

AGENDA

Meeting: Strategic Planning Committee

Place: Council Chamber - County Hall, Bythesea Road, Trowbridge, BA14 8JN

Date: Wednesday 27 July 2022

Time: 10.30 am

Please direct any enquiries on this Agenda to Stuart Figini, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718221 or email stuart.figini@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Howard Greenman (Chairman)
Cllr Tony Trotman (Vice-Chairman)
Cllr Ernie Clark
Cllr Adrian Foster
Cllr Sarah Gibson
Cllr Carole King

Cllr Christopher Newbury
Cllr Pip Ridout
Cllr James Sheppard
Cllr Elizabeth Threlfall
Cllr Robert Yuill

Substitutes:

Cllr Helen Belcher
Cllr Clare Cape
Cllr Ruth Hopkinson
Cllr George Jeans
Cllr Dr Nick Murry

Cllr Andrew Oliver
Cllr Stewart Palmen
Cllr Nic Puntis
Cllr Bridget Wayman
Cllr Graham Wright

Recording and Broadcasting Information

Wiltshire Council may record this meeting for live and/or subsequent broadcast. At the start of the meeting, the Chairman will confirm if all or part of the meeting is being recorded. The images and sound recordings may also be used for training purposes within the Council.

By entering the meeting room you are consenting to be recorded and to the use of those images and recordings for broadcasting and/or training purposes. The meeting may also be recorded by the press or members of the public.

Any person or organisation choosing to film, record or broadcast any meeting of the Council, its Cabinet or committees is responsible for any claims or other liability resulting from them so doing and by choosing to film, record or broadcast proceedings they accept that they are required to indemnify the Council, its members and officers in relation to any such claims or liabilities.

Details of the Council's Guidance on the Recording and Webcasting of Meetings is available on request. Our privacy policy can be found [here](#).

Parking

To find car parks by area follow [this link](#). The three Wiltshire Council Hubs where most meetings will be held are as follows:

County Hall, Trowbridge
Bourne Hill, Salisbury
Monkton Park, Chippenham

County Hall and Monkton Park have some limited visitor parking. Please note for meetings at County Hall you will need to log your car's registration details upon your arrival in reception using the tablet provided. If you may be attending a meeting for more than 2 hours, please provide your registration details to the Democratic Services Officer, who will arrange for your stay to be extended.

Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (Pages 5 - 48)

To approve and sign as a correct record the minutes of the meeting held on 15 June 2022.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register **no later than 10.20am on the day of the meeting**. If it is on the day of the meeting registration should be done in person.

The rules on public participation in respect of planning applications are linked to in the Council's Planning Code of Good Practice. Due to public interest in the application to be considered and as an exception, the Chairman will allow up to 6 speakers in favour and up to 6 speakers against the application. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. Representatives of Parish Councils are included separately in the speaking procedure, please contact the officer listed for details.

Members of the public will have had the opportunity to make representations on the planning applications and to contact and lobby their local member and any other members of the planning committee prior to the meeting. Lobbying once the debate has started at the meeting is not permitted, including the circulation of new information, written or photographic which have not been verified by planning officers.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on 20 July 2022 in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on 22 July 2022. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals and Updates** (*Pages 49 - 50*)

To receive details of completed and pending appeals, and any other updates as appropriate.

7 **20/06775/WCM - Northacre Energy from Waste Facility, Stephenson Road, Northacre Industrial Estate, Westbury, BA13 4WD** (*Pages 51 - 234*)

Amended energy from waste facility to that consented under planning permission 18/09473/WCM

8 **Urgent Items**

Any other items of business, which in the opinion of the Chairman, should be taken as a matter of urgency.

Part II

Item during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

None

Strategic Planning Committee

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 15 JUNE 2022 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

Present:

Cllr Howard Greenman (Chairman), Cllr Tony Trotman (Vice-Chairman), Cllr Ernie Clark, Cllr Adrian Foster, Cllr Sarah Gibson, Cllr Carole King, Cllr Christopher Newbury, Cllr James Sheppard, Cllr Elizabeth Threlfall and Cllr Robert Yuill

Also Present:

Cllr Simon Jacobs and Cllr Horace Prickett

90 **Apologies**

Apologies were received from Councillor Pip Ridout.

91 **Minutes of the Previous Meeting**

The minutes of the meeting held on 20 April 2022 were presented for consideration. A representation had been received suggesting that the minutes in relation to 20/06775/WCM referred incorrectly to a different government consultation than that intended. Mr Andrew Guest, Head of Development Management, commented that he was satisfied the references within the minute were correct.

It was then,

Resolved:

To approve and sign the minutes as a true and correct record.

92 **Declarations of Interest**

There were no declarations.

93 **Chairman's Announcements**

The Chairman detailed procedures to be followed in the event of a fire alarm.

94 **Public Participation**

The procedures for public participation were detailed and noted.

95 **Planning Appeals and Updates**

A written update on appeals determined or received since the last meeting was received from Andrew Guest, Head of Development Management.

The Committee was informed that the council had received pre-notification from the agents of application 20/06775/WCM: Northacre Energy from Waste Facility, that they intended to lodge an appeal for non-determination. At its meeting on 20 April 2022 the Committee had deferred the application until July 2022 to seek further information, including in relation to the ongoing government consultation on incineration strategies, with the result that the application remained undetermined. It was suggested that the appeal would be lodged by the end of June 2022.

The agents had been contacted to request whether this could wait until the Committee met on 27 July 2022, but had been informed contractual obligations meant the lodging of the appeal would proceed.

The Committee discussed the update. It was noted that the government had recently extended its consultation further, and that although the Committee had limited the length of its deferral on advice at the April meeting, an appeal against non-determination had been a risk.

It was confirmed that in the event of an appeal being lodged the Committee would be asked to express a view on the decision it would have taken had the appeal not been lodged, as the Planning Inspectorate would seek this information.

96 **Planning Applications**

The following planning applications were considered.

97 **PL/2021/07203 - Land at Marshall Road, Devizes, Wiltshire**

Public Participation

Chris Long spoke in objection to the application.

Richard Ormerod, Trust for Devizes, spoke in objection to the application.

Andy Turner, agent, spoke in support of the application.

The Senior Planning Officer, Jonathan James, presented a report which recommended permission be granted for development of up to 170 homes, means of pedestrian and vehicular access, landscaping, public open space, drainage and associated infrastructure works. The application was outline only with means of access, with all other details such as layout and design to follow in a further application if the outline was approved. Details were provided of late representations received since publication of the report.

Key issues included the principle of the application, ecological impacts and the preservation or enhancement of the historic environment, impact on the highways and agricultural land. The site lay outside the limits of development for

Devizes in what was defined as open countryside, but it was stated that due to the shortfall in the five year housing land supply planning policy supported approval of the application as a sustainable development. The town council were supportive of the proposal following amendment of the initial application, which included a reduction in the overall number of properties.

Members of the Committee were given the opportunity to ask technical questions. Details were sought on integration of footpaths and cyclepaths within the site, whether any reserved matters application would also be considered by the Committee, the mix of affordable housing proposed, and at what point Community Infrastructure Levy would be calculated. Questions were raised about the archaeological assessment that would take place, and the potential impact on any reserved matters application should investigations reveal matters of archaeological interest. Confirmation was also sought on the extent of the application site including pedestrian access, and that the agricultural land grade of the site was 1, the highest level.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Unitary Member, Councillor Simon Jacobs, then spoke in support of the application.

A debate followed, where the detail and extent of conditions proposed to mitigate concerns was raised, as well as the proximity to the nearby waste transfer station. There was discussion of council strategies on active travel, encouraging the applicants to engage with the Trust for Devizes, the ongoing position of the council's five year housing land supply, the support of the local council and sustainability of the site, the loss of high quality agricultural land and the measures of improved biodiversity.

On the motion of Councillor Howard Greenman, seconded by Councillor Tony Trotman, to approve the officer recommendation to grant permission, with a requirement to consult with the county archaeologist and informatives in relation to consultation and cycleways, at the conclusion of debate it was,

In accordance with the requirement to consult with the county archaeologist, the county archaeologist has since confirmed that he is satisfied that a condition requiring a Written Scheme of Investigation for archaeology to be submitted and approved in advance of other operations, and then implemented as approved, is an appropriate approach in this instance, as set out in the original committee report.

Resolved:

Defer and Delegate to the Head of Development Management to grant outline planning permission subject to the conditions set out below and to the prior completion of a Section 106 legal agreement to cover the contributions identified in Section 10 of the report.

Conditions: (28)

- 1** The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a)** The scale of the development;
- (b)** The layout of the development;
- (c)** The external appearance of the development;
- (d)** The landscaping of the site.

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

NOTE: The landscaping scheme, as a minimum, shall include the details as identified, within 'Landscaping Informative', below to be submitted at reserved matters stage.

- 3** An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4** The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan, Dwg No. 199 Rev E
- 'Ecological Parameters Plan', Dwg No. 0694-TN-F1-REV Rev 1
- 'Concept Site Access', Dwg No. 41342/5501/SK01 Rev F
- Design and Access Statement 4110

REASON: For the avoidance of doubt and in the interests of proper planning.

- 5** Any application for approval of Reserved Matters shall be designed in strict accordance with the details and parameters set out on the Ecological Parameters Plan (drawing reference. 0694-TN-F1-REV Rev

1) or any variation thereto which is approved in writing by the local planning authority.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity, and of conserving the ecological functionality of the site and to maintain links into the wider landscape area for foraging and commuting wildlife. And in order to establish ecological parameters for the site within which no development can take place and to secure mitigation measures to ensure the site is developed in such a way as to avoid adverse impact to protected habitats and species.

- 6 Notwithstanding any reference to the number of properties proposed contained within the submitted details, any application for approval of Reserved Matters shall be designed in close accordance with the details and parameters as described and illustrated in the approved Design and Access Statement and the principles illustrated within it, specifically:

- The ‘design philosophies’ described in the DAS (section 4)
A statement shall be submitted with each Reserved Matters application, which demonstrates how the application proposals are in compliance with the Design and Access Statement.

REASON: The DAS includes numerous parameters and a simple design code aimed at delivering a varied, high-quality, locally inspired design, relevant to both the public realm and architecture. NPPF paragraph 134 b) states that significant weight should be given to design that helps raise the standard of design more generally in an area, and weight has been given to this matter in permitting this development, to ensure that high standards of urban design and comprehensively planned development is achieved in accordance with policies of the Core Strategy.

- 7 No development shall commence within the area indicated within the red outline until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

- 8 No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:**

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment has been carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences to ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

- 9 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.**

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the

development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

NOTE: The Lead Local Flood Authority advises that in order to discharge this condition the detail as highlighted within the 'Land drainage Informative' below should be submitted.

10 No development shall commence on site until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- 1) An introduction consisting of definitions and abbreviations and project description and location**
- 2) A description of management responsibilities**
- 3) A description of the construction programme**
- 4) Site working hours and a named person for residents to contact**
- 5) Detailed Site logistics arrangements**
- 6) Details regarding parking, deliveries, and storage; including delivery hours (to avoid peak times), parking of vehicles of site operatives and visitors (on site and not on local highways), and storage on site**
- 7) Details regarding dust and noise mitigation**
- 8) Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and**
- 9) Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.**
- 10) The movement of construction vehicles, to include the routes to site**
- 11) The cutting or other processing of building materials on site**
- 12) Wheel washing and vehicle wash down facilities**
- 13) The transportation and storage of waste and building materials**
- 14) The recycling of waste materials (if any)**
- 15) The loading and unloading of equipment, plant and materials**
- 16) The location and use of generators**
- 17) The location of any temporary on site accommodation**
- 18) Where piling is required this must be continuous flight auger piling wherever practicable to minimise impacts**
- 19) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate**

The construction/demolition phase of the development will be carried out fully in accordance with the construction method statement at all times.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 11** Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- b) Working method statements for protected/priority species, such as nesting birds and reptiles.
- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the preconstruction/construction related elements of strategies only.
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 12** Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the

development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

- 13 No development shall commence on site until an Air Quality Assessment (AQA) has been submitted to and approved in writing by the Local Planning Authority. The AQA must quantify the effect of the development on existing local authority air quality monitoring locations and sensitive receptors as well as the proposed development. It must also identify and make adjustments for all core strategy based development in the developments locality, including impact on residents of the proposed site from the nearby waste transfer station / composting facility from dust and odour. Use of CURED data in the AQA is expected along with any other currently accepted approaches to AQA. Any mitigation identified from the results of the assessment shall be incorporated into the final design of the proposed development. Development shall be carried out in accordance with the approved details.**

REASON: In order to assess the impact of new development within an area subject to an air quality management area restriction, in the interests of the amenity of the area and the site itself and in the interests of protected species and their habitats.

- 14 No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter be permanently retained.**

REASON: Core Policy 55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

- 15 No development shall commence until a Full Travel Plan has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied prior to the implementation of the Travel Plan, (or implementation of those parts**

capable of being implemented prior to occupation). Those parts identified for implementation after occupation shall be implemented in accordance with the timetable contained therein, and shall continue to be implemented as long as any part of the development is occupied.

REASON: In the interests of reducing the amount of private car movements to and from the development site.

- 16** Prior to commencement of the development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of construction vehicle routing, construction staff vehicle parking areas within the site, local road cleaning, and measures to prevent excessive mud and dust being deposited on the public highway. The site construction shall be carried out in accordance with the approved plan.

REASON: In the interests of highway safety and road user convenience.

- 17** Prior to first occupation the two existing field gate access points to the development land shall have been properly and permanently closed in accordance with details to be first submitted to and approved in writing by the local Planning Authority.

REASON: In the interests of preventing indiscriminate use of inappropriate access points to the public highway.

- 18** No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 19** No development shall take place above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The use of local natural stone/ heritage clay brick (red, white-washed red and red with blue tones) / natural timber will be used for the facing walls / windows / doors in the detailed design of this scheme. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area and in order to secure a high quality of design to make a positive contribution to the site and its surroundings and show consideration for its local context. The appearance and treatment of the spaces between and around buildings is also of great importance.

- 20 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a programme to be agreed in writing with the Local Planning Authority.**

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and to ensure that the site is satisfactorily landscaped in order to support protected species and their habitats.

- 21 In terms of noise audible at any of the site boundaries, the hours of construction shall be restricted to the following times:-
Mondays - Fridays 08:00 – 18:00hrs
Saturdays 08:00 – 13:00hrs
Not at all on Sundays or Bank and Public Holidays**

REASON: In the interests of the amenity of the area

- 22 No burning shall take place on site during the construction phase.**

REASON: In the interests of the amenity of the area

- 23 Prior to first occupation the access, including the tactile lowered kerb crossing of Marshall Road just east of the vehicular access, shall have been provided, as detailed on plan number 41342/5501/SK01/F.**

REASON: In the interests of safe and convenient access to the development.

- 24** Prior to occupation of the 100th dwelling the section of 3 metre wide footway on the A342 connecting into the development, and the associated tactile crossing of Marshall Road just west of the Marshall Road / A342 roundabout detailed on plan number 41342/5501/SK01/F shall all have been provided.

REASON: In the interests of safe and convenient pedestrian access to the development.

- 25** Prior to first occupation of the 50th dwelling the new south-east bound bus stop on the A342 as outlined on plan number 41342/5501/SK01/F, including high access kerbs, road markings and a new flag sign, shall all have been provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of improved public transport accessibility.

- 26** Prior to first occupation of the 50th dwelling a new replacement bus shelter at the existing north-west bound bus layby on the A342, as outlined on plan number 41342/5501/SK01/F, including demolition and removal of the existing shelter, high access kerbs and a flag sign, shall have been provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of improved public transport accessibility.

- 27** Prior to first occupation of the 100th dwelling the existing footway between the Sleight Lane / A342 junction and the existing north-west bound bus layby on the A342 shall have been widened to 2 metres and resurfaced in accordance with details to be first submitted to and approved in writing by the local Planning Authority.

REASON: In the interests of good pedestrian and public transport accessibility.

- 28** Prior to first occupation of the 100th dwelling the existing footway on the north-east side of the A342 shall have been widened to between 1 and 1.2 metres and resurfaced in tarmacadam, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of good pedestrian accessibility.

Informatives: (14)

- 29** The applicant is advised that the development hereby approved may represent chargeable development under the Community

Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

- 30 Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.**
- 31 This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].**
- 32 The attention of the applicant is drawn to the contents of the letter from Wessex Water dated 12 August 2021.**
- 33 The applicant should note that the costs of carrying out an archaeological investigation will fall to the applicant or their successors in title. The Local Planning Authority cannot be held responsible for any costs incurred.**
- 34 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.**
- 35 The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.**

- 36 Informative:** The presumed maximum site capacity has been agreed based on the indicative mix shown on Dwg 204: Sketch Masterplan Accommodation Schedule Overlay, which includes a significant number of open market apartments. If, at REM, a market housing mix should be proposed which instead includes a higher proportion of larger homes, then the final Amount may have to reduce in order that the quality of design is in accordance with the design philosophies described in the DAS (section 4).
- 37 Informative:** The applicants attention is drawn to the Highways Authority requirements for the minimum car and cycle parking standards to be fully met at this location under any reserved matters application.
- 38 Informative:** The reserved matters application should include a pedestrian access connection to Sleight Lane as indicated on the Sketch Masterplan number 4110/2/203/K.
- 39 Informative:** The applicants attention is drawn to the requirement that at reserved matters stage a parallel road to A342 only separated by a hedgerow will not be accepted for highway safety reasons. The distance between the two roads and the landscaping will both need to be agreed with the relevant highways, landscape and ecological officers.
- 40 Informative:** It is noted that the applicant plans to discharge surface water flows to an existing Wessex Water sewer; this will be subject to separate applications under Section 104 of the Water Industry Act.

It is noted that the applicant plans to utilise blue-green SuDS features throughout the site, within “green corridors”, this is favourable and in line with the current guidance for major developments in the NPPF. The applicant should seek to maximise the use of blue-green SuDS features (such as swales, bioretention, ponds) in order to provide drainage with multi-faceted benefits of managing water quality & quantity, whilst improving biodiversity and amenity. It will be unacceptable to the LLFA for SuDS features to be omitted due to a lack of available space / costs; the applicant’s drainage engineer should work closely with the landscape architect and masterplanner to ensure that SuDS are incorporated into the detailed design proposals.

- 41 Land Drainage Informative:** The Lead Local Flood Authority advises that as part of the reserved matters consent application the following drainage information will be required:

1. Based on the Wiltshire Council SFRA mopping, the site has been identified to be at moderate risk of groundwater flooding. This is supported by the ground conditions assessment which states that perched groundwater has been encountered at approx. 500mm below ground level on adjacent sites. It is noted that the applicant has

conducted trial pits to 3.6m depth, and has not encountered groundwater, however in order to demonstrate that the risk of groundwater flooding has been fully managed (in accordance with Paragraph 160 of the NPPF), the applicant should undertake further groundwater monitoring in order to take account of seasonal variations in groundwater level.

2. It is noted that there is a low risk of contamination on site due to historic land use, which will be the subject of additional detailed ground investigations. The applicant will be required to design the proposed drainage system to account for contamination encountered in this investigation, to ensure that a pathway between pollutants and sensitive receptors is not created by the drainage design.

3. In accordance with the Sewerage Sector Guidance (paragraph C.3.12), the applicant is required to consider collection of surface water for re-use, or provide justification as to why it cannot be achieved on this site. This could include rainwater harvesting for greywater applications such as toilet flushing, and domestic water butts.

4. The applicant will be required to provide detailed hydraulic calculations as part of a Full / Reserved Matters Planning Application in order to demonstrate:

a. The 1 in 30 year rainfall event is contained within the drainage system without causing flooding to any part of the site.

b. The 1 in 100 year plus 40% climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.

c. The site has been designed to ensure that flows in excess of the 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.

The calculations should set the MADD factor / additional storage value to 0m³/ha to prevent an over-estimation of attenuation storage available on site.

Due to the outfall to a Wessex Water sewer, the calculations should also be simulated with a surcharged outfall, to ensure that this does not cause flooding on site.

The drainage drawings should show the pipe / link & manhole / node numbers used in the calculations in order to link the drawing with the detailed calculations.

5. The applicant will be required to submit plans which demonstrate how exceedance flows in excess of the 1 in 100year rainfall (+40% climate change) will be safely managed on site in order to prevent an increase in flood risk to people or property.

6. The applicant should provide and operation and maintenance programme detailing the proposed ownership details of the drainage infrastructure and the responsibilities of all parties.

7. The applicant should provide a development management and construction phasing plan.

- 42 **Landscape Informative:** In order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape

features the scheme of hard and soft landscaping that is required to be submitted shall include (but not be restricted to): -

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure, including details of all boundary treatments;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant.
- additional trees, of a number, size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428
- additional street trees shall be planted in double tree lines and shall be incorporated into appropriate width / volume planting beds to meet both highways and landscape requirements.

43 Informative: In the development of the details for the approval of reserved matters application the applicant is encouraged to engage with the Trust for Devises pertaining to layout, identity and built form and encouraged to explore the possibility to include a cycleway pedestrian path along the former disused railway embankment.

98 PL/2021/09453 - Land at Sunnyside, Yarnbrook Road, West Ashton BA14 6AR

The Senior Planning Officer, Steven Sims, presented a report which recommended permission be granted for addition of two extra traveller pitches, two day rooms and associated ancillary development. Key issues included the principle of the proposal, the impact on the character of the area, on highway safety and drainage. If approved there would be a total of six pitches, including regularising the positioning of the static caravans currently on the site.

Details were also provided of the Gypsy and Traveller Accommodation Assessment, identifying a need across the county for at least 120 additional pitches for those meeting the statutory definition of a Traveller, and at least a further 61 who did not meet the statutory definition but who were required to be accommodated.

Members of the Committee were given the opportunity to ask technical questions. Details were sought about the number of caravans on site, with it confirmed a seventh would not remain, foul water drainage, involvement of building control for the day room construction details, and details of the proposed area of replanted woodland.

Queries were also raised about the process for determining Gypsy and Traveller applications should be considered by the Strategic Planning Committee.

No members of the public had registered to make a statement to the Committee.

The Unitary Member, Councillor Horace Prickett, then spoke regarding the application, noting the comments received from the local Parish Council.

A debate followed, which discussed when any proposed replanting would take place and conditions around use of the site and restricting scale of vehicles operating on the site.

On the motion of Councillor Sarah Gibson, seconded by Councillor Adrian Foster, to approve the officer recommendation to grant permission, with the addition or amendment of conditions in respect of drainage, building control, and timing of any replanting, at the conclusion of debate it was,

Resolved:

To GRANT planning permission subject to conditions set out below:

1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan scale 1:1250 drg no. MM01 rev A

Dayroom details scale 1:100 drg no. MM2

Figure 3a Habitat Enhancement scale drg no. IES/2021/015

Proposed layout plan scale 1:500 drg no. MM03

Proposed drainage plan scale 1:500 drg no. TP05

REASON: For the avoidance of doubt and in the interests of proper planning.

3

The site shall not be occupied by any persons other than either gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites published August 2015 or persons who identify as gypsies and travellers in line with the stipulations in the Equalities Act 2010.

REASON: Planning permission has only been granted on the basis of the provision of accommodation for gypsies and travellers as defined in this condition, and it is necessary to keep the site available to meet such need.

4

No more than twelve caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than six shall be static caravans) shall be stationed on the site at any time.

REASON: To control the number of caravans on the site and in order to safeguard interests of visual and residential amenity.

5

No commercial activities shall take place on the land, including the storage of materials used in connection with any business operated by the occupiers of the site.

REASON: In the interests of visual amenity, highway safety and the amenity of occupants of the site and adjacent residents.

6

No vehicle over 3.5 tonnes 'gross unladen' weight shall be stationed, parked or stored on the site.

REASON: In the interests of visual amenity, highway safety and the amenity of occupants of the site and adjacent residents.

7

No elements of 'new development' shall be first used or occupied until surface water drainage arrangements are put in place in accordance with the approved Surface Water Drainage Strategy and soakaway design "Soakaway Design for Impermeable Surfaces and Static Homes at: Sunnyside, Yarnbrook Road, West Ashton, Wiltshire" and Drainage Plan drg no. TPO5.

REASON: To ensure that the development can be adequately drained without increasing flood risk to others.

8

No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

9

All planting of hedgerows and trees as detailed within the approved Ecological Management Plan (ES Consulting, Feb 2022) and the Habitat Enhancement Woodland planting (as detailed in Figure 3a: Habitat Enhancement (IES Consulting, Feb 2022)) shall be carried out in the first planting and seeding season following the first occupation or use of any of the elements of 'new development' at the site. All hedgerows and trees shall thereafter be managed in accordance with the Ecological Management Plan (IES Consulting, February 2022) for the lifetime of the development in accordance with the approved details. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

All hard landscaping shall also be carried out in accordance with the approved details prior to the first occupation of any of the elements of 'new development' or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure the long-term management of ecological features retained and created by the development and for the benefit of biodiversity for the lifetime of the scheme, and in the interests of amenity.

10

Within 24 months of the first occupation or use of any elements of 'new development' hereby approved photographic evidence shall be provided to the LPA demonstrating that the area of Habitat Enhancement Woodland planting as detailed in Figure 3a: Habitat Enhancement (IES Consulting, Feb 2022) in the eastern part of the site has been implemented. This must include the double row of species-rich hedgerow illustrated on Figure 3a which divides the main development area from the Core Buffer Bat Habitat in the eastern part of the site and all woodland planting which will form the newly planted Core Bat Habitat.

REASON: To ensure adequate protection for bats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

11

No elements of 'new development' hereby approved shall be first used or occupied until additional information to enable the sensitive lighting regime on-site as detailed in the Bat Transect & Static Detector Survey Report V1 (IES Consulting Ltd, November 2021) shall be provided, including a marked-up plan, and submitted to the Local Planning Authority for approval. The marked-up plan must specify light levels (luminaires) and the exact locations of all fittings. The lighting shall be installed in accordance with the approved additional information and marked-up plan, and it shall be retained and maintained as approved thereafter.

REASON: To ensure there is an overall reduction in lighting across the site and that the boundary features are reinstated as dark corridors.

12

No elements of 'new development' hereby approved shall be first used or occupied until the parking spaces have been completed in accordance with the details shown on the approved plans. The parking spaces shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

13

Prior to any elements of 'new development' approved by this planning permission being first constructed or laid out, a scheme for the disposal of foul water, including, if relevant, the point of connection to the existing public sewer, shall be submitted to and approved in writing by the Local Planning Authority. No elements of 'new development' shall then be first used or occupied until the approved scheme has been fully implemented in accordance with the approval.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

14

INFORMATIVE: For the purposes of the above conditions nos. 7, 9, 10, 11, 12 and 13 'new development' is defined as all elements of the development approved by this planning permission but excluding, firstly, any existing elements which also benefit from past planning permissions; and secondly, any existing elements which are now regularised by this planning permission.

A break was taken from 1240-1250

Public Participation

John Cox spoke in objection to the application.

The Head of Development Management, Andrew Guest, presented a report which recommended the Committee extend its previous decision on the application to enable the S.106 legal agreement to be finalised. The application was for outline planning application for mixed use development comprising: residential (up to 2,500 dwellings - Classes C3 & C2); employment (Class E ('Business' only), B2, and B8); two local centres (Classes E, C2, and C3); two primary schools, one secondary school, ecological visitor facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions. .

The Committee at its meeting on 14 July 2021 had resolved to grant permission subject to the signing of a s.106 agreement within the following 12 months. It was explained that while there had been lots of progress towards that, the parties were not in a position to complete the process by July 2022. It was proposed to extend the decision to 31 January 2023 in order that the process could be completed.

Members of the Committee were given the opportunity to ask technical questions. Queries were raised at the reasoning for extending the period for completion of the s.106 until January 2023. It was explained that whilst agreement had been reached on some elements of associated agreements such as terms between the Wiltshire Wildlife Trust and the applicants, the remaining elements and the logistical process for completion was such that the proposal was considered a realistic period.

Queries were also raised around the process for the applicants funding the wildlife trust to appoint an officer to manage the woodland areas, and the evidence of bat activity across the areas. The significance of the delivery of the site for the housing land supply for Wiltshire was noted. The representations from the West Wiltshire District Scouts was also noted.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

On the motion of Councillor Ernie Clark, seconded by Councillor Carole King, it was then,

Resolved:

Having taken into account the environmental information, the Committee amended its July 2021 decision as follows:

That the Strategic Planning Committee continues to authorise the Head of Development Management to...

Either GRANT planning permission, this subject to the following ‘legal agreements’ being first entered into:

1. an obligation under Section 106 of the Town and Country Planning Act 1990 between the applicant and Wiltshire Council requiring provision of the following:

- **minimum 20% affordable housing provision in the first 500 units; minimum 25% affordable housing provision in the next 500 units; and minimum 30% provision in all units thereafter;**
- **Two new primary school sites of at least 1.8 ha each. Primary education financial contribution (of £9,509,390 (2017 figure) based on 2,500 dwellings; adjusted accordingly depending on final numbers) completion of two schools;**
- **One new secondary school site of 5.24 ha. Secondary contribution (of £8,463,708 (2017 figure) based on 2,500 dwellings; adjusted accordingly depending on final numbers);**
- **‘Early Years’ education contribution (of £3,863,313 (2017 figure) based on 2,500 dwellings; adjusted accordingly depending on final numbers) or on-site provision;**
- **Health / dental care contribution of £1,108,500 (2015 figure, to be adjusted for indexation), to be used for sites in Trowbridge Community Area only and subject to such sites remaining in NHS/public ownership;**
- **Elements of open space (equipping/phasing/maintenance contributions/etc.);**
- **Ecological mitigation, to be set out in a Biodiversity Management Plan covering the management, mitigation, monitoring and enhancement of all habitats and species affected by the development during the pre-construction, construction and operational phases, both within the application boundary and on land owned by Wiltshire Wildlife Trust. To include:**
 - **Provision of, and/or provision of funding for, a Steering Group to oversee implementation of the Biodiversity Management Plan;**
 - **Provision of, and/or provision of funding for, visitor facility, and related land transfer arrangements;**
 - **Provision of ecology Green Infrastructure, related maintenance/long term management contributions, ecological monitoring including remedial works triggered by monitoring and related land transfer arrangements;**
 - **Provision of, and/or provision of funding for, full time wildlife warden, and mechanism for his/her perpetual funding;**

- Agreement that no public access will be allowed through the agricultural land identified for employment use other than to areas which have been developed for that purpose. An impenetrable barrier will be maintained between housing and employment land on the east side of West Ashton Road until at least 75% of the employment site has been completed at which point a public footpath will be provided between the two which will breach the impenetrable barrier at a single point.
 - Financial contribution towards the cost of monitoring implementation and maintenance of mitigation, with bond or other means of security secured against non-delivery and/or non-maintenance of mitigation.
 - Provision for revision of the Green Lane and Biss Woods Management Plan to incorporate requirements arising from the Biodiversity Management Plan and the Habitats Regulations Assessment (including Appendix 2).
- Elements of transport infrastructure in line with the Trowbridge Transport Strategy, notably:
 - Completion of funding agreement with Wiltshire Council for the provision of YWARR and commuted sum for structures maintenance;
 - Provision and completion of Yarnbrook and West Ashton Relief Road (including works to redundant A350 and all other associated highway works), phased or in entirety, subject to the timescales set out by the HIF and LEP;
 - Provide and deliver a Bus Strategy for the site, identifying how a half hourly service between the site and the town centre can be achieved, firstly through the negotiation with commercial operators for a commercial service, or, secondly, and in the event that a commercial service cannot be initiated and/or maintained, by a supported service, funded at the reasonable cost of the developer. The bus service shall be provided for a period from occupation of the 50th dwelling to up to three years following occupation of the 2,450th dwelling, the exact period dependent on the commercial viability or otherwise of the service at the time. The Bus Strategy shall set out how the funding arrangements will work in the event that a supported service is required;
 - Provision of travel plans for the separate land uses on the site;
 - Financial contributions towards the legal costs associated with making of traffic regulation orders at a cost of £6,000 per identified TRO;
 - Implementation of all made legal orders relating to highways and transport issues associated with the site;
 - 'Contingency Plan' for planned diversion of public footpaths NBRA9 and NBRA11;
 - Design and provide a wayfinding scheme aligned to the phasing of the development;

- **Construction and improvement of off-site highway works associated with the Yarnbrook and West Ashton Relief Road, alterations to West Ashton Road and improved connectivity to the town centre and to the White Horse Business Park;**
- **Connectivity (vehicular) between Drynham Lane and site, unless secured by alternative means;**

- **Waste collection facilities contribution.**

2. A legal agreement between Wiltshire Wildlife Trust and Wiltshire Council to achieve implementation and maintenance of ecology mitigation measures relevant to the Trust via a revised Management Plan for Green Lane and Biss Woods covering the following:

- **To provide an account of the role the site plays in achieving the conservation objectives of the Bath and Bradford on Avon Bats SAC, and a specific objective to maintain the population of Bechstein's bats through maintenance of the structure and function of the habitats within the plan area;**
- **To incorporate all relevant land transfers to WWT and commit the trust to managing these in line with the objectives of the revised plan;**
- **To define the operating constraints for the ecological visitor centre and car parking arrangements which arise from the potential for recreational pressure to reduce the value of the site for Bechstein's bats;**
- **To set out types and levels of acceptable amenity and educational use and the means by which these will be monitored and reviewed;**
- **To set out what constitutes acceptable and unacceptable fire making and a protocol to be followed to minimise and deal with the latter;**
- **To include an objective regarding the maintenance, and where necessary, replacement, redesign and / or repositioning of bat boxes for Bechstein's bat use;**
- **To recognise the role of the Steering Group in reviewing the implementation of relevant aspects of the management plan, monitoring results and implementation of remedial measures;**
- **To anticipate the potential effects of increased visitor numbers and identify monitoring to be undertaken, thresholds for unacceptable change and remedial measures.**

Management Plan to be implemented by Wiltshire Wildlife Trust with governance of relevant elements by the Steering Group.

The agreement will also commit the Trust to employ a full time warden to implement the plan and to engage with local residents in order to enhance understanding of local ecological features with a view to reducing impacts from potentially damaging behaviours.

Or in the event that the S106 legal agreements are not now completed in accordance with the above terms by 31 January 2023, to authorise the Head of Planning Services to then – in these circumstances – REFUSE planning permission for the following reason:

1. The planning application fails to make provision for essential infrastructure made necessary by the proposed development – namely, affordable housing, education facilities, health facilities, open spaces, ecology mitigation, highways infrastructure and waste collection facilities. With particular regard to affordable housing, the planning application fails to make adequate provision for affordable housing in accordance with adopted affordable housing policy and/or fails to offer a means of achieving compliance with adopted affordable housing policy over the lifetime of the development.

This is contrary to Core Policy 3 ('Infrastructure Requirements') and Core Policy 43 ('Providing Affordable Housing') of the Wiltshire Core Strategy and national planning policy (paragraph 57 of the National Planning Policy Framework and 'Viability' guidance in the Planning Practice Guidance).

A planning permission will be subject to the following planning conditions :

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:**

- (a) The scale of the development;**
- (b) The layout of the development;**
- (c) The external appearance of the development;**
- (d) The landscaping of the development;**

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 An application(s) for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of fifteen years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4 The outline element of the development hereby approved shall make provision for the following:
- (i) At least 13.6 ha of land for employment purposes (Class E ('Business' only), B2 and/or B8 uses);
 - (ii) Two separate sites of at least 1.85 ha each and two separate 14-class primary schools thereon, and a single serviced site of at least 5.24 ha for a secondary school;
 - (iii) Two separate sites of at least 1 ha and 0.2 ha respectively for two separate 'local centres'; in combination the local centres to provide suitable premises for a mix of convenience shops and small other shops, community facilities, 'early learning' facilities and 'food & drink' premises (Class E), 'drinking establishments' (Class A4) and 'hot food & takeaway' uses (Class A5);
 - (iv) Sites for public open space to be sited, laid-out and equipped in accordance with the specifications set out in the West Wiltshire Leisure and Recreation DPD (or any subsequent replacement DPD); and to include at least 6.35 ha of formal sports pitches with pavilion / changing rooms, at least 1.2 ha of 'designation play' area, at least 44.4 ha of major open space or country park (to include an Ecological Visitors Facility), at least 14.4 ha of natural and semi-natural open space including structural planting, and at least 0.9 ha of allotments;
 - (v) An 'Ecology Visitors Facility'; and
 - (vi) Up to 2,500 dwellings of which no more than 315 (including within the 'local centre') are to be provided on the north-east side of West Ashton Road.

The 'layout of the development' (as to be submitted and approved under condition no. 2) shall accommodate all of the above broadly in accordance with the 'Indicative Masterplan' (drawing no. A.0223_77-01 Rev AB) dated 20/04/17 and the related parameters plans set out in the Design and Access Statement.

REASON: To ensure the creation of a sustainable and balanced urban extension, in accordance with the requirements of the Wiltshire Core Strategy and the intentions of the Design and Access Statement accompanying the planning application.

- 5 **No application for reserved matters shall be submitted until there has been submitted to and approved in writing by the local planning authority a detailed Phasing Plan for the entire application site indicating geographical Phases and/or Sub Phases for the entire development. Where relevant these Phases or Sub Phases shall form the basis for the reserved matters submissions. Each Phase or Sub Phase shall include within it defined areas and quantities of housing and infrastructure relevant to the Phase or Sub Phase. No more than 50% of the houses (or no more than a meaningful percentage of the houses to be first agreed in writing by the local planning authority) to be built in any Phase or Sub Phase shall be occupied until the infrastructure relevant to the Phase or Sub Phase has been completed.**

The development shall be carried out strictly in accordance with the approved Phasing Plan.

REASON: To ensure the proper phasing and delivery of the development, and in particular the affordable housing and essential infrastructure the development has made necessary, in accordance with the overall proposal and good planning in general.

[For the purposes of this condition 'infrastructure' is defined as the affordable housing, schools, local centres, open space, and ecology visitors centre; and the 'means of access' to the site including the entire Yarnbrook & West Ashton Relief Road and its related new roundabout junctions, the alterations to the existing West Ashton Road/Bratton Road/A350 junction, the new roundabout 'R4', the new spur roads and related bridges (from West Ashton Road and new roundabout R2)].

- 6 **With the exception of the Yarnbrook & West Ashton Relief Road, before any other parts of the development hereby approved are commenced the following shall have been carried out:**
- a. **The submission to the local planning authority for approval in writing of detailed schemes for 'advance ecology mitigation', broadly in accordance with the Green Infrastructure & Biodiversity Strategy dated September 2017, as follows -**
 - i. **a scheme for strengthening of the hedgerow alongside West Ashton Road to the south-west corner of Biss Woods with thorny planting and fencing, and provision for future maintenance;**
 - ii. **schemes for the 100m buffer between Biss Woods and the employment land and between the employment land and the east of West Ashton Road housing land, to include landscaping with appropriate impenetrable fencing and hedge planting and provision for future maintenance in**

accordance with Figure 6.2 of the ES Addendum Volume 1;

- iii. a scheme for the Attenuation pond based on Figure 6.1 of the ES Addendum Volume 1, creating a barrier to pedestrian access between the Green Lane Nature Park Extension and the east of West Ashton Road residential area to include landscaping, fencing and provision for future maintenance;
- a. The implementation and completion of all of the above schemes as approved and continuing maintenance thereafter in accordance with the maintenance elements of the schemes.

Before 150 of the dwellings on that part of the application site to the east of West Ashton Road are first occupied the following shall have been carried out:

- (a) The submission to the local planning authority for approval in writing of detailed schemes for 'further ecology mitigation', broadly in accordance with the Green Infrastructure & Biodiversity Strategy dated September 2017, as follows -
 - (i) A scheme for a circular pedestrian footpath route which will be at least 3km in length and link the Green Lane Nature Park with the River Biss (with minimal use of roads). The scheme will include details of the footpath - its width, surfacing materials, fencing and signposting.
 - (ii) a scheme for the laying out and equipping of the 'Biss River Corridor' and enhanced planting between Biss Woods and the River Biss and the Green Lane Nature Park Extension, to include landscaping, boundary treatments and provision for future maintenance, where relevant in accordance with the specifications set out in the West Wiltshire Leisure and Recreation DPD (or any subsequent replacement DPD);
- (b) The implementation and completion of all of the above schemes as approved.

REASON: To safeguard ecological interests, and specifically bats and their habitats.

- 7 The 'means of access' to the site (which for the purposes of this condition includes the entire proposed Yarnbrook & West Ashton Relief Road and its related new roundabout junctions, the alterations to the existing West Ashton Road/Bratton Road/A350 junction, the new roundabout 'R4', the new spur roads and related bridges (from West Ashton Road and new roundabout R2), and the West Ashton Road Cycleway Provision) shall be constructed substantially in accordance with the following 'PFA Consulting' drawings:

- P480/100 Figure 6.5 Rev F (Yarnbrook & West Ashton Relief Road Sheet 1 of 4) dated 18/08/17
- P480/101 Figure 6.6 Rev G (Yarnbrook & West Ashton Relief Road Sheet 2 of 4) dated 18/08/17 (as amended through an email from Aspect Ecology (AB to LK) dated 2/3/18)
- P480/102 Figure 6.7 Rev F (Yarnbrook & West Ashton Relief Road Sheet 3 of 4) dated 28/07/17
- P480/103 Figure 6.8 Rev E (Yarnbrook & West Ashton Relief Road Sheet 4 of 4) dated 18/08/17
- P480/104 Rev D (Central Roundabout (R4) Access on West Ashton Road) dated 18/08/17
- P480/105 Rev E (Northern Site Accesses & Cycleway Provision) dated 08/09/17
- P480/106 Figure 6.4 Rev F (Yarnbrook & West Ashton Relief Road Overview) dated 18/08/17
- P480/107 Rev E (Northern Junctions & Cycleway Provision Overview) dated 08/09/17
- P480/108 Figure 6.9 Rev B (Typical Section H-H through Relief Road with Elevation of Culvert) dated 07/07/17
- P480/109 Rev C (West Ashton Road Northern Cycleway Improvements) dated 09/09/17
- P480/110 Figure 6.10 Rev E (Yarnbrook & West Ashton Relief Road. Possible Planting Along Existing A350) dated 18/08/17
- P480/111 Rev C (Typical Section Through Relief Road (Roundabout R1-R2)) dated 18/08/17
- P480/112 Rev F (Primary Highway Works Plan) dated 08/09/17
- P480/113 Rev C (Access Junctions Swept Paths) dated 18/08/17
- P480/26 Figure 6.11 Rev D (Yarnbrook & West Ashton Relief Road Indicative Bridge General Arrangement) dated 18/08/17
- P480/41 Figure 6.12 Rev D (Yarnbrook & West Ashton Relief Road Southern Access Bridge General Arrangement) dated 18/08/17
- P480/51 Figure 6.13 Rev A (Northern Access Bridge General Arrangement) dated 02/04/14
- P480/114 Rev A (Highway Long Sections Sheet 1 of 4) dated 07/07/17
- P480/115 Rev B (Highway Long Sections Sheet 2 of 4) dated 07/07/17
- P480/116 (Highway Long Sections Sheet 3 of 4) dated 04/14
- P480/117 Rev A (Highway Long Sections Sheet 1 of 4) dated 07/07/17
- P843/08 Rev A (Biss Wood Scout Camp Site Access Visibility) dated 02/01/18
- P480/118 (Yarnbrook and West Ashton Relief Road. Minor amendment to R1 to access Paddock) dated 25/01/18

The means of access shall be provided in accordance with the Phasing

Plan and Order of Delivery Schedule to be submitted and approved under condition 5.

REASON: To ensure proper and timely delivery of the means of access in accordance with the agreed scheme and in the interests of highway safety.

8 With regard to the reserved matter relating to the landscaping of the site, the details to be submitted for each Phase shall be in accordance with the following documents forming part of the application:

- **Green Infrastructure and Biodiversity Strategy (September 2017);**
- **ES Addendum Volume 1 Figures 6.1 and 6.2 showing details of design of attenuation ponds and buffer between employment and residential land;**
- **ES Addendum Volume 1 Figures 6.4, 6.17, 6.18 and 6.19 showing details of dark corridors through mixed use development.**

The details themselves shall include where relevant the following:

- **location and current canopy spread of all existing trees and hedgerows on the land;**
- **full details of any trees and hedgerows to be retained, together with measures for their protection in the course of development;**
- **a detailed planting specification for new planting showing all plant species, supply and planting sizes and planting densities;**
- **finished levels and contours;**
- **means of enclosure;**
- **car park layouts;**
- **other vehicle and pedestrian access and circulation areas;**
- **all hard and soft surfacing materials;**
- **minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
- **proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape and ecology features.

9 Notwithstanding the landscaping details submitted for the 'access' elements of the application (including the Yarnbrook / West Ashton Relief Road), no development within any Phase or sub Phase relevant

to that part of the access shall commence until a scheme of soft landscaping for that part of the access has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- minor artefacts and structures (e.g. signs, etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and in the interests of wildlife.

- 10 **All soft landscaping comprised in the approved details of landscaping for any particular Phase or sub Phase of the development shall be carried out in the first planting and seeding season following the first occupation of any building within the Phase or the completion of the Phase or sub Phase whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.**

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 11 **No demolition, site clearance or development shall commence on site within any particular Phase or sub Phase, and; no equipment, machinery or materials shall be brought on to site for the purpose of development within the particular Phase, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been submitted to and approved in writing by the Local Planning Authority,**

and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development Phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the date of commencement of the Phase or sub Phase].

REASON: To safeguard trees to be retained in the interests of amenity.

12 Where a particular Phase or sub Phase of the development includes a play area(s), before 50% of the dwellings in that Phase or sub Phase are first occupied (or before a percentage/number to be otherwise agreed in writing by the local planning authority are first occupied) the following shall have been carried out:

- a) The submission to the local planning authority for approval in writing of a scheme for the laying out and equipping of the play area(s), to include landscaping, boundary treatment and provision for future maintenance and safety checks of the equipment; and
- b) The laying out and equipping of the play area in accordance with the approved scheme.

REASON: To ensure that the play areas are provided in a timely

manner in the interests of the amenity of future residents.

13 Before the first occupation of 1,250 dwellings on any part of the application site (or before a percentage/number to be otherwise agreed in writing by the local planning authority are first occupied) the following shall have been carried out:

- (a) The submission to the local planning authority for approval in writing of a scheme for the marketing of the 'Proposed Employment' land and the commercial elements of the 'Proposed Local Centres';
- (b) Implementation of the marketing scheme in accordance with the approval;
- (c) Construction and operation of the roundabout junction (R4) and at least 20m of the spur road and related services into the 'Proposed Employment' land.

REASON: To accord with the proposal and the requirements of the Wiltshire Core Strategy in that it allocates part of the application site for employment development.

14 With the exception of the 'Advance Ecology Mitigation', prior to the commencement of the development Stage 2 Road Safety Audit(s) shall be carried out for the Yarnbrook & West Ashton Relief Road and all other elements of the 'access' (either singly or in combination), and this/these shall be submitted to the local planning authority for approval in writing before any highway construction works begin. Thereafter, no development shall commence in any particular Phase or sub Phase of the development until full construction details/drawings of the means of access within that Phase or sub Phase have been submitted to and approved in writing by the local planning authority. Following approval the 'access' shall be constructed in accordance with the approved details/drawings and agreed Stage 2 Road Safety Audit(s).

REASON: In the interests of highway safety.

15 Notwithstanding the references in the Design and Access Statement, the development hereby approved shall make provision for vehicle parking in accordance with the Wiltshire Council Local Transport Plan 3 dated 2015. In this Strategy domestic garages will only count towards the parking provision if the minimum dimensions specified in the Strategy are achieved.

REASON: To ensure sufficient vehicle parking in the development in the interests of highway safety.

- 16 **No development shall commence within any particular Phase or sub Phase of the application site until:**
- (a) A written programme of archaeological investigation for the Phase, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and**
 - (b) The approved programme of archaeological work has been carried out in accordance with the approved details.**

REASON: The application contains insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

- 17 **No development hereby approved (save for the construction of the Yarnbrook & West Ashton Relief Road) shall commence in any sub Phase of the development which includes land either adjacent to the railway line or adjacent to the 'green corridor' alongside the railway line until details of measures to safeguard the amenities of future occupants of the development within the sub Phase from potential noise disturbance from trains have been submitted to and approved in writing by the local planning authority. The Development shall then be carried out in accordance with the approved details.**

REASON: The railway line will be a potential source of noise disturbance to future nearby occupants of the development. This disturbance can be removed and/or reduced to acceptable levels through appropriate design and layout.

- 18 **The application is supported by evidence which demonstrates that the potential for significant concentrations of contaminants to be present within the application site is low. However -**
- a. If, during any Phase or sub Phase of the development, any evidence of historic contamination or likely contamination is found, the developer shall immediately cease work within the Phase or Sub Phase and contact the Local Planning Authority in writing to identify what additional site investigation may be necessary; and -**
 - a. In the event of unexpected contamination being identified, all development within the relevant Phase or sub Phase of development shall cease until such time as an investigation has been carried out and a written report submitted to and approved in writing by the Local Planning Authority, any remedial works**

recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: To ensure that potential land contamination is dealt with adequately in the interests of protecting the environment.

- 19 **Prior to the commencement of any Phase or Sub Phase of the development which includes or affects any public rights of way within the Phase or Sub Phase, detailed schemes for the improvement of these rights of way (including widening and/or re-surfacing) and a programme for implementing the improvements shall be submitted to the local planning authority for approval in writing. Thereafter the development shall be carried out strictly in accordance with the approved improvements and the programme.**

REASON: Improvements will be required to these public rights of way as a consequence of the additional use they will endure due to the development. The improvements will ensure the continued safe use and enjoyment of the footpaths by members of the public

INFORMATIVE: The Design & Access Statement indicates that parts of a number of public rights of way may be re-routed due to the development. No works directly affecting any rights of way may commence until a permanent diversion or extinguishment order has come into effect. The applicant must apply separately to Wiltshire Council for such an order, it cannot be presumed that the granting of this planning permission will automatically be followed by the making of the order. If Wiltshire Council makes an order and any objections to it cannot be resolved, the matter will be referred to the Secretary of State for determination. The Planning Inspectorate will make the determination on behalf of the Secretary of State. The LPA may agree to a temporary closure or temporary re-routing of the rights of way on the grounds of safety if necessary.

- 20 **Prior to the commencement of development of any residential units in any Phase or Sub-Phase of the development an application for the stopping up and/or diversion of public rights of way NBRA9 and/or NBRA11 shall be submitted to Wiltshire Council. Following which no residential development within any Phase or Sub-Phase crossed by these rights of way shall commence unless either:**

- i) A footpath diversion and stopping up order that incorporates the stopping up of the existing footpath route across the railway at level has been made and confirmed by the local planning authority or the Secretary of State, or**
- ii) the Secretary of State, upon consideration of a stopping up**

order made by the local planning authority as aforementioned in (i) above does not confirm the order.

Upon any confirmed diversion and stopping up order coming into force, the new footpath route shall be fully completed prior to the occupation of units within any Phase or Sub-Phase crossed by public rights of way NBRA9 and/or NBRA11.

REASON: To ensure the continued safe operation of the rights of way network.

INFORMATIVE: Network Rail will provide the developer with all the appropriate information to ensure railway safety issues concerning the White Horse and Yarnbrook railway level crossings are fully considered before a decision on the stopping up or diversion of the public rights of way NBRA9 and NBRA11 is taken by the local planning authority or Secretary of State.

- 21 **Prior to first occupation of the first 150 houses on the development hereby approved, a Public Art Strategy shall be submitted to the local planning authority for approval in writing. The Strategy shall set out how public art will be provided as part of the development, and a programme for this. Thereafter the development shall be carried out in accordance with the approved Strategy and programme.**

REASON: To achieve a high quality living environment in the interests of amenity, and to accord with policies CP3 and CP57 of the Wiltshire Core Strategy.

- 22 **No development shall take place within individual Phases or sub Phases of the development until a site specific Construction Environmental Management Plan, or Plans, (CEMP(s)) for that Phase or sub Phase, or an overarching CEMP for the entire application site, has been submitted to and approved in writing by the local planning authority. The CEMP(s) must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan(s) should include, but not be limited to:**

- **Procedures for maintaining good public relations including complaint management, public consultation and liaison;**
- **Arrangements for liaison with the Council's Public Protection Team;**
- **All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;**
- **Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted**

hours detailed above;

- Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works;
- Procedures for emergency deviation of the agreed working hours;
- Control measures for dust and other air-borne pollutants;
- Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- Construction traffic routing details.
- Ecology mitigation measures to cover -
 - protection of retained habitats;
 - creation of new habitats including provision of bat boxes;
 - management and monitoring of created and retained habitats (until taken over by management company or WWT);
 - precautionary working method statements and works to be overseen by an ecologist; monitoring requirements and details of frequency of monitoring, thresholds, remedial measures and timescales for remediation;
 - monitoring requirements for habitats, mitigation features and species including details of frequency of monitoring, thresholds, remedial measures and timescales for remediation (to cover amongst other things, establishment / width of hop-overs, habitat structure / composition of woodland in Biss and Green Lane Woods, bat use of underpasses);
 - testing and adjusting lighting, in accordance with monitoring results';
 - compliance procedures.

- And with particular regard to the Yarnbrook & West Ashton Relief Road the following specific ecology mitigation information -
 - Long and cross sections for each underpass based on site surveyed; measurements showing the relative positions of hedgerows, existing ground levels, earthworks and underpass;
 - The timetable of works required to complete the culvert works having regard to seasonal ecological and planting constraints;
 - The programme of construction works to demonstrate how the ecological constraints of the culverts works have been fully integrated into the project programme (i.e. Gantt chart) and how it affects the critical path.
 - A protocol for constructing underpasses and hop-overs including exact timescales, demonstrating removal of as little hedgerow as possible, erection of 4m high bat fencing and establishing new planting.

The approved CEMP(s) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A report prepared by the Ecological Clerk of Works certifying that the required ecology mitigation and/or compensation measures identified in the CEMP(s) have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the first planting season following this, whichever is the sooner. Any approved remedial works shall then be carried out under the strict supervision of a professional ecologist following that approval.

REASON: In the interests of the amenities of surrounding occupiers and of wildlife during the construction of the development.

23 **A Landscape and Ecological Management Plan (LEMP), or individual Plans, (LEMPs) for the 'River Biss Corridor', the '100m buffer' between Biss Woods and the employment land, the 'Green Lane Nature Park Extension', the 'Attenuation pond ... creating barrier to pedestrian access', other barriers to control access to Biss Woods, dark corridors through the mixed use development, and the Yarnbrook & West Ashton Relief Road shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the relevant element of the development to which the LEMP or LEMPS applies. The content of the LEMP(s) shall include the following information:**

- a) Description and evaluation of features to be managed;**
- b) Landscape and ecological trends and constraints on site that might influence management;**
- c) Aims and objectives of management;**
- d) Appropriate management options for achieving aims and objectives;**
- e) Prescriptions for management actions;**
- f) Preparation of a work schedule (including an annual work plan);**
- g) Details of the body or organisation responsible for implementation of the plan;**
- h) Ongoing monitoring and remedial measures;**
- i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.**

The LEMP(s) shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The LEMP(s) shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP(s) are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP(s) shall be implemented in full in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species.

- 24 No development in any particular Phase or sub Phase of the development or associated with the Yarnbrook and West Ashton Relief Road in isolation shall commence on site until a scheme for the discharge of surface water from the Phase or sub Phase or from the Relief Road in isolation, incorporating sustainable drainage details, and any related programme for delivery, has been submitted to and approved in writing by the Local Planning Authority. The development within the Phase shall not be first occupied and/or the Relief Road shall not be first used by non-construction traffic until surface water drainage has been constructed in accordance with the approved scheme(s) and related programme(s).**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in any phase in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 25 No development shall commence on site (save for the construction of the Yarnbrook & West Ashton Relief Road) until details of the works for the disposal of sewerage, including the point of connection to the existing public sewer and any off-site works, and any related programme for delivery have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved details have been implemented in accordance with the approved plans and related programme.**

REASON: To ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 26 There shall be no surface water drainage connection from this development to the foul water system.**

REASON: To safeguard the integrity of the foul water system.

- 27 No external lighting (other than normal domestic lighting) shall be installed on site within each Phase or sub Phase until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the**

appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication *Guidance Notes for the Reduction of Obtrusive Light* (ILE, 2005) (or any standards updating or replacing these standards), for that Phase have been submitted to and approved in writing by the Local Planning Authority.

Where lighting is proposed in ecologically sensitive areas (such as the 'dark corridors' for bats) the lighting details and related scheme shall ensure minimum impact on the ecological interests of these areas and accord with:

- 'Interim Guidance Recommendations to help minimise the impact of Artificial Lighting' (Bat Conservation Trust 03/06/14);
- ES Addendum Volume 1 Figures 6.4, 6.18 and 6.19 showing principles of lighting design;
- Lighting of the Yarnbrook & West Ashton Relief Road to be in accordance with Figure 6.17 and 6.20 of the ES Addendum Volume 1.

The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall then be installed.

In addition there will be no lighting above or beneath bridges except at B3 where lighting will be in accordance with Figure 6.17 and 6.20 of the ES Addendum Volume 1.

REASON: In the interests of the amenities and ecological interests of the area and to minimise unnecessary light spillage above and outside the development site.

- 28 With the exception of the Yarnbrook and West Ashton Relief Road, no development shall commence in any particular Phase or sub Phase of the development hereby approved until a scheme for the provision of fire hydrants to serve the Phase or sub Phase and any related programme for delivery has been submitted to and approved in writing by the local planning authority. Thereafter no dwelling shall be occupied within the Phase or sub Phase until the fire hydrant serving the dwelling has been installed as approved.

REASON: To ensure the safety of future occupiers of the dwellings.

- 29 Notwithstanding the information set out in the Waste Management Strategy (May 2015) accompanying the planning application, a further more detailed waste management strategy or strategies shall be submitted to the local planning authority for approval in writing prior to commencement of the development. The more detailed strategy or strategies will add detail to the initial Waste Management Strategy, specifying in particular where and how construction waste (notably the waste material excavated from the site to enable construction works)

will be, in the first place, re-used on site (including estimates of quantities to be re-used and where); and, in the second place, removed from the site (including quantities, end disposal locations and transportation routes thereto). Additionally, the detailed strategy or strategies will provide a 'plan' for the management of other waste arising from civil and building construction, including measures to minimise such waste generation in the first place and to re-cycle wherever possible. The development shall be carried out strictly in accordance with the original Waste Management Strategy (May 2015) and the subsequent approved and complementary more detailed waste management strategy or strategies.

REASON: The original Waste Management Strategy contains insufficient detail to enable waste management to be agreed at this stage. The requirement for a more detailed waste management strategy arises from Wiltshire Council's Waste Core Strategy Policy 6 (Waste Reduction and Auditing), and in particular its requirement to demonstrate the steps to be taken to dispose of unavoidable waste in an environmentally acceptable manner and proposals for the transport of waste created during the development process.

INFORMATIVE: The reason for allowing the potential for more the one waste management strategy is in the event of the Yarnbrook and West Ashton Relief Road requiring a standalone strategy for the management of its waste.

- 30 Prior to commencement of the development hereby approved a strategic level scheme for the provision of ultra low energy vehicle infrastructure (electric vehicle charging points) and a programme for delivery shall be submitted to the local planning authority for approval in writing. The approved scheme shall inform the subsequent reserved matters applications, and shall be implemented as approved and in accordance with the programme.

REASON: In the interests of air quality and reducing vehicular traffic to the development.

INFORMATIVE: It is recommended that the ultra low energy vehicle infrastructure should be provided at appropriate publicly accessible locations such as the local centres but not for individual residential dwellings.

- 31 Prior to the commencement of each Phase or sub Phase of the development or commencement of the Yarnbrook and West Ashton Relief Road hereby approved, a scheme or schemes of ecology enhancement measures as identified in the Environmental Statement Addendum Volume 1, to include (as appropriate) designs, locations, numbers and sizes of each measure and a programme for their delivery, for each Phase or sub Phase or the Yarnbrook and West Ashton Relief Road shall be submitted to the local planning authority

for approval in writing. The scheme or schemes shall be implemented as approved in accordance with the programme and maintained thereafter.

REASON: In the interests of safeguarding other ecological interests.

- 32 With the exception of the Yarnbrook and West Ashton Relief Road, no development in any Phase or Sub Phase of the development hereby approved shall commence until a scheme for water efficiency relevant to all the buildings within the Phase or Sub Phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter no building within the Phase or Sub Phase shall be first occupied until the water efficiency measures relevant to the building have been installed and are operational in accordance with the approved scheme.

REASON: In the interests of sustainable development and climate change adaptation.

INFORMATIVE: The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 110 litres per person per day.

- 33 With the exception of the Yarnbrook and West Ashton Relief Road, no development hereby approved shall commence until a scheme setting out a strategy for the control / removal of Himalayan balsam has been submitted to and approved in writing by the local planning authority. The scheme shall include a programme for the implementation of the strategy. The strategy shall be implemented in accordance with the approved scheme and programme.

REASON: In the interests of ecology and to ensure compliance with the Wildlife & Countryside Act 1981 (as amended).

- 34 **INFORMATIVE TO APPLICANT:**
The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and

**Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communitainfrastructurelevy.**

100 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 1.10 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

Press enquiries to Communications, direct line ((01225) 713114 or email communications@wiltshire.gov.uk

This page is intentionally left blank

**Wiltshire Council
Strategic Planning Committee
27th July 2022**

Planning Appeals Received between 08/04/2022 and 15/07/2022 relating to Decisions made at Strategic Committee

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
16/00547/FUL	Drynham Lane, Wiltshire	Trowbridge	Provision for 91 dwellings, ecological mitigation and associated infrastructure including roads/footpaths, bridge, cycleway, garages and sub-station.(Further amendments and/or additional information relating to access, drainage and ecology)	SPC	Inquiry	Approve with Conditions	26/04/2022	No

There are no Planning Appeals Decided between 08/04/2022 and 15/07/2022 relating to Decisions made at Strategic Committee

This page is intentionally left blank

REPORT FOR STRATEGIC PLANNING COMMITTEE

Date of Meeting	27 July 2022
Application Number	20/06775/WCM
Site Address	Northacre Energy from Waste Facility, Stephenson Road, Northacre Industrial Estate, Westbury, BA13 4WD
Proposal	Amended energy from waste facility to that consented under planning permission 18/09473/WCM
Applicant	Northacre Renewable Energy Ltd
Town/Parish Council	Westbury
Electoral Division	Westbury West – Cllr Matthew Dean
Grid Ref	385757 151868
Type of application	Full Planning
Case Officer	Andrew Guest

1. Background

On 22 June 2021 the Strategic Planning Committee resolved to grant planning permission for this development (committee report (excluding annexes) at appendix 1). In making its decision the Committee took account of all matters relevant at the time. These included the development plan policies, national legislation/guidance and evolving national policy/guidance, the standalone Environmental Permitting regime, the general ‘need’ for the facility, the specific circumstances of the site, and the likely effects of the development itself (in terms of the visual effects, transport impact (including on the Westbury Air Quality Management Area) and the environmental effects (including noise, vibration, air quality, odours, plume visibility/grounding, operational odours and bio-aerosols insofar as these are relevant to planning).

The Committee’s decision was subject to the planning permission not being issued until the application had been referred to the Secretary of State for his consideration as to whether or not it should be ‘called-in’ for his determination. On 31 March 2022 – some 9 months after the Committee meeting – the Council received notification from the Planning Casework Unit that the Secretary of State does not wish to call-in the application.

In the broadest terms, planning law requires the local planning authority in dealing with a planning application to have regard to the development plan and all material considerations. Where the issuing of a decision is delayed between the point in time at which the authority resolves to make the decision and when the decision notice is actually issued, and if during this ‘gap’ the authority becomes aware of new material considerations, then the relevant law requires the authority to have regard to the new considerations before finally determining the application. In these circumstances the authority need only consider the new considerations, and so not re-consider matters which had already been considered and which are not new.

In accordance with this, the planning application was re-presented to the Strategic Planning Committee on 20 April 2022 with a further report setting out the new material considerations since June 2021 (appendix 2). The outcome was that the Committee resolved to defer determination of the application, notably to allow additional information to be provided in the report, and so allow further consideration of the following matters –

- the Government’s (DEFRA) consultation on Environmental Targets required by the Environment Act, and specifically the proposed target for “halving the waste that ends up at landfill or incineration by 2042”;
- the ‘need’ for the facility, this in the context of the above; and
- the traffic impacts of the development, this in the context of the Bath Clean Air Zone and its implications for traffic levels on the A350.

Other new material considerations were considered by the committee in April, but not raised as reasons to defer determination. Those reasons were/are the updated National Planning Policy Framework, the ‘Net Zero Strategy: Build Back Greener’, and the Government’s consultation on the review of National Energy Policy Statements.

Other considerations were also considered by the committee in April 2022 (and raised in representations before and at the meeting). These included some of the environmental effects of the proposal (notably, the effects on air quality, and of odours, plume visibility/grounding, operational odours and bio-aerosols insofar as these are relevant to planning). It was not necessary for the Committee to consider these matters as they had already been considered in July 2021 and were not new material considerations in April 2022. They remain not new material considerations in July 2022.

2. Further New Material Considerations since 20 April 2022

There are two further new material considerations since April 2022 –

- Implementation of planning permissions 18/09473/WCM for an ‘Advance Thermal Treatment Facility’ at the site and 19/02481/FUL for an ‘underground grid connection’. Work commenced on these planning permissions in May and June respectively, comprising a section of grid connection in fields south of the facility, and the highway access and boundary fencing to the site itself.
- Environmental Permit issued. The Environment Agency issued the Environmental Permit for the proposed facility on 15 June 2022 (annex 3).

3. Appeal against non-determination

On 24 June the applicant lodged an appeal against the local planning authority’s failure to determine the application within agreed timeframes (a ‘non-determination’ appeal). The consequence of this is that the decision will now be made by a Planning Inspector and not the local planning authority (Wiltshire Council).

The local planning authority will remain a relevant party in the process, and accordingly must still make a ‘decision’ in relation to the planning application. The decision will be the authority’s reason(s) for either defending the appeal or its reasons for not defending the appeal. The decision cannot be the final grant or refusal of planning permission.

A letter from the applicant to the Committee Chairman explaining the reasons for the appeal is attached at Appendix 3.

4. Response to reasons for deferral at 20 April SPC meeting

Government's (DEFRA) consultation on Environmental Targets required by the Environment Act, and specifically the proposed target for "halving the waste that ends up at landfill or incineration by 2042".

On 16 March 2022 the Government launched a public Consultation on Environmental Targets with closing date of 27 June. The overarching reason for the Consultation – taken from the DEFRA website – is as follows....

Environmental targets, a key commitment in our Environment Act, will help deliver the government's vision of leaving the environment in a better state than it was found and will drive forward ambitious environmental improvements by successive governments that protect and enhance our natural world.

The targets form part of the government's response to the clear scientific case, and growing public demand, for a step-change in environmental protection. Environmental targets will require action across the economy and will provide long-term certainty to businesses and society. This will stimulate innovation and economic growth and will create and support green jobs across the country.

The Environment Act 2021 requires the government to set at least one long-term target in each of the following areas: air quality; water; biodiversity; and resource efficiency and waste reduction. It also requires targets to be set for fine particulate matter (PM2.5) and species abundance.

We are proposing targets that we think will deliver environmental outcomes in the areas where there are some of the greatest problems. This is why we are considering targets beyond the legal minimum that we are required to set, with additional proposals on: biodiversity; water; marine; and woodland cover.

The relevant section from the Consultation document ("Target proposals for resource efficiency and waste reduction") states the following –

The problem –

Since the 1990s, England has successfully shifted away from a waste management system reliant on landfilling. Today, we manage our waste through treatment options such as recycling, composting, anaerobic digestion, incineration (including with energy recovery) and controlled landfilling. But we continue to send large amounts of waste to treatment processes which have more harmful impacts on the environment. Simultaneously, material resource use in England continues to grow. The extraction, production and disposal of material resources produces significant environmental pressure.

In 2019, 29 million tonnes of waste (excluding major mineral wastes) were sent to landfill, energy recovery or incinerated, with nearly half landfilled. In the same year, approximately 3 million tonnes of waste were sent for energy recovery treatment overseas.

Proposed target to address it –

- Reduce residual waste (excluding major mineral wastes) kg per capita by 50% by 2042 from 2019 levels. It is proposed that this will be measured as a reduction from the 2019 level, which is estimated to be approximately 560 kg per capita.

Residual waste originates from a range of sectors, including households, (“black bag waste”) commercial and industrial, and construction, demolition and excavation sources. It is usually sent for incineration at an energy recovery plant or to landfill. Tackling residual waste reduces the environmental impacts of treatment, including air, soil, and water pollution, and unnecessary energy use. It is more sustainable to prevent waste completely and, where waste is unavoidable, to recycle it.

Our proposed target includes all residual waste, excluding major mineral wastes. These are largely inert waste categories from construction and demolition, and excavation and mining activities. This focus will ensure attention on where the environmental impact is greatest, and where our evidence is strongest. The large tonnages associated with major mineral wastes would also risk perverse outcomes if they were included, because the target could be achieved more easily by focussing on these wastes rather than those we believe have greater environmental impact.

The proposed target ensures that a holistic view of waste is taken, which avoids potentially perversely incentivising material substitution with potentially worse environmental impacts through material specific targets. To address the significant public concern towards plastic waste, there is a separate, existing government commitment within the 25 YEP to eliminate avoidable plastic waste by 2042.

The proposed target can drive both waste minimisation and recycling of unavoidable waste. Measuring in relation to population size ensures a target remains comparable over time and isn’t affected by impacts beyond our control. This is described in Figure 1 below.

Figure 1: Proposed metric for reducing residual waste

$$\text{Residual waste (excl. major mineral waste) per capita (kg)} = \frac{(\text{Tonnes of waste sent to landfill + put through incineration + sent overseas for energy recovery + used in energy recovery for transport fuel excl. major mineral waste}) * 1000}{\text{Population}}$$

We propose to measure at the end-point of waste management to include the treatments that are typically associated with mixed residual waste, covering waste that is sent to landfill, put through incineration (including energy from waste incineration), sent overseas for energy recovery or used in energy recovery for transport fuel. The government will continue to review which treatments are appropriate to include as new technologies and treatment options emerge. Environment Agency data on permitted waste site activities and international waste shipments will be used to report on the metric. This will provide a robust approach, recognising that there is limited data availability at the point waste is collected.

Incineration with energy recovery is preferable to disposal of waste via landfill or incineration without energy recovery. However, it is important to include all of these treatment options to:

- a) provide the best proxy measure for waste that isn’t separately collected;
- b) help drive real improvement via waste minimisation and increased recycling, rather than simply diverting waste from landfill to incineration with energy recovery.

The proposed target excludes waste sent for anaerobic digestion (AD), which treats separately collected food waste. AD is one of the least detrimental end of life treatment options for food waste, when considering climate change impacts and depletion of natural resources. It recycles food into digestate fertiliser and recovers energy from biogas. We are exploring how AD may be used in the future to generate carbon dioxide from waste.

Data will be required to develop robust indicators to monitor progress towards a target related to residual waste, future recycling targets and landfill reduction targets. Until recently, there was a legal requirement on Local Authorities (LAs) to provide data on waste, which would assist in this monitoring. To ensure such data will be available, we propose reinstating a similar obligation for LAs in England to provide it.

Why we are setting it at this level –

The proposed target level is based on modelling the collective impacts of the planned Collection and Packaging Reforms (CPR) on residual waste, as well as considering potential future pathways. These could include policies to separate more waste materials for recycling and to divert waste from residual waste treatment. The Government believes it is important that local authorities continue to support comprehensive and frequent rubbish and recycling collections to households. Our consistent collection proposals have included consulting on expanding food waste collections, supporting garden waste collections, and introducing a minimum collective frequency for residual waste. Such reforms would help ensure households continue to have access to a comprehensive and frequent service, whilst improving environmental outcomes.

This target is ambitious, with the major changes set out in CPR only expected to get us halfway towards our target. Meeting the target will require progress beyond the current commitment to achieve a 65% municipal recycling rate by 2035, and would represent a municipal recycling rate of around 70-75% by 2042. This pathway assumes sufficient private investment in necessary infrastructure and significant behavioural change.

Response -

At this point in time DEFRA's suggested targets in the document are proposed only, being subject to the public consultation exercise; the consultation opened on 16 March and closed on 27 June. It is expected that the responses to the consultation will be subjected to analysis by DEFRA, with, presumably, reports and recommendations then published. However, as there is no indicated timeline for this reporting, and as it is not possible to predict how the proposed targets may, or may not, change as a consequence of the reporting, and as it is also not possible to predict how?, what? or when? any government policies or legislation affected will then be enacted, it is considered that little weight, if any weight, can be given to the consultation as a material planning consideration at this time. The proposed target remains, in essence, a theoretical / aspirational position.

The planning application was considered with full regard to actual adopted waste and energy policies which applied in 2021 and which continue to apply now, and these have not materially changed in terms of the relevance of incineration and energy from waste facilities. Likewise, the planning application was also considered with regard to the question of need for such facilities based on actual quantities of waste requiring management. Again, the circumstances relating to the need have not changed over the last c. 12 months. In particular, the 'capacity gap' referred to in the original report between the present availability

and capacity of facilities to manage waste and the actual quantities of residual waste to be managed, remains essentially the same. It follows that at this point in time the current 'targets' consultation exercise can have little or no bearing on the Committee's original decision which addresses the current and, for the time-being, future positions.

In the event that the Government's target is adopted and is then enshrined in policy and legislation, there will remain a need for facilities to manage residual waste in any event. Referring back to the sub-regional waste market analysis work commissioned by the applicant in support of the planning application (and referred to in the original committee report, and now in this report (below)), this forecasts the sub-regional need for the Westbury facility to be presently c. 470,000 tpa which has not changed, from mainly commercial and industrial waste and some LACW (Local Authority Collected Waste) sources. A simplistic 'halving' of this (as proposed in the proposed Government target) would leave 235,000 tpa still to be addressed. The facility would address this continuing need.

The question of need is considered in greater detail in the following paragraphs.

The 'need' for the facility

The Committee questioned the need for the proposal, both in any event and in the context of the Government Consultation.

The Planning Statement which accompanies the planning application includes a chapter which addresses need. The larger part of the chapter is set out below –

3.1 Introduction and Context

- 3.1.1 There is no Government policy that requires, as a matter of general principle, applicants to demonstrate that there is a need for their development. However, it is widely recognised that the need for a particular scheme may be a material planning consideration, that weighs in its favour.*
- 3.1.2 By their nature, schemes such as the Northacre Facility bridge two industrial sectors. They have their roots in waste management, but are also equally important in terms of secure indigenous energy generation, renewable and low carbon energy generation and associated climate change benefits. Accordingly, this Section of the Planning Statement identifies relevant principles relating to need for the Proposed Development, both in terms of waste management and energy generation.*
- 3.1.3 First and foremost, the Northacre Facility already benefits from an extant planning permission on the Application Site by virtue of the 2019 Permission. That consent was for a plant with a total waste throughput capacity of circa 160,000 tpa, of which 41,500 tpa was proposed to be direct transferred from the adjacent Northacre RRC, with the balance of waste being sources from elsewhere in Wiltshire, largely from commercial sources, and the wider sub-region.*
- 3.1.4 The Northacre Facility as now proposed would have a forecast maximum throughput of 243,000 tpa. It would continue to take waste from the RRC (in an increased quantity) and also from commercial sources in Wiltshire and from the wider sub-region. In this section of the Planning Statement consideration has been given to the 'need' for the larger scheme, as now proposed, in the prevailing waste and energy markets and in terms of the planning / policy context.*

3.1.5 *In terms of waste policy, the approach to demonstrating need is manifest in the National Planning Policy for Waste (NPPW) (paragraph 7), which only expects a market need to be demonstrated where proposals are not consistent with an up-to-date Development Plan. In such cases, planning authorities should consider the extent to which the capacity of existing operational facilities would satisfy any identified need.*

3.1.6 *In this context, the following key points in relation to waste management need are noted:*

- i. Wiltshire has no known true existing, operational residual waste treatment capacity.*
- ii. The 'Waste Development Plan' is in 3 parts, of which the Wiltshire and Swindon Waste Core Strategy and Waste Development Control Policies Document were both adopted in 2009 and can be considered aged as they pre-dated the NPPF.*
- iii. However, the Wiltshire and Swindon Waste Site Allocations Local Plan (2013) post-dated the initial NPPF and can be considered to be more up-to-date. Further, it updated aspects of the Waste Core Strategy in relation to matters such as the 'capacity gap' i.e. need for new waste management facilities.*
- iv. As set out previously in sub-section 2.2, in granting the 2019 Permission, WC concluded that developing a strategic scale EfW facility on the Application Site would be in compliance with the Development Plan Documents as a matter of principle.*
- v. Again as described in sub-section 2.2, the Development Plan states that strategic scale facilities include EfW plants and are anticipated to operate at a wider spatial scale, managing higher tonnages of waste, over a wider catchment area. The Waste Core Strategy and Committee Report for the 2019 Permission make it clear that this wider catchment extends into adjacent local authority areas and a wider sub-regional context.*

3.1.7 *Thus, two conclusions can be drawn:*

- Given that the strategic scaled scheme in the 2019 Permission was found to accord with the Development Plan as a matter of principle, there is a strong case that, a little over one year later and facing the same policy context, the current strategic scaled scheme should equally accord with the Plan; and consequently, there should be no expectation to demonstrate need from a waste management perspective.*
- That, in so far as the quantitative or market need for the facility might be considered, it is entirely appropriate to look at that need from a wider subregional perspective.*

3.1.8 *With regard to renewable energy and climate change policy, the position on need is clear. The Energy White Paper (May 2007) and the National Planning Policy Framework (NPPF) are unequivocal in stating that it is not necessary for an applicant to demonstrate need for renewable energy schemes such as the Northacre Facility. Of particular relevance are:*

- Paragraph 5.3.67 of the Energy White Paper which states: "Applicants will no longer have to demonstrate either the overall need for renewable energy or for their proposal to be sited in a particular location.";*
- and Paragraph 154 (extract) of the NPPF states that: "When determining planning applications for renewable and low carbon development, local planning authorities should... not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions".*

3.1.9 *Again, notwithstanding the above, where there is a clear and urgent need (and thus benefit) for a renewable energy development; this is a material planning consideration that weighs heavily in its favour.*

3.1.10 Accordingly, even where a planning proposal is found to cause a degree of harm, or non-conformity with policy, planning permission can still be granted where the benefits of the scheme, whether they be waste management or energy related, outweigh its dis-benefits.

3.1.11 This Section of the Planning Statement considers the need for, and benefits arising from, the Northacre Facility (as now proposed) in terms of waste management need at both the local / sub-regional and wider national level. It then considers the Northacre Facility in the context of the overall UK picture relating to energy / renewable energy. Finally, it sets out other benefits associated with the scheme.

3.2 Local Waste Management Need

General

3.2.1 The feedstock for the Northacre Facility would be waste based, comprising nonhazardous residual wastes that are currently either being consigned to landfill or subject to thermal treatment elsewhere, typically in EfW facilities located outside of the UK in mainland Europe. Whilst its annual throughput would be dependent on a number of variables, including the energy content of the waste it treats, it is forecast that the maximum realistic throughput would be 243,200 tpa of residual waste.

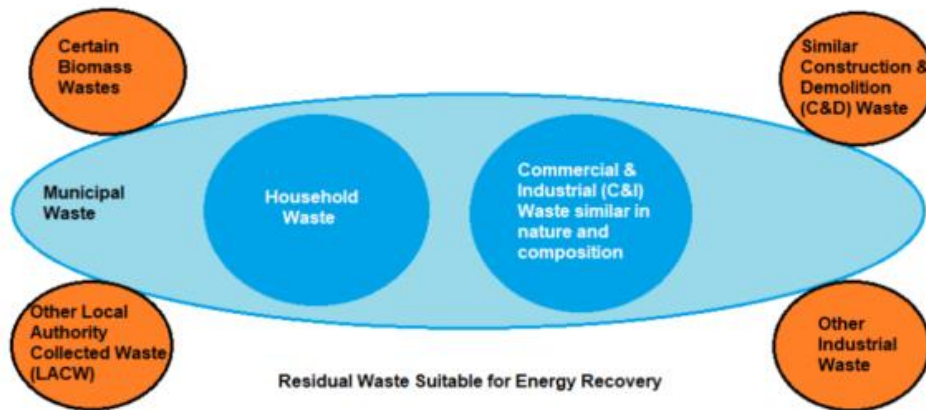
3.2.2 The Proposed Development would be classed as a waste recovery operation and thus, where it results in waste being diverted from landfill, would move the management of that waste up the waste hierarchy.

3.2.3 In relation to exported wastes, which the UK presently sends in very significant quantities in the form of crudely processed RDF, the Government recognises this is undesirable. It notes: "While such exports are permissible, the energy recovered from the waste does not contribute to UK renewable energy targets and is effectively a lost resource to the UK. The Government is keen to support domestic RDF and SRF markets, where they can provide better environmental outcomes, to ensure that the UK benefits from the energy generated from UK waste."

3.2.4 Similarly, the Committee on Climate Change Technical Report (May 2019) states, within its section on 'Waste', that in order to deliver the required climate change outcomes in this sector (our emphasis): "Additional private sector investment is required in alternative waste disposal facilities – AD, MBT and incineration to deal with waste diverted from landfill. There are risks of offshoring waste if this doesn't happen." Offshoring means waste exports and, in short, is an acknowledgement that it is fundamentally wrong for the UK to say it will achieve zero carbon and then burden other countries with our waste carbon.

3.2.5 The Northacre Facility would be a 'merchant plant'. This means that it is not being brought forward primarily to serve a specific public sector waste contract, but to serve the wider market. The input residual waste would be secured through a series of medium and long term contracts with a number of waste management companies, with, initially, the waste being primarily from commercial and industrial ('C&I') sources and with just over 20% of the throughput comprising the residual fraction of Wiltshire Local Authority Collected Waste ('LACW') transferred from the adjacent Northacre RRC. Some of the other input waste may also be LACW where the third-party waste management companies have MSW contracts, and it may also include combustible fractions of the construction and demolition ('C&D') waste stream. The sources of waste are likely to vary over the life of the facility as new contracts opportunities

arise. All wastes received at the site would be classed as 'residual' having been subject to pre-treatment, either through source segregation or direct pre-processing. The types / sources of waste that could be treated at the facility are illustrated below, noting that this diagram adopts the contemporary nomenclature for the waste types / sources.



Wiltshire Waste

3.2.6 In terms of local waste planning documents, the last attempt to quantify the need for waste management facilities and new waste management capacity within Wiltshire, appears to be in the Wiltshire and Swindon Waste Site Allocations Local Plan (2013). Whilst this updates aspects of the Waste Core Strategy (Waste CS) in relation to the 'capacity gap' (i.e. need for new waste management facilities), in terms of quantifying 'need', the data is still pretty aged. Further, it appears that the source of the data is actually largely based upon a Waste Capacity Gap report prepared in 2011, making the information older still. Notwithstanding, the headline requirements for new waste management capacity reported at that time are:

- No new capacity for LACW;
- 123,000 tpa of treatment capacity for C&I waste;
- 363,204 m³ of landfill capacity for C&I waste.

3.2.7 However, these figures are considered unreliable for a number of reasons as follows:

- The numbers are founded on the requirement to manage regionally apportioned quantities of waste from the completely obsolete Regional Spatial Strategy;
- The determination that no new treatment capacity is required for MSW is largely founded upon reliance on the Northacre RRC, which as described previously is only intermediate treatment and requires a further solution for the output material;
- The capacity gap is calculated based upon including planning permissions for waste facilities which have not been built out (or even commenced) and are not operational, contrary to paragraph 3 (7th bullet) of NPPW;
- There is a significant continued reliance on landfill as a means of waste management, whereas the Waste CS should be planning for waste to be managed further up the waste hierarchy, thus promoting a wider capacity gap for recycling and residual waste treatment facilities.

- 3.2.8 *Remaining focussed on the position in Wiltshire, the Waste CS promotes, through Policy WCS1, the concept of net self-sufficiency. This relatively crude concept effectively seeks to align suitable waste management infrastructure capacity with the numerical quantity of the various types of waste material arising within Wiltshire.*
- 3.2.9 *In this case the key waste streams are LACW and C&I waste. Wiltshire broadly generates 250,000 tpa of LACW. In 2018/19 Wiltshire recycled 43.9% of its household waste (household waste being the vast majority of MSW). Applying that recycling figure to the overall LACW stream, the authority generated just over 140,000 tpa of residual LACW requiring treatment.*
- 3.2.10 *In terms of C&I waste, practically no published data has been identified in any of Wiltshire's waste planning or strategy documents, or related evidence based papers. The most contemporary headline figure revealed is that from the DEFRA C&I Waste Survey (Jacobs 2010) to which Wiltshire Council was a partner. This puts C&I arisings at 286,000 tonnes in 2009. Analysis by Tolvik¹ in their report "Filling the Gap – The Future for Residual Waste in the UK" (February 2019) puts the annual average growth rate of C&I waste at 1.5% between 2010 and 2016. Applying such growth would give C&I waste arisings of 331,914 in 2019. In the same report, Tolvik provides a C&I waste recycling rate of 60%. Based on this level of recycling, there was circa 133,000 tpa of residual C&I waste requiring treatment.*
- 3.2.11 *Based on the foregoing, and applying the net self-sufficiency approach advocated by Policy WCS1, Wiltshire has circa 273,000 tpa (at around the present time) of residual waste that requires management. Whilst it is recognised that this tonnage of waste is slightly reduced via the mass loss that occurs in the Northacre RRC / MBT process, and also recognising there will be modest waste growth (increasing residual waste quantities) and increased recycling rates (decreasing residual waste quantities), it can be seen that the Northacre Facility as now proposed would broadly deliver net self-sufficiency in Wiltshire for residual waste management.*

Wider Sub-Regional Need

- 3.2.12 *As described previously, the Northacre Facility would be strategic in scale, operate on a merchant basis, and serve a wider catchment than simply the administrative area of Wiltshire. Accordingly, as part of the project development phase, NREL has commissioned a sub-regional waste market analysis from the aforementioned Tolvik Consulting. This provides a more commercial evaluation of residual waste treatment capacity requirements within the sub-region.*
- 3.2.13 *The report contains commercially sensitive data, but the headline findings of the market analysis, in terms of waste management requirements and available residual waste quantities, have been summarised as follows:*

- i. The report is based upon:*

¹ Tolvik specialises in market analysis and commercial due diligence in the waste and bioenergy sectors. It is respected for its understanding of the market, rigour of its analysis and independence. It is for this reason that Tolvik's analysis is primarily used by third party investors seeking an objective view of the markets needed to assist them make informed investment decisions.

Tolvik's analysis is also regularly used by Government, including, most recently the March 2022 ETS (Emissions trading Schemes).

- Tolvik's in-house Market Analysis Model – which has itself been developed from a range of publicly available data sources;
 - DEFRA's Annual Municipal Waste Management statistics;
 - The Environment Agency's (EA) Waste Data Interrogator tool;
 - EfW Annual Returns as provided by the EA.
- ii. The report considers a market (split into discrete 6 sub-markets), broadly based on a 2 hour drive time from the Application Site, but adjusted to reflect the effects of EfW competition, particularly towards the periphery of the market. Its broad boundaries are the Bristol Channel, South Coast, Gloucestershire and vicinity of the A34. Of the 6 sub-markets there is a defined 'Inner' market comprising Wilshire, Bath & NE Somerset, Bristol and South Gloucestershire.
- iii. The report focusses purely on 'residual waste'. This is defined as solid, combustible, non-hazardous waste remaining after recycling deriving from either LACW or municipal-like C&I Waste and which is similar to household waste. Residual waste may be presented in three forms:
- Unprocessed 'black bag' waste generally with European Waste Code ('EWC') 20 03 01;
 - Lightly processed Refuse Derived Fuel ('RDF') with EWC 19 12 10 or 19 12 12;
 - A refined Solid Recovered Fuel ('SRF'), prepared to a with EWC 19 12 10;
 - The definition above includes the combustible element of 'fines' from residual waste processing operations.
- iv. The report looks only at residual municipal-like C&I waste and excludes analysis of residual LACW. Hence any residual LACW that might be available, over the life of the plant, is a further potential source of input material.
- v. In the market in 2017 there was 0.76 million tonnes ('Mt') of residual municipal-like C&I waste. Of this some 61% (436,000 tonnes) was consigned to landfill and 31% (235,600 tonnes) exported.
- vi. With regard to future tonnages of residual waste, Tolvik model 3 scenarios, in each case taking account of: future recycling rates; greater resource efficiency; and waste growth. The 3 scenarios are:
- Incremental Change – a scenario in which modest, incremental improvements in recycling and resource efficiency are seen, driven by a combination of social attitudes and relatively 'light touch' legislative change;
 - Median – a scenario in which the key elements of the Waste and Resources Strategy for England ('Our Waste, Our Resources: A Strategy for England') are eventually delivered, but beyond which there is limited progress.
 - Policy Intervention – in which there is legislative and fiscal support for sustained action on recycling and prevention to deliver recycling performance in line with northern European experience.
- vii. In the Policy Intervention scenario, residual municipal-like C&I waste falls to 0.64 Mt. Under the Incremental Change and Median scenarios the tonnages are projected to remain relatively flat through to 2035.
- viii. Within the market area there are 6 'certain' EfW facilities. These are facilities that are either operating or under construction. All 6 will be operational by 2022. These 6 facilities have a combined merchant C&I waste capacity of 0.3 Mt (the majority of their capacity being subject to long term LACW contracts).

ix. *In the 2022 Median scenario (which remains relatively constant through to 2035), Tolvik’s modelling shows that across the market 0.47 Mt of residual municipal-like C&I waste is potentially available / requires treatment. Of this, 0.13 Mt would be from within the ‘Inner’ market.*

3.2.14 *Based on the foregoing, the following conclusions are drawn about the subregional need for the Northacre Facility as now proposed with a maximum processing capacity of 243,200 tpa:*

- *The facility would receive 52,000 tpa of waste directly by conveyor from the adjacent Northacre RRC;*
- *The remaining merchant capacity of the facility (maximum 191,200 tpa) would make a material contribution towards meeting the residual waste treatment requirements of the sub-regional market area, which is forecast to have a capacity gap of circa 470,00 tpa;*
- *Circa 130,000 tpa of the residual C&I waste requiring treatment / potentially available is located in the ‘Inner’ market most proximate to the Application Site;*
- *The above analysis is conservative in that it takes no account of any future LACW that may become available in the market area.*

3.2.15 *Accordingly, there is a clear and demonstrable need for the Northacre Facility, as now proposed, within the sub-regional area.*

3.2.16 *The subsequent sub-section looks at the wider national need for waste management facilities and explains why this is relevant to the Proposed Development.*

3.3 *National Waste Management Need*

Spatial Context and Proximity

3.3.1 *The need for residual waste treatment capacity (i.e. EfW) facilities) and its spatial provision often brings in the issue of the ‘proximity principle’. In the context of EfW facility provision, this matter is frequently misunderstood. The Government publication ‘Energy from Waste: A Guide to the Debate’ (Defra 2014) looks to clarify the position.*

3.3.2 *Paragraph 152 of the Guide states: “The proximity principle arises from Article 16, “Principles of self-sufficiency and proximity”, of the revised Waste Framework Directive (2008/98/EC), the EU legislation that governs waste management. The principle is often over-interpreted to mean that all waste has to be managed as close to its source as possible to the exclusion of other considerations, and that local authorities individually need the infrastructure required to do so. This is not the case. Indeed, the final part of the Article itself states: “The principles of proximity and self-sufficiency shall not mean that each Member State has to possess the full range of final recovery facilities within that Member State”. Clearly if not even the entire country needs to have the full range of facilities, a specific local authority does not have to. While there is an underlying principle of waste being managed close to its source, there is no implication of local authorities needing to be self-sufficient in handling waste from their own area.”*

3.3.3 *Paragraph 154 (extract) goes on to say: “...There is nothing in the legislation or the proximity principle that says accepting waste from another council, city, region or country is a bad thing and indeed in many cases it may be the best economic and environmental solution and/or be the outcome most consistent with the proximity principle...”*

- 3.3.4 Paragraph 155 (extract) continues: “...in some circumstances a larger plant may be the appropriate solution and there can be benefits from these also. For example: greater efficiencies; economies of scale ... an overemphasis on restricting facilities to ‘local waste’, particularly defining it by administrative ownership of waste and the boundaries and quantities this implies, can lead to sub-optimal solutions in terms of cost, efficiency and environmental impact; and a significant loss of long term flexibility.”
- 3.3.5 Finally, paragraph 156 states: “The ability to source waste from a range of locations / organisations helps ensure existing capacity is used effectively and efficiently and importantly helps maintain local flexibility to increase recycling without resulting in local overcapacity for residual waste. For an existing plant, taking waste from a range of locations should be seen as a positive by keeping the plant running at maximum efficiency. In many places waste from a number of authorities is processed at the same site very successfully.”

National Need

- 3.3.6 In looking at the prevailing national picture, it must be noted that waste management data and future waste management forecasting is not a precise science. Probably the most accurate, relevant, contemporary information is contained within an annual report by Tolvik Consulting (whose source information is ultimately derived from Environment Agency data and from their Scottish and Welsh counterparts – the SEPA & NRW) on the EfW market. The most recent edition of this report is ‘UK Energy from Waste Statistics – 2019’ (May 2020). 3.3.7 The May 2020 report identifies (page 5), that in 2019 a total of 12.6 Mt of residual waste was processed in UK EfWs, which represented 45.5% of the UK’s residual waste. This was up from 11.49 Mt to EfWs in 2018, with the 2019 figure being the first time the tonnage of residual waste sent to EfW exceed that going to landfill.
- 3.3.8 In 2019, approximately 11 million tonnes (40%) of residual waste (suitable for energy recovery) was sent to landfill. Further, EA data (England only) shows just over 2.6 Mt of RDF was exported from England to EfWs in mainland Europe. This means that in 2019, the UK had an energy recovery (EfW) capacity gap of circa 13.6 Mt.
- 3.3.9 In this context, there is an undeniable ongoing need for new infrastructure in the UK to facilitate sustainable waste management and, in particular, move the management of residual waste up the waste hierarchy and away from landfill or export overseas where it is a lost resource.
- 3.3.10 Notwithstanding this factual position, DEFRA’s publication of ‘Our Waste, Our Resources; A Strategy for England’, in December 2018 (‘the Strategy’) has caused continued debate as it seeks to reflect the ambitious EU Circular Economy targets. The Strategy includes a ‘goal’ (not a firm target) for municipal waste recycling targets of 55 % by 2025, 60 % by 2030 and 65 % by 2035. Importantly, it also includes a review clause for these targets in 2028 (i.e. before the Government aspires to progress beyond 55 %).
- 3.3.11 Whilst the aspiration for high levels of recycling is both admirable and the correct ambition, the waste industry needs to plan for, and deliver, infrastructure based upon a realistic market assessment. Consequently, there is the important ‘policy’ point that if residual waste treatment capacity is delivered (or limited) on the basis of very high recycling levels being achieved (based on the above rates are not being reached),

the remaining residual waste has to be either landfilled or exported because of a lack residual waste treatment infrastructure.

3.3.12 The previously referenced Tolvik Report of February 2019 was published after DEFRA's 'Strategy for England'. The Tolvik report analyses the 65 % recycling 'goal' in detail. The salient points are set out below.

3.3.13 English household waste recycling rates have been flat since 2013 at circa 43–44 %. This compares to the UK's revised Waste Framework Directive target of 50 % household waste recycling by the end of 2020, which is now an all but impossible target to meet.

3.3.14 The Tolvik Report considers the key intervention measures in the Strategy that have the potential to materially impact on the residual waste market. These are:

- a. Food waste reduction;*
- b. Legislation for separate food waste collection;*
- c. Rolling out a Deposit Return Scheme (DRS); and*
- d. Extended Producer Responsibility (EPR) for Packaging.*

3.3.15 Tolvik assess the compound effect of the above (by 2030) on English annual residual waste quantities to be 3.28 million tonnes. This contrasts sharply with the 10 million tonnes which the Strategy believes is potentially achievable.

3.3.16 With regard to international benchmarking to validate their modelling, Tolvik identifies that:

a. With the exception of Germany and Austria, no other European country is currently achieving a municipal waste recycling rate in excess of 50 % and, for the largest EU countries, the UK ranks second only to Germany in terms of its current recycling performance;

b. Further, in a study of Germany, Sweden and Netherlands (all high recycling countries), once their recycling rate hit the current English rate, their subsequent average annual increase in recycling was 0.5–0.6 % per annum; and

c. Given the significant level of fiscal and legislative intervention in waste management in these three countries (to which the Strategy does not commit), it is very difficult to see how England could ever sustain an annual increase in recycling greater than these countries.

3.3.17 Using this evidence, together with further benchmarking informed by the accuracy of their market predictions since 2011, Tolvik draw several conclusions including:

- "On the evidence ... it is difficult not to conclude that the delta between political aspirations (as measured by indicative "goals" and generally soft targets) and the overall ability to deliver them has potentially never been so great."*
- The need to ensure market projections that: "are primarily based on empirical data underpinned by what we assess can be actually achieved."*

3.3.18 Based on Tolvik's assessment of the Strategy measures, they have developed three future waste management scenarios. These mirror those used for the Northacre Market Study and are:

- a. Incremental Change;*

- b. Median; and
- c. Policy Intervention.

3.3.19 The household waste recycling rates arising from these scenarios are illustrated in Figure 17 of the Tolvik report and reproduced in Table 3.1.

Table 3.1: Scenario Household Waste Recycling Rates

	Scenario	Adjusted Annual Household Waste Recycling Rate			
		2017 (%)	2025 (%)	2030 (%)	2035 (%)
England	Incremental Change	42.2	45.0	46.4	47.8
	Median		48.4	49.3	50.1
	Policy Intervention		50.1	52.7	55.2
UK	Incremental Change	44.2*	45.8	47.2	48.5
	Median		49.0	49.9	50.8
	Policy Intervention		50.5	53.1	55.5

* excluding IBA recycling in Wales

3.3.20 In summary, by 2035 England only achieves 50.1 % household waste recycling under the Median scenario and, under the most optimistic Policy Intervention scenario, achieves 55.2 %, compared to the Strategy 'goal' of 65 %.

3.3.21 In brief, the report then:

- a. Calculates the future quantity of residual waste (using the recycling rates and other data);
- b. Sets out projected (known) UK residual waste 'treatment' capacity, comprising: 'Certain' EfW capacity; MBT Diversion; Co-Incineration; and waste to landfill; and
- c. Identifies the future 'Capacity Gap', i.e. how much new, future EfW capacity is required.

3.3.22 The above data is all summarised in Figure 23 of the Tolvik report and reproduced in Table 3.2 (noting that all numbers are millions of tonnes).

Table 3.2: Supply, Capacity and Capacity Gap Summary

		2020	2025	2030	2035
Residual Waste Supply	Incremental Change	28.0	27.9	27.9	28.2
	Median	27.8	26.6	26.4	26.2
	Policy Intervention	27.6	25.2	24.1	22.9
UK Capacity	Certain EfW	15.0	15.6	15.6	15.9
	MBT Diversion	0.4	0.3	0.2	0.2
	Co-Incineration	0.5	0.7	0.7	0.7
	BOG to Landfill	2.8	2.6	2.6	2.6
	Total (exc. RDF export)	18.7	19.3	19.2	19.1
Capacity Gap	Incremental Change	9.2	8.6	8.7	9.0
	Median	9.2	7.3	7.2	7.0
	Policy Intervention	8.8	5.9	4.9	3.8

Data in millions of tonnes

3.3.23 Tolvik's headline conclusion is that the projected residual waste 'Capacity Gap' in the Median Scenario is around 7 million tpa (2025–2035), the equivalent to around 20 mid-sized EfW facilities.

3.3.24 In conclusion, the publication of the Strategy sets new aspirational goals for increased recycling, albeit ones with a 'review clause'. When the targets within the Strategy, and the measures for their delivery, are reviewed in detail with empirical data and benchmarked against the factual position elsewhere in Europe, the reality is that there is a marked gap between political aspiration and reality.

3.3.25 Accordingly, at the present time, there is demonstrably a significant national capacity gap in terms of residual waste treatment capacity. Further, irrespective of aspirations of the Strategy and based upon detailed analysis, that capacity gap will remain significant unless further, new EfW capacity is delivered.

3.3.26 In conclusion, the Northacre Facility, as now proposed, would also make a material contribution towards the delivery of much needed UK infrastructure that would continue to drive sustainable waste management.

Response –

The above analysis provides the 'need' justification for the proposed development. It demonstrates through quantitative analysis by the leading advisers in this field that there is a 'capacity' gap between the present availability and capacity of facilities to manage residual waste and the actual quantities of residual waste to be managed, this both in Wiltshire and the wider sub-region.

The total amount of residual waste in Wiltshire requiring management has not changed at c. 273,000 tpa. Of this 60,000 tpa of household residual waste is processed at the Westbury MBT facility and a further 50,000 tpa is delivered to the Lakeside EfW facility at Slough, leaving 163,000 tpa outstanding. Further afield within the sub-region (which for viability reasons is defined as being within a 2hr drive of the application site), there is a capacity gap of 470,000 tpa. When this sub-region is reduced to an 'inner' market (where EfW competition is more likely to favour the application site), the figure reduces to c. 130,000 tpa. It follows that the total inner market gap is presently c. 293,000 tpa. The proposal is for a throughput of 243,000 tpa, of which 52,000 tpa would be SRF (solid recovered fuel) produced at the adjoining MBT plant. It follows that there is a demonstrable need for a facility in this sub-region to manage residual waste.

Looking at the wider national picture, and according to the research undertaken for the applicant, in 2019 11 million tonnes (40%) of residual waste (suitable for energy recovery) was sent to landfill. In addition, 2.6 million tonnes of RDF (refuse derived fuel, including SRF) was exported from England to EfWs in mainland Europe. This means that in 2019 the UK had an energy recovery (EfW) capacity gap of c. 13.6 million tonnes. According to the applicant, despite general aspirations to drive waste up the Waste Hierarchy, the national capacity gap is anticipated to remain significant, unless further waste management facilities, including EfW facilities, are delivered.

Considering this in the context of the Government Consultation on Environmental Targets, in the event that at some point a policy/law is introduced requiring a 50% reduction in residual waste by 2042, then at a national level (and in simplistic terms) it would reduce the total national level of residual waste to be managed to 6.8 million tonnes pa (based on the 2019 figures), and the local level (that is, within the 'inner market' of the sub-region in which the application site is located) to 235,000 tpa. This residual waste would still need to be managed, and the proposed facility would meet this need. And given the uncertainties over

the 20-year timeframe (to 2042), caution should in any event be exercised when considering the impact of what is an ambitious target. The uncertainties relate to both the residual waste supply, and notably the ability to reduce the amount of residual waste to these levels (note in the Planning Statement the very slow growth in recycling rates in countries with otherwise high recycling rates), and also projected EfW capacity (for example, by 2042 two of the EfW facilities in the sub-regional analysis will, if still operational, have operated for 40 years). Whilst it is not possible to accurately predict the operation life of EfW facilities, those constructed in the early 2000s were typically designed with a 30-year operational period in mind.

Tolvik's independent view is that, in the absence of any proposed additional/new actions to reduce residual waste tonnages, the new waste target, if adopted, is unlikely to materially impact on the prior projections for the residual waste market in England (and the sub-region).

The traffic impacts of the development, this in the context of the Bath Clean Air Zone and its implications for traffic levels on the A350.

In March 2021 Bath introduced a Clean Air Zone in the city centre. As a consequence buses, coaches, HGVs, vans, taxis and private hire vehicles that don't meet the Euro 6 standard for emissions are required to pay a charge to enter the Zone.

Response –

The Transport Assessment (TA) which accompanies the planning application is dated August 2020. As it pre-dates the Bath Clean Air Zone the TA does not take the Zone into account in assessing the impact of the proposed development.

The introduction of the Bath Clean Air Zone pre-dates the Strategic Planning Committee's consideration of the application in July 2021, and so it is not a new material consideration. This said the likely effects of the Bath Clean Air Zone on traffic movements and the capacity of the A350 are unlikely to be material at Westbury; and in any event the A350 is able to accommodate the traffic generated by the proposed development regardless of this. The A350 is a designated HGV route, intended to carry the traffic from sites including the Northacre Industrial Estate which is itself designated for further traffic-generating, industrial and/or waste related uses.

5. Further New Material Considerations since 20 April 2022

Implementation of planning permission 18/09473/WCM for an 'Advance Thermal Treatment Facility' at the site

Work commenced on this planning permission in May, comprising a section of grid connection in fields south of the facility, and the highway access and boundary fencing.

In July 2021 the Strategic Committee was advised that 18/09473/WCM was a lawful fallback position. But because the applicant had stated at that time that it was unlikely to be completed, it could be afforded only limited weight as a material consideration. The permission remains a lawful fallback position, and now it has been implemented it should be afforded slightly more weight than before.

Environmental Permit issued

The Environment Agency issued the Environmental Permit for the proposed facility on 15 June 2022 (appendix 4).

Environmental Permitting remains the robust system for application, approval, monitoring and enforcement of matters relating to waste and related emissions. National Planning Policy for Waste continues to advise that when determining waste planning applications, local planning authorities should –

“... Concern themselves with the implementation of the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced”.

There have been no changes in circumstances with regard to Environmental Permitting since the Committee considered the application in June 2021 and April 2022.

6. Counsel’s Opinion

In view of the pending appeal against non-determination and the issues that will need to be considered, advice has been sought from Leading Counsel about this officer report and recommendation, prior to it being published. A full copy of the advice dated 12 July 2022 is attached to this report. Relevant points are set out below.

- a) The council has acted reasonably to date. It was entitled to delay issuing the decision until the Secretary of State had considered the issue of call-in. It was entitled to consider whether new matters as at March 2022 would alter its June 2021 decision. It was also entitled as at April 2022 to call for more information if it did not feel it had sufficient at that stage. As at July 2022, it may now consider the updated analysis of the officer’s report.
- b) Leading Counsel does not believe there to be any defensible grounds of appeal. The council would be at risk of a costs award if it refused planning permission now.
- c) No new considerations have arisen since the original resolution and there are no justifiable reasons for refusal.
- d) By making an early decision that the application would not have been refused, the council will reduce the risk of a cost award. To date, the council has not acted unreasonably to justify an award of costs.
- e) Leading Counsel has seen this draft report and considers it to be balanced in its reasoning and conclusions.

7. Conclusion

Changed circumstances / new material considerations since the Strategic Planning Committee considered the planning application in June 2021 are addressed in the April 2022 report and this report. This report focuses on questions raised by the Committee in April and on further new considerations since then. For the reasons set out, there have been no changes that should lead the Committee to conclude differently in its assessment of the

application. Accordingly, the Committee is recommended to endorse its original decision to grant planning permission subject to conditions.

In view of the appeal against non-determination that has now been lodged, Wiltshire Council is no longer the decision-making authority for the application; by appealing the applicant has passed this responsibility to the Secretary of State (administered by the Planning Inspectorate). Accordingly, the recommendation is for the Committee to delegate authority to the Head of Development Management to inform the Planning Inspectorate that had Wiltshire Council still been the deciding authority that it would have granted planning permission, subject to conditions.

RECOMMENDATION

That having taken into account all relevant new material considerations together with the environmental information previously considered, to delegate authority to the Head of Development Management to inform the Planning Inspectorate that had Wiltshire Council still been the decision-making authority that it would have granted planning permission, subject to conditions.

This page is intentionally left blank

REPORT FOR STRATEGIC PLANNING COMMITTEE

Date of Meeting	22 June 2021
Application Number	20/06775/WCM
Site Address	Northacre Energy from Waste Facility, Stephenson Road, Northacre Industrial Estate, Westbury, BA13 4WD
Proposal	Amended energy from waste facility to that consented under planning permission 18/09473/WCM
Applicant	Northacre Renewable Energy Ltd
Town/Parish Council	WESTBURY
Electoral Division	WESTBURY WEST – Cllr Matthew Dean
Grid Ref	385757 151868
Type of application	Full Planning
Case Officer	Andrew Guest

Reason for the application being considered by Committee

The application is before the Committee because it involves matters of strategic relevance and because the application has generated significant public interest.

Additionally, the former Local Division Member, Russell Hawker, 'called-in' the application for the following stated reason:

Very seriously contentious. This needs to go to the Strategic Planning Committee whether the officer recommendation is for approval or refusal so that a clearly transparent public debate occurs.

1. Purpose of Report

The report assesses the merits of the proposal against the policies of the Development Plan and other material considerations.

The Ministry of Housing, Communities and Local Government (MHCLG) Planning Casework Unit (PCU) has received a third-party request for the Secretary of State to 'call in' the planning application for his determination. The Secretary of State exercises his powers of call-in only very rarely, but frequently receives requests to do so, and only considers such requests where the Council has resolved to approve the application. (Members may recall that the previous application was considered by him following the Council's decision to approve, but he declined to call it in). The recommendation reflects this.

The recommendation is, subject to the Secretary of State determining that he does not want to call in the application for his determination, to grant planning permission subject to conditions.

2. Report Summary

This is a full planning application to construct a conventional, single line, moving grate combustion plant for the 'recovery' of energy from residual waste (Energy from Waste (EfW)). Moving grate combustion is a thermal process to break down waste into a fraction of its original size. The plant generates baseload renewable energy (i.e. steam, which can then be used for other purposes such as electricity generation and heating) and uses a flue gas treatment system to reduce the resultant flue gas emission concentrations to below environmental standards.

The residual waste would be non-hazardous waste primarily from commercial and industrial sources, but including some municipal waste. Residual waste is the waste which remains after re-use and recycling/composting operations have taken place. Such waste would otherwise normally be landfilled or exported by heavy goods vehicle (HGV) (including to mainland Europe) as Solid Recovered Fuel (SRF).

In addition to the residual waste, the facility would also receive SRF and some residual waste direct from the adjacent Northacre Resource Recovery Centre (RRC) (referred to as the Mechanical Biological Treatment plant (MBT) plant in this report) via a new conveyor.

The facility would generate 28.6 Megawatts of electricity from c. 243,000 tonnes of waste pa. After subtracting the power used to run the facility itself, it would have the ability to export 25.6 Megawatts of electricity to the local grid, which is enough to meet the annual needs of approximately 54,000 homes. The facility would also be capable of exporting heat, in the form of steam or hot water, although this does not form part of the proposal at this time.

The proposal is 'EIA development' and so the application is accompanied by an Environmental Statement. All necessary information has been provided in the Environmental Statement which has allowed environmental effects to be fully and properly assessed. The 'Non-Technical Summary of the Environmental Statement' (August 2020) is attached at Annex 1 to this report.

Key points -

- Development Plan – The Waste Site Allocations Local Plan 2013 allocates the Northacre Industrial Estate (in which the application site lies) and some adjoining greenfield land as an area suitable for strategic scale “*materials recovery facility/waste transfer station, local recycling and waste treatment type uses*”.

The Wiltshire & Swindon Waste Core Strategy 2009 defines strategic waste management facilities as large and/or more specialist facilities that operate in a wider strategic manner by virtue of spatial scale, high tonnage of waste managed, specialist nature of the waste managed and/or a wider catchment served. They include Energy from Waste (EfW) / thermal treatment.

It follows that the proposal – for a strategic scale EfW facility – on this site, which is allocated for this purpose, complies with the waste Development Plan Documents (DPDs) as a matter of principle. Notwithstanding the age of these DPDs, their policies remain in line with more recent national planning policy and guidance.

- 2015 and 2019 planning permissions – EfW 'recovery' schemes in the form of Advanced Thermal Treatment (ATT) facilities using gasification were approved at the site in 2015 and 2019 under references 14/12003/WCM and 18/09473/WCM. The fact that the 2019 permission remains extant is a material consideration in this case, this because it is a

lawful fallback position. The weight it should be given as a material consideration is discussed in greater detail later in the report.

In terms of the Waste Hierarchy, thermal treatment of waste, whether by moving grate combustion or gasification, is an EfW process falling within the same 'Recovery' category. Under environmental legislation, any EfW development is required to use 'Best Available Technique' (BAT). BAT is the best available technique for preventing and minimising emissions and impacts on the environment. Techniques include both the technology used and the way installations are designed, built, maintained, operated and decommissioned. As all recovery waste management options are subject to BAT whether they be recycling, mechanical biological treatment, advance thermal treatment, conventional thermal treatment, or others, there is no 'old technology' either available or permitted to be used.

- Existing Mechanical Biological Treatment (MBT) plant and waste management in general As referred to above, the MBT plant on land adjoining the application site produces from municipal household waste solid recovered fuel (SRF) which is presently exported by road to mainland Europe for use in established energy from waste (EfW) facilities there. The current planning application, if approved, would remove the need for export of all the SRF; some of the SRF (c. 52,000 tpa) would instead be used in the proposed EfW facility, moving from one facility to the other by conveyor. There are both environmental and economic benefits arising from this.

More generally the proposal would also change the way in which commercial and industrial wastes are managed within Wiltshire by reducing the need for these to be transported, mainly by road, from the county to other parts of the UK, and often to landfill; instead Wiltshire's wastes, and to a certain extent waste from the wider sub-regional area, would be managed in Wiltshire. Again, there are environmental and economic benefits arising from managing the wastes in this way.

- Environmental Permitting – National Planning Policy for Waste advises that when determining waste planning applications, waste planning authorities should –

".... concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced".

The Environment Agency has a statutory role to protect the environment and human health from all processes and activities it regulates. The proposal requires an Environmental Permit (EP), issued by the Environment Agency, before it can operate. An application for an EP has been made. The permitting process is subject to public consultation. It also includes consultations with the Council's Environmental Protection Service, the Health & Safety Executive, Public Health England and the Fire & Rescue Service.

Before an EP is issued the Environment Agency must be satisfied that not only the environment and human health is protected but also that the operator is 'fit and competent' to run the facility.

The EP process of determination assesses odour, noise and vibration, accidents, fugitive emissions to air and water, releases to air, discharges to ground or groundwater, global warming potential and generation of waste.

EPs set operational conditions, technical requirements, continuous monitoring and reporting requirements as well as emission limit values to meet the requirements of the Industrial Emissions Directive and other relevant legislation.

The Environment Agency carries out regular unannounced inspection visits to ensure that facilities are operating in accordance with the permit conditions and scrutinises all data associated with permitted facilities. The Environment Agency has the power to suspend any Permits it considers are not being fully complied with or if creating an unacceptable risk.

The Environment Agency has not raised any 'show-stopping' concerns over issuing a permit for this proposed development. The Environment Agency raises no objections to this planning application.

Notwithstanding the Environmental Permitting regime, the planning application and its associated Environmental Statement provide evidence to demonstrate that the effects of noise, emissions, odours, etc. would be negligible / imperceptible in any event.

The application site lies within the Westbury Civil Parish, with Dilton Marsh CP approximately 300m to the west.

Westbury Town Council objects to the application; Adjoining Dilton Marsh Parish Council objects to the application. Other local councils – Bradford-on-Avon TC, Bratton PC, Chapmanslade PC, Corsham TC, Coulston PC, Edington PC, Frome TC, Heywood PC, Marlborough TC, Melksham TC, North Bradley PC, Steeple Ashton PC, Trowbridge TC, Upton Scudamore PC, Warminster TC and West Ashton PC – object.

The planning application has been publicised by local advertisement, site notice and letters to neighbours. This has generated 1,972 representations (at 22/02/2021). Of these 1,966 are objections (including from Andrew Murrison MD MP, CPRE West Wiltshire and the Green Party (Chippenham, Devizes & North Wiltshire and South West Wiltshire)), and 6 are supports.

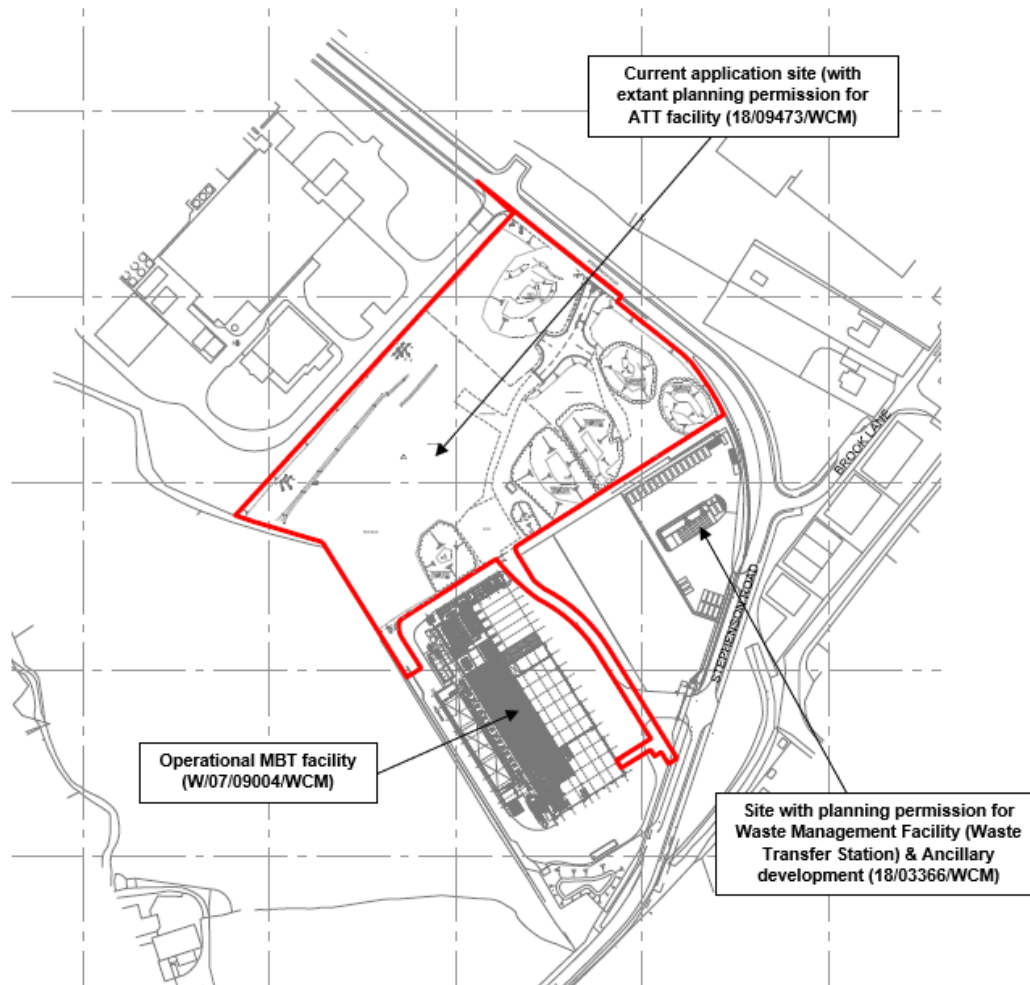
The recommendation is, subject to the Secretary of State determining that he does not want to call in the application for his determination, to grant planning permission subject to conditions.

3. Site Description

The application site is located on the north-west side of Westbury 'Market Town', within the Northacre Industrial Estate (named variously as Northacre Industrial Estate, Northacre Trading Estate, Northacre Industrial Park, etc.) which itself is part of a larger industrial area including the West Wilts Trading Estate (to the north) and the Brook Lane Trading Estate (to the south-east). For planning purposes these areas are designated as a Principal Employment Area and/or an Employment Allocation, and the Northacre Industrial Estate is also an allocated Strategic Scale Waste Site. Beyond the Brook Lane Trading Estate is the mainline railway.

The application site itself forms part of a larger land parcel. Within this parcel, and to the immediate south of the application site, is the Northacre RRC, currently supporting the MBT facility and an un-developed 'plot'. The un-developed plot has two planning permissions – firstly, for a vehicle depot and household recycling centre (HRC) (it is now not intended to implement the HRC); and secondly, for a 'waste transfer station' (WTS), enlarged depot and welfare, office and workshop building (18/03366/WCM). The land proposed for development

in the current planning application is presently open/un-developed (that is, a vacant plot within the industrial estate).



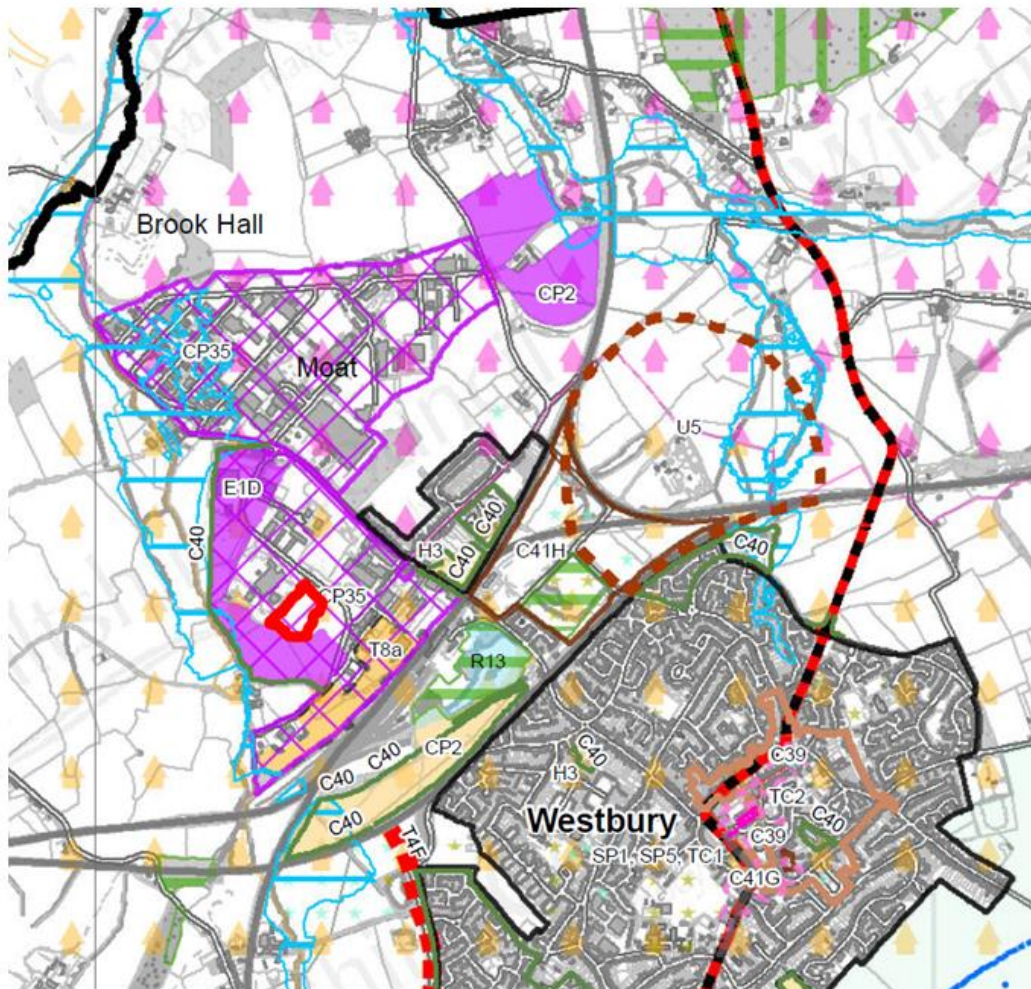
Red-edged Site Plan

The site has frontage to the south-west side of Stephenson Road which is a principal traffic route within the Northacre Industrial Estate.

To the immediate north of the application site is a large milk processing factory (Arla Dairies). To the south and east of the site and on the opposite side of Stephenson Road, are various other industrial/business units and uses and a sewage works, and a few remaining vacant plots awaiting new industrial/business uses, and two residential properties – Brookfield and Crosslands – fronting Brook Lane. To the west is open land, in part within the defined Principal Employment Area, Employment Allocation and waste site allocation. Beyond this open land, c. 300m from the site, are two further residential properties – Brook Farm and Orchard House.

As set out above, for planning purposes the site and its close surroundings are designated as a Principal Employment Area and/or an Employment Allocation in the Wiltshire Core Strategy 2015. In addition, the Northacre Industrial Estate and the Employment Allocation is an allocated Strategic Scale Waste Site in the Wiltshire & Swindon Waste Site Allocations Local Plan 2013. To the west of the site – beyond Brook Farm and Orchard House – is open

countryside and a Scheduled Monument (“medieval settlement and associated field systems”).



Extract from Wiltshire Core Strategy Policies Map

[Red line – application site; Purple shading (E1D) – Employment Allocation; Purple diamond hatching (CP35) – Principal Employment Areas; Orange shading (T8a) – Rail Freight Facility; Red/Black line – Strategic Lorry Route]

4. Relevant Planning History

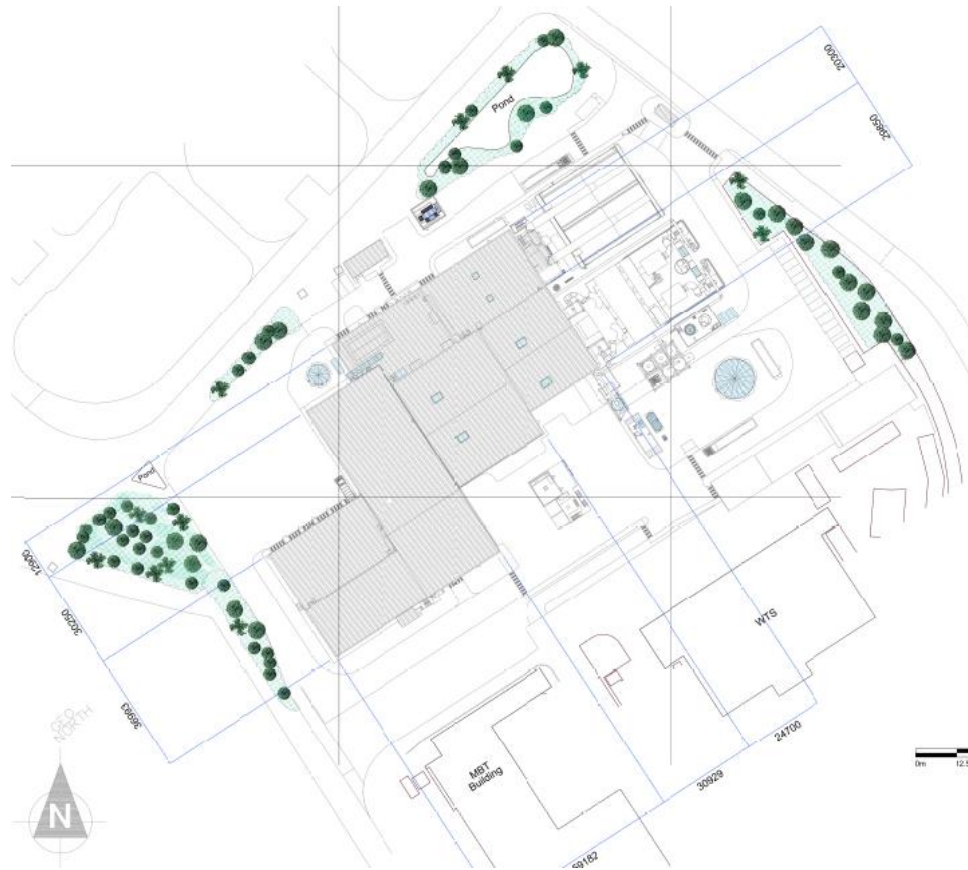
Relevant planning decisions relating to the application site –

14/12003/WCM – *Advanced thermal treatment facility* – approved 23/09/15

18/03816/WCM – *Revision of the layout and design of Advanced Thermal Treatment Facility permitted under consent 14/12003/WCM* – refused 18/07/18; appeal withdrawn

18/09473/WCM – *Revision of the layout and design of Advanced Thermal Treatment Facility permitted under consent 14/12003/WCM* – approved 17/06/19

Prior to the issue of the decision notice for 18/09473/WCM the application was referred to the Secretary of State at his request for his consideration as to whether or not to call-in the application for his own determination. The outcome of this referral (after a lengthy delay) was that the application was not called-in.



18/09473/WCM – approved site layout

Other relevant planning permissions

W/07/09004/WCM – Resource recovery facility including mechanical biological treatment, a household recycling centre, vehicle parking and all necessary ancillary development – approved 31/03/09

This permission relates to the land to the south of the application site (see plan above, titled 'Red-Edged Site Plan').

The mechanical biological treatment (MBT) element of this planning permission - subsequently amended by permission no. W/12/00656/WCM - commenced operation in 2013. An HGV depot forming part of the approved ancillary development is intended to be fully implemented soon.

The MBT plant was originally permitted to process 60,000 tonnes pa of Wiltshire's household waste, used to create solid recovered fuel for use in renewable energy plants. In 2016 permission was given to increase the material processed to 90,000 tonnes pa (16/08074/WCM). The household waste is brought directly to the plant in refuse collection vehicles, with some material from further afield imported in bulk from waste transfer stations.

Presently the solid recovered fuel is exported by road to end users in Germany and Holland; residue is transported to landfill. The planning application now being considered would use some of the solid recovered fuel and residual waste in its thermal process instead.

The household recycling centre element of W/07/09004/WCM will not be implemented. Instead this area of the site has standalone planning permission for a Waste Management Facility (that is, a waste transfer station for municipal waste for recycling) and welfare, office and workshop building with ancillary development (18/03366/WCM).

18/03366/WCM – *Waste management facility and welfare, office and workshop building with ancillary development* – approved 18 July 2018

18/09550/FUL – *Landscaping and screening bund* – approved 24/01/19

This is a standalone planning permission for a graduated landscaped bund (up to c.13m above original ground levels) on land immediately to the east of the current application site, to soften views of the EfW facility in views from the west.

19/02481/FUL - *Installation of an underground grid connection* – approved 01/07/19

This is a standalone planning permission for the underground cable for the export of the electricity generated by the proposed development to the grid, at Frome. A related planning permission for the Somerset section of the cable has been given by Mendip DC.

5. Proposal

The proposal is for a conventional, single line, moving grate combustion plant for the recovery of energy from residual waste.

Moving grate combustion is a thermal process to break down waste into a fraction of its original size. The plant generates baseload renewable energy (e.g. steam which can then be used to generate electricity) and uses a flue gas treatment system to reduce the resultant flue gas emission concentrations to below the environmental requirements limit.

The Environmental Statement accompanying the planning application explains the proposal as follows:

The Northacre Facility, as now proposed comprises a conventional, single line, moving grate combustion plant for the recovery of energy from residual waste and enabling recovery of metals and the residues from the process by offsite recycling. The residual waste input would be non-hazardous waste primarily from commercial and industrial sources and may include municipal waste. Residual waste is that waste which remains after re-use and recycling / composting operations have taken place.

The residual waste for this facility will include Solid Recovered Fuel (SRF) and the “fines and heavies” from the adjacent Mechanical Biological Treatment facility (MBT).

The Proposed Development would generate electricity by way of a steam turbine which would be driven through the controlled combustion of residual waste. the gross power generating capacity of the Northacre Facility would be 28.6 Megawatts (MW). After subtracting the power used to run the facility itself, it would have the ability to export approximately 25.6 MW of electricity to the local electricity grid, a significant proportion of which would be classed as renewable. This is sufficient to meet the average annual domestic electricity needs of approximately 54,000 homes. It would also be capable of

exporting heat, in the form of steam or hot water, to local heat users. It would provide a potential source of heat in a location where further employment growth is planned and represents a significant capital investment in the local area.

The proposal is based around a single main building which would contain the following elements:

- Reception Hall;
- Bunker;
- Boiler Hall;
- Turbine Hall;
- Incinerator Bottom Ash (IBA) storage; and
- Offices, Workshop, Stores and Staff Welfare Facilities.

The Air-Cooled Condensers (ACCs) would form a separate standalone structure situated adjacent to the main building. The Flue Gas Treatment (FGT) facility is located outside the main building as a separate structure also. The stack is associated with the FGT facility and extends to a height of circa 75m.

The Proposed Development is located adjacent to the MBT plant which will supply SRF to the Facility, therefore also incorporated within these revised proposals is a conveyor link between the two buildings. This supplements the vehicle access between the two sites which will be used to transfer other residual materials.

The Proposed Development would also include the following ancillary / infrastructure:

- Vehicle weighbridges and weighbridge Gatehouse;
- Transformer and Substation buildings
- A separate DNO substation;
- Fire water tank and associated pump house;
- Tanks / silos (containing fuel oil, ammonia hydroxide, FGT residues);
- Internal circulation roadways / ramps and manoeuvring areas;
- Employee and visitor parking / bicycle parking including EV charging;
- Fencing and gating;
- Service connections;
- Surface water drainage;
- Lighting and CCTV; and
- Areas of hard and soft landscaping.

In association with granting the 2019 permission, a further permission was approved by WC (ref 18/09550/FUL) which was for a screening bund on land adjacent to the site that would be created using material which needs to be removed from the site as part of the development works. That screening bund will be constructed in association with this revised proposal for the Northacre Facility.

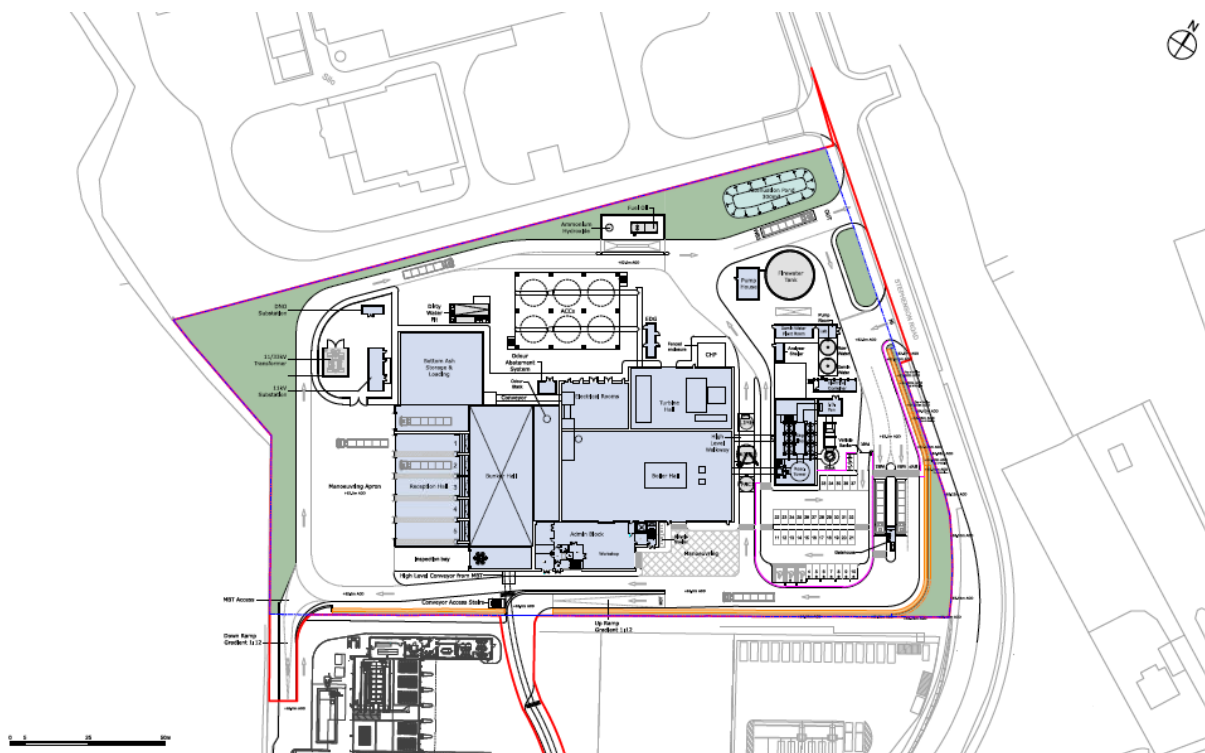
On the basis that the planning application is approved, the overall construction period for the Proposed Development would last circa 36 months. The Proposed Development would have a design life of approximately 25 years although in reality many elements would last beyond this period. Planning permission is being sought for a permanent development and therefore as elements of the facility require repair / refurbishment / replacement this would be carried out.

The Proposed Development would make an important contribution to the acknowledged shortfall in waste recovery capacity within the UK. This shortage is resulting in approximately

11 million tonnes per annum (2018) of residual waste, capable of being subject to energy recovery, being sent to landfill. On top of this, England exported over 3.2 million tonnes of Refuse Derived Fuel to energy recovery facilities in mainland Europe in 2017. The Proposed Development would contribute significantly to the diversion of waste from landfill and the utilisation of indigenous residual waste to generate energy (including renewable energy) within England, as opposed to in mainland Europe.

The Proposed Development would represent a capital investment of circa £200 million during construction, with peak construction phase jobs of approximately 450 on site at any one time. When operational it would employ around 40 people in permanent roles. Like the scheme approved in the 2019 Permission, it would operate 24 hours per day, 365 days per year, but HGV delivery and removal hours would be restricted to 07:00 – 22:00 on weekdays and 07:00 – 17:00 on Saturdays, with no HGV movements on Sundays or Bank Holidays.

There is effectively a single main building proposed containing the waste reception hall, bunker hall, boiler hall, turbine hall, bottom ash storage and loading hall, and admin block. In addition, there are other smaller buildings, structures and free-standing plant proposed (including odour treatment plant/stack, air cooled condensers (ACC), electricity sub-station, weighbridges and gatehouse, air pollution control measures (flue gas treatment), fire protection measures, and the high level conveyor from the adjacent MBT facility.



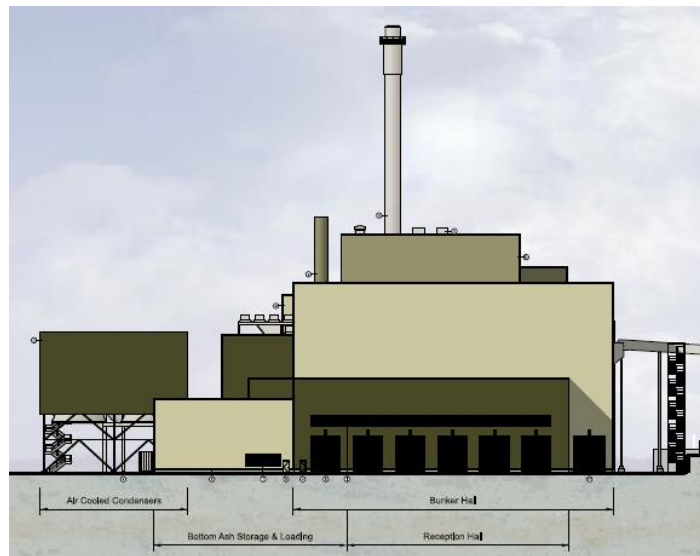
Proposed Site Plan

The main building would have a maximum height of 40m; the stack on the building would be 43m high. Other plant and structures would be smaller and lower, this with the exception of a main stack measuring 75m in height (by way of comparison, the former Westbury Cement works chimney, now demolished, was 122 metres in height). The buildings/plant would be typically industrial in appearance, clad mainly in steel sheeting, coloured grey and/or in shades of green.

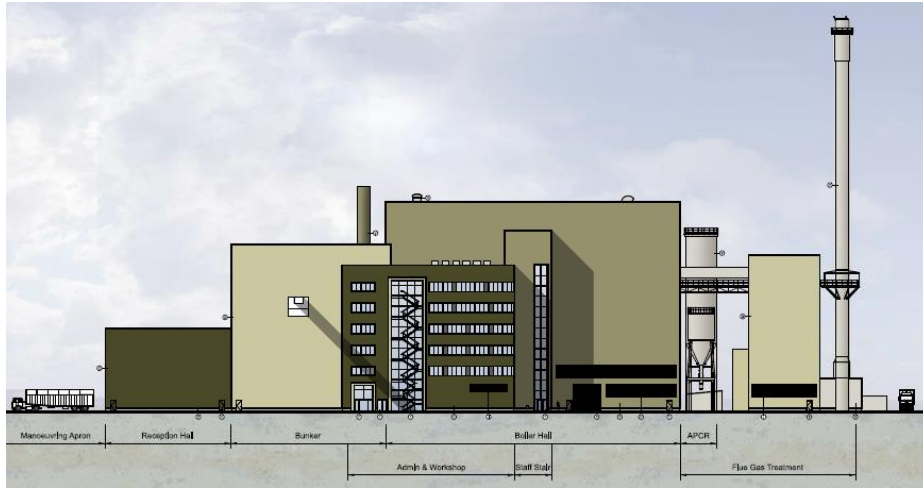
The conveyor linking the MBT to the proposed building would be elevated to a maximum height of 22.4m.



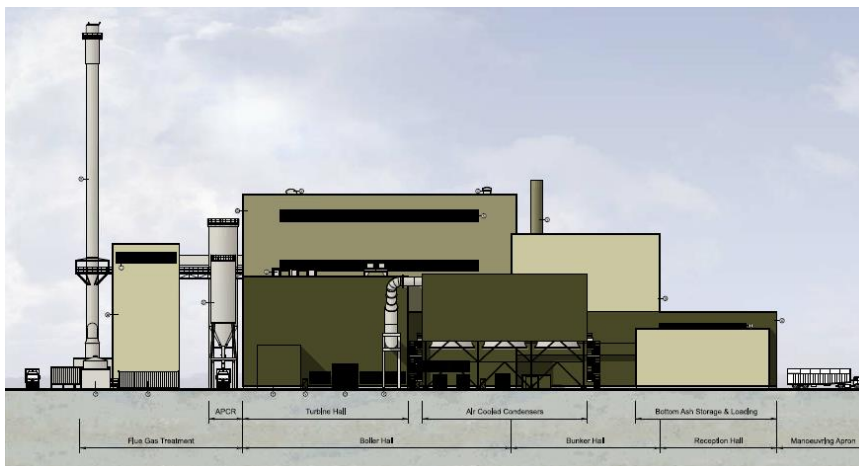
North-east facing elevation



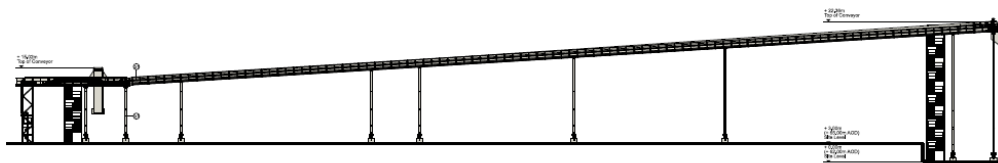
South-west facing elevation



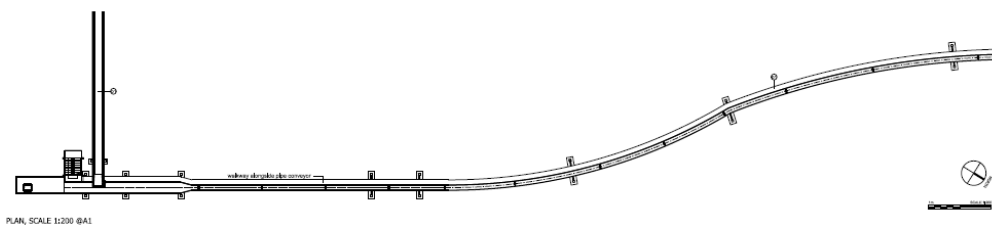
South-west facing elevation



North-east facing elevation



NORTH EAST ELEVATION (LONG CONVEYOR), SCALE 1:200



PLAN, SCALE 1:200 @A1

MBT to proposed building conveyor – elevation and plan

In addition to the buildings and plant, the proposal includes internal roads, hard-standings for manoeuvring vehicles and a car park for 37 cars and 4 motorcycles. There would be direct vehicular connectivity (in and out) with the adjoining MBT facility as well as the conveyor.

Some landscaping is proposed at the edges of the site, incorporating balancing ponds for drainage; and a 2.4m high weldmesh fence would be erected around the site's perimeter (and a c. 3.5m high acoustic fence inside part of the Stephenson Road frontage).

Access to the site from Stephenson Road would be in the position of the existing access. Stephenson Road links via the B3097 to the A350, which is a strategic lorry route.

A standalone planning permission (18/09550/FUL) permits a landscaped bund to be formed to the immediate west of the site, its purpose to soften the visual impact of the development in views from the west. The electricity generated by the facility would be exported to the Grid c/o a further standalone planning permission (19/02481/FUL).

Operation

The Environmental Statement accompanying the planning application sets out how the EfW facility will operate. The Non-Technical Summary summaries the process as follows -

Operating Hours and Vehicle Numbers –

The Northacre Facility would process residual waste and generate electricity and heat on a 24-hour basis. In line with 2019 Permission, waste and material deliveries would only take place between the hours of 07:00 and 22:00 weekdays and 07:00 to 17:00 on Saturdays.

The operation of the Northacre Facility would give rise to the following average daily HGV movements / numbers:

- *Input: Residual Waste 61 HGV movements (30 in + 31 out)
Consumables: 2 HGV movements (1 in + 1 out)*
- *Output: Ash / APCR Exports: 15 HGV movements (8 in + 7 out)*
- *Total (Input + Output): 78 HGV movements (39 in + 39 out)*

However, the facility also receives Solid Recovered Fuel (SRF) and residual waste direct from the adjacent Northacre RRC via a conveyor which forms part of the application and by direct transfer in a vehicle. This removes the HGVs historically associated with managing these materials from the local highway network. These movements average 24 HGVs per day at the RRC.

Therefore, the net HGV as a result of the proposals is an average of 54 HGV movements per day. The current consent for the site proposed an average of 42 net HGV movements per day, so the proposal results in an average increase of 12 HGV movements across the 15-hour working day.

Energy Recovery Process -

Waste Reception and Handling

Residual waste would be delivered to site primarily in bulk articulated HGVs, with some smaller refuse collection vehicles. These would enter the enclosed reception (tipping) hall, where they would tip into the bunker. The residual waste from the Northacre RRC operations (described as "heavies and fines") will be transferred directly in suitable containers such as roll on offs (roro), on a purpose-built access from the Northacre RRC. The SRF will be transferred from the MBT building in a purpose designed enclosed high-level conveyor leading from the MBT directly to discharge in the bunker.

A crane grab would then mix and stack the residual waste / refused derived fuel into the feed chute of the furnace.

Combustion Process

The residual waste / refuse derived fuel would be burned on a moving grate, which turns and mixes the residual waste to ensure full exposure to the combustion process.

Flue Gas Treatment and Stack

Gases generated during the combustion process would be cleaned in the flue gas treatment plant before being released into the atmosphere via the stack (chimney). The treatment plant works by using a number of filters and chemicals to remove pollutants from gases and ensures that the plant operates within the emission limits set out in the Environmental Permit issued by the Environment Agency that will be required prior to operations commencing. As a minimum, the Environmental Permit will meet the requirements of the Industrial Emissions Directive. Emissions from the stack would be monitored continuously and reported in accordance with the Environment Agency's requirements.

By-Product Handling and Disposal

Two types of solid by-products would be produced from the operation, ash and Air Pollution Control Residues, each of which would have separate handling and disposal arrangements.

Energy Recovery –

One of the major benefits of the Northacre Facility would be the ability to generate 25.6 Megawatts of electricity from burning the waste. This would be exported to the local electricity grid. This is sufficient to meet the entire annual domestic electricity needs of around 54,000 homes. The facility would also be capable of exporting heat, in the form of steam or hot water, to local heat users.

Need

The feedstock for the proposed facility would be waste based, comprising non-hazardous residual wastes that are currently either being consigned to landfill or subject to thermal treatment elsewhere, typically in EfW facilities located outside of the UK in mainland Europe. The Planning Statement which accompanies the planning application describes the waste sources and the arising need for a waste management facility as follows –

The Northacre Facility would be a 'merchant plant'. This means that it is not being brought forward primarily to serve a specific public sector waste contract, but to serve the wider market. The input residual waste would be secured through a series of medium and long term contracts with a number of waste management companies, with, initially, the waste being primarily from commercial and industrial ('C&I') sources and with just over 20% of the throughput comprising the residual fraction of Wiltshire Local Authority Collected Waste ('LACW') transferred from the adjacent Northacre RRC. Some of the other input waste may also be LACW where the third-party waste management companies have MSW [Municipal Solid Waste] contracts, and it may also include combustible fractions of the construction and demolition ('C&D') waste stream. The sources of waste are likely to vary over the life of the facility as new contracts opportunities arise. All wastes received at the site would be classed as 'residual' having been subject to pre-treatment, either through source segregation or direct pre-processing.

Wiltshire Waste –

.... the Waste CS [Core Strategy] promotes, through Policy WCS1, the concept of net self-sufficiency. This relatively crude concept effectively seeks to align suitable waste management infrastructure capacity with the numerical quantity of the various types of waste material arising within Wiltshire.

In this case the key waste streams are LACW [Local Authority Collected Waste] and C&I [Commercial & Industrial] waste. Wiltshire broadly generates 250,000 tpa of LACW. In 2018/19 Wiltshire recycled 43.9% of its household waste (household waste being the vast majority of MSW). Applying that recycling figure to the overall LACW stream, the authority generated just over 140,000 tpa of residual LACW requiring treatment.

In terms of C&I waste, practically no published data has been identified in any of Wiltshire's waste planning or strategy documents, or related evidence-based papers. The most contemporary headline figure revealed is that from the DEFRA C&I Waste Survey (Jacobs 2010) to which Wiltshire Council was a partner. This puts C&I arisings at 286,000 tonnes in 2009. Analysis by Tolvik¹ in their report 'Filling the Gap – The Future for Residual Waste in the UK' (February 2019) puts the annual average growth rate of C&I waste at 1.5% between 2010 and 2016. Applying such growth would give C&I waste arisings of 331,914 in 2019. In the same report, Tolvik provides a C&I waste recycling rate of 60%. Based on this level of recycling, there was circa 133,000 tpa of residual C&I waste requiring treatment.

Based on the foregoing and applying the net self-sufficiency approach advocated by Policy WCS1, **Wiltshire has circa 273,000 tpa (at around the present time) of residual waste that requires management.** Whilst it is recognised that this tonnage of waste is slightly reduced via the mass loss that occurs in the Northacre RRC / MBT process, and also recognising there will be modest waste growth (increasing residual waste quantities) and increased recycling rates (decreasing residual waste quantities), it can be seen that the Northacre Facility as now proposed would broadly deliver net self-sufficiency in Wiltshire for residual waste management.

Wider Sub-Regional Need –

As described previously, the Northacre Facility would be strategic in scale, operate on a merchant basis, and serve a wider catchment than simply the administrative area of Wiltshire. Accordingly, as part of the project development phase, NREL has commissioned a sub-regional waste market analysis from the aforementioned Tolvik Consulting. This provides a more commercial evaluation of residual waste treatment capacity requirements within the sub-region.

The report contains commercially sensitive data, but the headline findings of the market analysis, in terms of waste management requirements and available residual waste quantities, have been summarised as follows:

i. The report is based upon:

- Tolvik's in-house Market Analysis Model – which has itself been developed from a range of publicly available data sources;
- DEFRA's Annual Municipal Waste Management statistics;
- The Environment Agency's (EA) Waste Data Interrogator tool;
- EfW Annual Returns as provided by the EA.

¹ Tolvik Consulting are recognised as a leading provider of independent analysis of market data in the UK's waste and bioenergy sectors.

- ii. **The report considers a market** (split into discrete 6 sub-markets), **broadly based on a 2-hour drive time from the Application Site**, but adjusted to reflect the effects of EfW competition, particularly towards the periphery of the market. Its broad boundaries are the Bristol Channel, South Coast, Gloucestershire and vicinity of the A34. Of the 6 sub-markets there is a defined 'Inner' market comprising Wiltshire, Bath & NE Somerset, Bristol and South Gloucestershire.
- iii. The report focusses purely on 'residual waste'. This is defined as solid, combustible, non-hazardous waste remaining after recycling deriving from either LACW or municipal-like C&I Waste and which is similar to household waste.
- iv. The report looks only at residual municipal-like C&I waste and excludes analysis of residual LACW. Hence any residual LACW that might be available, over the life of the plant, is a further potential source of input material.
- v. In the market in 2017 there was 0.76 million tonnes ('Mt') of residual municipal-like C&I waste. Of this some 61% (436,000 tonnes) was consigned to landfill and 31% (235,600 tonnes) exported.
- vi. With regard to future tonnages of residual waste, Tolvik model 3 scenarios, in each case taking account of: future recycling rates; greater resource efficiency; and waste growth. The 3 scenarios are:
 - Incremental Change – a scenario in which modest, incremental improvements in recycling and resource efficiency are seen, driven by a combination of social attitudes and relatively 'light touch' legislative change;
 - Median – a scenario in which the key elements of the Waste and Resources Strategy for England ('Our Waste, Our Resources: A Strategy for England') are eventually delivered, but beyond which there is limited progress.
 - Policy Intervention – in which there is legislative and fiscal support for sustained action on recycling and prevention to deliver recycling performance in line with northern European experience.
- vii. In the Policy Intervention scenario, residual municipal-like C&I waste falls to 0.64 Mt. Under the Incremental Change and Median scenarios, the tonnages are projected to remain relatively flat through to 2035.
- viii. Within the market area there are 6 'certain' EfW facilities. These are facilities that are either operating or under construction. All 6 will be operational by 2022. These 6 facilities have a combined merchant C&I waste capacity of 0.3 Mt (the majority of their capacity being subject to long term LACW contracts).
- ix. In the 2022 Median scenario (which remains relatively constant through to 2035), **Tolvik's modelling shows that across the market 0.47 Mt of residual municipal-like C&I waste is potentially available / requires treatment. Of this, 0.13 Mt would be from within the 'Inner' market.**

Based on the foregoing, the following conclusions are drawn about the sub-regional need for the Northacre Facility as now proposed with a maximum processing capacity of 243,200 tpa:

- **The facility would receive 52,000 tpa of waste directly by conveyor from the adjacent Northacre RRC;**
- **The remaining merchant capacity of the facility (maximum 191,200 tpa) would make a material contribution towards meeting the residual waste treatment**

requirements of the sub-regional market area, which is forecast to have a capacity gap of circa 470,000 tpa;

- **Circa 130,000 tpa of the residual C&I waste requiring treatment / potentially available is located in the 'Inner' market most proximate to the Application Site;**
- **The above analysis is conservative in that it takes no account of any future LACW that may become available in the market area.**

Accordingly, there is a clear and demonstrable need for the Northacre Facility, as now proposed, within the sub-regional area.

Environmental Permitting

In order to operate, the facility will require an environmental permit (EP) that is issued by the Environment Agency (EA). The role of the environmental permit is to provide the required level of protection for the environment from the operation of a waste facility. The permit will prevent pollution through the use of measures to prohibit or limit the release of substances to the environment to the lowest practicable level. It also ensures that ambient air and water quality meet standards that guard against impacts to the environment and human health.

The EP process of determination assesses odour, noise and vibration, accidents, fugitive emissions to air and water, releases to air, discharges to ground or groundwater, global warming potential and generation of waste. EPs set operational conditions, technical requirements, continuous monitoring and reporting requirements as well as emission limit values to meet the requirements of the Industrial Emissions Directive and other relevant legislation. The Environment Agency carries out regular unannounced inspection visits to ensure that facilities are operating in accordance with the permit conditions and scrutinises all data associated with Permitted facilities. The Environment Agency has the power to suspend any Permits it considers are not being fully complied with and are creating an unacceptable risk.

The Environment Agency has a statutory role to protect the environment and human health from all processes and activities it regulates.

6. Planning Policy and Guidance

Wiltshire & Swindon Waste Core Strategy 2009

- WCS1 – The Need for Additional Waste Management Capacity & Self Sufficiency
- WCS2 – Future Waste Site Locations
- WCS3 – Preferred Locations of Waste Management Facilities by type and the Provision of Flexibility
- WCS4 – Safeguarding Waste Management Sites
- WCS5 – The Wiltshire & Swindon Waste Hierarchy and Sustainable Waste Management

Wiltshire & Swindon Waste Development Control Policies DPD 2009

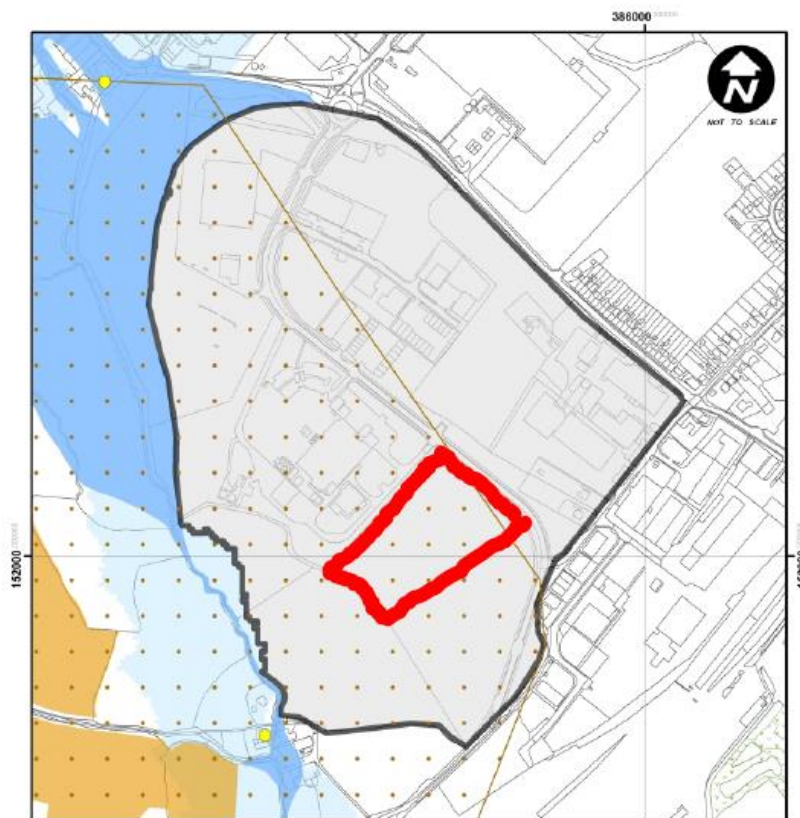
- WDC1 – Key criteria for ensuring sustainable waste management development
- WDC2 – Managing the impact of waste management
- WDC3 – Water environment
- WDC7 – Conserving landscape character
- WDC8 – Biodiversity and geological interest

- WDC9 – Cultural heritage
- WDC11 – Sustainable transportation of waste

Waste Site Allocations Local Plan 2013

- WSA1 – Presumption in Favour of Sustainable Development
- Inset Map W3 – Northacre Trading Estate, Westbury

“Potential Uses – Materials Recovery Facility/Waste Transfer Station, Local Recycling and Waste Treatment”



Inset map W3
Northacre Trading Estate,
Westbury



© Crown copyright and database rights 2012 Ordnance Survey 100049050

Wiltshire Core Strategy

- Core Policy 32 – Spatial Strategy for the Westbury Community Area
- Core Policy 35 – Existing Employment Sites
- Core Policy 42 – Standalone Renewable Energy Installations
- Core Policy 50 – Biodiversity and Geodiversity
- Core Policy 51 – Landscape

- Core Policy 55 – Air Quality
- Core Policy 57 – Ensuring High Quality Design & Place Shaping
- Core Policy 58 – Ensuring the Conservation of the Historic Environment
- Core Policy 60 – Sustainable Transport
- Core Policy 61 – Transport and Development
- Core Policy 62 – Development Impacts on the Transport Network
- Core Policy 65 – Movement of Goods
- Core Policy 67 – Flood Risk

National Planning Policy/Guidance

- National Planning Policy Framework
- National Planning Policy for Waste (October 2014)

Of particular relevance, the NPPW states the following –

“When determining waste planning applications, waste planning authorities should:

.....

- *consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B² and the locational implications of any advice on health from the relevant health bodies. Waste planning authorities should avoid carrying out their own detailed assessment of epidemiological and other health studies;*
- *ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located;*
- *concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced;*
.....”

- National Planning Policy Guidance
- Waste Management Plan for England 2013 –

Key statements from this Plan are set out below

Other Recovery -

The Government supports efficient energy recovery from residual waste – of materials which cannot be reused or recycled - to deliver environmental benefits, reduce carbon impact and provide economic opportunities. Our aim is to get the most energy out of waste, not to get the most waste into energy recovery.

Disposal –

² Appendix B of the NPPW sets out ‘Locational Criteria’ for testing the suitability of sites in determining planning applications. The full NPPW is attached as Annex 4 to this report.

Landfill or incineration without energy recovery should usually be the last resort for waste, particularly biodegradable waste. (Incineration may be classed as recovery or disposal depending on the circumstances. ...).

A replacement Waste Management Plan for England 2020 has recently completed its public consultation stage. Key relevant statements from this emerging Plan are set out below

Other Recovery –

The Government supports efficient energy recovery from residual waste – energy from waste is generally the best management option for waste that cannot be reused or recycled in terms of environmental impact and getting value from the waste as a resource. It plays an important role in diverting waste from landfill. In 2016, 6.2 million tonnes were disposed of in energy from waste facilities. The Resources and Waste Strategy promotes the greater efficiency of energy from waste plants through utilisation of the heat generated in district heating networks or by industry, and by seeking an increase in the number of plants obtaining R1 recovery status.

Disposal –

Landfill or incineration without energy recovery should usually be the last resort for waste, particularly biodegradable waste. In addition to the measures outlined in our Resources and Waste Strategy, the landfill tax is one of the key drivers to divert waste from landfill to ensure that we meet our 2020 target of no more than 10.161 million tonnes of biodegradable municipal waste to landfill and our 2035 target of no more than 10% of municipal waste to landfill. That does not mean that all wastes will be diverted from landfill. There are some wastes for which landfill remains the best, or least worst, option. The Resources and Waste Strategy recognised that there is an ongoing role for landfill in managing waste, particularly for inert waste that cannot be prevented, recovered or recycled, but that its use should be minimised as much as possible.

- 'Energy from Waste – a guide to the debate' (February 2013)
- 'Our Waste, Our Resources: A Strategy for England' (December 2018)
- Climate Change Committee – 'progress' and other reports

7. Consultations

Westbury Town Council: Objection

- *That insufficient time has been allocated to pursue, take in or evaluate 237 statements and documents comprising at least two thousand pages or commission independent analysis.*
- *That the applicant has failed to provide a Biodiversity & Geodiversity site analysis and statement as required by the Wiltshire & Swindon Waste Site Allocation Plan 2013.*
- *The applicant (NREL) has failed to provide any information, specification, description, or technical detail of the technology (the Incinerator) or impact analysis of the system they intend to use.*

- *The applicant has consistently refused to provide precise detail of where they will source waste by; type, quality, composition, transport arrangements including the routing of waste by 20ton HGV to Northacre Park.*
- *That the applicant has failed to take in to account the impacts their plan may have in terms potentially serious coalescence of increased traffic flows on the west Wiltshire transport network by relying on old and out of date data. They have not considered increases in HGV traffic associated with the Weight Restriction on Cleveland Bridge, or the impacts of the Bath Clean Air Zone or the planned introduction of its next phase.*
- *The Applicant has failed to take sufficient account the significant impact of their plan on local air quality. NREL is not the only emitter of foul and potentially toxic pollutants on the Northacre site, the Brook Lane Industrial Area or the West Wiltshire trading Estate. This plant adds to this noxious mix and may produce a potentially dangerous coalescence of smells and pollutants that are harmful to the public Health.*
- *The applicant because of their use of standard technical data and old pre COVID data has failed to provide an accurate assessment of the impact on local receptors of the noise emitted from the facility, especially at night, when mixed with the array of noises that are currently recorded and which are considered significant.*
- *Carbon offset calculations based on current electricity generation methods do not allow for expected improvements in 10, 15, 20 years' time. We have proposed nuclear plants (carbon free) and have already seen a massive increase in renewables which there's no particular reason to assume will not continue. Although currently too much waste still goes to landfill and there has been little investment in technologies such as methane capture at landfill sites, it should not be assumed that there will be no improvements over the long life-time of this plant. This makes the future carbon savings very doubtful as electricity becomes cleaner and our waste production is reduced at source with more recycling taking place etc. whilst the CO2 output of this plant is guaranteed and will never reduce.*
- *Wiltshire Council has declared a climate emergency and therefore should be looking at higher levels of recycling with waste not being burnt at all but truly recycled. Burning it is just one step off the bottom of the waste hierarchy and Wiltshire Council should be mindful of their commitment.*

In conclusion this council recommends:

- *The applicant by their over reliance on old, pre-COVID data has made a series of assertions and conclusions that are based on entirely on assumptions. By doing that, they have failed to provide any report or assessment that comes close to adequately providing either a reasonable or accurate assessment of the Impacts of their development.*

Bradford-on-Avon Town Council: Objection

.... Such a proposal is incompatible to the Climate Emergency declarations of both the Town Council and Wiltshire Council, which the Plant would have a clear impact.

Further planning to reduce controls on harmful emissions during an ongoing pandemic is deeply concerning, given that evidence suggests that poor air quality exacerbates the symptoms of COVID-19, as it does with many other pulmonary diseases.

The Town Council sent a letter to the applicant in 2019 expressing grave concerns and seeking answers to questions about the Northacre gasification plant application and should be noted that those questions remain unanswered, and the concerns un-allayed.

It is considered that little has changed which to justify approval, even of the original plan, let alone to support revisions which produce lower standards, that would have a direct impact on our community and others across Wiltshire. The proposed changes compound and increase negative environmental impacts; not just with regard to increased carbon and particulate emissions but also increasing vehicular activity delivering larger volumes of waste, placing additional stresses on the area's already overloaded highways infrastructure.

We understand that as a reduction in waste going to landfill and generating power, a waste-to-energy scheme could be beneficial for a short-term waste disposal and energy generation, especially if it also reduces haulage miles. However, we also know, but are unclear as to the reason emissions standards were reduced by central government in 2019; changes which have paved the way for this revised proposal. These changes are in opposition to the Government's avowed reduction in carbon footprint. Further, the changes will be detrimental to the immediate well-being of residents across the entire area. They also run contrary to various court decisions which have cited the government for failing to have in place a lawful plan to improve air quality.

We therefore consider this proposal, and any subsequent application to amend the approved plan, to be directly damaging and impactful on our community, the region, and the environment

Bratton Parish Council: Objection

Fundamentally the application sharply contradicts the Country's and the County's environmental and climate change objectives. Burning waste is wasteful. The appetite of this planned incinerator will inevitably mean that initiatives to improve re-cycling targets will be discouraged as a profitable business requires a large and consistent supply of raw materials of which 90% could be recycled or composted with the right strategies in place. It is noted that the application states that the waste supply will be obtained both from Wiltshire and beyond.

The Council recognises that, in the short to medium term, EfW facilities are perhaps necessary whilst the county works towards Zero Waste, but allowing a facility to be built which does not deliver the benefits of the latest technology would be inappropriate. The abandonment of the approved gasification proposal is a financial decision. Gasification is more expensive technology than incineration (up to 1.5 times). It is a completely different process and describing this application as an amended energy from waste facility is a misnomer. It is a completely different type of facility producing more toxic emissions, contributing more to climate change, producing more toxic emissions and generating less energy. The 2018 decision is not a precedent for this application and should not be accepted as such. It would appear no Environmental Permit has yet been issued under the appropriate regulations. The Council considers that the Planning Authority needs to ensure such a Permit can be issued as there is significant public concern in Bratton, and elsewhere, about the management of the emissions from this operation. Again, a gasification plant poses less risk than an incinerator in this regard.

Finally, the Council objected to the 2018 application because the facility would generate significant amounts of traffic movement. It is noted yet greater traffic volume will be generated. The facility is designed to manage 10% more waste than the original consent not only through Westbury, an Air Quality Management Area, but also on minor roads such as the B3098 through this village.

Chapmanslade Parish Council (nearby parish): Objection

The reduced environmental standards proposed in the application for a gasification plant are incompatible with Wiltshire Council's declared Climate Emergency and Environmental Strategy. A fossil-fuel based incinerator will increase the carbon footprint and places the proposal on the bottom tier of the waste hierarchy.

Any proposal to reduce emission controls, especially during a pandemic such as COVID-19, resulting in the strong possibility of toxins in particulate form (especially PM 10 and PM 2.5 in accordance with current Government air quality statistics data) which are harmful to respiratory, heart, and brain functions particularly in the very young and elderly sectors of our population, is contrary to promoting good health, government guidance, and good sense.

Whilst the average annual wind speed and direction for our region is west south-westerly at 9 knots, local conditions and topography mean that the Parish of Chapmanslade including Short Street will be in direct line of pollutants from the site when there is a north -easterly wind; approximately 1/3 of the year.

The proposal not only has a significant negative environmental impact from increased carbon and particulate emissions from the plant site but compounds this with a proposed increase in vehicular traffic thereby further increasing the carbon footprint, the road particulate footprint, and placing even greater stress on the region's already congested road network.

The changes outlined in this proposal will create a long-term detrimental effect to the environment across our local and regional community. They are contrary to the Government's and Wiltshire Council's declarations to reduce the carbon footprint and pose a direct threat to the health and well-being of our communities. Whilst understanding the requirements to deal with un-recycled waste, Chapmanslade Parish Council urges the Wiltshire Planning Department and the Environment and Planning Committee to dismiss this application and seek another more environmentally acceptable solution.

Corsham Town Council: Objection

Wiltshire Council and Corsham Town Council are committed to becoming carbon neutral by 2030 and this proposal would seem to be contrary to that aim. The proposed changes increase the negative environmental impacts not just with increased carbon and particulate emissions but also increased vehicular activity on the already busy A350 and other local roads.

Coulston Parish Council: Objection

- Using incineration instead of gasification is a retrograde step in waste management which will result in more pollution. The proposal states that the application is now for an incineration plant rather than a gasification plant because of 'less stable supply chains' for the latter due to Brexit, but it is unclear what this actually means. Incineration plants certainly provide a faster return on investment but are more damaging to the environment. They are an older technology, simply burning the waste at high temperature and generating carbon dioxide and water, and an ash that goes to landfill. Because burning uses copious oxygen, there is the potential for pollutants like dioxins and furans to form, and there is no safe level of these toxins for humans. The extent to which they form, and the extent to which they can be removed before the plume is emitted, crucially depends on the type of waste being incinerated, and the details on this are vague, will change over time, and will not be able to be controlled by the Council or the Environment Agency. Therefore, the projected emission values are simply hypothetical.*
- The proposal is for nearly 50% more waste than the 2019 application, and only 20% of the waste will be from Wiltshire. The proposal is for the processing of 243,000*

tonnes per annum instead of 160,000 tonnes. Of this increase of over 50%, 72,000 more tonnes will be arriving by road. 80% of the waste will come from outside the county.

- *The proposal will generate significant extra heavy goods traffic with its associated pollution and impact on quality of life and the environment. The proposal is for a significantly greater number of HGV movements compared to the 2019 application. A lorry will arrive or depart every 15-20 minutes until 10pm on weekdays, and the plant itself will operate 24/7. Traffic is likely to be even worse than this at times during construction. This number of HGVs will create unacceptable atmospheric, light and noise pollution, damage to the highways, and adverse impact on both the population and the environment. The lorries will use highly unsuitable roads such as the B3097 and B3098 in order to reach the M3 and the Channel ports.*
- *The proposed building is even higher than the 2019 one, and with 2 stacks of 75m and 43m, will be an eyesore visible for many miles due to its location. This contravenes the Wiltshire Core Strategy with respect to visual amenity.*

Dilton Marsh Parish Council: Objection

NRE states the waste – 243,000 tonnes of it annually - will be residual waste from households and businesses but they have failed to provide details of the quality and composition of said waste and where they would source it. It could come from across Wiltshire and beyond. As capabilities for recycling locally improve, and therefore less residual waste created, waste will undoubtedly be brought from further and further afield.

The roads around Westbury suffer from considerable congestion and over capacity already. This proposal would add 53 [fifty-three] 20ton HGV truck journeys daily on the already overburdened west Wiltshire traffic network, taking the vehicles on their final, or initial, stage of the journey along a 'B' road – B3097. Westbury has already been impacted by the ongoing weight restriction on Cleveland Bridge, Bath, meaning many HGVs are now rerouted along the A350 – there seems to be no evidence from NRE that they have taken this into consideration in their application.

The existing density of population in the area, which is ever increasing with ongoing new builds, supports the view that the incinerator is in the wrong location. Why?

- *the emissions from the chimney – many of which are the smallest particles that are unable to be monitored by the EA;*
- *the traffic movements mentioned above;*
- *the visual impact. The height and bulk of the proposed building, which is on rising ground, adversely impacts on the appearance of the area contrary to Core Policy 51 (to protect and conserve visual amenity). The stack alone is 25m higher than Wells Cathedral.*

Wiltshire Council has acknowledged a Climate Emergency and therefore has a commitment to becoming carbon neutral by 2030. This application is completely at odds with this: it is a retrograde move from NRE's earlier gasification proposal since it now involves a burning process, which is classified as being on the bottom tier of the waste hierarchy.

Edington Parish Council: Objection

- *That there are pollution issues and that gasification is cleaner and more environmentally sound*

- *That the current A36 diversion as a result of the closure of the bridge in Bath was not likely to be resolved in the near future, if at all, with the resulting pressure on an inadequate A350*
- *The generation of significantly more HGVs not only using the A350 but other local roads which are not capable of being improved to accept such traffic to any great extent*
- *That Wiltshire Core Policy 51 is highly relevant due to the bulk and height of the proposed building and elevated position of the site – already visible*

Frome Town Council: Objection

The proposal will cause additional vehicle movements through Frome, using the local road system to supply 24 hour a day continuous operation. These vehicle movements will cause air pollution and noise pollution whilst travelling through Frome and across their journeys, travelling up to two hours to reach the site.

We are concerned about the creation of more greenhouse gases caused by the incinerator and the impact that will have on the environment. Frome Town Council, Mendip District Council and Somerset County Council have all declared a climate and environment emergency. We should be encouraging people to produce less waste rather than providing further facilities to dispose of it. There are already two incinerators in the area at Avonmouth and Swindon.

We are also concerned that toxins from the incinerator will drift towards Frome having an unacceptable impact on both residents and the environment.

Heywood Parish Council: Objection

- *The only access road to the site for HGVs from the A350 is the B3097 (Hawkeridge Road) and is unsuitable for the volume and size of the vehicles that currently use it. The road was a C road and was reclassified to a B road several years ago with no upgrading works being carried out. It has a 50mph limit, even though there is a school on it, and suffers from a number of traffic issues resulting from the high level of movements (approximately 12,750 per working day). NREL's transport plan forecasts an increase in traffic volume on the road of 25% by 2025 and that 1,218 HGVs will be using the B3097 daily by then, 53 of them being from the incineration plant.*
- *The increased volume of traffic generated by the proposal would have an adverse effect on the already poor air quality along the A350 in Westbury.*
- *A previous application on the site was rejected because the proposal would have an adverse effect on the appearance of the area and would be contrary to Core Policy 51 which seeks to protect, conserve and enhance the amenity of the landscape and this proposal is for a bigger building.*
- *Any discharge from the chimney will be blown by the prevailing south-west winds over the housing areas on Storridge Road and The Ham and on to the West Wilts Trading Estate raising health concerns for anyone under the plume.*
- *There will be residual waste from the incineration plant which will have to be taken elsewhere for disposal.*
- *Wiltshire Council has declared a climate crisis and this proposal to use incineration is a retrograde step in waste management.*

Marlborough Town Council: Objection

Some Members felt there wasn't enough information to make an informed decision and that, given the location, it wasn't the place of Marlborough Town Council to agree to the request. Others felt more could be done to recycle some of the waste and noted that it had been approved prior to Wiltshire Council declaring a climate emergency and that some of the waste came from outside the county.

Resolved to object to the application on the grounds of concerns about pollution and contamination

Melksham Town Council: Objection

- *The adverse impact of increasing numbers of lorries on the A350 taking material to the incinerator. The A350 is already a busy route and the increased traffic volume will impact adversely on the Melksham area. The proposed 2-hour travelling time radius to the incinerator would mean that waste could be transported to the site from all over the south of England.*
- *Similarly, the transport of waste residue out of the incinerator is also undesirable for the reasons of increased traffic volume on the A350 around Melksham.*
- *Some of the waste residue to be transported out of the site will reportedly be toxic to varying degrees. Councillors are concerned regarding the public health and environmental impact of a road traffic accident on the A350, or elsewhere in the Melksham environs, involving a lorry carrying, particularly, the more toxic waste residue material.*
- *The reportedly very large quantity of CO2 emissions from the proposed facility will negatively impact on Wiltshire Council's published aspiration to become carbon neutral by 2030.*

North Bradley Parish Council: Objection

TRAFFIC: Traffic to and from the site. This site is situated in a very over used road network. Westbury Road is at present a very busy road already leading to traffic backing up and queuing in both Westbury and Yarnbrook. The amount of extra vehicles using this site will cause complete deadlock on the roads and the surrounding villages of North Bradley and Southwick. Our local roads are already over crowded with even more lorries bypassing Bath. The roads cannot cope with more large lorries cluttering them up.

ENVIRONMENT: The extra fumes in areas that already have higher pollution levels than they should will lead to more cases of asthma and other lung diseases already aggravated by the high volume of traffic would be unacceptable. These plumes will not just be affecting the many residents close by but the neighbouring villages. The tall chimney will spew its toxic fumes over a very wide area. The plant uses technology that does not reach the standards already agreed upon. It will burn commercial rubbish (of no benefit to local residents) from a very wide area to make it viable.

LOCATION: The site is next to a food processing plant and in close proximity to new housing estates and Westbury town.

VISUAL IMPACT: It is apparent that a previous application was REJECTED on the grounds of visual impact and yet this proposal is even larger. The NEW plant dwarfs the ARLA factory which can be seen from far and wide, including the WHITE HORSE.

OPERATING HOURS: This proposed Incinerator will operate 24 hours a day, which means traffic coming and going 24 hours a day!

Steeple Ashton Parish Council: Objection

Development of the incinerator will lead to an increase in heavy vehicle traffic on the A350 through our parish of 54 HGVs per day, six days a week. Wiltshire Council should be seeking to reduce vehicle movements, not permit developments which increase them. The A350 is already badly congested around the West Ashton and Yarnbrook area, backing up to Stoney Gutter crossroads at peak times.

The proposed incinerator technology is a retrogressive step compared to the gasification technology currently permitted. Wiltshire Council should be seeking the use of Best Available Technology for such developments.

The burning of waste will release CO2 and other pollutants into the atmosphere. Steeple Ashton lies downwind of the stack and we are concerned over the health impacts from these airborne pollutants.

The plant is a 'merchant site' and as such is not linked to Wiltshire's waste strategy. There are plenty of other available options for the incineration of such waste; this plant is not a necessity at this location.

The plant is a low-density employer and will provide no economic benefit to our parish.

Trowbridge Town Council: Objection

Trowbridge Town Council considers that the proposed development will result in excessive levels of additional transport of materials which offer an unacceptable risk, concentrated in one location within the county, particularly when the local road infrastructure is already inadequate; that it will create unacceptable levels of pollution, concentrated in a local area, where pooling of such airborne pollution can occur due to the landscape and that it will have an unacceptable impact on the residents of Trowbridge and neighbouring towns and villages.

Upton Scudamore Parish Council: Objection

- *Wiltshire Council has declared a Climate Emergency and has a commitment to becoming carbon neutral by 2030. This application is going against Climate Emergency with the emissions not being carbon neutral.*
- *The amended application to an incinerator, as opposed to gasification, will use old technology increasing emissions into the atmosphere.*
- *Traffic – the A350 through Westbury is already congested and at capacity. The A350 has been impacted by the ongoing weight restriction on A36 Cleveland Bridge, Bath, meaning many HGVs are now rerouted along the A350. The increased capacity will increase traffic to and from the proposed site will add more congestion, harmful emissions and pollution. Although the A350 bypasses Upton Scudamore, the effect of increased traffic will impact on vehicles accessing and exiting the village at two locations.*
- *Any effluent plume would have a significant negative impact on the village of Upton Scudamore*
- *The visual impact on Upton Scudamore would be contrary to National Planning Framework Policy paragraph 151a in respect of the cumulative effects and, being unacceptable, contrary to Policy paragraph 154b.*

Warminster Town Council: Objection

Warminster Town Council considers that the proposed development will result in excessive levels of additional transport of materials which offer an unacceptable risk, concentrated in one location within the county, particularly when the local road infrastructure is already inadequate; that it will create unacceptable levels of pollution, concentrated in a local area, where pooling of such airborne pollution can occur due to the landscape and that it will have an unacceptable impact on the residents of Warminster and neighbouring towns and villages. This application goes against the spirit of the Warminster Town Council's climate change declaration.

West Ashton Parish Council: Objection

Environment: The plant uses technology that is obsolete and does not meet the standards already agreed. It will burn largely commercial and industrial waste from a very large area, with only approx. 20% being household waste. The incinerator's toxic emissions from the 75m high chimney will undoubtedly spread out over a wide area, and has the potential to lead to unacceptable increases in cases of asthma and other lung related diseases amongst residents in both Westbury and the surrounding villages.

Traffic: Westbury is already an Air Quality Management Area, due to existing traffic pollution exceeding the Nitrogen Dioxide limits of 40mg/m³. The significant daily number of HGV, and staff travel trips associated with this application, will create a huge increase in the already unacceptable level of traffic on the road network in and around Westbury, severely adding to both air pollution levels and traffic congestion. The road network in and around Westbury is already heavily loaded; the A350 is yet to be re-routed as part of the Ashton Park development for Trowbridge, which in turn impacts on West Ashton. Any proposal to alleviate traffic by building a Westbury bypass is seriously misplaced and has already been refused following the 2008 Report to the Secretary of State for Communities and Local Government, and the Secretary of State for Transport.

Location: Most plants of this nature are situated well away from housing; however, this proposed site is not only adjacent to a food processing plant, but also on the edge of the built-up area of Westbury, with several new housing estates having been built, or agreed, within just a few hundred meters from Northacre.

Visual impact: The building itself, now painted green and with minute adjustments, is nearly identical to the one rejected in July, and with the overbearing impact and massive 75m chimney.

Wiltshire Council Archaeology: No objection.

The Wiltshire and Swindon Historic Environment Record shows that the proposed development area (PDA) lies close to sites of archaeological interest. Earthworks of a deserted medieval village have been mapped from aerial photography and field survey adjacent to the proposed development site, which mark the remains of Broke village recorded in the 13th century. The main part of the settlement site is nationally designated a Scheduled Monument (ref. 1019386) and is situated approximately 300m west of the PDA. Brook Farmhouse is a Grade II Listed Building (ref. 1180471) and lies just over 200m southwest of the PDA.

The proposed development site was investigated by archaeological evaluation in 1999 and though a number of archaeological features relating to medieval settlement were identified further to the west, no archaeological activity was encountered in the trenches within the area of the proposed development. I therefore do not consider there to be any requirement for further archaeological investigation.

Wiltshire Council Conservation: No objection.

The following comments relate only to the built historic environment. The impact on archaeological assets and more general landscape considerations falls to others for consideration.

Policy/legislation: From the point of view of the historic environment the main statutory test is the Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Council's Core Strategy – 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner.

The NPPF sets out the Government's high-level policies concerning heritage and sustainable development. The Framework makes it clear that a key dimension of sustainable development is protecting and enhancing the historic environment and that in order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. Section 16 'Conserving and enhancing the historic environment' is particularly relevant. Paragraph 189 requires applicants to describe the significance of any heritage assets affected including any contribution made by their setting. Paragraph 196 requires a balanced approach to decision making with any harm which would be caused to designated assets being weighed against the potential public benefits which might be achieved.

The National Planning Practice Guidance provides more detailed advice with regard to development within the setting of designated heritage assets as does the Historic England Good Practice in Planning Advice Note 3: The Setting of Heritage Assets (updated 2017).

Proposal: The proposal is a revised scheme for the construction of a plant which will use advanced thermal treatment technology to generate electricity and heat from solid recovered fuel (SRF) and commercial and industrial waste that would otherwise be exported to mainland Europe or landfill in Wiltshire respectively. A previous scheme was granted consent in 2015 and the principle of a plant of this general type is therefore established. A revised scheme which proposed a number of changes in response to development of the detailed design, including an increase in the building height (but on a slightly narrower footprint), accompanied by a taller chimney flue, was refused earlier this year.

Various amendments to that scheme are now proposed with the intention of mitigating the impact of the revised proposals including the reduction of the scale of some of the buildings, regrading work to reduce the overall site levels by 2m and re-considering the colours of cladding to reduce visual impact. The height of the chimney remains the same as the earlier 2018 application i.e greater than the approved version, as does the bulk of the buildings. As a result, the visual impact of the plant will be both greater at close quarters and appreciated over a greater distance than the scheme which was originally approved. In addition the chimney will have a greater chance of breaking the skyline in long views.

The site: The site is a vacant plot within the existing Northacre trading estate which has been allocated within the local development framework for employment and/or the proposed waste facility.

Issues: The site is not included within a designated conservation area and contains no major standing heritage. Accordingly, one would not expect historic building issues to be a dominant factor in the preparation of proposals for the site. However, it is a requirement of the NPPF (para 189) that applications should be accompanied by a heritage assessment which identifies the heritage assets within the area and assesses any impact upon those assets and their settings. In this case it is acknowledged that there is no direct impact upon any heritage asset and the issues will therefore largely relate to consideration of the 'setting' of assets in the vicinity.

The proposals are accompanied by a further update of previous heritage reports. The findings of the various heritage reports are carried through into the Environmental Statement. As previously noted, despite considerable discussion with the Council during the life of the original application, the heritage assessments remain flawed with problems with the original information perpetuated within the more recent submissions which rely on the original work and comment only on changes in impact.

The scope of the studies remains poorly defined and the choice of assets for study rather odd. It is accepted that over longer distances visibility is a relevant issue and that areas of study are thus often initially set using ZTV (zones of theoretical visibility) – however, this should be qualified by a level of professional judgment. The choice of assets in this case however, based upon the ZTV data, seems to follow no logic. Why for example does Park Court at Upton Scudamore, a small manor house sited in a relatively enclosed site within a village and without any indication of a wider designed setting, merit consideration but not Heywood House, which is closer, situated on rising ground and with a designed setting which is clear on mapping, incorporating long views of the borrowed landscape, be omitted? It also remains the case that there is no consideration at all of non-designated assets although para 189 refers to 'heritage assets' in the broadest sense and these should be included.

Having made the selection, the consideration given to the impact on the assets is also flawed. Having noted in the Environmental Statement that intervisibility is not the only consideration, the studies consider the impact of the development almost exclusively in visual terms. The 'significance' of the assets is equated with their value in purely quantitative terms, expressed as a reflection of their designation grade. Little attempt has been made to understand the significance of the assets in the sense currently accepted as being required in conservation assessment (i.e. definition of the nature of the special interest of the building) or to assess the contribution that their setting makes to that significance and the impact that the development will have on this. As a result, whilst I do not necessarily disagree with the final conclusions reached, the reasoning behind them is flawed.

As with the previous applications therefore, I do not consider that the document demonstrates the comprehensive understanding and assessment of heritage impact envisaged by current policy and guidance. However, the NPPF (para 190) also requires the Council to make its own assessment of impact and the previous heritage recommendations were based on such internal assessment. To summarise this assessment on behalf of the Council:

The impact on the settings of the listed Storridge Farmhouse and the highly graded Brook Hall complex will be neutral overall, largely as a result of existing intervening modern industrial development which has already changed and redefined their settings via the presence of urban development.....within the immediate setting in the case of Storridge Farmhouse and slightly wider for Brook Hall. The changed design is unlikely to have any significantly greater impact.

Heritage assets which are further removed from the site which could be considered as having a relationship with the surrounding landscape which renders them particularly sensitive to development within their settings, whether as a result of fortuitous accident or design - such as churches with spires or country houses with designed settings, are also capable of being negatively impacted by proposed development. In this case, Heywood House is identified as the only likely sensitive receptor. This grade II listed building is a mid C19th country house located within its own parkland, which makes a positive contribution to its significance as a designed setting to the house. The house has wide views over the park and lake to the south, towards the northern escarpment of Salisbury Plain and the Westbury White Horse and a clear design intention of 'borrowing' these views to contribute to the setting of the house can be detected. However, there are no similar designed views to the west and intervening development and geography which will screen the proposed development mean that there is unlikely to be any significant impact on the wider setting of the house on this occasion.*

There are a number of buildings within the vicinity which have the potential to be considered as non-designated heritage assets, by virtue of their age etc. These include, Brook Cottage (formerly Butler's Cottage) to the north west of Brook Farm and Brook Cottages at the former Brook Mill Farm, the Railway Inn and adjacent former brewery on Storridge Road and Westbury Station. None have been assessed in detail to consider whether they retain sufficient character/integrity to be considered as heritage assets as, in the latter cases, geography and intervening development dictate that the impact on their settings will be largely neutral. Any modest visual impact in the case of Brook Cottage will be limited due to the cottage character of the building which dictates that its immediate garden is likely to constitute its primary focus and setting, with the wider landscape making a lesser contribution. Its wider setting will, in any case, remain primarily rural in feel, albeit that the industrial estate impinges to the north.

However, I do consider that a degree of harm will result to the setting of Brook Farm, including the principle listed farmhouse and its remaining curtilage listed historic outbuildings. A fundamental element in the understanding of the historic character of a farmstead lies with its relationship with the surrounding countryside. The cumulative impact of the new development alongside existing, will contribute to the erosion of the link between the farm and its agricultural hinterland, and the continuation of the process of urbanisation of the rural scene and reduction in tranquillity which may result from noise, vibration and lighting spill from the site. That said, to the east and south of the farmstead the rural landscape remains largely unchanged and the farmstead can still be understood within its agricultural setting. Taking into account the vernacular character of the farmhouse (indicating the house has not been built with a deliberate intention of taking advantage of any particular vistas or views), its orientation and main outlook and the screening impact of the modern farmyard and a modern house to the north and east, as well as the lie of the land which limits the visual impact and provides some mitigation from noise, this harm should be taken to be at the lower end of 'less than substantial harm'.

The original report concluded that there would be "no substantial harm" to any designated asset but acknowledged a "minor negative harm" to both Brook Farm and the adjacent scheduled monument which was taken to suggest agreement in respect of a 'less than substantial harm' which should be tested against paragraph 196 of the NPPF. The more recent updated reports have concluded that revisions to the design will not result in any change in the settings of heritage assets and consequently that there will be no additional harm. In my opinion the revised design, which resulted in a greater mass of development and increased tendency for an overbearing development, will impinge to a slightly greater extent on the setting of Brook Farm in terms of increasing the process of urbanisation of the rural scene. The current amendments will provide only very limited mitigation of these impacts. Other impacts such as those associated with the reduction in tranquillity which may

result from noise, vibration and lighting spill from the site will remain much the same. Overall, the impact on the special interest of the building will be largely unchanged from the original assessment.

Conclusion: the proposals will result in a degree of harm to the setting of the listed Brook Farm, which should be considered as “less than substantial”.

It has been made clear in a number of recent cases that it should not be taken to follow that if the harm to heritage assets is found to be less than substantial the subsequent balancing exercise undertaken by the decision taker should ignore the overarching statutory duty imposed by section 66(1). On the contrary, considerable weight should be given to the desirability of preserving the setting of all listed buildings. In addition, the NPPF requires a balanced approach (paragraph 196), with any ‘harm’ which would be caused to the significance of heritage assets being weighed against the public benefits which may be brought forward by the implementation of the development.

The final planning balance falls to be assessed by the Case Officer, however as previously, it is assumed that the proposed development, which is on a site previously allocated for the purpose, will be considered to have the potential to bring forward substantial public benefits in terms of the contribution to Wiltshire’s recycling strategy. On this basis, I consider it likely that the modest and “less than substantial” harm caused to the setting of the listed building will be outweighed. I therefore have no objection to a positive recommendation for the proposed application on the basis of the built historic environment.

Wiltshire Council Climate Change Team: Objection.

..... there has been a material change in policy (Climate Emergency Wiltshire, Climate Change Act 2008 (2019 update)) since the 2018 application 18/09473/WCM, and a material change in size and scale of the proposals (from processing 160,000 tonnes per annum (tpa) waste to 243,000 tpa waste).

The site will emit carbon dioxide. This is considered to be on a much greater scale than that suggested in the ‘Northacre carbon assessment report’, which has been peer reviewed by the University of Exeter (see previous email dated 22 October 2020). This review has found errors in the values used, and as such the ‘Northacre carbon assessment report’ is considered to currently understate the amount of carbon dioxide the proposed site would emit in its lifetime. The peer review concludes:

“... that the Assessment’s starting point, a comparison with landfill, is not correct. The Assessment uses input data and assumptions that understate the carbon dioxide emission from the proposed Northacre EfW facility which, were these changed to more realistic values, would increase carbon dioxide emission by 278%. The Assessment does not address ways in which carbon dioxide emission from the EfW facility could be reduced. Methods include reducing plastics in the waste input stream, increasing the thermal efficiency of the plant through the local use of very significant amounts of heat and providing for carbon capture and storage of flue gasses”.

The applicant restated their position on 2 November 2020. In response, the University of Exeter has highlighted some key flaws in the applicant’s carbon assessment which are that it:

- 1. Compares landfill as the alternative to EfW when landfill, with the exception of inert waste, is likely to stop;*
- 2. Uses historic compositional analysis when segregation, recycling and circular economy initiatives will see the composition of residual waste change significantly;*

3. *Ignores decarbonisation of the electricity grid which is expected to reduce emissions factors to near zero by 2050;*
4. *Does not consider steps to minimise and mitigate CO2 emissions from the facility through reduced fossil waste input, substantial heat use and carbon capture and storage.*

The University of Exeter's response dated 15 December 2020 further points out that while a condition requiring local use of the heat produced could help to mitigate the plant's carbon impact, the actual potential for local use at the Northacre site is extremely limited. The largest potential user locally is Arla dairies, which is estimated to be able to absorb at best just 10% of the heat produced by the EfW facility.

The scale of carbon emissions from the plant is significant when set in the context of Wiltshire's current carbon footprint. Using the University of Exeter's calculations for the facility's lifetime emissions (2,689 ktCO₂ over 25 years), these are equivalent to more than three times the annual industry and commercial emissions for Wiltshire (808 ktCO₂ in 2018, from BEIS local authority CO₂ data).

The Tyndall Centre has allocated a science-based target and carbon budget for Wiltshire based on an apportioned allocation from the UN Paris Agreement, amounting to 17,300 ktCO₂. This requires Wiltshire to reduce emissions year on year by 13.5% which will be much more difficult to achieve should this plant be built. The plant would use up 15.5% of Wiltshire's carbon budget over its lifetime.

In contrast, the sustainable energy strategy for the application that has approval (it was subsequently amended in 2018 but the technology and throughput remain the same) calculated that the ATT plant would be carbon-positive – to the tune of 2.5m tonnes CO₂ over its 20 year life span. Planning permission was granted on this basis.

Wiltshire is seeking to be carbon neutral by 2030, with the national policy target being 2050. New development should therefore look to be in accordance with these aims.

Wiltshire Council Drainage: No objection.

Wiltshire Council Ecology: No objection.

The application site lies within an existing industrial estate, set on a base of concrete and compacted stone. There is little natural vegetation other than around the very edges of the site. The proposals include some enhancements for biodiversity including habitat planting in spaces around the edges of this very constrained site. I am happy that the proposal will not result in any adverse effects to ecologically sensitive habitats or species and that some enhancement for biodiversity will result from the proposed works.

The site is an allocated waste site, included in the Development Plan Document for Wiltshire Waste Strategy and assessed for this usage under the Habitats Regulations at the DPD consultation stage. The proposed revision to the layout and design would not result in any mechanism for adverse effect on the favourable conservation status of any Natura 2000 site within the distances agreed with Natural England for adverse impacts from waste facilities. There is therefore no reason to revisit the Habitats Regulation Assessment in relation to the effects of this type of installation and the previous conclusion of "no likely significant effect" still stands.

The site does lie within one of the consultation zones for Greater Horseshoe bats associated with the Bath and Bradford on Avon Bats SAC, in this case centred around a summer roost site at Westbury Leigh. Within this consultation zone, proposals that include removal of vegetation potentially used by bats for either foraging or commuting, are required to undergo

Appropriate Assessment under the Habitats Regulations. The Ecological Survey Report by AD Ecology states that the site is located on an area of hardstanding on which a mosaic of ruderal vegetation has started to develop. However, the existing vegetation is of poor diversity, unlikely to support the number and diversity of invertebrate species on which bats feed. Removal of vegetation as indicated in the proposal will therefore not affect bat foraging or commuting and I am happy to record that the site is screened out of Appropriate Assessment because there is no mechanism for adverse effect. Furthermore, I am happy that the site will provide improved opportunities for bat foraging and commuting as a result of tree and shrub planting, which will contribute to primary connectivity in the wider landscape area.

Wiltshire Council Highways: No objection, subject to conditions.

The proposals have been considered by Wiltshire Council's Sustainable Transport Team, acting as Local Highway Authority, and recommend that the scheme is approved subject to planning conditions.

The site, being within the Northacre Trading Estate, is allocated in the Waste Site Allocations Local Plan 2013 as being suitable for strategic waste recovery, transfer, recycling and treatment uses, to which the application broadly complies. The site is also further subject to planning approval for an Energy from Waste plant granted in 2019 and it is against this precedent and policy position that the recommendation is made.

Application Scrutiny –

The initial highway response to the submitted Transport Assessment raised concern that the consideration of development at the site was predicated by the permitted use on the site and the delivery of committed development in the local area. When combined, any additional impact derived from the site would be proportionally reduced by an increased baseline comparison. Whilst the developers reasonably argue that the extant permission represents a 'back stop' development, the impact of the proposals should be considered without the extant permission to fully understand the implications of the proposals; the extant permission has been subsequently considered as a cumulative assessment. It is clear that local residents and stakeholders affected by the proposals, do not currently experience traffic generation from the extant permission and hence additional or reduced impact upon the extant permission has limited resonance. A subsequent revised Transport Assessment addressed this issue, illustrating in Table 18 that Brook Lane would experience the highest peak impact from the development, being just 2%; heavier trafficked roads have a lesser impact.

Notwithstanding the peak impact, it is acknowledged that the interpeak impact from the proposals will be greater than the peak impact. This is by virtue of lower baseline traffic flows and constant HGV flow; however, this impact would still be considered low and would not result in a material fluctuation of traffic flow and within the Institute of Environment Management and Assessment (IEMA) thresholds.

Further scrutiny was provided on other committed developments in the locality and whilst some concern is retained for the adequacy of information, there is precedent for the LHA previously accepting such information and the overall impact being limited.

Key to the assessment of the impact of traffic arising from the site, is the implementation of the conveyor transfer of Solid Recovered Fuel from the adjacent Mechanical Biological Treatment Plant. To ensure that traffic profiles are retained within the scope of the submitted assessment, it is important that this provision is secured by condition at the outset of the scheme operation.

Access to the site by non-car modes has also been raised. However, given previous permissions on the site and the necessary industrial location for the facility, there is a precedent for such proposals in less than ideal accessible locations.

Census data within the initial submission was found to have marginal inconsistencies, however the subsequent submission has provided an improved narrative around this issue.

The original traffic profile associated with the site was also modelled with a flat profile, which would require significant control and orchestration to achieve for deliveries from a multiple of sites across a wide area. To address this, the applicant has provided a comparable Energy from Waste site in the South East and adjusted the profile accordingly; limited impact from the revised profile has been indicated. Staff arrival and departure profiles have also been the subject of increased scrutiny.

Upon HGV routing, local concern has been raised for inappropriate usage of local roads by HGV's, when alternative routes are available and more appropriate. Particular concerns have been raised for the network in and around Southwick and North Bradley; concern is also raised for routing through Westbury, however the strategic positioning of the A350 through the town limits potential mitigation. Following further consideration, the applicant has assessed the localities whereupon refuse would be drawn, and it has been concluded that derivation from the A36 and A361 corridors would be limited. Notwithstanding this, such consideration does not take account of future waste facilities being developed along these corridors and hence a HGV routing plan is required by condition, to ensure that HGV impact is restricted to the routes assessed and that this may be appropriately scrutinised and enforced through an evidence base that may come from a number of sources. Similarly, Construction Traffic impacts are considered and to avoid impacts upon inappropriate areas, an appropriate Construction Traffic Routing Plan will be required.

The Local Highway Authority acknowledge the difficulties exhibited by parishes and villages along the A350 corridor and whilst planned improvements, such as the Yarnbrook and West Ashton Relief Road may ameliorate impacts such as that proposed by the incinerator, the A350 remains the strategic north south route for the region and the positioning of strategic infrastructure should be considered within this corridor in compliance with the Core Strategy.

With regards to on-site provision, the parking and cycling facilities are considered adequate, however no assessment of HGV tracking appears to have been undertaken and this will be required to ensure that the site can work as efficiently as proposed. Included within this exercise, should be an assessment of the access to the adjacent Mechanical Biological Treatment plant, including vertical access of HGV's up the 1:12 gradient ramp with appropriate transition curves.

In conclusion, the Local Highway Authority provided a robust and technically assertive response to the planning submission and the applicant has addressed each point raised in compliance with adopted policy and against precedent. In this regard, the Local Highway Authority recommend approval subject to the following conditions:

- *Construction Traffic Routing*
- *Construction Management Plan*
- *Operational HGV Routing*
- *Conveyor Operation*
- *Site Vehicle Tracking*
- *Parking Facilities*

Wiltshire Council Landscape: No objection

The principle of energy from waste on this site has been established by previous permissions granted for similar proposals.

The purpose of this application is some modifications to the permitted scheme to incorporate a change in the technology of the waste processing. This has resulted in some changes to the structure and arrangement of the buildings on site. The landscape proposals remain similar to the previous application. A Landscape and Visual Impact Assessment (LVIA), prepared in accordance with current best practice and published guidance, has been submitted as part of the Environmental Statement.

The LVIA has been informed by the LVIA submitted with the previous application 18/09473/WCM. The study area and viewpoints have been previously agreed. The site is not located in a designated landscape, it forms part of an employment area that links up to West Wilts Trading Estate in the north.

There will be minimal effects on landscape elements and local landscape character. The site is currently a vacant plot within an industrial estate surrounded by similar buildings and structures that already has an urban influence upon the neighbouring landscape. There will be a slight perceived increase in development due to the size of the proposed buildings and stack, this will be mitigated through landscape proposals, the composition and use of colour to break up the visual mass of the building. There will not be any significant or far reaching landscape effects as a result of the proposals.

In terms of visual effects only Viewpoint 1 (from the PROW to the west of the site) will experience any significant adverse visual effects largely due to proximity to the development. This is consistent with the conclusions of the previous LVIA. From many of the viewpoints the building, although 3.2m taller, appears smaller than the original layout due to the alternative arrangement and use of colour. The stack is still proposed to be 75m in height but slimmer in appearance. The difference in views is best illustrated by the photomontage viewpoints 1-4 where there is a direct comparison between the former and current schemes. The current proposal appears more compact and the stack obviously slighter in appearance. In viewpoint 2 you can see that the building is marginally taller than the previous design where it is viewed against the backdrop of Salisbury Plain scarp. In viewpoint 4 views from the White Horse appear similar to the approved scheme, with the milk factory drawing the eye but still only a small part of a very wide panorama.

The information regarding the stack plume modelling is interesting and I note that it is considered not to give rise to significant visual effects. When visible the plume will draw the eye to the stack like the old cement works chimney (considerably taller at approx. 122m) which was easy to pick out from Seend Ridge some 11.5 km distance.

The acknowledgement of a well-designed lighting scheme to minimise light pollution is welcomed.

I confirm that the landscape plan (dwg 2778-01-01) is an acceptable level of detail for the application.

Wiltshire Council Public Protection:

Noise and vibration – no objection; conditions recommended.

Public Health – no objection.

We have liaised with both Public Health England (PHE) and Wiltshire Council Public Protection team regarding the amended application and support their response. The application will be subject to a Environmental permit issued by the Environment Agency, this permit will ensure that the impacts from the combustion process are minimised and are compliant with UK air quality and emissions standards. We are satisfied along with Public Health England that the applicant has demonstrated that the proposed development can be carried out without any significant impact on health, subject to compliance with UK air quality and emission standards.

Air Quality – no objection; condition recommended.

I would confirm that clarification and comment was sought and obtained in connection with the applicants Air Quality Assessment with respect to the Local Air Quality Management framework and associated air quality regulations. They have provided modelling of a number of scenarios in different traffic contexts.

As you are aware an Air Quality Management Area has been declared in respect of exceedances of the annual mean objective for nitrogen dioxide on the A350 through Westbury town centre. Further information has been received from the applicant's consultant, which included data on PM₁₀ and PM_{2.5}, as well as nitrogen dioxide. This data has been subjected to review by an independent third party. They have advised that they consider the conclusion that the proposed development would have a negligible cumulative effect to be supported by the evidence provided.

The holding objection in connection with Air Quality is withdrawn.

I note that that the planning statement says at 4.5.31:

“Notwithstanding these conclusions, and recognising Core Policy 55 seeks mitigation, it is proposed to mitigate any such negligible effects that might occur by way of a Travel Plan, which would encompass measures for car-sharing and the provision Ultra Low Energy Vehicle (ULEV) infrastructure in the scheme (i.e. electric vehicle charging points).”

This statement is welcome. Should the committee be minded to grant consent, EC&P would recommend a condition

Public Health England (requested by Wiltshire Council Public Protection) – No objection

Should the development take place the operation will also be regulated under the provisions of a permit issued by the Environment Agency (Environmental Permitting Regulations 2016). The associated conditions will require the operator to use the best available technology to ensure that impacts from the combustion process and ancillary waste handling activities site are minimised and are compliant with UK and EU air quality and emissions standards. PHE considered these standards to be protective of public health.

PHE Position Statement (Modern Municipal Waste Incinerators) –

PHE's risk assessment remains that modern, well run and regulated municipal waste incinerators are not a significant risk to public health. While it is not possible to rule out adverse health effects from these incinerators completely, any potential effect for people living close by is likely to be very small. This view is based on detailed assessments of the effects of air pollutants on health and on the fact that these incinerators make only a very small contribution to local concentrations of air pollutants.

As Environmental Permitting is the primary regulatory mechanism for municipal waste incinerators, PHE will formally consider the public health implications of the proposed

development as a consultee in the associated permitting process. For that reason we have limited our consideration at the planning stage to the principle of land use, a consideration of the Environmental Impact Assessment (EIA) approach adopted by the applicant and type and range of submitted assessments.

Changes from Previous Application

Structural - We note that there are some changes to the building design, layout and elevation height. The primary stack will now be of a reduced diameter and that the odour control stack will have increased in height by 3m (to 43m in total). We do not wish to comment on the visual amenity aspects of these changes and do not consider the amendments be significant to a public health risk assessment.

Throughput of Waste - There is an 83,000 tonnes per annum increase in the volume of imported waste. Whilst this is clearly relevant to the potential emissions from the process in terms of odour, flue gases etc. we note that these aspects would still be managed by the associated environmental permit and on that basis do not believe the increase in throughput poses a significant risk to public health.

Electricity Generation We do not believe this is likely to have any significant impact on our public health risk assessment.

Vehicle Movements

The net additional vehicle movements have increased for 56 to 78 (22 additional movements). Whilst this constitutes a 39% increase over the extant permission, we note the vehicular access routes also serve West Wiltshire Trading Estate. The area is home to a significant number of other large industrial / commercial operations including large warehousing and food manufacture operations. The primary vehicular access to the A350 in all cases is via the B3097. In this context we do not believe that the additional 22 daily movements are likely to be significant in public health terms.

Impacts during construction

As with any development there may be some localised short-term impacts during the construction phase of the project. We note however that such impacts can be adequately managed by normal control measures and the use of industry good practice. Should issues such as noise or dust impacts arise during construction the existing regulatory controls available to the local authority are considered adequate.

Air Quality

The applicant has modelled likely emissions from the site and considered the impact on local air quality. There are a number of sensitive receptors within 2km of the proposed plant including a powdered milk production facility, residential premises, commercial premises, recreation areas, schools and care homes. The submitted assessments have identified these receptors and assessed the impact of a range of emissions from the plant. No significant impacts have been identified in the documentation and PHE is satisfied that the applicant is utilising assessment criteria that are in line with UK guidance and good practice.

There is an Air Quality Management Area (AQMA) in Westbury, declared on the basis of nitrogen dioxide, but we note that the predominant source of NO₂ in that area is vehicular traffic. The submitted assessments indicate that the additional contribution from either traffic associated with the proposed development or from stack emissions is likely to be small and consequently is unlikely to have a significant impact on public health. We note that Wiltshire

Council has the primary responsibility for managing the AQMA and would recommend that the planning authority consult internally with the appropriate team to confirm that they are happy with the proposals as submitted.

On the basis of the information submitted with the application PHE is satisfied that the development/process should be capable of operating within the requirements of current UK regulations, air quality standards and emissions standards. Detail of the regulatory control, emissions requirements and monitoring requirements will be considered in more detail as part of the environmental permitting process; however, on the basis of the information submitted to date PHE would be unable to sustain any objection to the development on the grounds of air quality.

Transport Impacts

PHE has only considered the impact of traffic on air quality and does not wish to comment on other matters such as noise although we note that as a result of the existing traffic burden the predicted increase in overall traffic levels as a result of both the construction and operational phases is predicted to be small. We are not able to assess the accuracy of the traffic predictions and should Wiltshire Highways department disagree with the applicants estimates we would be happy to reconsider this matter based on any new evidence.

Controlled Waters

The development/process is handling waste and consequently there is a potential for this to impact on the local environment and controlled waters. This matter is however better assessed by the Environment Agency and will be addressed by suitable permit conditions.

Noise

PHE does not provide comments on noise at the present time.

Conclusion

PHE is satisfied that the applicant has approached the environmental impact assessment in a manner consistent with the UK requirements. They have utilised a satisfactory approach and methodology to predict the likely emissions, distribution of a range of key pollutants and the impact on the local environment and receptors.

PHE will further consider the emissions and appropriate control measures when we are consulted as part of the Environmental Permitting process and will make additional comments at that time. We are however satisfied that the applicant has demonstrated that the proposed development can be carried out without any significant impact on health, subject to compliance with UK air quality and emission standards. For that reason, we do not wish to raise any objection to this planning application.

Environment Agency: No objection.

The planning and permitting systems are separate and distinct. An operator may build a facility once they have planning permission from the local authority, but they cannot start to operate it unless they have an environmental permit from us. Please note there are specific environmental constraints we can address through the planning regime. As part of both the planning and permitting process we cannot consider:

- *benefit to the local economy,*
- *location,*

- *visual impact,*
- *operating hours,*
- *traffic management to and from the site*

These matters are for the consideration of the local planning authority.

Additional comments -

This development will require a permit under the Environmental Permitting Regulations (England and Wales) 2016. The developer has had pre-application discussions with the Environment Agency and has submitted an application to us. Once we are satisfied the application is complete, we will start a public consultation. We consult Public Health England and seek their recommendations concerning public health. Only then will we determine if an environmental permit can or cannot be granted.

When the operator applies for an environmental permit from us, they must show us how they will minimise the risks to the environment and to human health. We consider whether the controls proposed are sufficient to meet the required standards set by current legislation. Legally, we have to work to these and cannot set alternative standards. We require operators to use the Best Available Techniques (BAT) to achieve these standards.

We will not issue a permit until the operator can show they can meet the required standards established by the EU Directive. These standards are designed to protect human health and the environment. We appreciate that some people may disagree with these standards and want us to take a more precautionary approach. We are unable to do this and have to adhere to the legislation as it stands.

We are only able to consider certain technical issues as part of the permit. Our consultation period is the public's opportunity to bring evidence to us, which they think we may not have seen or considered. The list below summaries which issues are covered by the permitting process and so are our responsibility to regulate,

- *emissions to air,*
- *pollution to surface and ground water,*
- *noise control,*
- *dust control,*
- *pest control,*
- *fire risk,*
- *odour control*

Natural England: No objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Historic England: Do not wish to offer any comments; case to be left to local advisers.

MOD – Defence Infrastructure Organisation: No objection

The application site falls within the Statutory Safeguarding Aerodrome Height & Birdstrike Zones surrounding RAF Keewil. no safeguarding objections to this proposal.

8. Representations

The planning application has been publicised by local advertisement, site notice and letters to neighbours. This has generated 1972 representations (at 04/01/2021). Of these 1966 are objections (including from Andrew Murrison MD MP, CPRE West Wiltshire and the Green Party (Chippenham, Devizes & North Wiltshire and South West Wiltshire)), and 6 are supports.

The **objections** are summarised as follows:

- Planning policy –
Proposal is incompatible with the Waste Hierarchy. Proposal should demonstrate why the waste proposed for incineration cannot be managed higher up the hierarchy; this is contrary to WCS5.
The application fails to consider all alternatives, contrary to the EIA Regs.
- Climate change ('Climate Emergency') –
Conflicts with WCs declaration to become carbon neutral. Objection from WC Climate Team.
Conflicts with the Waste Hierarchy which seeks to reduce, reuse and recycle waste.
Conflicts with WD1 & 2 which only permits development which avoids, compensates for, or mitigates against proposals contributing to climate change.
Conventional / (old-fashioned) incineration of waste will actively discourage recycling.
Correlation between high rates of incineration and low rates of recycling – recyclable waste should be removed from incinerator feedstock to reduce the need for incinerators; more incineration encourages less recycling; more incineration leads to more carbon output, with related financial penalties.
Alternatives not fully considered – e.g. anaerobic digestion.
Only possible justification for incineration of waste is through any reduction in carbon dioxide emissions. Whilst there are still gas fired power stations, waste incineration to generate electricity may be technically better in terms of emissions. But as gas fired power stations are phased out (as mandated by the Committee for Climate Change), so the benefits to CO₂ reduction from waste incineration will reduce, to a point where there is no justification at all. Based on current CCC mandate, this gives the proposal a life of c. 14 yrs, which cannot be justified in terms of viability. Landfill gas emissions less relevant as much is captured rather than released to the environment, and these will reduce in any event as more restrictions/taxes are imposed on landfill.
Changes in Government policy and legislation subsequent to the adoption WDC2 and approval of 18/03816/WCM, as well as more recent guidance from the Committee on Climate Change and others, have added weight to the importance of not allowing proposals which would have an adverse climate change impact and make it clearer that the consequence of refusal is unlikely to be waste being sent untreated to landfill but instead would be for waste to be treated in a manner that would result in a lower carbon impact than if it were to be treated at the proposed development.
Comparing emissions from landfill with emissions from EfW is misleading. The applicant does not dispute the fact that biogenic carbon is sequestered in landfill, resulting in less biogenic CO₂ being released by landfill when compared with incineration where all biogenic carbon is converted into CO₂ which, without carbon capture, is immediately released into the atmosphere.
Burning plastics gives off greenhouse gases – CO₂e. Reducing plastic use, better recycling and even burying is better for the environment.
Carbon capture does not form part of the applicant's revised proposal, and the applicant does not suggest any planning conditions to require the utilisation of carbon capture technology in the future.

250,000 tonnes of CO₂e generated pa / 6 million tonnes of CO₂e over 25 years. All existing solar farms in Wiltshire off-set just 238,000 tonnes.

Cleaning of flue gases generates 'Air Pollution Control Residue' which is hazardous waste, and which would be disposed of as landfill.

Energy recovery – no identified use for the heat generated by the proposal. Difficult to retrofit.

Carbon Capture technology – no identified method for current or future capture of carbon. This makes it an extremely inefficient EfW facility.

It cannot be assumed that electricity will be continuously generated.

Recently ruled by the Court of Appeal in *ClientEarth, R (on the application of) v Secretary of State for BEIS & Anor* [2021] EWCA Civ 43 (21 January 2021) that, when considering a proposed development, the adverse impacts of greenhouse gas emissions from that development can be given "*significant, or even decisive*" weight in the planning balance and are even capable of being "*treated as a freestanding reason for refusal*"

- Air quality / public health –

Pollution from thermal treatment process and related HGV movements would cause health issues/risks to nearby/Westbury residents (particularly from small particles (<PM₁₀) which cannot be fully filtered/cleaned). There is no clear guidance on what is safe/not safe – therefore, the precautionary principle should be applied. Decision on public health should not be left to other regulatory regimes – WC has a duty of care. Contrary to NPPF, Waste Regulations and EIA Regulations.

Visible discharge from chimney. Plume will not disperse due to prevailing wind direction and geography; plume-grounding will occur, as was the case with the cement works. Application is inadequate in its consideration of the plume grounding issue;

No indication of how emissions will be monitored.

Bottom ash still needs disposal. It contains small particles which are dangerous to health.

Comparison can be drawn to Covid where air quality and deprivation have been relevant to its spread.

A number of specific health issues of particular residents mentioned.

Not suitable site being next door to food processing plant.

Potential dangers from transportation of hazardous chemicals.

Proposal will need vigorous scrutiny by the Environment Agency through the Environmental Permitting process. Questionable whether the overall effect of incinerating 243,000 tonnes/yr of waste can have a 'negligible' impact. No one can say with 100% certainty that emissions will not have any effect on human health.

Contrary to Core Policies 54 and 55;

- Traffic –

Significant increases in HGV numbers (one every 5 minutes) travelling great distances (up to 2 hours) on inadequate local road system (in particular, through Westbury – the town has no by-pass). Increase in HGV numbers should be related to existing situation; not the permitted situation – the impact on existing traffic numbers is not 'imperceptible' (and is seriously questioned in one representation). Westbury not suitable to be a 'regional hub'; better locations elsewhere (e.g. adjacent to motorway junctions). Traffic numbers far greater than in previously approved schemes at the site.

Additional pollution from HGVs in area where levels are already above acceptable levels, confirmed by the AQMA designation. Westbury under additional threat when Bath clean air zones take effect. Contrary to Core Policy 62.

No consideration given to using rail links to transport waste;

- Noise –

From additional HGVs. From operation of the plant – many close-by residential

- properties. MBT plant occasionally produces unpleasant odours;
- Dust –
From operation of the plant;
- Smell –
Regular reports of other plants around the country like this producing unpleasant odours;
- Specific impact on adjacent Dairy –
Proposal is contrary to Waste Allocations Local Plan as proposal will prejudice existing and commercial units at the industrial estate, and contrary to national policy as the dairy will have unreasonable restrictions placed on it as a consequence of the development. The Dairy has different and additional sensitivities to those assessed by the applicant, which has only looked in any detail at effects on human health and ecology. The Dairy, being involved in food production (of national significance in this regard) that uses very large amounts of clean air to make milk powder, raises issues associated with having to temporarily shut down its operations to avoid product tainting. These are either not considered at all or not considered sufficiently by the Proposal. The Waste Development Control DPD states that a precautionary principle should be applied when there is good reason to believe that harmful effects may occur to human, animal or plant health, or to the environment; and the level of scientific uncertainty about the consequences or likelihood of the risk is such that best available scientific advice cannot assess the risk with sufficient confidence to inform decision-making. The practical effect of this is, if in doubt, refuse. There is a very real likelihood that to approve the proposal will;
 - 1- *Impose extra unspecified costs on the dairy in an attempt to address air quality and eliminate any risk of food tainting, the effectiveness of which is unknown.*
 - 2 - *Cause the Dairy to shut down, and/or suffer wasted product, particularly in the event of a forced closure of the energy from waste plant. The effect of which would be exacerbated by backup system failure, caused by technology and/or management issues.*
 - 3- *Damage the ability properly to deal with UK milk balancing requirements to cope with annual fluctuations with supply and milk production.*
 - 4 - *Raise issues for Arla in terms of the suitability of this Dairy for future business and employment investment.*
- Flies –
Potential for fly related nuisance;
- Local economy –
Limited benefits to Westbury's economy. The benefits to the economy (from jobs and waste management) are far outweighed by the harm to the environment, health, amenity, etc.;
Tourists visit Westbury to see White Horse, etc.. Views from White Horse would be harmed. Completely wrong location being close to residential areas;
- Visual amenity –
Large and unattractive building/chimney (larger than the adjacent dairy) would be visually intrusive in both local and distant views. Poor design, which won't be improved by materials. Earlier application for smaller facility refused on visual impact grounds – that decision should set the bar. Cement works chimney only recently removed. 24hr operation will require lighting with likely spill/intrusion. Contrary to Core Policy 51;
- Ecology –
Likely to be harmful to wildlife – water-based, bats, grasslands;
- Residential amenity –
Harmful to amenity as a consequence of pollution, noise, smells, flies, hours of operation. Over-shadowing of nearby residential property. Contrary to Core Policy 42;

- Need –
Many other incinerators already operating and/or with permission (Exeter, Avonmouth, Gloucester, Swindon). If need, can be justified, then why at Westbury?
– only 20-40% of the waste processed would be from Wiltshire. We should be encouraging more waste reduction rather than incineration of more waste. Waste sources not identified;
Correlation between high rates of incineration and low rates of recycling – recyclable waste should be removed from incinerator feedstock to reduce the need for incinerators.
Not all waste will be from Wiltshire; insufficient waste in Wiltshire; electricity generation will not benefit Wiltshire. Contrary to WCS1 & WCS2;
Technology on recycling moving very first, so further removing need for incinerators / EfW.
Too many incinerators across the country now – UK is over-capacity;
- Flooding –
Occurs in wider area;
- Safety –
Inadequate details to re-assure that facility will be operated safely;
- Planning history –
No good/justified reason given for not building the approved ATT facility;
- Application description –
Notwithstanding the applicant's description, this is not an amendment to the ATT planning permission. The proposal is for a different type of development – a step backwards from gasification;
- Application process –
Application should be independently examined by relevant experts. Insufficient consultation/publicity. Insufficient details with application. Insufficient consideration of alternatives in application.

Andrew Murrison MD MP objects for the following reasons –

I note that Wiltshire Council declared a climate emergency in February 2019 and hope that this application for an old-style incinerator delivering a new Westbury smoke stack to the doorsteps of my constituents will be judged against the environmental commitments the council has rightly given.

Northacre Renewable Energy gained permission for a gasification plant at Westbury last year stating that it was a greener alternative to other energy from waste technologies. The proposed switch to old style incineration is a financial expedient. It is based on a reliable, preferably increasing, stream of waste being trucked in from across the sub-region. It should be recognised that strategies higher up the waste hierarchy that would be far more useful in achieving the council's target for carbon neutrality - reduce, reuse, recycle – threaten incinerator viability since they reduce feedstock. Operators will be keen to ensure that their incinerator business model is not threatened.

Incineration is recognised as more polluting than gasification, producing more greenhouse gases and particles potentially harmful to health. The incineration residue, bottom ash, is a toxic, leachable burden on landfill. Northacre is unable to deny that its application to replace gasification with incineration would be a retrograde step in respect of key parameter - the threat to health, nuisance to the public and damage to the environment.

The application envisages processing more waste than the gasification plant for which NRE already has permission. This will mean more lorries blighting a part of Westbury that is already an Air Quality Management Area and that has limited prospects for a remediating

bypass in the foreseeable future. Had there been a western bypass the calculus may have been different. As it is and as the growing number of incinerators planned in the UK compete for waste, it seems likely that feedstock will be sourced from further afield and arrive in lorries that are less than full resulting in far more traffic along the A350 than NRE cites in its submission. The difficulty of remediating the AQMA without a bypass is acknowledged but Wiltshire Council must do nothing to make it worse, including by green-lighting a switch from gasification to old style incineration.

Finally, I note that NRE submitted its application for an Environmental Permit to the Environment Agency on 20 August in accordance with the suggestion led by the late Cllr Jerry Wickham to assist the council in its deliberations. The applicant presumably intends that the council should have the EA's analysis before it makes its planning decision which is welcome. Therefore, in my view, the council should defer its determination until the EA has finished its work, a position that presumably will be met with no objection by the applicant.

The Green Party (Chippenham, Devizes & North Wiltshire and South West Wiltshire) objects for the following reasons –

- Miscalculation of CO2 offset via electricity – The Carbon Assessment assumes that the development will replace some electricity generation from gas-fired power stations. But the UK Government 2050 net-zero target means that gas-fired power stations will hardly be used in 30 years. After 30 years when almost no electricity is being produced from gas, the incinerator cannot be saving anything over non-existent gas power-station emissions. Plus, the Assessment does not cover any district heating aspects of the incinerator. Shortly new homes will be required to be heated using low-carbon heat pumps, and so heating by incinerating waste would be worse. This means that the Assessment's figures for carbon off-set through electricity export are exaggerated over time.
- Incorrect calculation of landfill baseline – similar issues for landfill and related gas emissions, which will not remain static over the next 30 years.
- Contrary to Wiltshire Core Strategies as proposal not committed to low-carbon energy production.

CPRE West Wiltshire objects for the following reasons –

1. *Environmental Impact – the proposal does not include appropriate filtration and will pollute diminish the air quality of the surrounding region;*
2. *Increased HGV Traffic – flows through Westbury and nearby villages, including Southwick, North Bradley and West Ashton will increase by a high multiple on existing volumes, which are already high. This incinerator should not be considered before a suitable by-pass is in place.*

The **support** is summarised as follows –

- Energy from Waste is a good way to avoid landfill and/or the export of waste great distances/abroad;
- This is a trading estate, and so suitable for this type of development;
- Traffic issues are not specific to the incinerator and need addressing, but so does the waste issue;
- Will provide employment;
- People need to stop being NIMBY's and take responsibility for their waste.

9. Planning Issues

The main issues to be considered in this case are firstly the principle of the proposal (this in the context of the existing consent for an ATT facility *and* the site's allocation as both employment land and as a strategic waste site); and then, assuming the principle is accepted, the impact of the specific scheme on detailed matters, including climate change, traffic/highway safety, landscape/visual amenity, heritage assets, and residential amenity (including the effects of noise, odours, flies, emissions, etc.).

The Environmental Statement, together with any other information which is relevant to the decision, and any comments and representations made on it, must be taken into account by the local planning authority in deciding whether or not to grant permission for the proposed development.

9.1 Principle

9.1.1 Advanced Thermal Treatment vs Direct Combustion

On the issue of the principle of the development, it is material here that planning permission has already been given for an Energy from Waste operation at the application site, albeit in the form of an Advanced Thermal Treatment facility. The current proposal is to change this to a conventional, single line, moving grate combustion facility. Both the approved ATT facility and the proposed moving grate combustion facility are Energy from Waste (thermal treatment) processes in the 'Recovery' tier of the Waste Hierarchy (more on this below). As the 2019 planning permission remains extant, and as there have been no material and/or relevant changes to planning policy since the planning permission was granted, it must be treated as a lawful fallback position. However, the fallback position is given limited weight as a material consideration in the planning balance.

The ES summarises the differences between the 2019 planning permission and the current proposal in a table ('Table 4.1'), and this is pasted below –

Description of item / feature	Northacre Facility as now Proposed	Scheme approved under the 2019 Permission
Application Site area	2.88 hectares	2.74 hectares
Use	Residual waste treatment with energy recovery	Residual waste treatment with energy recovery
Technology	Single line, moving grate combustion	Gasification
Pre-treatment requirements	Not required – all residual waste would be pre-treated including via source segregation	Feedstock preparation
Throughput capacity	Circa 243,000 tpa	Circa 160,000 tpa
Gross electricity generation	28.6 MW	25.5 MW
Net electricity generation exported to grid	25.6 MW	19.5 MW
Number of UK domestic homes whose annual average electricity consumption requirements would be met	54,000	46,000
Primary Building Footprint	6,477m ²	6,535m ²
Finished floor levels	62m AoD	62m AoD
Maximum Building Height	40.0m	36.8m
Stack height	Main stack 75m (2.55m wide) Odour control stack 43m	Main stack 75m (4m wide) Odour control stack 40m

Main ancillary infrastructure	<ul style="list-style-type: none"> • Vehicle weighbridges and weighbridge office • Switchyard (Transformer and Substation) • Fire Tank and pump house • DNO control room • Tanks / silos (diesel/low sulphur fuel oil, ammonia hydroxide, FGT residues) • Internal roads and manoeuvring areas • Employee and visitor car and cycle parking • Fencing and gating • Service connections • Surface water drainage • Lighting and CCTV • Landscaping 	<ul style="list-style-type: none"> • Vehicle weighbridges and weighbridge office • Switchyard (Transformer and Substation)) • Fire Tank and pump house • DNO control room • Tanks / silos (diesel/low sulphur fuel oil, ammonia hydroxide, FGT residues) • Internal roads and manoeuvring areas • Employee and visitor car and cycle parking • Fencing and gating • Service connections • Surface water drainage • Lighting and CCTV • Landscaping
Average daily HGV numbers servicing facility	78 movements	56 movements
Net Additional HGV numbers taking into account reduced movement to the Northacre RRC ₁	53 movements	42 movements
Employee numbers	40 permanent on-site jobs	40 permanent on-site jobs
Estimated capital cost	£200 million	£200 million

As is evident, the fundamental use for residual waste treatment with energy recovery has not changed in the current proposal. Likewise, the parameters of the built form (the buildings' footprints, maximum heights and infrastructure requirements) remain broadly similar in both the permitted scheme and the current proposal. Matters that have changed in the table – notably, the throughput capacity and the related HGV numbers – will be considered later in this report.

A number of representations to the application refer to direct combustion being an outdated and/or obsolete approach to waste management. This is not the case. Although direct combustion, or incineration, (and for that matter gasification and pyrolysis) has been used for many decades, it remains a relevant approach to dealing with waste, with the technology behind it now highly evolved and regulated (care of Best Available Technique requirements) to achieve high levels of efficiency, safety and environmental protection.

In addressing thermal treatment as the chosen approach, in its 'Alternatives' chapter the ES provides the following commentary –

Direct Combustion

Direct waste combustion in a modern thermal treatment EfW facility is a proven technology capable of delivering a flexible and sustainable waste management solution. EfW is used throughout the UK and Europe for the management of municipal / household waste, similar commercial and industrial wastes, and residual waste from such waste streams. The technology is, by a very significant margin, the most widely deployed waste recovery solution in Europe (with over 500 operating plants). An EfW facility would be capable of managing the requisite residual waste volume and would effectively treat the composition of the waste predicted to be managed at the facility. Given, the technology is well proven it is also

significantly less complex to fund. On this basis, the use of a modern EfW facility was considered to be the most appropriate waste recovery technology option currently available.

.....

Moving Grate

This is the leading technology in the UK and Europe for the combustion of municipal and other similar wastes (including residual waste), being installed on circa 90% of UK incinerators and some 98% of European incinerators. It is a proven and developed design, with several suppliers available. The various designs are proven to achieve the burnout requirements for IED³ compliance. For these reasons NREL selected this particular EfW technology.

Other representations also suggest that thermal treatment destroys material that should otherwise be recycled. The material for treatment is residual waste (that is, the waste which remains after re-use and recycling/composting operations have taken place) and so cannot be recycled. The alternative to thermal treatment in these circumstances is landfill; it follows that thermal treatment – particularly where energy from waste is an integral outcome of the process – is a better outcome. Elsewhere around the world the countries which recycle the most also incinerate to avoid landfilling.

The applicant's decision to move away from an Advanced Thermal Treatment (gasification) approach has been influenced by a number of factors. These are summarised in the ES as follows –

In relation to ATT, the investment decision, influenced largely by BREXIT, shifted away from gasification technologies with less stable supply chains which could no longer offer competitive solutions or guarantee build times required for this £200m investment. The supply chains for a tried and tested conventional moving grate combustion technology are more established, and better able to offer competitive solutions whilst guaranteeing build times in a post-BREXIT UK. Therefore, it was not just technology type, but the deliverability that influenced the investment decision.

This viability hurdle associated with scaled up ATT plants and the consequent limitation to the EPC contracting market, mean there are currently significant issues with securing funding for large scale gasification projects. Due to the combination of delivery and contracting / technical risks associated with the required technology scale up, reductions in available subsidy support and the associated issues with securing funding, NREL decided that ATT was unlikely to result in the delivery of a viable project and thus the use of an ATT technology has been discounted.

The investment decision, influenced largely by BREXIT, has shifted away from gasification technologies. The supply chains for a tried and tested conventional moving grate combustion technology are more established, and better able to offer competitive solutions whilst guaranteeing build times. Therefore, it was not just technology type, but the deliverability that influenced the investment decision in this application seeking to change the type of technology.

9.1.2 Strategic Planning Policy

³ The Industrial Emissions Directive (IED) of the European Parliament on industrial emissions (integrated pollution prevention and control) is a European Directive which commits member states to control and reduce the impact of industrial emissions on the environment. The directive uses a 'polluter pays' principle to require industry to address emissions. It requires Best Available Techniques to be used to reach goals.

In relation to strategic planning policy, it is relevant to this that the proposal bridges two industrial sectors – that is, waste management and energy generation.

Energy / Renewable Energy Generation –

Core Policy 42 of the Wiltshire Core Strategy relates to standalone renewable energy installations. It states that proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site-specific constraints. In accordance with the NPPF, it adds that applicants will not be required to justify the overall need for renewable energy. The explanatory notes with the policy state that the policy applies to all types of standalone renewable energy, “.... including wind turbines, biomass generators, anaerobic digestion plants and **other energy from waste technologies**, hydropower turbines, and ground mounted solar photovoltaic arrays”.

Waste Management –

Policy WCS1 (‘The Need for Additional Waste Management Capacity & Self Sufficiency’) of the Wiltshire & Swindon Waste Core Strategy 2009 states that over the plan period to 2026, Wiltshire and Swindon will address the issue of delivering sufficient sites to meet the needs of the municipal waste management strategies and sub-regional apportionments by providing and safeguarding a network of Site Allocations, this to manage the forecast increase in waste associated with the planned growth in the Strategically Significant Cities and Towns (SSCTs) of Swindon, Chippenham, Trowbridge and Salisbury. It further states that the need will be met locally whilst balancing the importation and exportation of waste within the principles of sustainable development and in accordance with the principles of sustainable transport.

Policy WCS2 (‘Future Waste Site Locations’) addresses, at a strategic level, how and where the need for the additional waste management capacity identified by Policy WCS1 will be met. The policy’s explanatory notes set out two levels, or tiers, of waste management facilities – that is, those that are of a ‘strategic’ scale and those that are of a ‘local’ scale.

Strategic waste management facilities are defined as large and/or more specialist facilities that operate in a wider strategic manner by virtue of spatial scale, high tonnage of waste managed, specialist nature of the waste managed and/or a wider catchment area served. They are generally considered to include:

- Strategic materials recovery facilities (MRFs)
- Strategic composting facilities
- **Energy from waste facilities (EfW)**
- Mechanical biological treatment facilities (MBT)
- Landfill

The explanatory notes with the policy state that “*It will be expected that strategic facilities would serve either large areas within, or the entire Plan area. Additionally, they may also serve areas of Wiltshire and Swindon and surrounding local authorities in a more sub-regional context. Such sites will have characteristics that will prevent them from being accommodated on small and/or sensitive sites and locations*”. The policy states that strategic waste site allocations will be located as close as practicable (“... within 16 km ...”) to the SSCTs of Swindon, Chippenham, Trowbridge and Salisbury.

In accordance with Policies WCS1 and WCS2 the Waste Site Allocations Local Plan 2013 allocates land/sites for waste uses. The Northacre Industrial Estate and some of the adjoining countryside, which lie approximately 6.5 km to the south of Trowbridge, are defined in the Allocations Local Plan as an area suitable for strategic scale “*materials recovery*

facility/waste transfer station, local recycling and waste treatment” type uses. The Waste Development Plans define ‘waste treatment’ as including Mechanical Biological Treatment, Anaerobic Digestion, Energy-from-Waste, and Combined Heat and Power facilities. In line with this, the industrial estate already supports the MBT plant, and there is the further extant planning permission for an energy from waste plant (an ATT facility) on this application site, both of which are / would be strategic scale waste treatment facilities.

In terms of Policy WCS2, the proposal in this application – which is for an alternative EfW facility – remains a strategic waste management facility. On the basis that strategic scale waste management facilities are acceptable in this industrial estate allocated as suitable for such facilities, the proposal complies with the requirements of these aspects of the Waste Core Strategy and the Waste Site Allocations Local Plan as a matter of principle. Additionally, as Policy WCS2 allows strategic facilities to serve ‘large areas’ (that is, areas within the Plan area or the entire Plan area *and* within surrounding local authorities “... in a more sub-regional context ...”, the operation of the facility in this way would not conflict with the policy.

All of the above conclusions in respect of the principle are effectively confirmed by Policy WCS3 (‘Preferred Locations of Waste Management Facilities by Type and the Provision of Flexibility’) which, in setting out preferred locations for the different waste facility types, states that energy from waste facilities should preferably be located on ‘industrial land / employment allocations’ and ‘site allocations and current waste management facilities’.

9.2 Waste Management Need

9.2.1 Waste Management Need

Earlier in the report quotes are taken from the applicant’s Planning Statement setting out the ‘need’ justification for the proposed development. The quotes demonstrate through quantitative analysis by the leading advisers in this field that there is a ‘capacity gap’ between the present availability and capacity of facilities to manage residual waste and the actual quantities of residual waste to be managed, this in both Wiltshire and the wider sub-region combined.

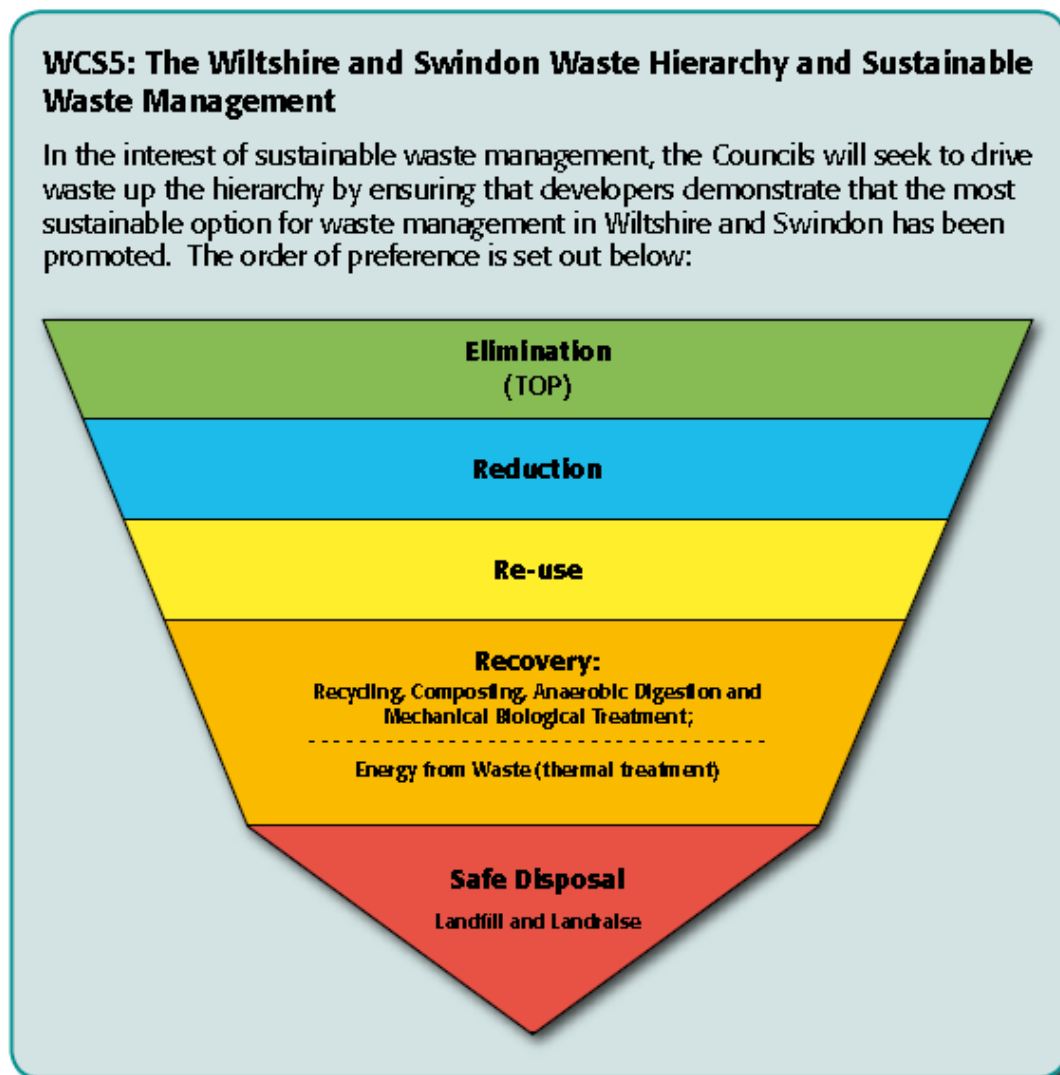
The research shows that within Wiltshire the total amount of residual waste requiring management is presently c. 273,000 tpa. Of this 60,000 tpa of household residual waste is processed at the Westbury MBT facility and a further 50,000 tpa is delivered to the Lakeside EfW facility at Slough, leaving 163,000 tpa outstanding. Further afield within the sub-region (which for viability reasons is defined as being within a 2hr drive of the application site), the research shows that there is a capacity gap of c. 470,000 tpa. When this sub-region is reduced to an ‘inner’ market (where EfW competition is more likely to favour the application site), the figure reduces to c. 130,000 tpa. It follows that the total inner market gap is presently c. 293,000 tpa. The proposal is for a throughput of up to 243,000 tpa, of which c. 52,000 tpa would be SRF produced at the adjoining MBT plant. It follows that there is a demonstrable need for a facility in this sub-region to manage its residual waste.

Looking at the wider national picture, and according to the applicant, in 2019 11 million tonnes (40%) of residual waste (suitable for energy recovery) was sent to landfill. In addition, 2.6 million tonnes of RDF (refuse derived fuel) was exported from England to EfWs in mainland Europe. This means that in 2019, the UK had an energy recovery (EfW) capacity gap of c. 13.6 million tonnes. According to the applicant, despite the general aspirations to drive waste up the Waste Hierarchy, the national capacity gap is anticipated to remain significant unless further waste management facilities, including EfW facilities, are delivered.

9.2.2 The Wiltshire and Swindon Waste Hierarchy

Policy WCS5 ('The Wiltshire and Swindon Waste Hierarchy and Sustainable Waste Management') of the Wiltshire & Swindon Waste Core Strategy provides an order of preference, or hierarchy, for waste disposal in the interests of sustainability. The purpose of the hierarchy is to bring to the fore the preference for 'elimination' over other forms of waste management; the hierarchy is not intended to bar all other forms of waste management. Presently energy from waste remains a relevant 'recovery' form of waste management which, in the hierarchy, is preferable to landfill and land-raise ('disposal').

The Waste Management Plan for England identifies 'incineration with energy recovery' as an 'other recovery' operation, alongside anaerobic digestion, gasification and pyrolysis which produce energy (fuels, heat and power). Similarly, the adopted Wiltshire and Swindon Waste Core Strategy (Policy WCS5) identifies EfW (thermal treatment) as 'recovery', as shown below. The Waste Core Strategy does not require energy from waste proposals to achieve a specific energy efficiency threshold in order to be classified as recovery operations.



9.3 Renewable Energy Need and Climate Change

9.3.1 The evolving climate policy position -

The Planning and Compulsory Purchase Act 2004 requires local planning authorities to include in their Local Plans “*policies designed to secure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change*”.

The Climate Change Act 2008 established a legally binding target to reduce the UK’s greenhouse gas emissions by at least 80% in 2050 from 1990 levels. In 2019 the target was changed to bring all greenhouse gas emissions to ‘net zero’ by 2050. Net zero, or carbon zero, means any emissions would be balanced by schemes to offset an equivalent amount of greenhouse gases from the atmosphere, such as planting trees or using technology like carbon capture and storage (CCS).

Notably the Climate Change Act 2008 requires the government:

- to assess regularly the risks to the UK of the current and predicted impact of climate change;
- to set out its climate change adaptation objectives; and
- to set out its proposals and policies for meeting these objectives.

Current government guidance sets out examples for mitigating climate change through reducing emissions; these are (emphasis added) –

- *Reducing the need to travel and providing for sustainable transport*
- ***Providing opportunities for renewable and low carbon energy technologies***
- ***Providing opportunities for decentralised energy⁴ and heating***
- *Promoting low carbon design approaches to reduce energy consumption in buildings, such as passive solar design*

The government is advised on climate change matters by the Climate Change Committee (CCC) which is an independent, statutory body established under the Climate Change Act. It advises on emissions targets and reports annually to Parliament on progress made in reducing greenhouse gas emissions and preparing for and adapting to the impacts of climate change. Its latest reports from June and December 2020 are discussed below.

In 2013 (revised 2014), DEFRA published its report ‘Energy from Waste – A Guide to the Debate’, to aid discussion and general understanding of the role EfW has in residual waste management. The report’s overview includes the following statement –

Energy from waste is not just about waste management.

- ***The energy it produces is a valuable domestic energy source contributing to energy security.***
- ***As a partially renewable energy source it can also contribute to our renewable energy targets which are aimed at decarbonising energy generation.***
- *It has the added advantage that it is non-intermittent, so it can complement other renewable energy sources such as wind or solar.*

⁴ Decentralised Energy broadly refers to energy that is generated off the main grid, including micro-renewables, heating and cooling. It can refer to energy from waste plants, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy.

The report further states the following:

“The Government sees a long-term role for energy from waste both as a waste management tool and as a source of energy...”;

“Energy from the biogenic part of mixed residual waste is seen as one of a number of technologies that either have the greatest potential to help the UK meet the 2020 target in a cost effective and sustainable way, or offer great potential for the decades that follow.”;

*“Increased prevention, reuse and recycling, does not necessarily mean less waste feedstock for energy recovery. There is a large amount of potentially combustible residual waste still going to landfill that could be utilised in energy recovery. **The Government considers there is potential room for growth in both recycling and energy recovery – at the expense of landfill**”.*

In 2018, the Government published a waste strategy – ‘Our Waste, Our Resources: A Strategy for England’. The strategy seeks to redress the balance in favour of the natural world as part of a goal to move to a more circular economy which keeps resources in use for longer. On managing waste, the strategy seeks to ensure that as much material as possible is captured, to ensure high levels of quality recyclable or composting material whilst aiming to maximise the efficiency from EfW facilities. The strategy states, *“...we will work closely with industry to secure a substantial increase in the number of EfW plants that are formally recognised as achieving recovery status, and we will ensure that all future EfW plants achieve recovery status”.*

The National Planning Policy Framework (NPPF) (February 2019) sets out central government planning policy, and is informed by other legislation and policy, including that referred to above. On climate change the NPPF states that the planning system should support the transition to a low carbon future in a changing climate; and help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, *and* support reuse of existing resources.

On plan making, the NPPF states that to help the use and supply of renewable and low carbon energy and heat, plans should (para 151 – emphasis added) –

- (a) **Provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);***
- (b) **Consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and***
- (c) **Identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.***

And on decision-making the NPPF states that in determining planning applications local planning authorities should expect new development to (para. 153) –

- (a) **Comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and***
- (b) **Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.***

The Wiltshire Core Strategy, although adopted in 2015, was drafted and latterly adopted with regard to the above policies (where existing at the time) and principles. As already set out at section 9.2.1 of this report, Core Policy 42 relating to standalone renewable energy installations states that proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site-specific constraints. The policy applies to all types of standalone renewable energy including energy from waste technologies.

As also set out in section 9.2.1 of this report, in accordance with Policies WCS1 and WCS2 of the Wiltshire & Swindon Waste Core Strategy 2009, the Waste Site Allocations Local Plan 2013 allocates land/sites for waste uses. The Northacre Industrial Estate and some of the adjoining countryside are defined in the Allocations Local Plan as an area suitable for strategic scale “*materials recovery facility/waste transfer station, local recycling and waste treatment*” type uses. The Waste Development Plans define ‘waste treatment’ as including Energy-from-Waste facilities.

In February 2019 Wiltshire Council resolved to make Wiltshire carbon neutral by 2030. Much has been done already on Wiltshire’s path to carbon neutrality. ‘Headlines’ reported in July 2020 included, in 2019/20, the Council sending 16% of waste collected to landfill, compared with 20% in 2014/15. The majority of non-recyclable household waste collected in Wiltshire is processed for energy recovery (EfW).

9.3.2 Looking to the future -

The Government’s adviser on emissions targets and on preparing for and adapting to the impacts of climate change is the Climate Change Committee. It provides regular reports to Parliament, setting out progress being made towards the carbon zero target, and proposals to be considered to progress further.

The June 2020 and December 2020 CCC reports provide perhaps the most up to date indication of the direction of travel for future climate change policy. The June report (titled ‘Reducing UK Emissions - Progress Report to Parliament’) includes the following statements (with emphasis added) for the waste and energy sectors. At this point in time the report’s recommendations have not been transposed into policy or law –

Chapter 6: What is needed now? – UK Climate Policy

.....

d) Delivering low-carbon land use and reducing waste by strengthening the Agriculture and Environment Bills - recommendations for Defra and devolved counterparts in Scotland, Wales and Northern Ireland, supported by BEIS and HMT

Achieving significant emission reductions in the waste sector requires a step-change towards a circular economy, moving away from landfill and incineration (and the associated methane and fossil CO₂ emissions), and towards a reduction in waste arisings and collection of separated valuable resources for re-use and recycling. This applies at local, regional and national levels. Wales is setting a leading example in the UK, but there are also several decades of experience in a number of other countries (e.g. Germany, Austria, South Korea) to draw upon.

- *The transition to universal collection of separated food waste, garden wastes and other recycling across England planned in the Environment Bill should be significantly accelerated and rolled out over 2022-2024 (instead of over 2023-2035), so that all regions of the UK can legislate this year to ban both municipal and non-municipal biodegradable wastes from landfill by 2025. Local authorities and private*

waste management firms need to urgently invest in collection infrastructure and new recycling, composting and anaerobic digestion facilities. There must be sufficient treatment capacity made available before the landfill ban for biodegradable wastes comes into force, so that increases in incineration or exports are avoided.

- Achieving a 70% recycling rate at the latest by 2030 in England (with this target to be included in the Environment Bill) and in Northern Ireland, and by 2025 as already proposed in Wales and Scotland, will be key to phasing out waste exports and limiting fossil emissions from energy from waste plants. Defra should also plan how waste reduction and higher recycling rates will impact the utilisation of (and need for further) energy from waste plants, and via a set of guidance notes, help align local authority waste contracts and planning policy to these findings.
- **Fossil emissions from energy from waste plants are growing rapidly (currently at 6.8 MtCO₂e/yr), and will continue to do so in the near term. Once built, the main emissions mitigation option from these plants will likely be CCS, even at modest plant scales. When regional CO₂ infrastructure becomes available, operational plants above a certain scale should be incentivised or required to retrofit CO₂ capture. New plants (and plant expansions) above a certain scale should only be constructed in areas confirmed to soon have CO₂ infrastructure available and should be built 'CCS ready' or with CCS. These retrofit dates and capacity thresholds should be set as part of the UK's new Bioenergy Strategy and aligned with BEIS' CCS infrastructure plans.**
- Mandatory business food waste reporting would help achieve reductions in food waste, building on the current voluntary approach, alongside reductions in household food waste. The UK achieving its Courtauld 2025 targets and the UN's Sustainable Development Goal 12.3 (halving per capita food waste by 2030) could also free up more UK land.
- **Local councils should be carefully considering the fossil emissions from waste to energy plants, and how these plants will retrofit CCS in the future, plus the impact of waste reductions and improved recycling.**

.....

The December 2020 CCC report (titled 'Local Authorities and the Sixth Carbon Budget'⁵) includes the following statements relating to waste (emphasis added), again not transposed into formal policy or law at this time –

Emissions from waste were 27 MtCO₂e in 2019, 5% of total UK greenhouse gases. 70% of emissions from the waste sector in 2018 were methane from the decomposition of biodegradable waste in landfill. Waste emissions have fallen 46% between 2008 and 2018 due to reductions in landfilling of waste.

More local authority waste is now incinerated for energy than recycled or composted in England. In 2018 there were 6.8 MtCO₂e/year of emissions arising from the use of waste for power and heat (mostly energy from waste incineration plants), a doubling in emissions since 2013. Plants under construction and those granted planning permission could add a further 10 MtCO₂e/year.

⁵ A 'carbon budget' places a legally binding restriction on the total amount of greenhouse gases the UK can emit over a 5-year period, in accordance with the Climate Change Act. The Sixth Carbon Budget will set out the volume of greenhouse gases the UK can emit during the period 2033-2037.

Box 3.19

What needs to happen to deliver the sixth carbon budget and be on track for Net Zero?



A) What needs to happen to deliver the sixth carbon budget and be on track for Net Zero?

The CCC's recommended Sixth Carbon Budget pathway sees a reduction in waste due to improvements in recycling, a phase-out of biogenic waste going to landfill and carbon capture and storage installed on both new and existing energy-from-waste facilities. In particular:

- *Reductions in waste and ramping up recycling rates. Recycling rates (recycling, anaerobic digestion (AD) and composting) need to rise to 70% across UK by 2030 (and by 2025 in Scotland and Wales). Total waste arisings should be reduced by up to 33% by 2037 from baseline projections, through improved product design, light-weighting & standards, asset sharing & repair, deposit return schemes and extended producer responsibilities. Household edible food waste should be reduced by 50% by 2030 (reaching 46kg per person) and 60% by 2050, compared to 2007 levels, and similar % reduction targets should be achieved by the commercial food sector.*
- **Phase out wastes sent to landfill and improve landfill management. Sending biodegradable waste to landfill should be banned by 2025, with a significant ramp-up in recycling, AD and composting. A complete ban on sending all waste to landfill should be considered by 2040, provided sufficient treatment facilities are available (and not just additional incineration). Further action is required to reduce landfill methane emissions, through methane capture and oxidation.**
- *Improvements to reduce emissions from wastewater treatment need to start in the early 2020s, in order to reduce emissions by at least 20% by 2030. This is a role for the water utilities and Ofwat.*
- *GHG [greenhouse gas] emissions from compost should be reduced by over 20% by 2030, and this can be achieved by approximately a third of composting facilities installing forced aeration technology. Local authorities should send more garden waste to compost (with this service provided free to households).*
- **Carbon Capture and Storage is needed to ensure that Energy from Waste facilities are close to zero carbon by 2050, starting with those in industrial clusters, and over time reaching smaller facilities further from CO₂ storage locations. Incineration and other forms of power/heat generation from waste will increasingly become the final step on the waste hierarchy, only used after**

materials have been recycled several times. In the CCC's scenarios, by 2050 all EFW plants have fitted with CCS starting from the 2030s.

- *Co-benefits: food cost savings for residents and businesses, health benefits of diet and meal planning, reduced food poverty and cost savings for collection authorities. Emissions reduction, efficiency and increased competitiveness for UK industries using recycled rather than raw materials.*

Although strictly only relevant to higher capacity energy from waste facilities (that is, over 50MW), The National Policy Statement⁶ for Renewable Energy Infrastructure ('EN-3'⁷) states the following -

The recovery of energy from the combustion of waste, where in accordance with the waste hierarchy, will play an increasingly important role in meeting the UK's energy needs. Where the waste burned is deemed renewable, this can also contribute to meeting the UK's renewable energy targets. Further, the recovery of energy from the combustion of waste forms an important element of waste management strategies in both England and Wales.

Although this NPS is dated 2011, it remains relevant policy, this confirmed by the December 2020 Energy White Paper ('Powering Our Net Zero Future'). The White Paper states that, until reviewed, **"the current suite of NPS remain relevant government policy and have effect for the purposes of the Planning Act 2008"**.

9.3.3 'Carbon Assessment' of the proposal –

The application is accompanied by a Carbon Assessment which calculates the relative carbon impact of processing waste in the facility compared to disposal as landfill (which at this point in time remains the most likely alternative). The calculations take account of both the burdens and benefits to carbon emissions. The burdens are the carbon dioxide released from the combustion of fossil-fuel derived carbon in the facility, the release of other greenhouse gases from the combustion of waste, the combustion of gas oil in auxiliary burners, and the carbon dioxide emissions from the transport of waste and residues. The benefits are the export of electricity (displacing emissions from other power stations), and the removal of carbon emissions by not sending the same waste to landfill (the emissions being escaping gas (methane) not 'captured', and the offset from the generation of electricity from captured gas).

The results of the calculations are set out in the following table taken from the Carbon Assessment⁸ –

⁶ National policy statements set out the planning policy framework for nationally significant infrastructure, including energy and transport. They are produced by Central Government and comprise the government's objectives for the development of nationally significant infrastructure in a particular sector.

⁷ EN-3 para 1.2.3 indicates: *...this NPS is likely to be a material consideration in decision making on relevant applications that fall under the Town and Country Planning Act 1990 (as amended). Whether, and to what extent, this NPS is a material consideration will be judged on a case by case basis.*

⁸ The proposed facility will also process up to 52,000 tpa of SRF transferred from the adjacent MBT facility, which is otherwise exported to mainland Europe. The facility will, therefore, displace an additional 2,500tpa of CO₂ presently associated with the transport of the SRF. This carbon benefit is not included within the Assessment, indicating a degree of conservatism in the analysis.

Parameter	Units	Northacre Facility – Base case
Releases from landfill gas	t CO ₂ e	108,187
Transport of waste and outputs to landfill	t CO ₂ e	2,267
Offset of grid electricity from landfill gas engines	t CO ₂ e	-14,540
Total landfill emissions	t CO₂e	95,914
Emissions from the Facility	t CO ₂ e	104,550
Transport of waste to and outputs from the Facility	t CO ₂ e	3,118
Offset of grid electricity with Facility generation	t CO ₂ e	-70,439
Total Facility Emissions	t CO₂e	37,229
Net Benefit of the Facility	t CO₂e	58,684

Based on the Carbon Assessment's calculations there would evidently be – according to the applicant – a net reduction in greenhouse gas emissions of 58,684 tonnes⁹ of CO₂ / equivalent (CO₂e) per annum compared to the landfill counterfactual. Reading this 'glass half full', the relative reduction in CO₂e emissions is a betterment; reading this 'glass half empty' the CO₂e emissions, albeit reduced in relative terms, are not carbon neutral.

On behalf of the local planning authority the Carbon Assessment has been independently examined by University of Exeter. The examination has resulted in disagreement with the applicant on a number of variables used to reach the 'base case' figures set out in the table. In summary, the independent examination assumes higher CO₂e emissions whereas the applicant maintains his position.

In view of the outcomes of the independent examination, the Wiltshire Council Climate Team raises objection to the planning application on climate change grounds. Key statements in the objection are as follows –

The scale of carbon emissions from the plant is significant when set in the context of Wiltshire's current carbon footprint. Using the University of Exeter's calculations for the facility's lifetime emissions (2,689 ktCO₂ over 25 years), these are equivalent to more than three times the annual industry and commercial emissions for Wiltshire (808 ktCO₂ in 2018, from BEIS local authority CO₂ data).

The Tyndall Centre has allocated a science-based target and carbon budget for Wiltshire based on an apportioned allocation from the UN Paris Agreement, amounting to 17,300 ktCO₂. This requires Wiltshire to reduce emissions year on year by 13.5% which will be much more difficult to achieve should this plant be built. The plant would use up 15.5% of Wiltshire's carbon budget over its lifetime.

In contrast, the sustainable energy strategy for the application that has approval (it was subsequently amended in 2018 but the technology and throughput remain the same) calculated that the ATT plant would be carbon-positive – to the tune of 2.5m tonnes CO₂ over its 20 year life span. Planning permission was granted on this basis.

⁹ The Carbon Assessment also applies a sensitivity test to the calculations to allow for different grid displacement factors (that is, different ways in which displaced electricity may be generated) and different landfill gas recovery rates. This provides a net reduction of emissions within a range of c. 23,000 and c. 113,000 tonnes of CO₂e emissions per annum.

Wiltshire is seeking to be carbon neutral by 2030, with the national policy target being 2050. New development should therefore look to be in accordance with these aims.

Either way on the different emissions base case presented by the applicant and in the independent review, bench-marking the outcomes of the Carbon Assessment against the present planning policy position as set out above – in particular, the Wiltshire Core Strategies, the NPPF, the national waste strategy ('Our Waste, Our Resources: A Strategy for England'), and the National Policy Statement for Renewable Energy Infrastructure – the proposal is compliant. Specifically, the proposal is for a combined waste management facility and source of decentralised energy generation on land which is allocated for these purposes. Fundamentally, whilst in general EfW facilities are not in themselves carbon neutral or carbon zero, they do fulfil two acceptable purposes at this time – energy generation *and* management of residual waste for which the only other option is presently landfill; whatever the base case on the CO₂e emissions, landfill is demonstrably bad from a climate change and environmental perspective, and EfW remains an acceptable Recovery process in terms of current planning policy and the Waste Hierarchy.

On the question of what weight should be given to emerging climate change policy relative to planning policy(?), the local planning authority has obtained an external legal opinion. The opinion in its entirety (covering other matters as well as this question) is set out as a background paper to this report, at appendix 6. The following box sets out an extract relevant to this question –

What weight should be given to evolving climate change policy (which is less supportive of carbon-generating EfW developments) relative to both national and local planning policies (which are more supportive of carbon generating EfW developments, at least at this time)?

10. I must start by observing the trite position that weight is for the decision-maker. That said, it will be expected that adopted policy is likely to be worthy of greater weight than emerging policy. This is particularly so where different strands of public policy are concerned. It is apparent, I hope, that how the aims and aspirations of one policy arena are transposed into effect in another arena of policy is, itself, a matter of policy. Thus, it cannot be seen, precisely, how developing climate change policy will manifest in planning policy until such time as (a) it has itself been adopted and (b) it has been incorporated into planning policy, first at a national level and then at a development plan level.

11. In these circumstances, it is quite unimpeachable for the officer [decision maker] to ascribe greater weight to what the adopted national and local planning policies actually say on EfWs, waste treatment and low carbon energy than what might be deduced or gleaned from emerging advice to/thoughts of Government on climate change.

The University of Exeter independent examination also considers ways in which the proposed facility may be able to reduce CO₂ emissions further in any event. On this it states the following -

Wiltshire Council is seeking to achieve net zero carbon by 2030. The Assessment states that "energy from waste will play a key role in UK power generation and achieving a net-zero carbon future". Ways in which the proposed Northacre facility may be able to reduce CO₂ emissions include:

- 1. Reducing fossil inputs in the waste stream it is treating*
- 2. Improving overall efficiency by exporting very significant quantities of useful heat*
- 3. Providing a design, connections and land for installation of carbon capture and storage technology*

In response to 1, the applicant has confirmed that the facility will process residual waste which is assumed to have been pre-processed off-site to remove recyclates, including dense plastics and metals, in any event.

In response to 2, the applicant has confirmed that the Facility will have the capacity to export heat and that the Applicant is currently engaging with local heat users to evaluate the potential for activating at least some of this. The Applicant is already committed to exporting electricity.

On the third point, and looking to the future, the latest Climate Change Committee's progress reports envisage the continuing move towards a more circular economy with less landfill and less incineration, although not 'no' incineration. Where the incineration, or thermal treatment of waste, already exists and/or must continue, the CCC sees carbon capture and storage (CCS) as a critical step forward (CCS "... is a necessity, not an option, for the UK's net-zero objectives"). On this specific point, the Carbon Assessment acknowledges that carbon emissions from low-carbon technologies have the potential to be captured through CCS. The assessment states –

.... Although CCS technologies are still being developed and are currently not economically or technically feasible for application in large-scale EfW projects, EfW plants may have the potential to incorporate these systems in the future.

It is acknowledged that low carbon technologies will need to continue minimising carbon releases, which will take time, legislative intervention and investment. It is considered that the Facility will lie within a framework where a positive contribution can be made towards achieving climate change objectives and where a transition can be made towards meeting net zero targets over time.

The future cannot be assumed with certainty. But in the event of the CCC recommendations becoming future policy and/or legislation, then technology will inevitably evolve, and – it can reasonably be assumed – that the development proposed here will adapt. Any future change to policy/legislation and any related requirement for adaptation are not matters relevant to the determination of a planning policy compliant planning application now. They are likely to be matters regulated by other processes, such as the Environmental Permit which would be subject to review and renewal from time to time anyway.

This said, as the generation of electricity is a key climate change benefit arising from the proposed development, it is considered reasonable that this must be required to happen. Accordingly, a condition is recommended to align commencement of generation and export with commencement of the thermal treatment of waste.

9.3.4 Wiltshire Council's resolution to make Wiltshire 'Carbon Neutral' -

The legal opinion, again, provides helpful guidance in answering the question, how does existing policy fit with Wiltshire Council's stated aim to deal with the climate emergency when the issue has not as yet been included in a development plan document? The relevant part of the opinion (in full at appendix 6) is set out in the following box –

How existing policy fits with the stated aim to deal with the climate change emergency when these issues have not as yet been included in a Development Plan document as the current Development Plan was adopted in 2015?

12. Existing policy (as relevant for present purposes) fits with climate change issues by virtue of the fact that energy recovery from residual waste is part of the suite of initiatives encouraged in

order to 'de-carbonise' energy compared to the burning of fossil fuels and to treat residual waste that would (by definition) be going for disposal to landfill.

13. *While a proportion of the feedstock will itself be fossil-carbon derived, it is 'waste' fossil carbon, that needs to be managed, rather than 'virgin' fossil carbon, mined or extracted for the purpose of energy-generation. As such, it already exists in the 'above ground' carbon equation and, rather than being disposed of, it can beneficially be used to displace energy derived from conventional fossil fuels.*
14. *From my experience in the energy and waste sectors, I am aware of certain objectors to EfWs arguing, on a carbon basis, that it would be better to 'sequester' the fossil-derived carbon in residual waste by burying it – ie disposing of it to landfill – rather than releasing it to the atmosphere as CO2. Whatever the merits of that argument (with which I do not here engage), that is not current Government policy. Rather, for climate change reasons and waste management reasons, Government policy is to move to zero landfill, and EfW treatment of residual waste to recover energy from that waste is part of the armoury of measures which are to be deployed. EfW is, for planning policy purposes, a 'low carbon' energy source, even if it is not a 'no carbon' energy source and, so, is encouraged as part of the moves to tackle the 'climate change emergency'.*
15. *The current development plan reflects that position by providing opportunities for EfWs, as at the application site.*

9.4 Landscape / Visual Impact

9.4.1 Policy background –

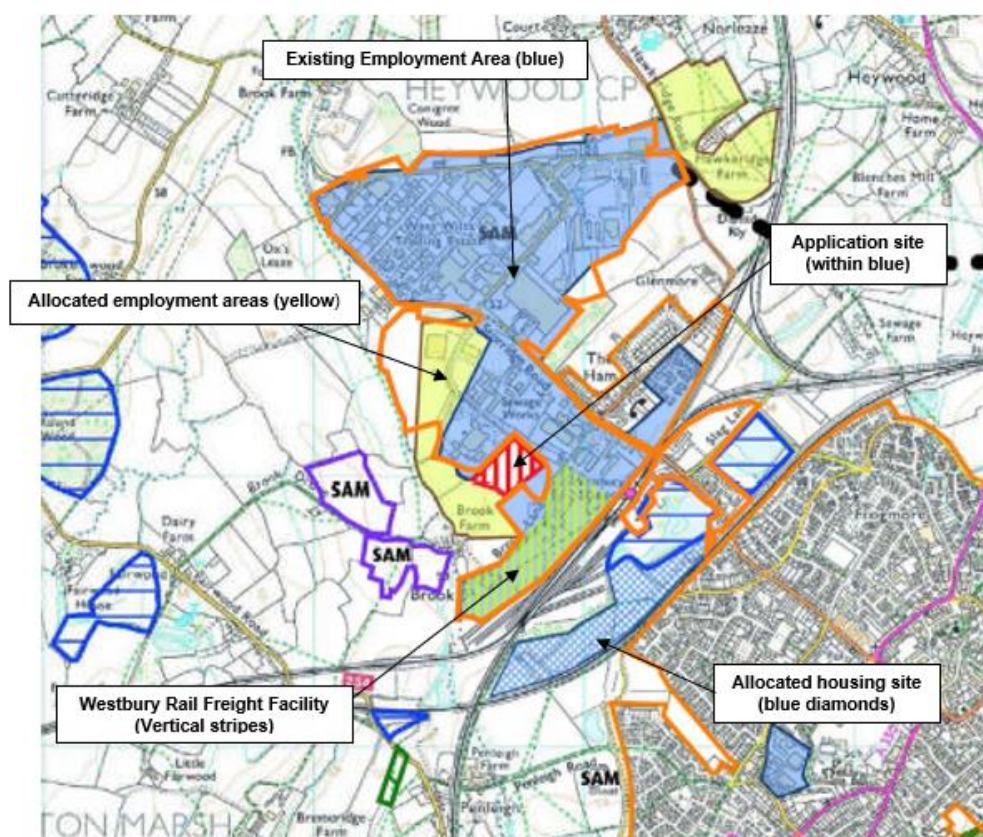
Core Policy 51 ('Landscape') of the WCS re-states that new development should protect, conserve and where possible enhance landscape character, with any negative impacts mitigated as far as possible through sensitive design. The policy states that proposals should be informed by and be sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies; and proposals will need to demonstrate that the following matters in particular have been taken into account and landscape conserved and enhanced as appropriate:

- The separate identity of settlements and the transition between man-made and natural landscapes;
- Visually sensitive skylines, soils, geological and topographical features;
- Landscape features of cultural, historic and heritage value;
- Important views and visual amenity;
- Tranquillity and the need to protect against intrusion from light pollution, noise and motion; and
- Landscape functions including places to live, work, relax and recreate.

The Wiltshire and Swindon Waste Development Control Policies DPD Policy WDC7 (Conserving Landscape Character) further requires proposals for waste management development to include an assessment of the adverse impacts on the landscape character, this informed by the Wiltshire Landscape Character Assessments. The policy states that proposals for waste management development should include appropriate provisions to protect and where possible enhance the quality and character of the countryside and landscape, and proposals in proximity to settlements must safeguard their character, setting and rural amenity through the implementation of mitigation measures that incorporate an acceptable separation distance, landscaping and planting, appropriate to the existing landscape setting.

Core Policy 57 ('Ensuring high quality design and Place Shaping') of the Wiltshire Core Strategy provides more general development control standards, requiring new development to, in particular, respond positively to existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building lines, etc., to effectively integrate development into its setting. It also requires the retention and enhancement of existing important landscaping and natural features, including trees, hedgerows and watercourses.

Meanwhile, Core Policy 35 ('Existing Employment Sites') seeks to retain the defined Principal Employment Areas in employment uses, and supports renewal and intensification of employment uses thereon; and Core Policy 32 ('Spatial Strategy for the Westbury Community Area') allocates 3.8 ha of new employment land at Northacre Industrial Estate on land to its west side (that is, adjacent to the application site). These designations are illustrated on the following plan contained within the Landscape and Visual Impact Assessment (LVIA) with the planning application (with annotations added).



*Extract from LVIA 'Site Location and Planning Context Plan'
showing Core Strategy designations within vicinity of site (annotations added)*

9.4.2 Landscape and Visual Impact Assessment –

The Environmental Statement includes a Landscape and Visual Impact Assessment (LVIA) which assesses the landscape and visual effects of the proposed development. It does this by applying established LVIA methodology - to define baseline conditions, to determine the sensitivity of receptors, to determine the nature of effects (that is, the magnitude of change), and to assess whether a likely significant landscape and visual effect would be experienced by any receptor, taking into account any proposed mitigation measures.

Landscape effects: base line conditions –

The LVIA defines landscape effects as being caused by physical changes to the landscape, which may result in changes to the distinctive character of the landscape and how it is perceived. As a general rule, the degree to which a particular landscape type or area can accommodate change arising from a particular development without detrimental effects on its character will vary with:

- Existing land use;
- the pattern and scale of the landscape;
- visual enclosure / openness of views, and distribution of visual receptors;
- the scope for mitigation, which would be in character with the existing landscape; and
- landscape value.

Overall landscape impact is determined by combining the sensitivity of the landscape resource with the magnitude of landscape change.

In terms of baseline conditions, the site is located within the 'Avon Vale' National Landscape Character Area. Locally, in 2007, the West Wiltshire District Landscape Assessment (WWDLA) classified the area in which the site is located as being within the 'Heywood Rolling Clay Lowland' landscape character area (WWDLA ref. 'LCA E8'). The WWDLA sets out its characteristics as being:

- Gently rolling topography of the area slopes gradually downwards, moving southwards towards Westbury;
- Human influence strongly visible in the form of West Wilts Trading Estate and junction of two main railway corridors;
- Rural character disturbed by noise and visual intrusion associated with the railway corridors, roads and West Wilts Trading Estate;
- Combination of small, medium and large, farmed fields surround the trading estate, the boundaries of which are delineated by hedgerows in varying condition;
- A series of interconnecting minor roads cross the area;
- Settlement pattern dominated by nucleated arrangement of large warehouses within West Wiltshire Trading Estate but scattered farmhouses to the north and west;
- Generally, a low level of tranquillity throughout the area due to the main roads, the railway corridor and Trading Estate.

The open countryside immediately to the west of the site is located in the 'North Bradley Rolling Clay Lowland' landscape character area (WWDLA ref. 'LCA E3'). Its key characteristics as defined in the WWDLA are:

- Gently rolling farmland based on clay, with extensive views, including views on the chalk downland in the east and south;
- Distinct pattern of small to medium sized fields enclosed by mainly intact hedgerows with mature trees;
- Predominantly pasture with a few scattered ancient woodland blocks;
- Settlements consist of several villages and farmsteads linked by a dense network of mainly secondary roads and footpaths;
- Pylons as a dominant vertical element.

The relevant management and landscape objectives summarised in both of the Landscape Character Assessments focus on conserving landscape diversity and mitigating the "urbanising influence of large towns". They include:

- Managing existing vegetation and planting new woodland to maintain the enclosed character and screen views of intrusive urban edges;
- Developing guidance to ensure that new building and alterations to existing buildings integrate with the character and structure of settlements;
- Seeking of landscape enhancements from trading estate developments and screening of visual distractors.

The LVIA considers the context (or baseline circumstances) of the site itself. Key statements are as follows –

The Site is located in the Northacre Trading Estate, adjacent to the Brook Lane Trading Estate and the larger West Wilts Trading Estate. Together these form a significant urban extension to the north-west of Westbury town centre, comprising various utilitarian buildings and other structures. Access to the various plots is via Stephenson Road and Brook Lane. To the south of these industrial areas is the Westbury Rail Freight Facility.

The Site sits on the western slope of a slight ridge that runs north eastwards towards The Ham and falls away to the west, towards the West Wilts Trading Estate and the valley of the Biss Brook. The site itself is a currently vacant plot which has been subject to varying degrees of disturbance.

In the vicinity of the Site, the influence of existing industrial development is strong. Structures at Westbury Dairy (c. 38.5m), Welton Bibby & Baron (north of the Site c. 32m) and Faccenda (at the north-western edge of the West Wilts Trading Estate c. 31m) are well-established large built features within the wider industrial areas. Other functional development, including scrapyards and vehicle repair/storage yards are also present. A floodlit freight rail depot is located to the south of Brook Lane Trading Estate. Other lighting is also present at many of the industrial facilities.

The town of Westbury is situated on the northern edge of Salisbury Plain. The main urban core is relatively compact except on the south western side where ribbon development coalesces with Westbury Leigh and the elongated settlement of Dilton Marsh. The industrial areas described above form a significant protrusion into open countryside to the north-west of the settlement, and are separated from the town by the London to West Country railway line, associated sidings, and two large lakes. Some of the adjacent intervening land has been allocated for residential development in the core strategy.

In assessing the proposal itself the LVIA notes the “careful selection of colours for the different elevations and the stack cladding to break up the visual mass of the built volumes and better integrate them visually with the surrounding landscape / skyscape”; and landscaping proposals to “filter and partially screen views”. Also relevant to assessing the proposal itself is the extant planning permission for a not dissimilar sized building on the site (the ATT); the extant planning permission for a screening bund to be formed on land to the west of the site; and the allocation of a significant parcel of land, again to the west of the site, for further employment development.

With the above in mind, the LVIA concludes that the landscape character of the trading estates (which are within LCA E8) has a low susceptibility to change given the well-established industrial use and the existing large scale buildings in the vicinity, and the planned expansion of the industrial uses to the west. The LVIA adds that in these circumstances the trading estates are tolerant to significant change, and accordingly the

effect of the proposed development on LCA E8 would be slight adverse¹⁰ at most, and comparable with the extant planning permission.

With regard to the land to the west (within LCA E3), the LVIA confirms that this is more rural in character, but with evidence of alteration and degradation where it meets the urban/industrial fringe. In view of this – and in view of there being no landscape designations and only limited recreational value in the land close to the site – the LVIA concludes that this landscape has medium sensitivity, and accordingly is tolerant to some change at its interface with the urban edge of Westbury. As the proposed development would be adding to an existing assemblage of industrial structures on the industrial estates, the LVIA further concludes that the magnitude of change to the land to the west would also be medium due to a partial alteration of the area's visual context in close proximity to the site and from more elevated locations in the wider landscape (viewpoints 2 and A). This said, visibility from the majority of LCA E3 would be limited and fragmented due to a number of factors including – the natural screening afforded by a combination of topography, woodlands and hedgerows; the design approach for the development (in terms of its colours, building relief, etc.); the proposed landscaping (including the bund); and the existing and evolving context of the site within an industrial setting. Accordingly, the landscape effects on LCA E3 are concluded to be moderate adverse¹¹, but that these effects would be localised only and not widespread across the LCA.

These conclusions of the LVIA are agreed. Notably, that the effects of the proposal on the Heywood Rolling Clay Lowland landscape character area (which in the locality of the application site is essentially the Northacre Industrial Estate) would be 'slight adverse', whereas the effects on the North Bradley Rolling Clay Lowland landscape character area (which is essentially the presently open land to the west of the industrial estate) would be 'moderate adverse', although this likely reducing to 'Slight Adverse' when the extant planning permission is factored-in.

A slight adverse effect is where development does / would impact on views and cannot be fully mitigated. In the context of this industrial estate, where there are established industrial buildings – some sizeable and themselves presenting a slight adverse effect – a further industrial building presenting a further slight adverse effect, is not considered to be inappropriate or out of keeping. Indeed, it can be reasonably said that this industrial estate is now an established location for such developments.

A moderate adverse effect is where there is a greater impact than slight adverse, this as a consequence of, in particular, the scale of development/proposed development being at odds with the pattern and landform of the landscape. In this case, and notwithstanding the harm arising from the moderate adverse effect identified, the proposal is considered to be acceptable, this in view of the proximity of other sizeable industrial developments (including the Arla Dairies complex) and their not dissimilar impacts to those of the proposal. The moderate adverse effect is also considered to be acceptable in the context of the additional employment land allocation to the west of the site – this will inevitably further change the character of the 'countryside' hereabouts, and in view of its area – 3.8 ha – have a likely greater than slight adverse effect on the LCA in any event. Also, particularly relevant to the acceptability of the proposal in this context is the extant planning permission, albeit for fractionally lower buildings.

¹⁰ A 'Slight Adverse' effect is where the development does not quite fit the landform and scale of the landscape. Notably, although not visually intrusive, the development will impact on certain views into and across the area; and it cannot be completely mitigated because of the nature of the proposal itself or the character of the landscape through which it passes.

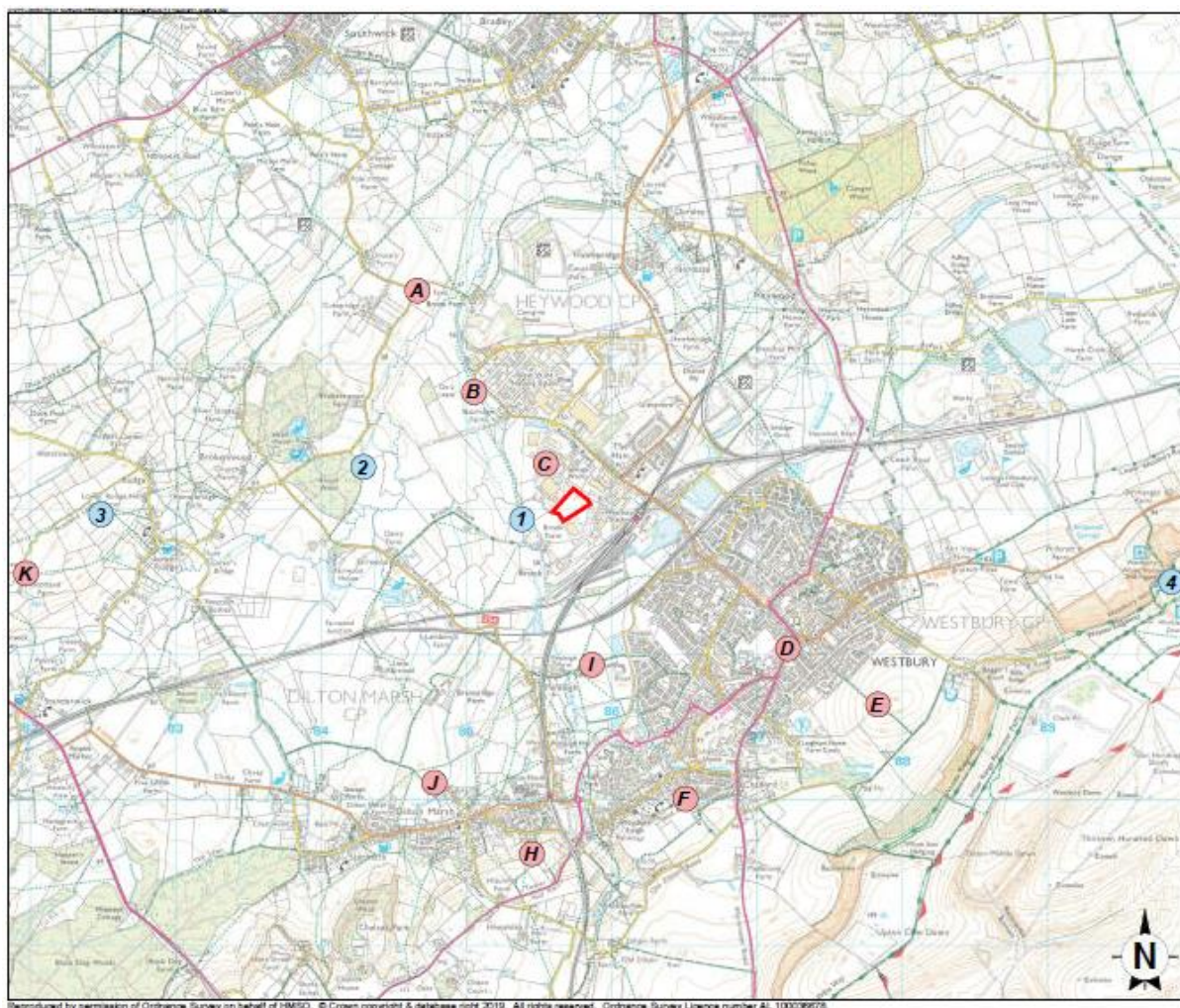
¹¹ A 'Moderate Adverse' effect is where the development is out of scale with the landscape, or at odds with the local pattern and landform. Such effects are not possible to fully mitigate for – that is, mitigation will not prevent harm to the landscape in the longer term as some features of interest will be lost or their setting reduced or removed; and they will have an adverse impact on a landscape of recognised quality or on vulnerable and important characteristic features or elements.

Visual effects: baseline conditions –

The LVIA defines visual effects as the changes to what can be seen by people as a result of what is proposed.

The LVIA includes a detailed assessment of visual effects from fifteen viewpoints. The locations of these viewpoints are indicated on the following map. They comprise representative viewpoints (providing the typical experience of different types of receptors in the vicinity); and specific viewpoints (for a particular view – for example a well-known beauty spot).

For the majority of the viewpoints the LVIA concludes that the proposed development would have only a slight to moderate adverse, moderate to slight adverse, slight adverse, moderate adverse or negligible effect on views. The one exception is viewpoint 1 – the footpath to the west of the site – where the effect is judged to be substantial to moderate adverse.



The most prominent structure in most views would be the 75m stack, although its visibility would diminish when seen against the sky at a distance. In the main, the significance of the effects on all identified views would be only 'slight adverse' to 'moderate adverse', this in view of the mass of existing buildings in these views (notably the dairy), and the distance

and/or fragmented nature of the views in what is a vast landscape and/or townscape anyway.

The exception is the view from the public footpath running north-west of Brook Farm (viewpoint 1), where the effect – due in part to proximity – would be ‘substantial to moderate adverse’, but again, read in the context of the other buildings and the further employment land allocation. This adverse effect in isolation is not considered sufficient to sustain an objection to the proposal’s overall lesser impact in all other views, and the following conclusions of the LVIA are, accordingly, agreed –

While the Proposed Development is broadly compatible in terms of mass and scale with the adjacent dairy buildings and structures, it does result in a very clear change to the character and composition of this particular view mainly due to the fact that the associated buildings would occupy a large proportion of the overall view, substantially altering the existing views available. Consequently, there would be a deterioration in the quality of the view at this particular angle and location. This location was originally selected in order to represent the maximum degree of visual exposure to the Proposed Development along this section of public footpath (i.e. a worst case scenario) as views towards the Proposed Development either side of the viewpoint location would be filtered and partially screened by the existing streamside vegetation. This very close proximity view is perpendicular to the direction of travel for walkers using this footpath although the nature of their activity often involves absorbing wider contextual views. Taking all the above factors into consideration the degree of magnitude of change is deemed to be Large and this would result in Substantial to Moderate Adverse visual effects that are considered significant.

When compared to the 2019 Permission scheme, the Proposed Development would, whilst incorporating a main building with a taller maximum roof height, appear slightly smaller in scale, due to the arrangement of different elements of the building complex. The composition and colour of the new building elements would result in the form appearing less intrusive than the consented development. There would therefore be a small scale beneficial change when contrasted with the consented scheme.

The distant view from the east – from the popular ‘beauty spot’ by the Westbury White Horse – is concluded to be ‘moderate to slight adverse’. The ES states -

Although the proposed buildings and associated stack would be clearly visible, they would only occupy an extremely small proportion of the overall panoramic views available. The small part of the view affected is already influenced by existing industrial development at the Dairy, MBT and adjacent industrial sites. In the context of the expansive panoramic view available, the Proposed Development would represent a minor addition. There would be a minor deterioration in the quality of the part of the view that looks towards Westbury, largely because of the contrast in colour between the stack and the woodland beyond and the intensification of industrial development in proximity to the dairy. Taking all the above factors into consideration the overall magnitude of change to the views available would be very Small and the resulting level of visual effect would be Moderate to Slight Adverse

When contrasted with the consented 2019 Permission the overall massing of the Proposed Development would appear slightly reduced due to the slightly narrower angle of view occupied by the main built forms and the reduced impact of the much narrower stack. At distances in excess of 4km the increased maximum building height would be barely perceptible. As such, the significance of visual effect associated with the Proposed Development would be slightly reduced compared to the 2019 Permission due to the narrower stack.

These conclusions on the significance of effects on views are agreed. The landscape in this area (and related views) has been, and will continue to be, influenced by the industrial operations at the industrial estates, and the proposal would not significantly add to or change this. Although parts of the development would be sizeable (notably the main building and stacks), these would be seen in the context of other existing substantial buildings and the wider urban form of Westbury, and the stacks in isolation are relatively slender structures within the wider views. With the use of appropriate materials for the buildings and additional landscaping - as proposed in this revised application – an acceptable situation would be achieved; likewise, the use of modern lighting techniques would lessen the impacts of the intended 24-hour operation. Overall, it is agreed that the effects on visual amenity would be acceptable.

9.4.3 Landscape and visual impact, and the ‘planning balance’ -

Overall, it is considered that as a consequence of the application site being allocated employment land *and* lying within an ‘ordinary landscape’ of medium sensitivity characterised by elements of built industrial form, *and* in view of at least some localised screening provided by woodland belts and hedgerows giving fragmented views from the west, that the proposed development can be accommodated without significant landscape or visual harm. In a number of views (notably from higher ground, including the escarpment to the east) the site is visible, but as these views are panoramic and, in some cases, at a distance, and as the industrialised form of the site is now part of the landscape in any event, it is not considered that detriment would be caused to the landscape and the views as a consequence of what is proposed. The recognised ‘adverse’ impacts on the landscape character of the adjoining landscape character area and on views from the close-by footpath would not in isolation amount to a sustainable reason for refusing planning permission, particularly when the fall-back position of an extant lawful planning permission and other benefits arising from the development in general (notably, the wider benefits for waste management) are factored in. The slight additional height of the now proposed building makes little difference to these conclusions.

These conclusions are agreed by Wiltshire Council’s own Landscape Officer, who raises no objections to the application.

9.5 Traffic & Highway Safety

9.5.1 Policy background –

Policy WCS2 (‘Future Waste Site Locations’) of the Wiltshire & Swindon Waste Core Strategy 2009 states that in the interests of achieving the objectives of sustainable development, priority will be given to proposals for new waste management development that demonstrate a commitment to utilising the most appropriate haulage routes within and around the Plan area and implement sustainable modes and methods for transporting waste materials.

Policy WDC1 (‘Key criteria for ensuring sustainable waste management development’) of the Wiltshire & Swindon Waste Development Control Policies DPD 2009 sets out key criteria for assessing planning applications for waste development, this including the need for the impact of transporting waste to and from sites to be minimised. Policy WDC2 (‘Managing the impact of waste management’) has a similar requirement. And, more specifically Policy WDC11 states the following:

Waste management development will be permitted where it is demonstrated that the proposals facilitate sustainable transport by (where they are relevant to the development):

- *Minimising transportation distances*
- *Maximising the use of rail or water to transport waste where practicable*
- *Minimising the production of carbon emissions*
- *Ensuring a proposal has direct access or suitable links with the Wiltshire HGV Route Network or Primary Route Network*
- *Establishing waste site transport plans*
- *Mitigating or compensating for any adverse impact on the safety, capacity and use of a highway network.*

The Wiltshire Core Strategy contains similar general transport policies.

9.5.2 Transport Assessment –

A Transport Assessment (TA) to assess the likely impact of the proposed development on the local highway network has been provided (and subsequently 'sensitivity tested', at the request of the WC Highways Officer – see below). In view of Covid 19 restrictions on movement earlier in 2020, the TA relies on local traffic surveys from another recent TA relating to a nearby site to determine baseline conditions. The TA then applies to this baseline 'growth factors' and data relating to other permitted but not built out developments to enable accurate future operational baseline data to be derived at the planned point in time when the proposed development will become operational, which is 2025.

Separately the TA assesses the impact of the traffic that the proposed development itself will generate, and how this traffic will be 'spread' across the highway network throughout the working week and day. This analysis has regard to both the proposed additional throughput of waste at the site – from 160,000 tpa to 243,000 tpa – and the change in the movements at the MBT facility as a consequence of the planned reduction in exports of SRF (this (52,000 tpa) instead to be transferred directly to the proposed EfW by conveyor). The analysis also considers the lawful fallback position of the permitted ATT facility, and the relative changes between it and the current proposal.

The traffic generated – and to a certain extent reduced – by the proposed development is set out in the following table, taken from the TA –

Material	Vehicle Type & Payload	Tonnes per Vehicle Type	Loads per Year	Loads per Week	Trips per Week	Trips per Day
Incoming Waste	Bulk (24.5T)	181,440	7,406	154	309	51
	RCV (6.5T)	9,560	1,471	31	61	10
Incinerator Bottom Ash Export	Bulk (29T)	52,513	1,811	38	75	13
Air Pollution Control Residuals Export	Bulk (27.1T)	9,276	342	7	14	2
Diesel Import	Bulk (32T)	263	8	0	0	0
Ammonia Import	HGV (10T)	937	94	2	4	1
Hydrated Lime Import	Bulk (27.5T)	4,445	162	3	7	1
Powdered Activated Carbon Import	Bulk (21T)	70	3	0	0	0
Export from MBT to Northacre removed from Highway	Ro-Ro (8.5T)	-20,000	-2,353	-49	-98	-16
	Bulk (24T)	-32,000	-1,333	-28	-56	-9
Net Changes			7,610	159	317	53

Table 8: Predicted HGV Breakdown for the Northacre Facility (6 Days/Week, 48 Weeks/Year)

As is evident, the proposed development – importing 191,000 tonnes/yr – is expected to attract 159 loads per week, after transfer of SRF from the MBT facility is factored in. This is equivalent to 317 HGV movements per week, or 53 trips per day over the 6-day working

week. Averaging this out over the working day – which is 07:00-22:00 Monday to Friday and 07:00-17:00 Saturdays – this equates to on average 4 HGVs per hour (317 / 85 hrs).

Comparing this with the permitted ATT facility movements, these were/are 250 HGV movements per week, and 3 HGVs per hour. The TA, therefore, concludes from this that the current proposal relative to the 2019 permission would add, on average, a further single HGV movement per hour to the working weekday (notably the weekday AM and PM Peak hours), or an additional 12 HGV movement over the entire working day (Monday to Friday).

Applying this data to the predicted baseline traffic situation in 2025, the TA then calculates the percentage change in actual daily and peak hour vehicle and HGV numbers on the wider road network. This is shown in the following tables taken from the TA. As the HGVs move out on to the wider network they disperse, the applicant forecasting that 30% will come and go from the south on the A350, and all others assumed to arrive from the north, also via the A350.

Link	AADT			Daily HGVs		
	2025 Baseline with 18/09473	Change from Northacre Facility	Change (%)	2025 Baseline with 18/09473	Change from Northacre Facility	Change (%)
Link Road	6,623	12	0.2%	644	12	1.9%
B3097 North of WWTE	16,127	12	0.1%	1,218	12	1.0%
B3097 South of WWTE	9,010	0	0%	748	0	0%
A363 West of A350	12,312	12	0.1%	794	12	1.5%
A350 North of A363	20,934	8	0%	1,158	8	0.7%
A350 South of A363	14,122	4	0%	636	4	0.6%
A350 in AQMA	17,642	4	0%	976	4	0.5%
Brook Lane	2,637	0	0%	2,637	0	0%
B3097 Station Road	11,680	0	0%	140	0	0%

Table 13: Changes in Traffic in Annual Average Daily Traffic Relative to 2025 Baseline

Junction	Weekday AM Peak Hour (08:00-09:00)			Weekday PM Peak Hour (17:00-18:00)		
	2025 Baseline with 18/09473	Change from Northacre Facility	Change (%)	2025 Baseline with 18/09473	Change from Northacre Facility	Change (%)
B3097/WWTE/Hawke Ridge Business Park Roundabout	1,919	2	0.1%	1,940	1	0.1%
A363/B3097 Roundabout (White Horse Business Park)	2,536	2	0.1%	2,597	3	0.1%
A350/A363 Roundabout (Yarnbrook)	2,840	2	0.1%	3,021	3	0.1%
A350/B3097 Mini Roundabout	1,605	0	0.0%	1,799	0	0.0%
A350/B3098 Mini Roundabout	2,045	0	0.0%	2,006	0	0.0%
B3097/Storrige Road Roundabout	1,436	0	0.0%	1,487	0	0.0%

Table 12: Changes in Traffic in Weekday AM & PM Peak Hours relative to 2025 Baseline

The comparison of daily traffic flows (AADT) ('Table 13') shows no significant changes arising from the development, the increases in general being well below 1%. Likewise, the predicted changes in peak hour traffic arising from the additional traffic relative to the 2025 baseline are all well below 1% of the baseline traffic, demonstrating no significant effects.

There would also be light vehicle movements per day from 40 staff commuting, 80 movements daily, 82% by car.

Regarding construction traffic, construction is assumed to commence in 2022 with a three-year programme, peaking in 2023. The applicant has advised that the development might peak at 450 construction staff on site, although 300 is more likely at most times, this generating c. 100 vehicle movements, assuming lift sharing.

The TA summarises the traffic implications of the proposal in the following terms –

- (i) Outline permission for employment use was granted in 1998, followed by reserved matters permission (W/09/02918/REM) for 3,434m² of B1/B8 floor space and ancillary offices in 4 units, with parking for 70 cars.*
- (ii) The Local Highway Authority (LHA) was explicit that an EfW facility importing 118,500 tonnes/year permitted in 2015 (14/12003/WCM) '...will not have a measurable effect on the local highway network', with subsequent applications, including the 2019 Permission (18/09473/WCM) receiving the same response from the LHA.*
- (iii) The development site is within an extensive area of industrial and employment development north west of Westbury. All HGV traffic approaches from the north, controlled by weight and height restrictions.*
- (iv) A large area of Westbury is within walking or cycling distance and bus and rail services link to surrounding main commuting origins.*
- (v) Baseline traffic flows including significant committed development have been derived from information supporting other planning applications.*
- (vi) The traffic predicted for the 2019 Permission comprised 11 movements in the weekday AM & PM peak hours (8 light vehicles, 3 HGVs) and 108 daily movements (66 light vehicles, 42 HGVs).*
- (vii) The Northacre Facility as now proposed would import 191,000 tonnes/year of material (waste fuel and processing products), with 52,000 tonnes from the adjacent MBT Plant, removing 22 daily HGV movements from local roads.*
- (viii) The Northacre Facility would have the same staffing as the 2019 Permission, so there would be no change in light traffic. The additional imported material would add an average of a single HGV movement to local roads in the weekday AM & PM peak hours and 12 over the working day.*
- (ix) Changes to key junctions in the weekday peak hours would be well below 1% of baseline traffic in 2025, with changes in daily traffic of a similar order, so no further analysis of traffic impact is required.
The changes in the Westbury AQMA amount to less than 0.1% of general traffic or 0.5% of HGVs over 12 hours [AQMA addressed below].*
- (x) Changes in construction traffic relative to the 2019 consent have been considered and shown to be insignificant.*

The conclusions of the TA are agreed. In terms of the effects of the proposal on the wider road network, these are considered to be insignificant, particularly in the context of the past planning permissions for an ATT at the site and the wider allocation of land hereabouts for other employment or waste related uses which could potentially give rise to higher HGV and car movements than those predicted now. It is also relevant that the A350 is a designated Strategic Lorry Route.

The Environmental Statement relies on the TA outcomes, and so draws the same conclusions with regard to environmental impacts associated with traffic. Briefly, the ES states that the proposed development would have no significant effects on highway capacity and safety, at both the construction and operational stages of the development.

Notwithstanding these conclusions on the limited impact of traffic, mitigation is recommended in any event in the form of a Travel Plan – to reduce the number of car-borne trips (by staff in particular) – and a CEMP for managing construction traffic. Conditions are recommended accordingly.

Sensitivity testing –

At the request of the Council's Highways Officer, traffic generation has been further analysed, but without the fallback of the lawful planning permission being factored in (that is, without 18/09473). The Highways Officer explains his reasoning for requiring the information in this form – and draws his final conclusions on this – as follows ...

..... Whilst the developers reasonably argue that the extant permission represents a 'back stop' development, the impact of the proposals should be considered without the extant permission to fully understand the implications of the proposals; the extant permission has been subsequently considered as a cumulative assessment. It is clear that local residents and stakeholders affected by the proposals, do not currently experience traffic generation from the extant permission and hence additional or reduced impact upon the extant permission has limited resonance. A subsequent revised Transport Assessment addressed this issue, illustrating in Table 18 that Brook Lane would experience the highest peak impact from the development, being just 2%; heavier trafficked roads have a lesser impact.

Table 18 from the 'Transport Assessment with Sensitivity Tests' document referred to here is reproduced below.

Link Road	AM Peak			PM Peak		
	2025 Baseline	Northacre Facility	Change	2026 Baseline	Northacre Facility	Change
Link Road	702	12	1.8%	747	4	0.6%
Brook Lane	311	5	1.5%	233	5	2.0%
B3097 Station Road	1,085	4	0.4%	1,171	4	0.3%
B3097 The Ham	730	1	0.1%	824	1	0.1%
B3097 at Hawkeridge	1,373	13	1.0%	1,522	5	0.3%
Phillips Way	863	12	1.4%	840	4	0.5%
Westbury Road	1,096	0	0.0%	1,108	0	0.0%
A363 to Trowbridge	1,217	2	0.2%	1,388	2	0.1%
A363 at Yarnbrook	1,176	10	0.9%	1,300	2	0.1%
A350 to Chippenham	2,082	7	0.3%	2,167	2	0.1%
A350 Trowbridge Road	1,361	4	0.3%	1,462	1	0.0%
A350 Haynes Road	1,298	6	0.5%	1,421	3	0.2%
A350 Warminster Road	1,771	6	0.3%	1,764	3	0.1%

Table 18: Changes in Weekday AM & PM Peak Link Flows

As is evident from Table 18, the peak hour changes on all of the links on the local highway network remain negligible, even when the lawful fallback position is taken out of the equation.

The TA with sensitivity tests adds the following to the original TA conclusions, which area agreed –

-
- (viii) Considered in isolation, without the legitimate fall-back of the 2019 Permission, the Northacre facility is expected to add 5 HGV movements and 7 staff movements to the AM peak hour, a single HGV movement and 7 staff vehicles in the PM peak and 120 daily trips (54 HGVs & 66 light vehicles).*
 - (ix) Relative to the 2019 Permission, which could be implemented so represents the valid fall-back or baseline for the site, the Northacre Facility would make no change in staff traffic and might add a single HGV movement to the AM peak hour, adding about 12 HGV trips over the working day.*
 - (x) Changes to key junctions in the weekday peak hours would be well below 1% of baseline traffic in 2025, with changes in daily traffic of a similar order. The changes at all junctions on the local highway network would all fall below Wiltshire Council guidance thresholds for detailed analysis.*
 - (xi) Changes on traffic on highway links would be negligible and hence no capacity impact could be expected.*
-
- (xiii) Changes in construction traffic relative to the 2019 consent have been considered and shown to be insignificant.*

9.5.3 Westbury Air Quality Management Area

Policy background –

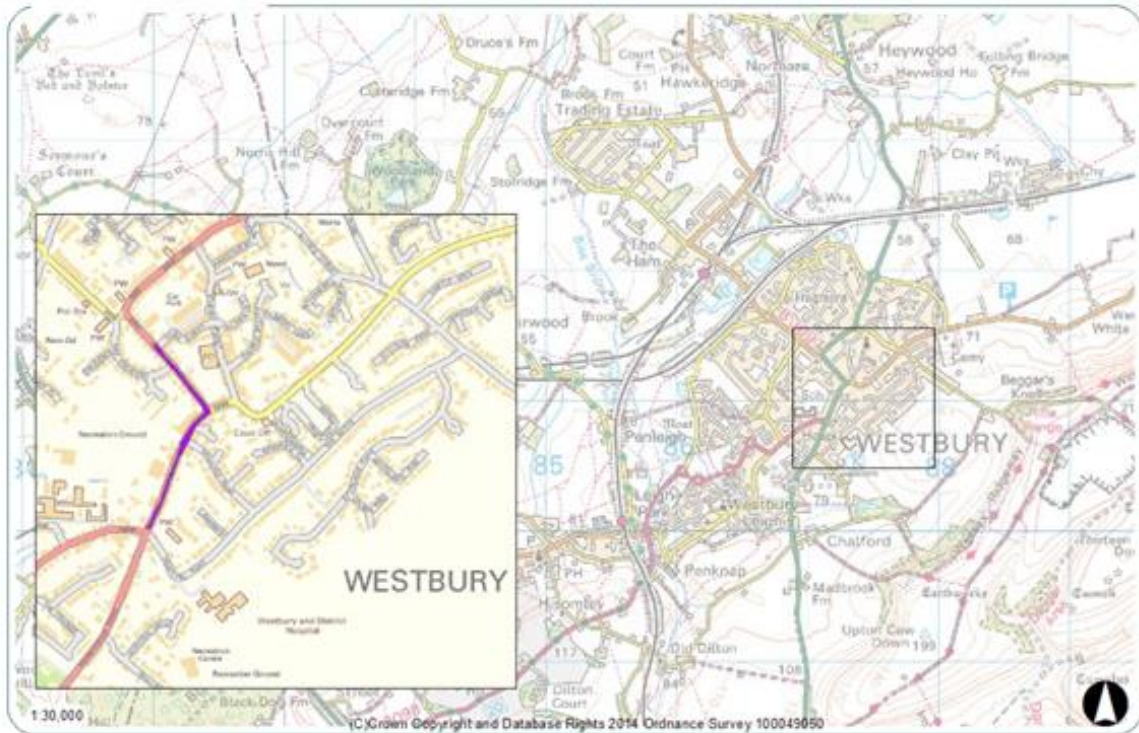
Core Policy 55 relating to air quality requires development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity. Mitigation measures may include possible traffic management or highway improvements, abatement technology, traffic routing and site management, and where appropriate contributions.

The Air Quality Strategy for Wiltshire 2011-2015 states the following:

Air quality in Wiltshire is predominantly good with the majority of the County having clean unpolluted air. There are however a small number of locations where the combination of traffic, road layout and geography has resulted in exceedences of the annual average for nitrogen dioxide (NO₂) and fine particulates (PM₁₀).

These locations include parts of the A350 where it passes through Westbury, as indicated on the following plan:

Westbury Air Quality Management Area



An Air Quality Action Plan for Wiltshire is awaiting DEFRA approval, and a specific Westbury Action Plan is in preparation. An Air Quality SPD is also in preparation. The draft version of the SPD states the following:

Where developments take place in an AQMA [Air Quality Management Area], mitigation measures must be considered as standard practice, particularly in cases where the development is new and does not replace an existing use. This is especially important where the development has provision for a large number of parking spaces, significantly increasing the number of trips, and/or heating plant. In some cases it may be necessary to recommend refusal where a development is so contrary to the objectives of the Air Quality Action Plan and Strategy.

The SPD states that mitigation may take the form of appropriate construction, appropriate design, travel plans, use of clean/alternatively fuelled vehicles, and low emission schemes and strategies.

Impact of proposal –

The Transport Assessment which accompanies the application includes a comparison of existing/known traffic flows ('baseline'¹²) through the Westbury AQMA with traffic flows as a consequence of the proposed development (factoring in the extant planning permission). The relevant part of the TA states the following –

¹² Baseline traffic includes predictions of traffic associated with development on other sites that has planning permission but has not been built and occupied. Where it is highly likely that a permitted scheme will be operational by 2025, it is included in the baseline traffic.

The changes in traffic predicted through the Westbury AQMA are summarised in the table below illustrating the change in traffic from the current planning application for the Northacre Facility relative to the facility allowed on the site by the 2019 Permission, which forms the baseline position.

The table compares the changes in traffic against the 2025 baseline position with the 2019 Permission operating on the site, The baseline traffic is taken from 2-way traffic on the A350 Warminster Road south west of the Haynes Road mini roundabout.

Link	2025 Baseline (With 2019 Permission)	Change from Northacre Facility	Change (%)
Weekday AM Peak Hour	1,955	0	0%
Weekday PM Peak Hour	1,892	0	0%
Weekday 12-Hour (All Traffic)	17,642	4	0.0%
Weekday 12-Hour (HGVs)	976	4	0.5%

Table 14: Changes in Traffic in Westbury Air Quality Management Area

The table shows that the AQMA will not experience any significant changes in traffic in the peak hours, with changes quantified at less than 0.1% of general traffic.

The changes in HGV movements through the AQMA over a 12-hour period are predicted at 0.5%, although as HGVs make up 5.5% of general traffic, the total change over a 12-hour day is less than 0.1% of all traffic.

It is therefore evident that there will be no significant traffic impact on the Westbury Air Quality Management Area, but the implications for air quality are examined in detail in the Environmental Statement prepared to support the planning application.

At the request of the Council's Public Protection Officer and Highways Officer the applicant has also assessed (sensitivity tested) the impact of the proposed development without the lawful fallback position of the 2019 permission. The methodology used in this assessment has been independently examined on behalf of the Council. The results are set out in the following table, taken from the Transport Assessment Addendum (blue columns showing change relative to baseline without 2019 fallback, and green columns showing change relative to baseline with 2019 permission (as per the above table) –

Period	2025 Baseline	Change due to Northacre Facility		Change Relative to 2019 Permission	
		Traffic	%age Change	Traffic	%age Change
Weekday AM Peak Hour	1,771	6	0.3%	0	0%
Weekday PM Peak Hour	1,764	3	0.2%	0	0%
Weekday 12-Hour (All Traffic)	16,420	32	0.2%	4	0.0%
Weekday 12-Hour (HGVs)	840	16	1.9%	4	0.5%

Table 19: Changes in Traffic in Westbury Air Quality Management Area relative to 2025 Baseline

On these predictions, the TA Addendum concludes as follows –

The table shows that without considering the legitimate fall-back of the 2019 Permission, the Northacre Facility would bring about changes in general traffic through the AQMA of 0.2 to 0.3% in the peak hours and just 0.2% of daily traffic. The percentage daily increase in HGVs, without the fallback, would be 1.9%.

It is therefore evident that there will be no significant traffic impact on the Westbury Air Quality Management Area,

The TA also considers committed development that may not be built out by 2025 – notably, Hawkeridge Business Park and the Northacre Waste Transfer Station. On these the TA concludes that the addition of this committed development over the 2025 baseline traffic makes no material difference to the development traffic through the AQMA as a percentage of traffic that would otherwise be passing through, the changes remain very small.

The conclusions that the development is unlikely to result in a significant impact on current air quality is accepted and agreed by the Public Protection Officer. However, in the context of LAQM and EPUK guidance – which states that “*Even where the effect is judged to be insignificant, consideration should be given to the application of good design and good practice measures*” – and in the light of Core Policy 55 which requires effective mitigation in order to protect “public health, environmental quality and amenity”, it is considered that mitigation would be required in any event. A Travel Plan is required, as referred to previously. In addition, the Council’s Public Protection Officer requires the provision of some Ultra Low Energy Vehicle (ULEV) infrastructure in the development (in the interests of good planning and design); a further condition is recommended accordingly.

9.6 Amenity (including effects of noise/vibration, air quality, odours, etc.)

9.6.1 Policy background –

Policy WDC2 (‘Managing the Impact of Waste Management’) of the Wiltshire & Swindon Waste Development Control Policies DPD states that proposals for waste management development in Wiltshire and Swindon will be permitted where it can be demonstrated that the proposal avoids, adequately mitigates against, or compensates for significant adverse impacts relating to, notably here, amenity and noise emissions. Core Policy 57 (Ensuring high quality design and place shaping) of the Wiltshire Core Strategy sets out similar criteria to safeguard amenity.

The National Planning Policy for Waste states that in determining planning applications waste planning authorities should consider the likely impact on the local environment and on amenity, and the locational implications of any advice on health from the relevant health bodies. It further states that waste planning authorities should avoid carrying out their own detailed assessment of epidemiological and other health studies.

9.6.2 Noise and vibration –

The Environmental Statement includes a chapter relating to noise and vibration. This considers the potential noise impact of the proposed facility (using noise data and/or noise predictions for the planned buildings and plant) against background noise levels.

The baseline sound data is that recorded following surveys carried out across the area in 2014 (for planning application no. 14/12003/WCM) and March 2018 (for 18/09473/WCM).

These assessment locations are used to model the impacts of the current proposal. The locations for the modelling are set out in the following table taken from the ES (where 'Assessment Location M01a' is the nearest residential property):

Table 7.17: Noise Monitoring Locations (iON Acoustics Survey)

Location Reference	Description	Approximate Ordnance Survey Co-ordinates (E, N)
M01	Unattended logging station in the vicinity of Stephenson Road, close to the junction with Brook Lane.	385831, 152051
M01a	Attended monitoring location on Brook Lane, in the vicinity of the residential property at Brookfield.	385921, 152035
M02	Attended monitoring location off Oldfield Road to the south east of the proposed site, close to the railway lines and the residential properties.	386323, 151551
M03	Attended monitoring location off Storridge Road to the north east of the site.	385887, 152370
M04	Attended monitoring location to the south west of the site, approximately 160m from the existing MBT facility. This is in the vicinity of Orchard House receptor.	385566, 151779
M05	Attended monitoring location in the vicinity of Brook Cottage, approximately 600m to the west of the existing MBT Facility.	385045, 151896

The locations are further illustrated on the following aerial photograph, taken from the 2018 Noise Assessment:



Noise Assessment Locations

Predicted noise levels have been calculated based on library data from similar EfW facilities operating elsewhere in the country, and include the following assumed inherent mitigation measures:

- (i) Buildings constructed from single skin cladding (Rw=24dB).
- (ii) Air cooled condenser fans operating at an overall sound power level of 100dB(A) (6 fans at 92dBW each fan).
- (iii) Fan stack & roof vents designed to a sound power level of 90dBW (79dB LAeq15mins @ 1m free field) at flue exit point of stack.
- (iv) Turbine air cooler fans – overall sound power level of all fans operating designed to a level of 90dB(A)
- (v) Smaller external plant (e.g. air conditioning, pumps etc) not to exceed 70dB(A) @ 1m.
- (vi) ID Fan acoustically enclosed.
- (vii) Ventilation louvres attenuated using single bank acoustic louvres.
- (viii) Doors closed except for access to vehicles for offloading and collection unless for maintenance or emergency.
- (ix) Doors into Tipping Hall minimum Rw 12dB, doors into Turbine Hall acoustic type (Rw 29dB) and all other doors Rw 18dB.
- (x) Earth mound screen along southwestern boundary (as permitted).
- (xi) Sound power levels of plant as detailed in Appendix 7-5.
- (xii) Design to ensure no noise character is perceptible at NSRs in accordance with BS4142: 2014+A1:2019.
- (xiii) Mobile plant vehicles fitted with non-tonal reversing alarms (i.e. broadband type noise alarms). Where practicable HGVs that are in control of the site operator should be instructed to have a similar type of reversing alarm.

Based on the above base data, design circumstances and modelling, the noise chapter concludes that the noise impact from the proposed development during its operation would be “negligible to neutral” during both daytime and overnight periods, and so would not result in any significant noise impacts. This is, in fact, a slight improvement over the consented ATT facility.

On construction noise, the chapter concludes that at most receptors the impact magnitude would be just “slight” resulting in a minor level of effect. At receptor R2 during site preparation and infrastructure works, the ES notes that the guidance threshold value may be just exceeded resulting in a “moderate” impact and “moderate” effect. However, the use of ‘best practice’ would assist in reducing what would be a temporary effect in any event.

The Noise chapter summarises the predicted cumulative noise levels (taking into account the approved Waste Transfer Station) in the following table –

Table 7.29: Predicted Cumulative Noise Levels from the Northacre Facility & Permitted WTS Facility during Daytime

Receptor Position (Refer to Figure 6.1)	Predicted Northacre Facility Rating ¹ Noise Level from Site LAeq1hr dB	Predicted WTS* Rating ¹ Noise Level from Site LAeq1hr dB	Cumulative noise level LAeq1hr dB	Baseline Sound Level LA901hr dB [LAeq]	Excess over baseline dB(A)	Noise Change LAeq dB
R1: Orchard House	37	38	41	45 [52]	-4	+0.3
R2: Crosslands/ Brookfield	42	42	45	42 [52-54]	+3	+0.5 to +0.8
R3: Storrige Road	39	32	40	44 [67]	-4	0
R4: Oldfield House	30	33	35	55 [66]	-20	0
R5: Brook Lane	34	33	37	44 [67]	-7	0
R6: Brook Cottage	32	29	34	33 [43]	+1	+0.5

¹ION Acoustics predicted noise contribution from report A1247 R02 dated 9th April 2018

And the 'Residual impact magnitude' of each activity at the site in the following summary table –

Table 7.30: Residual Impact at Nearest Receptor after Mitigation Measures

Source	Nature of Effect	Time Period	Potential Effect	Proposed Mitigation	Residual Effect	Residual Impact Magnitude
Construction noise	Direct & Temporary	Daytime	Neutral to Moderate	CEMP	Neutral to Minor	Negligible to Slight
Road traffic noise (construction)	Direct & Temporary	Daytime	Neutral	None required	Neutral	Negligible
Road traffic noise (operation)	Direct & Permanent	Daytime	Neutral	Inherent traffic routes	Neutral	Negligible
Industrial noise (Site operation)	Direct & Permanent	Daytime Night	Neutral to Minor Neutral to Moderate	Design & mitigation	Neutral Neutral to Minor	Negligible Negligible to Slight
Cumulative effects	Direct & Permanent	Daytime	Neutral to Minor	Design & Mitigation	Neutral to Minor	Negligible to Slight
Construction Vibration	Direct & Temporary	Daytime	Neutral	CEMP	Neutral	Negligible
Operational Vibration	Direct & Permanent	Daytime Night	Neutral Neutral	None required	Neutral Neutral	Negligible Negligible
Road traffic vibration	Direct & Permanent	Daytime	Neutral	None required	Neutral	Negligible

Overall, the proposal would result in no significant noise impacts.

This outcome is agreed by the Council's Public Protection Team. Conditions are recommended to ensure that the development is completed in accordance with the noise levels and mitigation measures set out in the ES, and that noise levels are then maintained at acceptable levels.

Construction noise would be controlled via the CEMP, which is also a matter for conditions.

When operational the proposed development, by reason of its manner of operation, should not give rise to vibration. Vibration during construction (from, for example, piling) would be managed via the CEMP.

9.6.3 Air quality: emissions –

The NPPF recognises that to prevent unacceptable risks from air pollution, planning decisions should ensure that new development is appropriate for its location. It states that the effects of pollution on health and the sensitivity of the area and the development should be taken into account.

The Environmental Statement includes an air quality chapter. This is set out in full as an annex to this report (annex 3). The chapter covers process emissions, and process dust and odour; dust from construction activities; and vehicle emissions.

Operational stage process emissions –

The principal types of emissions to air that would result from operation of the proposed development are:

- Emissions associated with vehicle movements;
- Process emissions vented through the proposed facility’s stacks and
- Potential fugitive emissions of dust and odour.

The ES chapter states that in order to quantify the potential impact of emissions from the process, and to determine the optimum stack height for dispersion, detailed atmospheric dispersion modelling is required. This modelling predicts the ground level concentration of pollutants on a long and short-term basis across a grid of points. It also calculates the concentration at nominated points to represent sensitive receptors.

On the modelling methodology, the ES chapter states the following –

For the Proposed Development to operate it will need to satisfy industrial permitting requirements set out and monitored by the Environment Agency. However, Environment Agency guidance has not been developed for conducting an assessment to accompany a planning application. Consequently, the IAQM guidance document “Land-Use Planning & Development Control: Planning for Air Quality” (2017) has been developed for professionals operating within the planning system. It provides planning officers and developers with a means of reaching sound decisions, having regard to the air quality implications of development proposals. The IAQM (2017) guidance states that it may be adapted using professional judgement. Therefore, where appropriate, Environment Agency guidance has been incorporated which is considered appropriate given that the Proposed Development will need to satisfy the industrial permitting requirements set out by the Environment Agency.

The IAQM (2017) guidance includes the following matrix which should be used to describe the impact based on the change in concentration relative to the AQAL and the overall predicted concentration from the scheme - i.e. the future baseline plus the process contribution.

Table 8.4: Magnitude of Change Descriptors

Long term average concentration at receptor in assessment year	% change in concentration relative to the Air Quality Assessment Level (AQAL)			
	1	2-5	6-10	>10
75% or less of AQAL	Negligible	Negligible	Slight	Moderate
76-94% of AQAL	Negligible	Slight	Moderate	Moderate
95-102% of AQAL	Slight	Moderate	Moderate	Substantial
103-109% of AQAL	Moderate	Moderate	Substantial	Substantial
110% or more of AQAL	Moderate	Substantial	Substantial	Substantial

It is intended that the change in concentration relative to the AQAL (the process contribution) is rounded to the nearest whole number. Therefore, any impact which is between 0.5% and 1.5% would be classified as a 1% change in concentration. An impact of less than 0.5% is described as negligible, irrespective of the total concentration.

The above matrix is only designed to be used with annual mean concentrations. The approach for assessing the impact of short-term emissions has been carried out in line with the IAQM (2017) guidance. This does not take into account the background concentrations as it is noted that background concentrations are less important in determining the severity of impact for short term concentrations.

Consequently, for short term concentrations (i.e. those averaged over a period of an hour or less), the following descriptors of change are used to describe the impact:

- *< 10% - negligible;*
- *10 - 20% - slight;*
- *20 - 50% - moderate; and*
- *> 50% - substantial.*

Following quantification of the magnitude of change the assessor should determine the significance of effect using professional judgement and should take into account such factors as:

- *The existing and future air quality in the absence of the development;*
- *The extent of current and future population exposure to the impacts; and*
- *The influence and validity of any assumptions adopted when undertaking the prediction of impacts.*

The way in which the facility would operate – and notably here, manage its emissions – is set out earlier in this committee report, but for ease of reading the relevant section covering this is set out again here –

Flue Gas Treatment and Stack

Gases generated during the combustion process would be cleaned in the flue gas treatment plant before being released into the atmosphere via the stack (chimney). The treatment plant works by using a number of filters and chemicals to remove pollutants from gases and ensures that the plant operates within the emission limits set out in the Environmental Permit issued by the Environment Agency that will be required prior to operations commencing. As a minimum, the Environmental Permit will meet the requirements of the Industrial Emissions Directive. Emissions from the stack would be monitored continuously and reported in accordance with the Environment Agency's requirements

The full chapter from the ES which further explains the methodology for assessing emissions is included at annex 3 to this report. The critical outcomes table from the chapter ('Table 8.16') - which sets out the calculated maximum emissions to atmosphere relative to European Ambient Air Directive (AAD) limits and target values, national (UK) Air Quality Strategy (AQS) objectives, and the Environment Agency's Environmental Assessment Levels (EAL) - is also set out below, followed by the ES's related conclusions:

Table 8.16: Summary of Dispersion Modelling Results – Point of Maximum Impact – Daily ELVs

Pollutant	Quantity	Units	AQAL	Background	PC	PC as % of AQAL	PEC	PEC as % of AQAL
Nitrogen dioxide	Annual mean	µg/m ³	40	13.19	0.76	1.89%	13.95	34.87%
	99.79th%ile of hourly means	µg/m ³	200	26.38	5.04	2.52%	31.42	15.71%
Sulphur dioxide	99.18th%ile of daily means	µg/m ³	125	4.42	1.89	1.51%	6.31	5.05%
	99.73rd%ile of hourly means	µg/m ³	350	4.42	3.57	1.02%	7.99	2.28%
	99.9th%ile of 15 min. means	µg/m ³	266	4.42	4.06	1.53%	8.48	3.19%
PM ₁₀	Annual mean	µg/m ³	40	14.91	0.05	0.11%	14.96	37.39%
	90.41th%ile of daily means	µg/m ³	50	29.82	0.15	0.30%	29.97	59.94%
PM _{2.5}	Annual mean	µg/m ³	25	9.77	0.05	0.18%	9.82	39.26%
Carbon monoxide	8 hour running mean	µg/m ³	10,000	532	8.20	0.08%	540.20	5.40%
	Hourly mean	µg/m ³	30,000	532	10.63	0.04%	542.63	1.81%
Hydrogen chloride	Hourly mean	µg/m ³	750	1.42	1.27	0.17%	2.69	0.36%
Hydrogen fluoride	Annual mean	µg/m ³	16	2.35	0.01	0.06%	2.36	14.74%
	Hourly mean	µg/m ³	160	4.7	0.21	0.13%	4.91	3.07%
Ammonia	Annual mean	µg/m ³	180	2.93	0.09	0.05%	3.02	1.68%
	Hourly mean	µg/m ³	2,500	5.86	2.13	0.09%	7.99	0.32%
VOCs (as benzene)	Annual mean	µg/m ³	5	0.39	0.09	1.80%	0.48	9.60%
VOCs (as benzene)	Hourly mean	µg/m ³	195	0.78	2.13	1.09%	2.91	1.49%
VOCs (as 1,3-butadiene)	Annual mean	µg/m ³	2.25	0.16	0.09	4.01%	0.25	11.12%
Mercury	Annual mean	ng/m ³	250	20.01	0.18	0.07%	20.19	8.08%
	Hourly mean	ng/m ³	7500	40.02	4.25	0.06%	44.27	0.59%
Cadmium	Annual mean	ng/m ³	5	0.57	0.18	3.61%	0.75	15.01%
	Hourly mean	ng/m ³	-	1.14	4.25	-	5.39	-
PAHs	Annual mean	pg/m ³	250	980	0.95	0.38%	980.95	392.38%
Dioxins	Annual mean	fg/m ³	-	32.99	0.54	-	33.53	-
PCBs	Annual mean	ng/m ³	200	0.13	0.05	0.02%	0.17	0.09%
	Hourly mean	ng/m ³	6000	0.26	1.06	0.02%	1.32	0.02%

ES 'Table 8.16' - Maximum predicted concentrations from emissions to atmosphere¹³

[AQAL: Air Quality Assessment Levels (from AAD, AQS & EAL objectives/levels);

PC: Process Contribution (concentration of each released substance);

PEC: Predicted Environmental Concentration (PC plus concentration of substance already present)]

The ES concludes on the outcomes of the modelling as follows:

The assessment of process emissions has drawn the following conclusions:

- *The process contribution for most pollutants can be described as negligible irrespective of baseline concentration at the point of maximum impact. However, further analysis has been needed for annual mean impacts of nitrogen dioxide, VOCs and cadmium, and short-term sulphur dioxide impacts.*

¹³ Table 8.16 explanation: The concentration of, for example, NO₂ is measured in micrograms in each cubic metre of air (µg m³). A microgram (µg) is one millionth of a gram. A concentration of 1 µg/m³ means that one cubic metre of air contains one microgram of pollutant. To protect health, the UK Government sets two air quality objectives for NO₂ in their Air Quality Strategy (AQS):

- The hourly objective, which is the concentration of NO₂ in the air, averaged over a period of one hour. This is designed to make sure that we are not exposed to high concentrations of NO₂ for short periods of time. High concentrations can arise in episodes, which are usually associated with particular weather conditions.
- The annual objective, which is the concentration of NO₂ in the air, averaged over a period of a year. This aims to protect us from being exposed to NO₂ over a long time.

The relevant AQS (or AAD or EAL) objectives/levels are shown on the AQAL column of Table 8.16.

- *When the baseline concentrations are taken into account the magnitude of change of annual mean concentrations is negligible at all areas of relevant exposure. This includes consideration of the in-combination impact of process and road traffic emissions.*
- *Further analysis of the short-term sulphur dioxide impacts concludes that there is little risk that impacts would be greater than 10% of the AQAL and therefore the magnitude of change is negligible.*
- *The magnitude of change of nitrogen dioxide emissions in the AQMA can be described as negligible. This includes consideration of the in-combination impact of process and road traffic emissions.*
- *The impact of most metals on human health can be screened out as insignificant irrespective of baseline concentration. However, further analysis has been needed for the impacts of arsenic, and nickel. When baseline concentrations are taken into account, the PEC is well below the AQAL and the impacts can be screened out. Therefore, the effect of process emissions of metals on human health is considered negligible.*

Using professional judgement, based on the conservatism in the process emissions modelling assumptions, the overall process emissions associated with the operation of the Proposed Development is predicted to have a 'negligible' and 'not significant' effect on human health.

The conclusions of this analysis have been agreed by the Council's Public Protection Officers. The application has generated no objections from Public Health England or the Environment Agency.

A number of third parties have expressed concern that not all emissions impacts are considered by expert consultees – in particular, very small particulate matter. The question of responsibility has been addressed in the external legal opinion; the question and answer is set out in the following box –

The role of planning when dealing with other regulatory regimes when thresholds within those other regulatory regimes may not capture all known areas of concern in an evolving area (air quality)?

20. It is best to deal with this theoretical question in the practical context before me. If, here, the 'evolving area (air quality)' is an allusion to public concern about health impacts of air pollution (and in particular the effects of particulate matters), it is for the planning system to defer to the Government's approach that such matters are safeguarded by Public Health England advising the conduct of the permitting regime. Actual health impacts are, therefore, something which the local planning authority may legitimately consider are adequately safeguarded, as is advised in para. 183 of the NPPF.

21. Adverse effect in planning terms of genuine health concerns among the local population (albeit not justified on current evidence) *may* be taken into account, if evidenced. The invariable practice of Inspectors and the Secretary of State, however, is to accord it very little or negligible weight in the planning balance, for the very reason that the validity of those concerns are currently unproven; better dissemination of the safeguards built into the public health regime should allay all but irrationally held belief; and planning permission should not be withheld on the basis of irrational belief, even where genuine.

9.6.4 Operational stage fugitive dust and odours –

The aspects of the proposed development likely to give rise to dust and odour are the delivery and unloading of waste. The closest receptor to the site boundary is Westbury

Dairies. As a place of work, it would normally be treated as a medium sensitivity receptor. However, applying a conservative approach, the ES identifies it as a high sensitive receptor in view of the nature of the processes that take place. Other identified receptors are located further away.

The ES explains the manner in which odours and dust would be controlled as follows –

To control odour and dust emissions, fans would draw air from the Bunker and Reception (Tipping) Hall and into the furnaces to feed the combustion process creating a slight negative pressure. This negative pressure would prevent odours, dust or litter from escaping from the building. Anaerobic conditions within the bunker, which could cause odour, would be prevented by regular mixing of the residual waste by the cranes. Should an unplanned shut-down air would be drawn out of the bunker and Reception Hall via a bespoke Odour Stack fitted with an odour abatement system to remove odour release.

The ES concludes as follows –

The odour source potential is considered to be 'small' as the planned odour containment and mitigation measures embedded in the design of the Proposed Development as set out previously are intended to prevent an unacceptable level of odour beyond the Site boundary. In the event of an unplanned shut-down, the combustion process would not be using air extracted from the odourous areas of the building as combustion air. However, the air would be transferred to the odour abatement system and vent to atmosphere via the dedicated stack. Therefore, the odour source potential would remain small.

The risk of odour from the proposed processes at distances greater than 500m from the source is minimal as odour would dissipate with distance from the source. If odours were to be released from the Proposed Development these would originate from the Tipping Hall. Under calm conditions odour would remain close to this area whereas during turbulent conditions odour would be moved away from the area and dissipate.

The wind roses from Lyneham for 2015 to 2019 have been reviewed. There is a distinct peak in frequency of winds from the south west, with a secondary peak in winds from the north-east, winds from other directions occurring with a relatively uniform low frequency. When considering wind direction, receptors located downwind of the peak in wind direction frequency (to the north-east) have the most effective odour pathway. Receptors not located downwind of the peak wind direction have an ineffective pathway.

Excluding Westbury Dairies (OR13), all identified receptors are over 170 m from the Tipping Hall [see following table from the ES 8.18]

- *OR1 to OR4 are located over 180 m from the source of odour (the Tipping Hall). This is down-wind of the peak in wind directions, but the receptor is at a far enough distance that odour would have dissipated by this point. There will also be some screening provided by the rest of the building. Therefore, the pathway effectiveness to OR1 to OR4 is considered to be 'ineffective'.*
- *OR5 to OR8 are over 170 m from the source of odour (the Tipping Hall) and winds do not frequently blow in this direction. There will also be some screening provided by the rest of the building for OR5 and OR6. Therefore, the pathway effectiveness to OR5 to OR8 is considered to be 'ineffective'.*
- *OR9 to OR11 are located over 230 m from the source of odour (the Tipping Hall). This is down-wind of the secondary peak in wind directions, but the receptors are at a far enough distance that odour would have dissipated by this point. Therefore, the pathway effectiveness to OR9 to OR11 is considered to be 'ineffective'.*

- OR12 is located over 290 m from the source of odour (the Tipping Hall) and winds do not frequently blow in this direction. Therefore, the pathway effectiveness to OR12 is considered to be 'ineffective'
- OR13 is located adjacent to the Site and only 20 m from the potential source of odour (the Tipping Hall). Although mitigation measures should control odour, and winds do not frequently blow in the direction of the receptor, because of its close proximity, the pathway effectiveness to OR13 is 'highly effective'.

The likely odour effect under the worst-case scenario is 'negligible' at receptors with the exception of the Westbury Dairies (OR13), where the effect would be slight adverse.

The IAQM 2018 odour guidance states that 'where the overall effect is greater than 'slight adverse', the effect is likely to be considered significant. Therefore, as the effect at any receptor location is not greater than 'slight adverse', the odour effect of the operation of the Proposed Development is not significant.

These conclusions are agreed by the Council's Public Protection team.

Table 8.18: Likely Magnitude of Odour Effects at Receptors

Receptor		Pathway effectiveness	Risk of odour exposure	Likely magnitude of effect
OR1	Oakfield Business Centre	Ineffective	Negligible Risk	Negligible
OR2	23 Storridge Road	Ineffective	Negligible Risk	Negligible
OR3	Savencia Fromage & Dairy UK	Ineffective	Negligible Risk	Negligible
OR4	Brook Lane 1 (Residential)	Ineffective	Negligible Risk	Negligible
OR5	Brook Lane 2 (Trading)	Ineffective	Negligible Risk	Negligible
OR6	Brook Lane 3 (Trading)	Ineffective	Negligible Risk	Negligible
OR7	Brook Lane 4(Trading)	Ineffective	Negligible Risk	Negligible
OR8	Brook Lane 5 (Residential)	Ineffective	Negligible Risk	Negligible
OR9	Brook Drove 1 (Farm)	Ineffective	Negligible Risk	Negligible
OR10	Brook Drove 2 (Residential)	Ineffective	Negligible Risk	Negligible
OR11	Biss Brook Footpath 1	Ineffective	Negligible Risk	Negligible
OR12	Biss Brook Footpath 2	Ineffective	Negligible Risk	Negligible
OR13	Westbury Dairies	Highly effective	Low Risk	Slight Adverse

On dust, this will be a matter for the Environmental Permit which will require no impact beyond the site boundary. Dust during construction is a matter for the CEMP.

9.6.5 Further specific matters raised concerning Westbury Dairies (Arla)

Objections on behalf of Arla refer to the proposal placing unreasonable restrictions on the dairy which adjoins the application site. The representations state that the proposal either does not take into account or does not adequately take into account the sensitivities of the dairy, which in its production of food requires very large amounts of clean air. Key paragraphs from the representations are set out below

..... the processes undertaken at Westbury Dairies require a large quantity of clean air to allow manufacture of a quality foodsafe product. Although incoming air is filtered prior to use, the filter specification was produced based on standard ambient conditions. Should

elevated pollutant, odour or bioaerosol concentrations be present then there is the possibility that these will overload or bypass the filters, resulting in product contamination or taint. This would be prevented from harming the product by Arla, only with closure of the process.

.... this is a significant concern during the normal operation of the EfW proposal. However, the potential for this to occur would be significantly increased during non-standard and/or emergency situations due to the additional emissions associated with these periods.

To avoid product contamination or taint it could be necessary for Arla Foods to cease production the moment there was any indication of increased levels, until pollutant levels reduced to an acceptable level. This would have significant implications for the operator.

To date, the applicant has not submitted any detailed assessment of the potential for product contamination or taint under normal or abnormal conditions in support of the Planning or Environmental Permit applications. It is therefore not possible for Arla Foods or the Council to understand the level of risk associated with different emission scenarios, trigger points for cessation of production, the likelihood of taint or contamination under different operating conditions and the duration of any forced shutdown.

A number of expectations were identified within previous reports (Redmore Environmental Report Ref 1596-2c1 dated 21st December 2020). These related to specific management plan documents which would be required to provide detail on how atmospheric emissions would be controlled through non-standard and/or emergency situations and the associated risk to Westbury Dairies should any of the potential scenarios occur. Since production of the Redmore Environmental representations, an Environmental Permit Application has been submitted to the Environment Agency (reference: EPR/CP3803LV/A001) by the Applicant. This was reviewed and a further representation by Redmore Environmental 1596-4c1 dated 8th January 2021 produced and submitted as part of the consultation process. One of the main findings was that the relevant management plans requested had not been provided and emissions during non-standard and/or emergency situations had not been adequately considered.

During non-standard and/or emergency situations there is the potential for elevated combustion, odour and bioaerosol emissions. These may be point source releases through the stacks, or fugitive emissions through building openings such as doors or ruptures in the structural fabric. Elevated combustion emissions have been considered to some degree within Appendix E of the Environmental Permit Application 'Abnormal emissions assessment' produced by Fichtner Consulting. However, this has not been submitted in support of the Planning Application and the findings are therefore not available for review by the Local Planning Authority. Nevertheless, the assessment focusses on abnormal combustion emissions emitted from the main stack and does not consider other potential scenarios that could result in releases of odour or bioaerosols, or combustion emissions from other areas of the site. The Applicant has failed to demonstrate that the impacts of its development would be acceptable during non-standard and/or emergency situations based on the information presented or in response to requests from Arla to have the opportunity to review the detail of planned actions within associated management plans.

The representations also state the following –

.... Arla consider this Proposal to simply be in the wrong place. A precautionary approach is needed and there is no clarity that the risks to Arla can be satisfactorily addressed.

The Council's own policy and national policy both require that the Proposal will not prejudice the existing operation of the Dairy or place unreasonable restrictions on its operation. The Applicant has not demonstrated compliance with these policies.

These matters are largely addressed in the preceding sections of this chapter of the committee report covering emissions and related controls/management (paragraphs 9.6.3 – 9.6.6). This section, therefore, addresses the additional matters raised – notably, supporting information and the precautionary principle.

Core Policy WDC2 of the Wiltshire & Swindon Waste Development Control Policies DPD states that proposals for waste management development in the county will be permitted where it can be demonstrated that the proposal firstly avoids, adequately mitigates against, or compensates for significant adverse impacts relating to, notably here, air emissions. To this end the policy requires proposals for waste management development to be accompanied, where necessary, by assessments of the impacts relating to the issues set out. The explanatory notes with the policy refer to the ‘precautionary principle’, noting that it should be applied where there are threats of serious or irreversible damage. It states –

The Precautionary Principle should be invoked when:

- *There is good reason to believe that harmful effects may occur to human, animal or plant health, or to the environment*
- *The level of scientific uncertainty about the consequences or likelihood of the risk is such that the best available scientific advice cannot assess the risk with sufficient confidence to inform decision-making.*

As referred to earlier in this report, the Wiltshire and Swindon Waste Site Allocations Local Plan allocates the Northacre trading Estate as a location for waste related uses – specifically, Materials Recovery/Waste Transfer Stations, Local Recycling and Waste Treatment uses. In doing so the Plan notes that potential impacts on neighbouring receptors, particularly from odour and bioaerosols, will need to be considered as part of any planning application *“sensitivity of some existing units to air quality, particularly the dairy and other food processing businesses, will need to be assessed”*.

Paragraph 182 of the NPPF states that planning decisions should ensure that new development can be integrated effectively with existing businesses [and community facilities]. It adds, *“... Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established”*.

In the preceding sections of this committee report, consideration is given to the specific issues of emissions, dust, odours, etc. in detail, notably setting out the ways in which operations at the facility would be managed, and the risks to amenity and air quality consequently minimised. Further to this, and in response to the representations from Arla, the applicant’s emissions/odours/bioaerosols consultant has produced a supplementary technical report to the Environmental Statement (‘Response to Odour Assessment Review and Further Odour Modelling’) which further considers the levels of, and resulting impacts of, odours and bioaerosols arising from the facility. The supplementary report is attached in full at appendix 7. Its summary is set out below –

In summary:

- *Additional information has been provided to clarify the assumption that the odour source potential is ‘small’ which has included further details of the odour mitigation measures included in the design.*
- *A quantitative assessment of odour from the Facility has been carried out. This has shown that the impact of odour at Arla Dairies is well below the Environment Agency*

(EA) criterion of 1.5 OUE/m³ and well below the odour criterion for hypersensitive populations of 1 OUE/m³, and so there would be “no reasonable cause for annoyance”. Additional consideration has been made to the maximum 1-hour impact, interannual variability, the likelihood of the odour abatement system operating in the worst-case weather conditions for dispersion, and the assumptions used in the modelling. This has concluded that the results are conservative, and the likelihood occurrence is low, and therefore the risk of odour is not considered to be significant to the operations of Westbury Dairies.

- *A quantitative assessment of bioaerosols from the Facility has been carried out. This has shown that the change in bioaerosols from background levels at Arla Dairies air intake can be considered to be ‘insignificant’. Therefore, bioaerosol emissions from the Facility are not considered to be of significant risk to operations at Arla Dairies.*

The results for both the odour and bioaerosol impact assessments are only relevant for periods in which the Facility is offline, when the carbon filter odour abatement system is used. In other operating circumstances, all air from within the tipping hall and bunker is used within the Facility as combustion air and is not released to the atmosphere. Therefore, the predicted impacts are considered to be conservative.

Having regard to this further analysis, which is based on assessments of how the facility would operate and how its emissions would be managed – it is considered that the application has adequately shown that, for the purposes of planning, the proposed facility can operate alongside the dairy without imposing unreasonable restrictions on it. The facility has been designed to ensure outputs (emissions, odours, bioaerosols, etc.) are at levels which are below emissions standards, this when it is both operating and when shutdown for whatever reason. Accordingly, it is not considered that the precautionary principle is invoked. This conclusion is drawn having regard to paragraph 183 of the NPPF which states that the focus of planning decisions should, in any event, be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions.

9.6.6 Vehicle emissions –

During the construction stage the number of construction vehicles is calculated to be 250 AADT of which 50 would be HGVs (AADT is the Annual Average Daily Traffic). When operational the development would receive 110 AADT of which 54 would be HGVs.

The IAQM document ‘Land-Use Planning & Development Control: Planning for Air Quality’ states that an air quality assessment is required where a development would cause a “significant change” in light vehicles (LDVs) or heavy goods vehicles (HGVs). The IAQM’s indicative criteria to progress to an assessment are a change to LDV flows of more than 100 AADT within or adjacent to an AQMA, or more than 500 elsewhere; and a change in HGV flows of more than 25 AADT within or adjacent to an AQMA, or more than 100 AADT elsewhere.

As is evident, the proposed numbers of vehicles are well below the thresholds for assessment. Therefore, the proposed development is not expected to cause a significant change in vehicle related emissions, including within the Westbury AQMA (which is addressed in the Transport section of this report). At the request of the Public Protection Officer, further analysis of potential cumulative effects of the proposal with other committed developments has also been undertaken, the outcome of this continuing to be that the effects would be negligible.

9.6.7 Plume visibility, plume grounding, operational odours, bio-aerosols¹⁴ –

The ES also assesses these matters. On plume visibility and grounding the ES states the following:

.... plume visibility modelling can be used to predict the number of visible plumes grounding. This has shown that a visible plume is not predicted to ground under any meteorological condition. This is due to the relatively high temperature of the release ensuring the plume remains buoyant and disperses effectively in the atmosphere.

On bio-aerosols the ES states the following:

The previous applications for the site considered the risk of bioaerosol generation and the potential to affect the existing air filtration system at Westbury Dairies. The ES for the 2019 Permission included an assessment of the potential release of bio-aerosols. The 2008 planning application for the Northarce RRC including the MBT had required this due to concerns raised by Westbury Dairies and it was therefore echoed in the ES Scoping received from Wiltshire Council in Nov 2014.

This application is seeking permission for advanced thermal treatment plant using moving grate technology. The Facility will accept residual household waste and C&I wastes which generally has a low organic content. Waste will be delivered and unloaded within the tipping hall which would be kept under negative pressure. The air from the tipping hall would be used as combustion air in the Facility. Any bioaerosols in the extracted air would be removed during the incineration process prior to release via the main stack. Therefore, the potential for bioaerosols to be in the waste is low and there is little risk of any releases during normal operations. The risk of bioaerosol release when the Facility is offline during planning maintenance is low as the level of waste in the bunker would be managed to ensure waste would not be left in the bunker for long periods. In addition, the secondary odour abatement system would act to mitigate and disperse any low residual levels. In the event of an unplanned shut-down where the Facility cannot be re-started the secondary odour abatement system would be in operation and any waste would be removed for processing at an alternative facility. These measures would be detailed in the Environmental Permit application. Therefore, the potential for bioaerosol releases from the Facility is negligible and not significant.

9.6.8 Air quality / emissions conclusions –

National Planning Policy for Waste advises that when determining waste planning applications, waste planning authorities should: *...consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B and the locational implications of any advice on health from the relevant health bodies. Waste planning authorities should avoid carrying out their own detailed assessment of epidemiological and other health studies.* With regard to 'air emissions, including dust', Appendix B advises that considerations will include the proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled through the use of appropriate and well-maintained and managed equipment and vehicles.

¹⁴ A bioaerosol is an airborne collection of biological material. Bioaerosols can be comprised of bacterial cells and cellular fragments, fungal spores and fungal hyphae, viruses, and by-products of microbial metabolism. Pollen grains and other biological material can also be airborne as a bioaerosol. Microbial aerosols are generated in outdoor and indoor environments as a result of a variety of natural and anthropogenic activities. Wind, rain and wave splash, spray irrigation, wastewater treatment activity, cooling towers and air handling water spray systems, and agricultural processes such as harvesting and tilling are examples of activities that generate bioaerosols outdoors. Indoors bioaerosols are generated and dispersed by mechanical and human activity.

The submitted ES sets out the results of modelling and assessment which demonstrate that the maximum predicted concentrations of all substances emitted comply with relevant air quality objectives at nearby sensitive locations, including residential areas and nature conservation sites, and the adjacent Westbury Dairies. Similar conclusions are drawn in respect of dust and odours.

The ES has been considered by Public Health England (PHE) on behalf of Wiltshire Council's Public Protection Team. The outcome of the consideration is no objection from PHE. PHE concludes the following –

PHE is satisfied that the applicant has approached the environmental impact assessment in a manner consistent with the UK requirements. They have utilised a satisfactory approach and methodology to predict the likely emissions, distribution of a range of key pollutants and the impact on the local environment and receptors.

PHE will further consider the emissions and appropriate control measures when we are consulted as part of the Environmental Permitting process and will make additional comments at that time. We are however satisfied that the applicant has demonstrated that the proposed development can be carried out without any significant impact on health, subject to compliance with UK air quality and emission standards. For that reason, we do not wish to raise any objection to this planning application.

The ES sets out the results of assessments which demonstrate no unacceptable impacts. The overall effect on air quality of emissions to atmosphere is concluded in the Environmental Statement to be insignificant. Construction emissions can be controlled via a CEMP. Process emissions are principally a matter for Environmental Permitting.

9.6.9 Environmental Permitting –

National Planning Policy for Waste advises that when determining waste planning applications, waste planning authorities should: *...concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.*

As noted by the Council's Public Protection officer and PHE, the application relates to a process that will require an Environment Agency 'Permit' to operate, under the provisions of the Environmental Permitting Regulations 2016 (EPR). These regulations include the requirements of relevant EU Directives, notably, the Industrial Emissions Directive (IED), the waste framework directive (WFD), and ambient air directive (AAD). EPR requires the operator to use the 'best available technology' to ensure that impacts from the site are acceptable, minimised and are compliant with UK and EU air quality and emissions standards.

The EA also consults Public Health England (PHE). The Council's Public Protection officer has liaised with Public Health England (PHE) regarding the planning application and the in-common response is that that the proposed plant would be subject to a permit issued by the Environment Agency, and this would govern emissions and impacts from the thermal treatment process and ancillary waste handling activities. The Council's Public Protection officer is satisfied, along with PHE, that the applicant has demonstrated that the proposed development can be carried out without any significant impact on health, subject to compliance with UK air quality and emission standards. PHE's response is attached as Annex 2 to this report.

PHE is satisfied that the applicant has approached the environmental impact assessment in a manner consistent with the UK requirements. The applicant has utilised a satisfactory approach and methodology to predict the likely emissions, the range of key pollutants and the impact on the local environment and receptors.

As part of the environmental permitting process, the EA assess all applications to ensure that they meet the requirements of the Environmental Permitting Regulations. During assessment, the design of the plant is reviewed, as well as how it will be operated, the emissions it will generate (to air, water and land) and whether emissions will have an adverse impact on people living nearby and the natural environment.

Concern has been raised by some interested parties about the monitoring of the emissions from the facility. Monitoring is part of the 'Permitting' process; however, as noted in a recent EA briefing note (annex 5 to this report) on particulate matter associated with similar facilities, plants are required to continuously measure total particulate matter (TPM). TPM includes particulates of all sizes including PM₁₀, PM_{2.5}, PM₁ etc. as well as ultrafine particles (i.e. particles with a diameter of less than 0.1 micrometres). When this is considered alongside the assumption made by the EA at the 'Permitting' stage that all TPM could be PM₁₀, or all be PM_{2.5} or PM₁ (and so on), the concern is robustly addressed. On this, regard must also be had to the legal opinion previously quoted (and at annex 6).

In order to achieve the limits set by the Industrial Emissions Directive (IED), the operator would need to show that they will use Best Available Techniques (BAT). The European Commission produces best available technique reference documents or BREF notes. They contain 'best available techniques' (BAT) for installations such as this. They are subject to review and updating.

Once issued energy from waste permits can set controls on a range of factors. These include detailed requirements through the commissioning phase of the plant, including reports on the performance of the facility against the conditions of the Permit. Additionally, Permits condition and control:

- Waste inputs – type, quantities, annual throughput;
- Process controls – how activities on-site will be managed;
- Emissions limits – air, land and water;
- Performance monitoring – ongoing measurement of activity, by submission of extensive records regarding all aspects of the process.

As is evident, Environmental Permitting provides a robust system for application, approval, monitoring and enforcement of matters relating to waste and related emissions. It is at least in part for this reason that National Planning Policy for Waste can advise that *Waste planning authorities should avoid carrying out their own detailed assessment of epidemiological and other health studies, etc..*

In response to further questions raised in representations relating to emissions and public health, Public Health England has also provided further answers. For completeness the questions and PHE answers are set out in the following box -

- 1) Why can't you rule out adverse effects to health and who does take responsibility if the public are affected both mentally and physically by the pollution from the incinerator?
- 2) Why do you consider what the potential effects on people living very close to an incinerator are likely to be very small? What distance is very close? How small are the effects?
- 3) Some modern incinerators are being refused permits because they don't meet the EU standards. Has Public Health England investigated the reasons why?

4) Why do you not give a 100% guarantee that there are no adverse health effects? Your comments imply that there is a chance of this happening but hopefully it won't happen in this instance.

For some of the pollutants emitted from incinerators, it is not possible to identify a threshold for effect, and thus any increase in concentration could be assumed to be associated with some effect on health. However, the contribution from incinerators to the local concentration of these air pollutants is only very small and therefore any potential risk to health of those living nearby would be very small. Such small changes in risk, or impact on background rate of disease in the local area, are unlikely to be measurable with modern epidemiological techniques.

As part of the Environmental permit process an assessment will be made of the impact of the emissions from the incinerator on local air pollutant levels including to the local population around the incinerator. When we consider the subsequent Environmental permit application PHE will ensure that the assessment area extends for an acceptable distance around the energy from waste plant and that appropriate points of maximum impact have been chosen, taking into account stack height and local meteorology.

PHE are not aware of any modern incinerators in the UK where a permit has been refused specifically as a result of failing to meet EU standards. You may be referring to a recent case regarding a site in Essex with a hearing scheduled for 13th October 2020. In this case, a permit was initially refused on the basis of an inadequate stack height (35m rather than the Environment Agency agreed 58m). The situation arose when the operator varied their permit application in an attempt to comply with restrictions imposed by the local planning authority.

As this matter is currently awaiting a decision it would be inappropriate for PHE to comment further at this time.

Whilst PHE act as a consultee for national and local planning and Environmental permitting regimes, the decision to approve an environmental permit application is the responsibility of the regulatory authority i.e. the Environment Agency. We would assess the likelihood of emissions from the installation impacting on public health and recommend compliance with the current emissions regulations but would not be party to the final decision.

5) As the application does not confirm that there will be a release of pollutions above the permitted levels it's very much a trial and error process, especially during the commissioning stage. Is this level of unpredictable risks acceptable or are you going to wait and see what happens?

The commissioning process will also be subject to conditions in the associated Environmental Permit. The need to commission and adjust a new process is common to many industrial installations and is not specific to the issue of incineration or energy from waste. Any emissions in exceedance of the usual limits are likely to be of short duration and frequency and unlikely to have a significant impact on wider public health. Typically, how often and for how long any Environmental Limit Values can be exceeded is specified in the permit.

6) There are no air pollution assessments of levels of air pollution from the incinerator mixing with other existing air pollution sources in the area. Is this not an area for concern for Public Health England?

7) Do you know what other air pollutants are in the area?

8) Do you or the Environmental Agency monitor the pollution levels 24/7 and can the public have access to the monitoring reports live via a link?

Local background emissions are considered as part of the Environmental permit process. The applicant will be required to submit a summary of the current background levels of a range of pollutants and an assessment of the likely additional contribution that will result from the proposed process. The sum of the background and any increase from the new plant will be compared to the published emission limit values (ELV). Public Health England is satisfied that the current ELV's are protective of public health.

Neither the Environment Agency nor Public Health England undertake routine 24 hour monitoring of permitted sites. The permit will contain requirements relating to continuous and scheduled monitoring requirements which must be undertaken by the operator as well as the actions that should be taken if specified limits are exceeded. The possibility of imposing a requirement for the publication of live monitoring reports is not something on which PHE can advise.

Having considered the likely impacts on the local environment and amenity taking into account the criteria set out in Appendix B to National planning policy for waste, and being satisfied, in light of the consultation responses from the relevant bodies, that control processes, health and safety issues or emissions can or will be adequately addressed by the relevant regulatory body, it is considered the development is an acceptable use of the land in health and amenity terms, in accordance with its development plan allocation as a site suitable for waste management operations.

9.6.10 Flies

A number of representations have referred to the potential for stored waste materials to attract flies. Control of flies is principally a matter for good site management, and it cannot be assumed that there would not be good management in this case. It follows that concerns in relation to this matter would not amount to a sustainable reason for refusing planning permission. As already stated, National Planning Policy states that '*When determining waste planning applications, waste planning authorities should: ...concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced*'. The Environment Agency has advised that when issuing an Environmental Permit for this site it will require the operator to take all appropriate measures to prevent or minimise the flies and (and, for that matter, vermin). It follows that concerns in relation to the potential for flies would not amount to a sustainable reason for refusing planning permission. For similar reasons the risks of fires at the site cannot amount to a planning reason for refusal.

Part of the Environmental Permitting process requires detailed management systems to be developed, these include site specific management, monitoring and mitigation plans for noise, dust, odour, vermin, flies and also a Fire Prevention Plan to be approved.

9.6.11 Other residential amenity considerations –

The application site lies within an industrial setting where there are other large 'factory' buildings. Within this context, and in view of the significant separation from the nearest residential properties, it is not considered that the proposed buildings and stacks in themselves would have a harmful impact in terms of overlooking, overshadowing and/or being overbearing.

9.7 Heritage Assets

9.7.1 Policy background –

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon local planning authorities in determining applications for development affecting listed buildings to have special regard to the desirability of preserving the special interest and setting of the listed building.

Core Policy 58 (ensuring the conservation of the historic environment) of the Wiltshire Core Strategy states that new development should protect, conserve and where possible enhance the historic environment.

Paragraph 194 of the NPPF states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation; and the more important the asset, the greater the weight should be. Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 195 states that where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that, in particular, the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 197 continues that the effect of an application on the significance of a non-designated heritage asset should be taken into account and a balanced judgment made.

Historic England defines significance as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*". Setting is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

9.7.2 Heritage Assessment Update –

The ES includes a chapter relating to heritage, informed by a Heritage Assessment Update. This Update relies on the Heritage Impact Assessment which accompanied the 2018 planning application, and effectively updates this in the context of the revised proposal now.

The Update identifies no heritage assets on the application site, which is agreed. Further afield there are various assets, although most – such as listed buildings within Westbury town centre – are sufficiently distanced from the site and/or have such intimate settings so as to be not affected by the proposal.

The impact on five 'within 2km' assets have been assessed – Brook Farmhouse (Grade II listed building), Storridge Farmhouse (Grade II), Brook Hall (Early Wing (Grade I), the Hall (Grade II) and the Barn (Grade II)), the 'Medieval Settlement and associated field systems of Brook Farm' (Scheduled Monument), and 'the Moated Site 400m east of Penleigh House (Scheduled Monument). Beyond 2km other sites with inter-visibility have also been assessed – 'Bratton Camp Iron Age hillfort, the Westbury White Horse, barrows and trackways on Bratton Down' (Scheduled Monument), 'The Devil's Bed and Bolster long barrow' (Scheduled Monument), Park Court in Upton Scudamore (Grade II* listed building), and 'Bowl Barrow north of White Horse Farm' (Scheduled Monument).

In relation to the listed buildings the ES states that there would be inter-visibility with some, but the separations and/or the context (where there are already other industrial buildings within views) means that the settings would continue to not be detrimentally affected by the current proposal. The ES concludes that the effects in terms of heritage significance are the

same as previously predicted, and in no case is the ability to appreciate the significance of any asset considered to be diminished or harmed.

The Council's Conservation Officer broadly agrees, although considers that there would, in fact, be a degree of harm to the setting of Brook Farm, which should be considered as 'less than substantial'. In such situations the NPPF requires a balanced approach, with any 'harm' caused to the significance of the heritage asset being weighed against the public benefits which may arise through the implementation of the development. In this case there are public benefits – notably the delivery of a handling and disposal service for the area's waste, in accordance with the sustainable development objectives of the NPPF and on land allocated for this purpose. This benefit and circumstance 'tips the balance' in favour of the development rather than in favour of the minor harm to the setting of the listed building.

In relation to the Scheduled Monuments, similar conclusions are drawn – either there is no inter-visibility, or the wider settings are already influenced by established industrial development, railway lines or the urban form of Westbury as a whole. Views from the site towards the closest monument – Moated Site 400m east of Penleigh House – are not considered to contribute towards its significance, which relates mostly to its historic and archaeological interest. It follows that there would be no harm caused to these assets.

The White Horse monument is approximately 5km from the site, and at this distance, and in the context of the town, it is not considered that any harm would be caused to its setting.

For similar reasons there would be no harmful impacts on non-designated heritage assets.

The Council's Conservation Officer has assessed heritage assets independently. The outcome is the same – that is, the impact on assets is neutral or, in one or two cases (notably Brook Farm), the harm is less than substantial, lessened further by the revisions to the design of the development now proposed. Where the harm is less than substantial the public benefits arising from providing the EfW facility tip the balance in favour of the proposal in any event.

To conclude, it follows that there are no grounds for refusing planning permission for heritage related reasons.

9.8 Ecology and Nature Conservation

The Wildlife and Countryside Act 1981 forms the main body of nature conservation legislation in England. Core Policy 50 ('Biodiversity and geodiversity') of the WCS requires development proposals to demonstrate how they will protect features of nature conservation and geological value.

The Environmental Statement includes a chapter on biodiversity. It is informed by surveys carried out at the site (an initial Phase 1 survey in 2014, with further surveys in 2018, 2019, and May 2020).

In view of the circumstances of the site – essentially open land within an industrial estate – the ES reasonably concludes that the site contains common/widespread habitat of non-high conservation status; no positive signs of any wildlife were recorded during the surveys.

During the 2018 survey of the site, a one-hole outlier badger sett was observed just outside of the south-west boundary of the site. This sett was shut down in November 2018 under Natural England licence. There is no subsequent evidence of badgers inhabiting the site.

An occupied artificially created sett remains active to the south of the MBT; this is not effected by the current proposal.

In the Air Quality chapter, the ES also considers the effect of emissions on ecologically sensitive receptors – specifically, Salisbury Plain SPA, Picket and Clanger Wood SSSI and the High Wood / Hazel Wood and Round Wood local sites. No adverse effects were identified to these sites.

The ES concludes that there will be no significant adverse ecological impacts associated with the proposal, with badgers and nesting birds being protected with appropriate mitigation during the construction phase, and this is agreed.

9.9 Drainage

The application site lies within Flood Zone 1 and so has a low probability (less than 1 in 1,000 annual probability) of river [or sea] flooding.

The Northacre Industrial Estate was designed with a surface water drainage system to cope with all developments within it, and the proposal would connect to this. The operations on the site would have their own contained drainage as well and would conform to standard requirements in terms of interceptors and flow charge rates. It follows that there are no surface water drainage issues arising.

Foul water would discharge to mains, and there is no objection to this from Wessex Water. This is subject to no surface water connections to the foul system.

10. Conclusion

In view of the application site lying within an industrial estate which is designated as a Strategic Scale Waste Site in the Wiltshire & Swindon Waste Site Allocations Local Plan, there can be no objection to the principle of a 'strategic' waste recovery (energy from waste) facility here. Indeed, it is logical to contain such a facility on a site adjacent to another now established waste processing facility which is producing a fuel component for the proposed waste recovery process – namely the Mechanical Biological Treatment operation. Accordingly, there are benefits for sustainability – both in environmental and economic terms – in allowing a waste recovery facility in this location.

In terms of climate change policy, the proposal is not 'carbon zero' or 'carbon neutral'. The proposal will offset some of its emissions – through production of electricity and, potentially in the future, use of the hot water/steam. It will also remove a significant proportion of the emissions associated with the transport of SRF to mainland Europe and contribute towards reducing waste presently being disposed of in landfill. Current planning policy does not preclude energy from waste development – indeed it remains a 'Recovery Process' in the Waste Hierarchy. Government policy is to move to zero landfill, and EfW treatment of residual waste to recover energy from that waste is one of the recognised and acceptable measures relevant to achieving this. EfW is, for planning policy purposes, a 'low carbon' energy source, even if it is not a 'no carbon' energy source and, so, is part of the moves to tackle the general 'climate change emergency'.

On the path to achieving zero carbon in all probability there will be future changes to legislation, to require higher levels of environmental control care of technology, CCS, etc.. These will likely be matters for the Environmental Permitting process; Environmental Permits are subject to reviews from time to time to allow for this. But at this point in time – and with

due regard to present planning policy which is supportive of this form of development, both nationally and locally – the evolving climate change policy position does not amount to a sustainable planning reason for refusing permission.

It is relevant that the application site already benefits from planning permission for an ATT (energy from waste) facility granted in 2019. This said, although this provides a lawful fallback position, the planning permission can be afforded only limited weight as it is unlikely to be implemented for various reasons, including viability. The current proposal seeks to change the operation to moving grate combustion. This is still thermal treatment of waste, is still energy from waste, and is still a Recovery Process in terms of the Waste Hierarchy.

The configuration of the proposed structures on the site is different – notably the overall height of the principal building is slightly higher than the 2019 permission. However, the change is modest in the overall picture, and raises no landscape or visual amenity issues that could justify a refusal decision for this reason, particularly when all other material considerations are considered in the mix.

In terms of other detail, the planning application and the Environmental Statement demonstrate that there would be no adverse impacts – or significant effects – on matters of acknowledged importance – notably, the capacity of the highway network, the amenities and well-being of neighbours and the wider Westbury community, heritage assets, ecology and drainage. Specifically, on emissions, this is one of various technical matters for separate Environmental Permitting, but in any event the application has demonstrated that the development would operate in accordance with relevant standards and regulations.

Environmental Statement –

Environmental information relevant to the proposal has, in the first place, been examined by the applicant, and the information and outcomes of the examination are set out in the Environmental Statement. Wiltshire Council has undertaken its own examination and, where necessary, supplementary examination of the information in the Environmental Statement. Based on its examination – as set out in this report – Wiltshire Council can reach a complete and reasoned conclusion on the effects of the proposal on the environment.

The conclusion is as set out above – that is, there are no effects of such significance to prevent planning permission from being granted in this case. Where there are effects – for example, the effects on air quality, landscape and transport – these are not significant adverse effects.

Monitoring measures are not required beyond standard planning conditions relating to, for example, landscaping, highways works, and noise monitoring.

This conclusion in respect of the Environmental Statement process is up to date in the context of this ES, produced in August 2020.

RECOMMENDATION

Having taken into account the environmental information, the recommendation is to grant planning permission subject to the following conditions.

In the event of the committee supporting the recommendation, the planning permission will not be issued until the application has been referred to the Secretary of State for his consideration as to whether it should be called-in for his determination. In the event of the committee making a different decision the referral process will not apply.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

1409_PL110 (Proposed Site Plan) dated 30/07/2020
1409_PL111 (Site Layout) dated 3/07/2020
1409_PL120 (Proposed Main Facility Ground Floor Plan) dated 30/07/2020
1409_PL130 (Proposed Main Facility Roof Plan) dated 30/07/2020
1409_PL140 (Office & Admin Plans 00,01,02) dated 30/07/2020
1409_PL141 (Office & Admin Plans 03,04,05) dated 30/07/2020
1409_PL150 (Fencing Plan) dated 30/07/2020
1409_PL201 (Proposed Site Sections) dated 30/07/2020
1409_PL310 (Proposed Main Facility North East Elevation) dated 30/07/2020
1409_PL311 (Proposed Main Facility South East Elevation) dated 30/07/2020
1409_PL312 (Proposed Main Facility South West Elevation) dated 30/07/2020
1409_PL313 (Proposed Main Facility North West Elevation) dated 30/07/2020
1409_PL314 (Proposed Main Facility North West Elevation (ACCs removed)) dated 30/07/2020
1409_PL400 (ACC Elevations) dated 30/07/2020
1409_PL401 (Weighbridge Gatehouse Plans & Elevations) dated 30/07/2020
1409_PL402 (Fire Water Tan Plan & Elevations) dated 30/07/2020
1409_PL404 (Emergency Diesel Generator Elevations) dated 30/07/2020
1409_PL405 (Fuel Oil Tank & Ammonia Hydroxide Tank Elevations) dated 30/07/2020
1409_PL406 (Transformer & Substation Plans) dated 30/07/2020
1409_PL407 (Transformer & Substation Elevations) dated 30/07/2020
1409_PL408 (Dirty Water Pit Plan & Elevations) dated 30/07/2020
1409_PL409 (Bicycle Shelter Plan & Elevations) dated 30/07/2020
1409_PL410 (Fencing Elevations) dated 30/07/2020
1409_PL411 (Conveyor Plan & Elevations) dated 30/07/2020
1409_PL412 (Ramp Elevations) dated 30/07/2020
1409_PL413 (Odour Abatement System Elevations) dated 30/07/2020
1409_PL414 (Gate Elevations) dated 30/07/2020
2778-01-01 (Landscape Plan) dated 08/2020
IMA-19-208B (Proposed Site Access Arrangement & Visibility) dated 05/2020

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the details set out in the application particulars, no above ground level construction works for the Main Facility shall commence on site until details of the colours for the facility's external cladding have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: These details are required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4 With the exception of solid recovered fuel delivered to the site via conveyor, the unloading, storage and re-loading of waste materials (both in-coming and out-going) shall take place inside the buildings hereby approved only, and shall not take place at, on or over any other parts of the application site.

REASON: To comply with the terms of the planning application and its justification, and to ensure the amenities of the wider environment are safeguarded.

- 5 The total tonnage of waste material managed by the site will not exceed 243,000 tonnes in any twelve-month period. No more than 191,000 tonnes shall be delivered by road. The remainder shall be residual waste delivered directly from the adjacent Mechanical Biological Treatment Plant.

REASON: To ensure that the development substantially accords with the terms of the Transport Assessment and Environmental Statement which accompany the planning application, and their conclusions that this scale of operation would not cause harm to matters of acknowledged importance.

- 6 A record of the quantity (in tonnes) of waste materials delivered to the site and all the residues from the facility despatched from the site shall be maintained by the operator of the site and made available to the local planning authority upon request. All records shall be kept for at least 36 months.

REASON: In order that the local planning authority can monitor the approved development.

- 7 Only feedstock which is non-hazardous residual waste that arises following recycling shall be used as fuel for the Energy from Waste facility hereby approved.

REASON: Waste material outside of the aforementioned would raise alternate additional environmental concerns, which would need to be considered afresh.

- 8 Heavy Goods Vehicle (HGV) deliveries to and removals from the site of waste materials shall be limited to the following times:

Monday to Friday: 07:00 to 22:00
Saturdays: 07:00 to 17:00

There shall be no deliveries or removals on Sundays or Bank Holidays.

REASON: To safeguard the amenities of the wider area.

- 9 If within a period of 9 months of the receipt of first waste for testing and commissioning of the combustion plant the facility has not commenced export of electricity to the electricity distribution grid, then the facility shall immediately cease operation. The facility shall then only re-commence operation when such re-commencement coincides exactly with the commencement of export of electricity to the electricity distribution grid.

REASON: To comply with the terms of the application and its related justification – which is for an energy from waste facility – in order to ensure it is, and it remains, a ‘Recovery’ process in the Waste Hierarchy.

- 10 All soft landscaping comprised in the approved details of landscaping on 2778-01-01 (Landscape Plan) dated 08/2020 shall be carried out in the first planting and seeding season following the first operation of the facility or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with a programme to be agreed in writing with the Local Planning Authority prior to receipt of first waste for testing and commissioning.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 11 Prior to first delivery of any waste to the site, including for testing, the access, turning area and parking spaces shall have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 12 No permanent external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 13 There shall be no surface water discharge connection to the foul water network.

REASON: To safeguard the integrity of the foul water network and prevent flooding.

- 14 Prior to commencement of works for the construction of buildings and internal roads, a vehicle tracking study shall be undertaken to ensure that all circulatory routes and the 'manoeuvring apron', as illustrated on drawing 1409_P111, are sufficient to accommodate the necessary HGV movements. Included within this study should be a vertical assessment of HGV access to the adjacent Mechanical Biological Treatment plant. Details of any alterations found to be necessary shall be submitted to the local planning authority for approval in writing, and thereafter the circulatory routes and manoeuvring apron shall be constructed as approved.

REASON: To ensure that the proposals operate as assessed and to ensure that internal operation does not affect external highway networks.

- 15 No development hereby approved shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the local planning authority. The plan must demonstrate the adoption and use of

the best practicable means to reduce the effects of noise, vibration, dust and site lighting during construction. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Public Protection Team
- In accordance with BS 5228:2009+A1:2014 'Code of Practice for Noise and Vibration Control on Construction and Open Sites' construction noise shall not exceed the levels provided below during the agreed daytime hours (07:30 – 18:00 weekdays and 08:00 – 13:00 Saturdays) at the closest points to the curtilages of the residential sensitive receptors listed below, accessible by the applicant or his consultant as well as the WPA at a height of 1.2m to 1.5m above local ground height. The measurement should be in free-field conditions, e.g. at least 3.5m away from the nearest reflecting surface other than the ground.
 1. Orchard House 65dB LAeq,T
 2. Crosslands/Brookfield 65dB LAeq,T
 3. Storridge Road 70dB LAeq,T
 4. Oldfield House 70dB LAeq,T
 5. Brook Lane 70dB LAeq,T
 6. Brook Cottage 65dB LAeq,T["T" refers to the relative operating hours]
- In accordance with BS5228-1:2009+A1:2014 outside the hours of 07:30 – 18:00 weekdays and 08:00 – 13:00 Saturdays, construction activities shall only be carried out, following agreement with the Local Planning Authority, which are compliant with the following noise limits:
 - During weekday evenings between the hours 18:00 – 23:00; Saturdays between 13:00 – 23:00 and Sundays between 08:00 – 23:00 the maximum noise limit from construction activities when measured at any nearby residential receptor shall not exceed 55 dB LAeq,T.
 - During the night-time/daytime on weekdays between the hours 23:00 – 07:30 and Saturdays/Sundays between 23:00 - 08:00 the maximum noise limit from construction activities when measured at any nearby residential receptor shall not exceed 45 dB LAeq,T.

when measured at the closest points to the curtilages of the residential sensitive receptors listed above, accessible by the applicant or his consultant as well as the LPA at a height of 1.2m to 1.5m above local ground height. The measurement should be in free-field conditions, e.g. at least 3.5m away from the nearest reflecting surface other than the ground."

- Construction deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning authority.
- Procedures for emergency deviation of the agreed working hours.
- Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works. These shall include –

- Careful choice of piling rigs to minimise noise - where piling is required this must be continuous flight auger piling wherever practicable to minimise impacts
 - The location and use of generators and temporary site accommodation and ensuring plant is locating away from nearest sensitive receptors or in locations which provide good screening in the direction of sensitive receptors
 - Use of broadband noise reverse alarms (where practicable) on all mobile plant/vehicles;
 - The cutting or other processing of building materials on site;
- Control measures for dust and other air-borne pollutants.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.
 - A programme for the construction of the consented acoustic screen at the north eastern boundary, to be at an early stage of the construction programme to provide screening benefit to the residential noise sensitive receptor.
 - A scheme for the management of construction traffic and the transportation and storage of construction materials and wastes, to include the following details -
 - Areas for the parking of vehicles of site operatives and visitors;
 - Areas for the loading and unloading of plant and materials;
 - Areas for the storage of plant and materials used in constructing the development;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt from construction traffic during construction;
 - Pre-condition Photo survey (of affected highways).
 - A scheme for the recycling of waste materials (if any).
 - Construction traffic routes, c/o a 'Construction HGV Routing Plan'.

REASON: In the interests of the amenities of surrounding occupiers during the construction of the development.

INFORMATIVE: Pre-condition Survey – a photographic pre-condition highway survey to be carried out along the full length of Stephenson Road and copies of pre and post condition survey to be supplied to the local planning authority.

The applicant is advised that the Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of S59 of the Highways Act.

- 16 Prior to first delivery of any waste to the site, including for testing, a Transport Plan for the routeing of HGV's to and from the site shall be submitted to the local planning authority and approved in writing. The Transport Plan shall include details of implementation and monitoring, and shall be implemented in accordance with the written approval thereafter. The results of the implementation and monitoring shall be

made available to the local planning authority on request, together with any changes to the Plan arising from these results

REASON: To accord with the terms and evidence submission of the planning application and to ensure that the development contributes towards a reduction in emissions within the Air Quality Management Area as required by the emerging Air Quality SPD and Core Policy 55 of the Wiltshire Core Strategy and limits impact upon sensitive areas of the highway network in accordance with Core Policies 60, 61, 62 and 65.

INFORMATIVE: Failure to comply with the Transport Plan may result in penalty as arising from the application of appropriate legislation.

- 17 No part of the development hereby approved shall be first brought into use until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

The Travel Plan shall include provision for car sharing and for ultra low energy vehicle infrastructure (electric vehicle charging points).

REASON: In the interests of air quality and reducing vehicular traffic to the development.

- 18 The rating level (LAR_{Tr}) of the noise emitted from the proposed development shall not exceed the established representative background sound level (LA_{90T}) during daytime [07:00 to 23:00] and night-time [23:00 to 07:00] periods, with the exception of R6 Brook Cottage (as defined in Chapter 7 [Noise and Vibration] of the Environmental Statement) where the rating level of noise shall not exceed the representative background noise level during the daytime [07:00 to 23:00] and only exceed the representative background sound level by a maximum of 3dB during the night time [23:00 to 07:00]. The rating level shall be determined by measurement and/or calculation at the boundary of noise sensitive residential receptors [receptors R1 to R6 (as defined in Chapter 7 [Noise and Vibration] of the Environmental Statement)]. Measurements shall be made in accordance with BS4142:2019 once the plant is operational. Where the site specific noise level shall be expressed as an LA_{eq} 1 hour during the daytime [07:00-23:00] and shall be expressed as a LA_{eq} 15 minutes during the night [23:00-07:00].

For the purposes of this condition 'operational' is defined as the point in time when thermal treatment of waste commences other than if this thermal treatment is for the purposes of initial testing of any plant or machinery

REASON: To protect local amenity from the adverse effects of noise.

- 19 Prior to the development hereby approved becoming first operational, a noise-mitigation scheme shall be submitted to the local planning authority for approval in writing detailing specific measures that will be implemented to ensure that any noise associated with the development will deliver the level of attenuation as modelled and assumed within section 7.5.1 (Incorporated Mitigation) and section 7.6.3 (Additional mitigation) as set out in Chapter 7 [Noise and Vibration] of the Environmental

Statement. The scheme shall be assessed and designed by a competent person with at least 5 years' experience in the field of industrial and environmental acoustics and who is a practicing member of the Institute of Acoustics. The scheme shall be implemented fully and retained and maintained for the lifetime of the development. For the purposes of this condition 'operational' is defined as the point in time when thermal treatment of waste commences other than if this thermal treatment is for the purposes of initial testing of any plant or machinery.

REASON: To protect local amenity from the adverse effects of noise.

- 20 Prior to receipt of first waste for testing and commissioning, a screen bund shall be constructed and completed in accordance with the approved drawing, NOR-LP02 Rev A as approved in 18/09550/FUL and thereafter permanently retained for the lifetime of the development.

REASON: To protect local amenity from the adverse effects of noise.

- 21 Prior to receipt of first waste for testing and commissioning a pest management plan (for the management of flies, vermin, etc., should they arise) shall be submitted to the local planning authority for approval in writing. Thereafter, the approved plan shall be implemented as approved, if/as necessary.

REASON: To safeguard amenity.

- 22 The development hereby permitted shall be carried out strictly in accordance with the Mitigation Measures for biodiversity set out in the 'Biodiversity' chapter (chapter 6) of the Environmental Statement dated August 2020 accompanying the planning application.

REASON: To safeguard wildlife.

INFORMATIVE: Environmental Permitting - this activity will require a bespoke installation environmental permit issued by the Environment Agency (EA). As part of the environmental permitting process, the EA assess all applications to ensure that they meet the requirements of the Environmental Permitting Regulations. During assessment, the design of the plant is reviewed, as well as how it will be operated, the emissions it will generate (to air, water and land) and whether emissions will have an adverse impact on people living nearby and the natural environment. The EA do this by consulting partner organisations, such as Natural England (experts on impacts on wildlife) and Public Health England (experts on human health impacts). Emissions limits and techniques used to protect the environment and human health are set by the EU Industrial Emissions Directive (IED). In order to achieve the limits set by the IED the operator will need to show that they will use Best Available Techniques (BAT). The EA cannot set environmental permit conditions that go beyond what is specified by the IED and BAT.

Background Papers –

Annex 1: Non-Technical Summary of the Environmental Statement (August 2020)

Annex 2: Public Health England response to planning application

Annex 3: Air Quality chapter of Environmental Statement

Annex 4: National Planning Policy for Waste
Annex 5: Environment Agency Briefing Note
Annex 6: Legal opinion

This page is intentionally left blank

REPORT FOR STRATEGIC PLANNING COMMITTEE

Date of Meeting	20 April 2022
Application Number	20/06775/WCM
Site Address	Northacre Energy from Waste Facility, Stephenson Road, Northacre Industrial Estate, Westbury, BA13 4WD
Proposal	Amended energy from waste facility to that consented under planning permission 18/09473/WCM
Applicant	Northacre Renewable Energy Ltd
Town/Parish Council	WESTBURY
Electoral Division	WESTBURY WEST – Cllr Matthew Dean
Grid Ref	385757 151868
Type of application	Full Planning
Case Officer	Andrew Guest

1. Background

On 22 June 2021 the Strategic Planning Committee resolved to grant planning permission for the above proposed development (committee report (excluding annexes) at appendix 1). This was subject to the planning permission not being issued until the application had been referred to the Secretary of State for his consideration as to whether or not it should be 'called-in' for his determination. On 31 March 2022 the Council received notification from the Planning Casework Unit that the Secretary of State does not wish to call-in the application (SoS decision letter at appendix 2).

Planning law requires the Council in dealing with a planning application to have regard to the development plan and all material considerations. If the Council becomes aware of new material considerations then the relevant law requires it to have regard to the considerations before finally determining the application. In such a situation where the initial decision was made by a planning committee, the consideration of new material considerations should also be by the planning committee.

In the c. 9 months since the planning application was first considered by the Strategic Planning Committee there has been some changes to relevant policy and legislation, and some further representations received from third parties. These are considered to be new material considerations for the purposes of the application's consideration. The purpose of this report is to, therefore, set out and appraise the extent to which these changes may affect the original assessment of the planning application covered in the original committee report of June 2021, and advise the Strategic Planning Committee accordingly.

2. New Material Considerations

The policy/legislation and representations which are to be considered are set out below:

- a. Updated version of the National Planning Policy Framework (NPPF) published 20 July 2021.
- b. Net Zero Strategy: Build Back Greener published by the Ministry of Business, Energy and Industrial Strategy on 19 October 2021.
- c. The Environment Act which was enacted into law on 9 November 2021.
- d. Further written representations received from interested parties.
- e. The Government's consultation on the review of National Energy Policy Statements, specifically EN-1 and EN-3.

Having regard to these changes and further representations, the Council's officers are satisfied that they either do not raise matters which were not already identified and assessed within the original committee report, or do not include new considerations which could lead to a different conclusion being reached.

3. Consideration of the New Material Considerations

a. Updated version of the National Planning Policy Framework (NPPF) published 20 July 2021.

The revised NPPF is an update of previous national planning policy. The relatively minor changes incorporated in the updated NPPF are not considered to affect the merits of the original planning policy assessment of the application.

b. Net Zero Strategy: Build Back Greener published by the Ministry of Business, Energy and Industrial Strategy on 19 October 2021.

The Government's Net Zero Strategy builds on current waste and energy policies; it does not identify major policy reforms in the energy from waste sector.

The publication of the Government's Net Zero Strategy builds on the progress which has been made since 1990 in terms of reducing the level of greenhouse gas emissions and has seen the UK waste sector reduce its emissions. The Strategy pulls its ambitions and direction of travel for future waste management policy from existing policy and legislation which is currently in place, and is as referred to in the original committee report for the planning application.

It is considered that the policy direction within the Government's Net Zero Strategy does not propose major policy reforms in the sector. The planning application was considered with full reference to the most recently published and up to date waste and energy policies relevant to the case, with these matters being discussed in detail in Section 9.3 of the original committee report. It is considered that the original committee report and the committee's original decision continues to be consistent with Net Zero objectives including the policies set out within this latest Net Zero Strategy.

c. The Environment Act which was enacted into law on 9 November 2021.

There is nothing contained in the Environment Act that affects the merits of the planning application. Recently announced proposed ‘targets’ required by the Act are discussed in d. below.

d. Further written representations received from interested parties.

‘Late’ representations received from interested parties since the June planning committee meeting do not raise any new issues that have not already been addressed and/or refer to matters which should be given only very limited, or no, weight as material planning considerations.

Representations on behalf of Arla

Representations made by and/or on behalf of Arla – including technical reports referring to emissions/air quality/product tainting – were received c. September 2021. Essentially, the issue raised was that potential tainting of Arla’s products had not been considered.

The broad issue of emissions was considered in considerable detail at Section 9.6 of the original committee report. Of note from the report was/is that neither the Environment Agency nor Public Health England raise/ed objections to the planning application, the latter being satisfied that the applicant had approached the environmental impact assessment in a manner consistent with UK requirements, and utilising “... a satisfactory approach and methodology to predict the likely emissions, distribution of a range of key pollutants and the impact on the local environment and receptors”. PHE further stated that it would, in any event, “.... further consider the emissions and appropriate control measures when consulted as part of the Environmental Permitting process and will make additional comments at that time”.

The Environmental Permitting application – which is made to the Environment Agency – has been running its separate course, and the matters raised in the ‘late’ Arla representations have been / are being considered as part of that. This is confirmed in an Environment Agency public ‘Briefing Note’ dated 13 March 2022 which states the following:

“We have reviewed all the comments you sent us [from interested parties following the public consultation exercise for the Permit application], along with the documents submitted by NREL, and have considered all the evidence very carefully. As part of this consideration, we have explored several issues of concern, such as the possibility of products from Arla Dairy becoming tainted by emissions from the incinerator. Concerns like these caused us to ask for more information from NREL, in the form of Schedule 5 notices, and when we received this information we made it available to you on our Citizen Space web portal.

We are now satisfied we have all the information we think we need and cannot find any reason to refuse this permit application. We are therefore now ‘minded to’ grant this permit to NREL”.

A draft Permit with conditions has been produced by the Environment Agency, and is currently subject to further consultation; (the draft Permit is attached as appendix 3 to this report).

But in any event, the original committee report fully and properly considers/ed, for the purposes of planning, the issue of emissions and air quality, and so it follows that the further representations and technical reports raise no relevant planning issues not already considered. The original committee report refers to the standalone Environmental Permitting process, noting that it is the appropriate mechanism through which highly technical matters about the operation and control strategies for the development should be addressed, and that satisfactory operation is, indeed, an operational consideration. The original committee report refers to paragraph 183 of the earlier NPPF. This is now paragraph 188 in the July 2021 version, but is un-changed. Paragraph 188 states –

The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

Representation by UKWIN

UKWIN's late representation is dated 18 March 2022. It refers to the Government's recent announcement through its Consultation on Environmental Targets document that it will be seeking a target for "halving the waste that ends up at landfill or incineration by 2042". UKWIN concludes from this that the halving will reduce the need for incineration capacity, and specifically remove the need for the proposed facility at Westbury which has a operational lifetime ending after 2042.

At this point in time the Government's suggested targets in the document are proposed only, being subject to the public consultation exercise; the consultation commenced 16 March 2022 and closes 11 May 2022. As it is a matter which is currently out for consultation only and so potentially subject to change, and as there is no indicated timeline for implementation of a target and/or the re-drafting of government policies or legislation that may be affected by it, it is considered that little weight, if any weight, can be given to it as a material planning consideration at this time. It is, in essence, a theoretical / aspirational position at this time.

As referred to above, the planning application was considered with full regard to the relevant and adopted waste and energy policies which applied in 2021 and which continue to apply now, and these have not materially changed in terms of the relevance of incineration and energy from waste facilities. Likewise, the planning application was also considered with regard to the question of need for such facilities based on actual quantities of waste requiring management. Again, the circumstances relating to the need have not changed over the last c. 9 months. In particular, the 'capacity gap' referred to in the original report between the present availability and capacity of facilities to manage waste and the actual quantities of residual waste to be managed, remains essentially the same. It follows that at this point in time the current 'targets' consultation exercise can have little or no bearing on the Council's original decision which addresses the current and, for the time-being, future positions.

In the event that the Government's target is adopted and is then enshrined in policy and legislation, there will remain a need for facilities to manage residual waste in any event. Referring back to the sub-regional waste market analysis work commissioned by the applicant in support of the planning application (and referred to in the original committee report), this forecast the sub-regional need for the Westbury facility to be presently c. 470,000 tpa which has not changed, from mainly commercial and industrial waste and some LACW (Local Authority Collected Waste) sources. 'Halving' this (as proposed in the proposed Government target) would leave 235,000 tpa still to be addressed. The facility would address this continuing need.

Several other third-party representations were received shortly after 22 June 2021. These raise matters relating to emissions, highway safety, amenity, etc.. No new material considerations arose from these representations.

e. The Government's consultation on the review of National Energy Policy Statements, specifically EN-1 and EN-3.

The Government's consultation on the review of National Energy Policy Statements is a consultation document seeking to update existing policy. While the review is undertaken the current suite of National Energy Policy Statements referred to in the original committee report continue to form the basis for the decision. But in any event, the consultation statements identify a continuing role for Energy from Waste as part of a mix of energy generation opportunities, and there is not a requirement for new energy from waste facilities to incorporate carbon capture and storage. Facilities which exceed 300MW production threshold will be required to demonstrate that the installation of carbon capture and storage is feasible. Notwithstanding that the proposal is for a facility below this threshold, the planning application was supported by this information.

The Secretary of State's decision to not call-in the application for his determination has only recently been made. In making his decision it is reasonable to assume that the Secretary of State will have also had regard to the new considerations raised in this report.

4. Conclusion

Changed circumstances / new material considerations since the Strategic Planning Committee considered the planning application in June 2021 are addressed in this report. But, for the reasons set out, there have been no changes that should lead the committee to conclude differently in its assessment of the application. Accordingly, the committee is recommended to endorse its original decision to grant planning permission subject to conditions.

RECOMMENDATION

That having taken into account all relevant new material considerations together with the environmental information previously considered, the recommendation remains to grant planning permission for the proposed development, subject to the conditions as before.

This page is intentionally left blank

1650 Arlington Business Park
Theale
Reading
RG7 4SA

Councillor Howard Greenman
Chair – Strategic Planning Committee
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Sent by email: howard.greenman@wiltshire.gov.uk

Date: 29 June 2022

RE: Notification of Appeal for Non-Determination of Planning Application no. 20/06775/WCM – Northacre Energy from Waste Facility, Stephenson Road, Northacre Industrial Estate, Westbury

Dear Councillor Greenman

I am writing to you on behalf of Northacre Renewable Energy Limited (NREL) to confirm that we have lodged an appeal for non-determination of the Northacre Facility planning application (ref: 20/06775/WCM). Your officers will have received a copy of the full appeal documentation. Receipt of the appeal has now been acknowledged by the Planning Inspectorate and ascribed the reference: APP/Y3940/W/22/3302008. As such, Wiltshire Council is no longer the decision maker for the application. However, its future position remains an important consideration and is the subject of this correspondence.

As you will be aware, the Northacre Facility planning application was in determination for a significant period of time, having been initially submitted in August 2020. On 21st June 2021, Wiltshire Council's Strategic Planning Committee (SPC) resolved to grant planning consent, in line with the officer recommendation. This positive resolution was subject to referral to the Secretary of State.

On 31st March 2022, The Secretary of State confirmed that NREL's current Northacre Facility proposal did not meet the selective requirements for a call-in, and was satisfied that it could be determined by Wiltshire Council's SPC.

Despite the previous resolution by Wiltshire Council's SPC to grant permission, the decision was made to take the planning application back to the SPC, which took place on 20th April 2022. The purpose to taking the application back was so that the SPC could evaluate any material changes in the relevant planning circumstances that may have arisen in the previous 9 months, which might alter the previous resolution to grant planning permission made in June 2021.

In advance of the Committee, the Head of Development Management published an update to his report setting out that there had: *"...been no changes that should lead the committee to conclude differently in its assessment of the application. Accordingly, the committee is recommended to endorse its original decision to grant planning permission subject to conditions."*

However, without regard to the officer's updated report, Wiltshire Council's SPC elected to defer a decision on the application until July 2022, pending the outcome of the Government's consultation on various environmental targets, which includes consultation on residual waste targets for 2042, pursuant

to the Environment Act 2021. This decision was made in the knowledge that there will be no published outcome on the consultation before October 2022. As such, there would have been no new information on this matter available to the SPC by the time of its July 2022 meeting. In short, the same information would have been before them as was at their April meeting.

NREL's clearly stated position is that:

- As a matter of fact, no new material planning considerations have come to light since the June 2021 SPC resolution, which come close to being capable of attracting sufficient weight for the SPC to justify not expediting the approval of the Northacre Facility planning application in April of this year.
- We do not believe that Wiltshire Council's SPC would have determined the planning application at the July 2022 meeting.

Accordingly, NREL has appealed the application on the basis of non-determination, which will (inevitably) be heard by way on an inquiry.

The appeal process now requires, within 5 weeks of the appeal 'Start Date', that Wiltshire Council submits its Statement of Case to the Planning Inspectorate. In order to do this, the Council must take the matter to Committee (presumably the SPC) and decide how they would have determined the application had it still been in a position to do so. At this point the Council has 2 options:

- Resolve that it would have approved the planning application, which would be entirely consistent with the officer recommendation and the SPC's decision in June 2021; or
- Decide that it would have refused the application. Such a decision will require the Council to formulate a putative reason (or reasons) for refusal; and to robustly defend the reason(s) at inquiry, including why the SPC has both ignored the officer recommendation and reversed its own decision taken in June 2021.

The former position (resolution to have approved the application) would show the Council to have acted consistently and not unreasonably. As such, the Council would absolve itself from a potential claim for costs made by NREL.

The latter position (resolution to have refused the application) requires the Council to:

- Set aside the recommendation that the application be approved by the Head of Development Management;
- Ignore the existence of an extant planning permission approved by the SPC in 2019 for the same use on the application site, albeit for a slightly different iteration of the Facility, but one that fulfils the same function;
- Ignore the fact that the application site is appropriately allocated for the Northacre Facility as a strategic scale waste treatment use and that the proposal has repeatedly been found to accord with the development plan;
- Find a putative reason for refusal which is not obviated by the Facility's Environmental Permit, which was issued by the Environment Agency on 15th June 2022, and which establishes the acceptability of the scheme, in principle, in terms of emissions and the protection of human health and the environment;
- Reverse the SPC's resolution of June 2021.

In NREL's view, the foregoing factors make it improbable that the Council can resolve that it would have refused the application, and thus appear at the appeal against the scheme, and maintain that they have acted reasonably.

Should NREL find that the Council has acted unreasonably during the appeal process, as would appear likely in the event of a resolution of refusal, it will vigorously pursue an award of costs against the authority.

Accordingly, we urge that, in due course, the Council resolve that it would have approved the Northacre Facility planning application, had it still been in a position to do so. As such, it can then let the independent Planning Inspectorate determine the appeal, safe in the knowledge that the authority is insulated from a claim for costs from NREL.

We trust that the Council will give full consideration to the contents of this letter in formulating its position in relation to the forthcoming appeal.

Yours sincerely



Alex Young
Director, Northacre Renewable Energy Limited

Cc:

Councillor Richard Clewer, Leader of the Council
By email: Richard.clewer@wiltshire.gov.uk

Terence Herbert, Chief Executive
By email: terence.herbert@wiltshire.gov.uk

Councillor Dr Mark McClelland, Cabinet Member for Transport, Waste, Street Scene and Flooding
By email: mark.mclelland@wiltshire.gov.uk

Parvis Khansari, Corporate Director, Place
By email: parvis.khansari@wiltshire.gov.uk

Nic Thomas, Chief Planning Officer
By email: nic.thomas@wiltshire.gov.uk

Andrew Guest, Head of Development Management
By email: andrew.guest@wiltshire.gov.uk

This page is intentionally left blank



Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Northacre Renewable Energy Limited

Northacre Facility
Northacre Industrial Estate
Stephenson Road
Westbury
BA13 4WE

Permit number

EPR/CP3803LV

Northacre Facility

Permit number EPR/CP3803LV

Introductory note

This introductory note does not form a part of the permit

This permit controls the operation of a waste incineration plant. The relevant listed activity is Section 5.1 A(1)(b) of the Environmental Permitting (England and Wales) Regulations 2016. The permit implements the requirements of the EU Directives on Industrial Emissions and Waste.

The main features of the permit are as follows:

The Installation is located at land off Stephenson Road in the Northacre Trading Estate, approximately 1.5 km to the north-west of Westbury town centre in Wiltshire. The Facility will be located at an approximate National Grid Reference of ST 85723 52037, with the nearest postcode listed as BA13 4WE. The nearest residential properties are on Brook Lane to the east, Brook Farm and Orchard House to the southwest, and houses on Storridge Road to the north-east. Biss Brook is ~ 140 m to the west.

Salisbury Plain (SAC & SPA) and River Avon (SAC) are within 10 km of the Installation. Westbury Ironstone Quarry (SSSI) is within 2 km of the Installation; Picket & Clanger Wood (SSSI) is just over 2 km away. There are several Local Wildlife Sites and areas of ancient woodland within 2km of the Installation.

Waste will be delivered either by vehicles or via an enclosed conveyor from an adjacent mechanical biological treatment (MBT) plant. The waste will be tipped by vehicles into the waste bunker in the reception hall; waste via the conveyor will go via a hopper into the bunker.

A grab crane will be used to homogenise the waste and transfer it to a feed hopper that will feed the moving grate furnace where the waste will be burned.

Combustion will be controlled by feeding primary air through the grate and secondary air will be injected above the waste. The furnace will be designed to ensure that the combustion gases are maintained, after the last injection of combustion air, to at least 850 °C for a minimum of two seconds. Combustion air will be drawn from the waste reception area to maintain negative pressure to ensure odour control.

Emissions to air will be via a 75 m high stack and will be minimised by cleaning the waste combustion gases as follows:

- Oxides of nitrogen (NO_x) will be abated using Selective Non-Catalytic Reduction (SNCR)
- Acid Gases will be abated using a lime abatement system
- Dioxins, mercury and volatiles abated using activated carbon injection
- Particulate matter and metals abated by bag filters

Hot gases from the incineration of waste will be used to generate steam in a boiler. The design of the boilers will ensure that the flue gas temperature is quickly reduced to minimise the risk of dioxin reformation. The steam generated in the boilers will be fed to a steam turbine which will generate electricity. Water for steam generation will be sourced from the mains to use in the boilers. Steam will be condensed in an air cooled condenser and recycled to the boiler. Process waste water will be re-used for quenching bottom ash.

After quenching in water, bottom ash will be kept in an indoor storage area, before transferring into vehicles in an enclosed building. Air pollution control (APC) residues will be stored in silos prior to removal from site in sealed tankers.

Under normal operation all process water will be re-used. In the case of abnormal operation, such as emptying of the boiler, effluent will be discharged to sewer or removed from site by tanker.

Surface water run-off will be collected from areas of hardstanding and building roofs and discharged into the surface water drainage systems. All surface water run-off will pass through a petrol interceptor prior to discharge into the attenuation pond, before final discharge into the Northacre Trading Estate drainage system. The Installation will generate electricity at a rate of ~ 28.6 MWe with ~ 25.7 MWe available for export to the national grid.

The operator will have an environmental management system and intends to have it certified to ISO 14001.

The status log of the permit sets out the permitting history, including any changes to the permit reference number.

Status log of the permit		
Description	Date	Comments
Application EPR/CP3803LV/A001	Duly made 20/10/2020	Application for a permit for a non-hazardous waste incineration plant
Schedule 5 Notice dated 20/04/21	Response received 23/08/21	
Schedule 5 Notice dated 22/11/21	Response received 06/12/21	
Additional information	10/01/22	
Additional information	20/05/22	
Permit issued EPR/CP3803LV	15/06/22	

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/CP3803LV

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

Northacre Renewable Energy Limited (“the operator”),

whose registered office is

C/O Bioenergy Infrastructure Limited

1650 Arlington Business Park

Theale

Reading

RG7 4SA

company registration number **07594338**

to operate an installation at

Northacre Facility

Northacre Industrial Estate

Stephenson Road

Westbury

BA13 4WE

to the extent authorised by and subject to the conditions of this permit.

Name	Date
Principal Permitting Team Leader	15/06/2022

Authorised on behalf of the Environment Agency

Conditions

1 Management

1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
 - (b) using sufficient competent persons and resources.
 - (c) referenced in schedule 1, table S1.1 (AR1) in accordance with a written other than normal operating conditions (OTNOC) management plan.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 The operator shall review the written management system at least every 3 years or otherwise as requested by the Environment Agency.
- 1.1.4 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

1.2 Energy efficiency

- 1.2.1 The operator shall:
- (a) take appropriate measures to ensure that energy is recovered with a high level of energy efficiency and energy is used efficiently in the activities.
 - (b) review and record at least every four years whether there are suitable opportunities to improve the energy efficiency of the activities; and
 - (c) take any further appropriate measures identified by a review.
- 1.2.2 The operator shall provide and maintain steam and/or hot water pass-outs such that opportunities for the further use of waste heat may be capitalised upon should they become practicable.
- 1.2.3 The operator shall review the viability of Combined Heat and Power (CHP) implementation at least every 4 years, or in response to any of the following factors, whichever comes sooner:
- (a) new plans for significant developments within 15 km of the installation;
 - (b) changes to the Local Plan;
 - (c) changes to the UK CHP Development Map or similar; and
 - (d) new financial or fiscal incentives for CHP.

The results shall be reported to the Agency within 2 months of each review, including where there has been no change to the original assessment in respect of the above factors

1.3 Efficient use of raw materials

- 1.3.1 The operator shall:
- (a) take appropriate measures to ensure that raw materials and water are used efficiently in the activities;

- (b) maintain records of raw materials and water used in the activities;
- (c) review and record at least every four years whether there are suitable alternative materials that could reduce environmental impact or opportunities to improve the efficiency of raw material and water use; and
- (d) take any further appropriate measures identified by a review.

1.4 Avoidance, recovery and disposal of wastes produced by the activities

- 1.4.1 The operator shall take appropriate measures to ensure that:
 - (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
 - (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
 - (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.
- 1.4.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

2 Operations

2.1 Permitted activities

- 2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the “activities”).
- 2.1.2 Waste authorised by this permit shall be clearly distinguished from any other waste on the site.

2.2 The site

- 2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

2.3 Operating techniques

- 2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.
- 2.3.2 If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 2.3.3 Any raw materials or fuels listed in schedule 2 table S2.1 shall conform to the specifications set out in that table.
- 2.3.4 Waste shall only be accepted if:

- (a) it is of a type and quantity listed in schedule 2 table S2.2; and
 - (b) it conforms to the description in the documentation supplied by the producer or holder.
- 2.3.5 Waste paper, metal, plastic or glass that has been separately collected for the purpose of preparing for re-use or recycling shall not be accepted. Waste from the treatment of these separately collected wastes shall only be accepted if incineration delivers the best environmental outcome in accordance with regulation 12 of the Waste (England and Wales) Regulations 2011.
- 2.3.6 Separately collected fractions other than those listed in condition 2.3.5 shall not be accepted unless they are unsuitable for recovery by recycling.
- 2.3.7 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:
- (a) the nature of the process producing the waste;
 - (b) the composition of the waste;
 - (c) the handling requirements of the waste;
 - (d) the hazardous property associated with the waste, if applicable; and
 - (e) the waste code of the waste.
- 2.3.8 The operator shall ensure that where waste produced by the activities is sent to a landfill site, it meets the waste acceptance criteria for that landfill.
- 2.3.9 Waste shall not be charged if:
- (a) the combustion chamber temperature is below 850 °C,
 - (b) any continuous emission limit value in schedule 3 table S3.1(a) is exceeded; or
 - (c) any continuous emission limit value in schedule 3 table S3.1 is exceeded, other than during abnormal operation; or
 - (d) continuous emission monitors to demonstrate compliance with any continuous emission limit value in schedule 3 table S3.1 are unavailable other than during abnormal operation; or
 - (e) there is a stoppage, disturbance or failure of the activated carbon abatement system, other than during abnormal operation.
 - (f) continuous emission monitors to demonstrate compliance with the emission limit values for particulates, TOC or CO in schedule 3 are unavailable unless alternative techniques, as agreed in writing with the Environment Agency, are used to demonstrate compliance with those emission limit values.
- 2.3.10 The operator shall record the beginning and end of each period of “abnormal operation”.
- 2.3.11 During a period of “abnormal operation”, the operator shall restore normal operation of the failed equipment or replace the failed equipment as soon as possible.
- 2.3.12 The operator shall interpret the start of the period of “abnormal operation” as the earliest of the following:
- (a) a technically unavoidable stoppage, disturbance, or failure of continuous emission monitors.
 - (b) a technically unavoidable stoppage, disturbance, or failure of the activated carbon abatement system
 - (c) Any other technically unavoidable stoppage, disturbance, or failure of the plant which is causing or could lead to an exceedance of an emission limit value in table S3.1.
- 2.3.13 The operator shall interpret the end of the period of “abnormal operation” as the earliest of the following:
- (a) when the failed equipment is repaired and brought back into normal operation;

- (b) when the operator initiates a shut down of the waste combustion activity, as described in the application or as agreed in writing with the Environment Agency;
- (c) The failed equipment has not been repaired and brought back into normal operation and a single period of abnormal operation reaches a duration of 4 hours after the start of abnormal operation on an incineration line
- (d) Abnormal operation occurs on an incineration line and the cumulative duration of abnormal operation periods over 1 calendar year has reached 60 hours on that incineration line;

2.3.14 The operator shall have at least one auxiliary burner in each line which shall be operated at start up, shut down and as required during operation to ensure that the operating temperature specified in condition 2.3.9 is maintained as long as incompletely burned waste is present in the combustion chamber. Unless the temperature specified in condition 2.3.9 is maintained in the combustion chamber, such burner(s) shall be fed only with fuels which result in emissions no higher than those arising from the use of gas oil, liquefied gas or natural gas.

2.3.15 Bottom ash and APC residues shall not be mixed.

2.4 Improvement programme

2.4.1 The operator shall complete the improvements specified in schedule 1 table S1.3 by the date specified in that table unless otherwise agreed in writing by the Environment Agency.

2.4.2 Except in the case of an improvement which consists only of a submission to the Environment Agency, the operator shall notify the Environment Agency within 14 days of completion of each improvement.

2.5 Pre-operational conditions

2.5.1 The activities shall not be brought into operation until the measures specified in schedule 1 table S1.4 have been completed.

3 Emissions and monitoring

3.1 Emissions to water, air or land

3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in schedule 3 tables S3.1, S3.2 and S3.3.

3.1.2 The limits given in schedule 3, subject to condition 3.2.1, shall not be exceeded.

3.1.3 Wastes produced at the site shall, as a minimum, be sampled and analysed in accordance with schedule 3 table S3.5. Additional samples shall be taken and tested and appropriate action taken, whenever:

- (a) disposal or recovery routes change; or
- (b) it is suspected that the nature or composition of the waste has changed such that the route currently selected may no longer be appropriate.

3.2 Emissions limits and monitoring for emission to air for incineration plant

3.2.1 The limits for emissions to air apply as follows:

- (a) The limits in table S3.1 shall not be exceeded except during periods of abnormal operation.
- (b) The limits in table S3.1 (a) shall not be exceeded.

- 3.2.2 Where Continuous Emission Monitors are installed to comply with the monitoring requirements in schedule 3 table S3.1 and S3.1(a); the Continuous Emission Monitors shall be used such that;
- (a) the values of the 95% confidence intervals of a single measured result at the daily emission limit value shall not exceed the following percentages of the emission limit values:
- | | |
|---|-----|
| • Carbon monoxide | 10% |
| • Sulphur dioxide | 20% |
| • Oxides of nitrogen (NO & NO ₂ expressed as NO ₂) | 20% |
| • Particulate matter | 30% |
| • Total organic carbon (TOC) | 30% |
| • Hydrogen chloride | 40% |
| • Ammonia | 40% |
- (b) valid half-hourly average values or 10-minute averages shall be determined within the effective operating time (excluding the start-up and shut-down periods) from the measured values after having subtracted the value of the confidence intervals in condition 3.2.2 (a).
- (c) where it is necessary to calibrate or maintain the monitor and this means that data are not available for a complete half-hour or 10 minute period, the half-hourly average or 10-minute average shall in any case be considered valid if measurements are available for a minimum of 20 minutes or 7 minutes during the half-hour or 10-minute period respectively. The number of half-hourly or 10-minute averages so validated shall not exceed 5 or 15 respectively per day;
- (d) daily average values shall be calculated as follows:
- (i) the average of valid half hourly averages or 10 minute averages over calendar day excluding half hourly averages or 10 minute averages during periods of abnormal operation. The daily average value shall be considered valid if no more than five half-hourly average or fifteen 10-minute average values in any day have been determined not to be valid;
- (e) no more than ten daily average values per year shall be determined not to be valid.

3.3 Emissions of substances not controlled by emission limits

- 3.3.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.3.2 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.
- 3.3.3 Periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.

3.4 Odour

- 3.4.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used

appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.

3.4.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour;
- (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.5 Noise and vibration

3.5.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.

3.5.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;
- (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.6 Monitoring

3.6.1 The operator shall, unless otherwise agreed in writing by the Environment Agency, undertake the monitoring specified in the following tables in schedule 3 to this permit:

- (a) point source emissions specified in tables S3.1, S3.1(a), S3.2 and S3.3;
- (b) process monitoring specified in table S3.4;
- (c) residue quality in table S3.5.

3.6.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

3.6.3 Monitoring equipment, techniques, personnel and organisations employed for the emissions monitoring programme and the environmental or other monitoring specified in condition 3.6.1 shall have either MCERTS certification or MCERTS accreditation (as appropriate) unless otherwise agreed in writing by the Environment Agency. Newly installed CEMs, or CEMs replacing existing CEMs, shall have MCERTS certification and have an MCERTS certified range which is not greater than 1.5 times the daily emission limit value (ELV) specified in schedule 3 table S3.1. The CEM shall also be able to measure instantaneous values over the ranges which are to be expected during all operating conditions. If it is necessary to use more than one range setting of the CEM to achieve this requirement, the CEM shall be verified for monitoring supplementary, higher ranges.

3.6.4 Permanent means of access shall be provided to enable sampling/monitoring to be carried out in relation to the emission points specified in schedule 3 tables S3.1, S3.1(a), S3.2 and S3.3 unless otherwise agreed in writing by the Environment Agency.

3.7 Pests

- 3.7.1 The activities shall not give rise to the presence of pests which are likely to cause pollution, hazard or annoyance outside the boundary of the site. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved pests management plan, have been taken to prevent or where that is not practicable, to minimise the presence of pests on the site.
- 3.7.2 The operator shall:
- (a) if notified by the Environment Agency, submit to the Environment Agency for approval within the period specified, a pests management plan which identifies and minimises risks of pollution from pests;
 - (b) implement the pests management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.8 Fire prevention

- 3.8.1 The operator shall take all appropriate measures to prevent fires on site and minimise the risk of pollution from them including, but not limited to, those specified in any approved fire prevention plan.

4 Information

4.1 Records

- 4.1.1 All records required to be made by this permit shall:
- (a) be legible;
 - (b) be made as soon as reasonably practicable;
 - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
 - (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:
 - (i) off-site environmental effects; and
 - (ii) matters which affect the condition of the land and groundwater.
- 4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

4.2 Reporting

- 4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.
- 4.2.2 A report or reports on the performance of the activities over the previous year shall be submitted to the Environment Agency by 31 January (or other date agreed in writing by the Environment Agency) each year using the annual report form specified in schedule 4, table S4.4 or otherwise in a format agreed with the Environment Agency. The report(s) shall include as a minimum:
- (a) a review of the results of the monitoring and assessment carried out in accordance with the permit including an interpretive review of that data;
 - (b) the annual production /treatment data set out in schedule 4 table S4.2;
 - (c) the performance parameters set out in schedule 4 table S4.3

- (d) the functioning and monitoring of the incineration plant in a format agreed with the Environment Agency. The report shall, as a minimum requirement (as required by Chapter IV of the Industrial Emissions Directive) give an account of the running of the process and the emissions into air and water compared with the emission standards in the IED.

4.2.3 Within 28 days of the end of the reporting period the operator shall, unless otherwise agreed in writing by the Environment Agency, submit reports of the monitoring and assessment carried out in accordance with the conditions of this permit, as follows:

- (a) in respect of the parameters and emission points specified in schedule 4 table S4.1;
- (b) for the reporting periods specified in schedule 4 table S4.1 and using the forms specified in schedule 4 table S4.4 ; and
- (c) giving the information from such results and assessments as may be required by the forms specified in those tables.

4.2.4 The operator shall, unless notice under this condition has been served within the preceding four years, submit to the Environment Agency, within six months of receipt of a written notice, a report assessing whether there are other appropriate measures that could be taken to prevent, or where that is not practicable, to minimise pollution.

4.2.5 Within 1 month of the end of each quarter, the operator shall submit to the Environment Agency using the form made available for the purpose, the information specified on the form relating to the site and the waste accepted and removed from it during the previous quarter.

4.3 Notifications

4.3.1 In the event:

- (a) that the operation of the activities gives rise to an incident or accident which significantly affects or may significantly affect the environment, the operator must immediately—
 - (i) inform the Environment Agency,
 - (ii) take the measures necessary to limit the environmental consequences of such an incident or accident, and
 - (iii) take the measures necessary to prevent further possible incidents or accidents;
- (b) of a breach of any permit condition the operator must immediately—
 - (i) inform the Environment Agency, and
 - (ii) take the measures necessary to ensure that compliance is restored within the shortest possible time;
- (c) of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment, the operator must immediately suspend the operation of the activities or the relevant part of it until compliance with the permit conditions has been restored.

4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.

4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.

4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

- (a) any change in the operator's trading name, registered name or registered office address; and
- (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

- (a) any change in the operator's name or address; and
- (b) any steps taken with a view to the dissolution of the operator.

4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

- (a) the Environment Agency shall be notified at least 14 days before making the change; and
- (b) the notification shall contain a description of the proposed change in operation.

4.3.6 The Environment Agency shall be given at least 14 days notice before implementation of any part of the site closure plan.

4.4 Interpretation

4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "immediately", in which case it may be provided by telephone

Schedule 1 – Operations

Table S1.1 activities			
Activity reference	Activity listed in Schedule 1 of the EP Regulations	Description of specified activity	Limits of specified activity
AR1	S5.1 A1 (b)	The incineration of non-hazardous waste in a waste incineration plant with a capacity of 3 tonnes per hour or more.	From receipt of waste to emission of exhaust gas and disposal of waste arising. Waste types and quantities as specified in Table S2.2 of this permit.
Directly Associated Activities			
AR2	Energy Generation	Generation of electrical power using a steam turbine from energy recovered from the flue gases, with potential to export heat to local users.	
AR3	Back up electrical generator	For providing emergency electrical power to the plant in the event of supply interruption.	

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application	Application supporting document sections: 1.3, 2.1, 2.2 (excluding table 5), 2.3, 2.4.2, 2.4.3, 2.4.4, 2.5.2, 2.6.4 point 1, 2.7.1, 2.8, 2.9	20/10/20
Response to Schedule 5 Notice dated 20/04/21	Response to questions 4,5,6,7,8,9,11 Air emissions management plan	23/08/21
Response to Schedule 5 Notice dated 22/11/21	Response to question 1	06/12/21

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC1	The Operator shall submit a written report to the Environment Agency on the implementation of its Environmental Management System (EMS) and the progress made in the certification of the system by an external body or if appropriate submit a schedule by which the EMS will be certified.	Within 12 months of the completion of commissioning.

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC2	The Operator shall submit a written proposal to the Environment Agency to carry out tests to determine the size distribution of the particulate matter in the exhaust gas emissions to air from emission point A1, identifying the fractions within the PM ₁₀ , and PM _{2.5} ranges. On receipt of written approval from the Environment Agency to the proposal and the timetable, the Operator shall carry out the tests and submit to the Environment Agency a report on the results.	Within 6 months of the completion of commissioning.
IC3	The Operator shall submit a written report to the Environment Agency on the commissioning of the installation. The report shall summarise the environmental performance of the plant as installed against the design parameters set out in the Application. The report shall also include a review of the performance of the facility against the conditions of this permit and details of procedures developed during commissioning for achieving and demonstrating compliance with permit conditions and confirm that the Environmental Management System (EMS) has been updated accordingly.	Within 4 months of the completion of commissioning.
IC4	The operator shall notify the Environment Agency of the proposed date(s) that validation testing is planned for.	Notification at least 3 weeks prior to validation testing
	During commissioning the operator shall carry out validation testing to validate the residence time, minimum temperature and oxygen content of the gases in the furnace whilst operating under normal load and most unfavourable operating conditions. The validation shall be to the methodology as approved through pre-operational condition PO8.	Validation tests completed before the end of commissioning
	The operator shall submit a written report to the Environment Agency on the validation of residence time, oxygen and temperature whilst operating under normal load, minimum turn down and overload conditions. The report shall identify the process controls used to ensure residence time and temperature requirements are complied with during operation of the incineration plant.	Report submitted within 2 months of the completion of commissioning.
IC5	The Operator shall submit a written report to the Environment Agency describing the performance and optimisation of: <ul style="list-style-type: none"> • The lime injection system for minimisation of acid gas emissions • The carbon injection system for minimisation of dioxin and heavy metal emissions. • The Selective Non Catalytic Reduction (SNCR) system and combustion settings to minimise oxides of nitrogen (NO_x). The report shall include an initial assessment of the level of NO_x, N₂O and NH₃ emissions that can be achieved under optimum operating conditions. 	Within 4 months of the completion of commissioning.
	The operator shall carry out a further assessment of the performance of the SNCR system and submit a written report to the Environment Agency on the feasibility of complying with an emission limit value (ELV) for NO _x of 100 mg/Nm ³ as a daily average, including a description of any relevant cross-media effects identified. If	Within 12 months of the completion of commissioning

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
	an ELV for NO _x of 100 mg/Nm ³ as a daily average is determined not to be feasible, the report shall propose an alternative ELV which would provide an equivalent level of NO _x reduction on a long-term basis such as an annual mass emission limit or percentile-based ELV.	
IC6	<p>The Operator shall carry out an assessment of the impact of emissions to air of the following component metals subject to emission limit values:</p> <ul style="list-style-type: none"> • As and Cr. <p>A report on the assessment shall be made to the Environment Agency.</p> <p>Emissions monitoring data obtained during the first year of operation shall be used to compare the actual emissions with those assumed in the impact assessment submitted with the Application. An assessment shall be made of the impact of each metal against the relevant ES. In the event that the assessment shows that an environmental standard can be exceeded, the report shall include proposals for further investigative work.</p>	15 months from the completion of commissioning
IC7	The Operator shall submit a written summary report to the Environment Agency to confirm that the performance of Continuous Emission Monitors for parameters as specified in Table S3.1 and Table S3.1(a) complies with the requirements of BS EN 14181, specifically the requirements of QAL1, QAL2 and QAL3. The report shall include the results of calibration and verification testing,	<p>Initial calibration report to be submitted to the Agency within 3 months of completion of commissioning.</p> <p>Full summary evidence compliance report to be submitted within 18 months of completion of commissioning.</p>
IC8	The operator shall carry out a programme of dioxin and dioxin like PCB monitoring over a period and frequency agreed with the Environment Agency. The operator shall submit a report to the Environment Agency with an analysis of whether dioxin emissions can be considered to be stable.	Within 6 months of completion of commissioning or as agreed in writing with the Environment Agency
IC9	The operator shall carry out a programme of mercury monitoring over a period and frequency agreed with the Environment Agency. The operator shall submit a report to the Environment Agency with an analysis of whether the waste feed to the plant can be proven to have a low and stable mercury content.	Within 6 months of completion of commissioning or as agreed in writing with the Environment Agency
IC10	The Operator shall submit a report to the Environment Agency for approval on start-up and shut-down conditions over the first 12 months of operation. The report shall identify any amendments to the start-up and shut-down definitions that were described in the application.	Within 15 months of completion of commissioning or as agreed in writing with the Environment Agency

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC11	<p>The Operator shall undertake a noise assessment during normal operations in accordance with the procedures given in BS4142: 2014 (Rating industrial noise affecting mixed residential and industrial areas) in order to verify the assessment provided within the application. The assessment shall include, but not be limited to:</p> <ul style="list-style-type: none"> • A review of the noise sources from the facility. Where any noise sources are identified as exhibiting tonal contributions, they shall be quantified by means of frequency analysis. • A review of noise mitigation measures <p>A report shall be provided to the Environment Agency detailing the findings of the assessment and a review of whether any improvements are required together with proposals for their implementation.</p>	Within 4 months of the completion of commissioning.
IC12	<p>During commissioning, the operator shall carry out tests to assess whether the air monitoring location(s) meet the requirements of BS EN 15259 and supporting Method Implementation Document (MID).</p> <p>A written report shall be submitted for approval setting out the results and conclusions of the assessment including where necessary proposals for improvements to meet the requirements. The report shall specify the design of the ports for PM10 and PM2.5 sampling.</p> <p>Where notified in writing by the Environment Agency that the requirements are not met, the operator shall submit proposals or further proposals for rectifying this in accordance with the time scale in the notification.</p> <p>The proposals shall be implemented in accordance with the Environment Agency's written approval.</p>	Report to be submitted within 3 months of completion of commissioning.

Table S1.4 Pre-operational measures	
Reference	Pre-operational measures
PO1	<p>Prior to the commencement of commissioning, the Operator shall send a summary of the site Environment Management System (EMS) to the Environment Agency and obtain the Environment Agency's written approval to the EMS summary.</p> <p>The summary shall include a copy of the full other than normal operating conditions (OTNOC) management plan which shall be prepared in accordance with BAT 18 of the BAT conclusions and include:</p> <ul style="list-style-type: none"> • a list of potential OTNOC situations that are considered to be abnormal operation under the definition in Schedule 6 of this permit. • a definition of start-up and shut-down conditions having regard to any Environment Agency guidance on start-up and shut-down. • any updates on the design of critical equipment to minimise OTNOC since the permit application <p>The Operator shall make available for inspection all documents and procedures which form part of the EMS. The EMS shall be developed in line with the requirements set out in Environment Agency web guide on developing a management system for environmental permits (found on www.gov.uk) and BAT 1 of the incineration BAT conclusions. The EMS shall include the approved OTNOC management plan.</p> <p>The documents and procedures set out in the EMS shall form the written management system referenced in condition 1.1.1 (a) of the permit.</p>

Table S1.4 Pre-operational measures	
Reference	Pre-operational measures
PO2	Prior to the commencement of commissioning, the Operator shall send a report to the Environment Agency, and obtain the Environment Agency's written approval to it, which will contain a comprehensive review of the options available for utilising the heat generated, including operating as CHP or supplying district heating, by the waste incineration process in order to ensure that it is recovered as far as practicable. The review shall detail any identified proposals for improving the recovery and utilisation of heat and shall provide a timetable for their implementation.
PO3	Prior to the commencement of commissioning, the Operator shall submit to the Environment Agency, and obtain the Environment Agency's written approval to it, a protocol for the sampling and testing of incinerator bottom ash for the purposes of assessing its hazard status. Sampling and testing shall be carried out in accordance with the protocol as approved.
PO4	Prior to the commencement of commissioning, the Operator shall submit to the Environment Agency, and obtain the Environment Agency's written approval to it, a written commissioning plan, including timelines for completion, for approval by the Environment Agency. The commissioning plan shall include the expected emissions to the environment during the different stages of commissioning, the expected durations of commissioning activities and the actions to be taken to protect the environment and report to the Environment Agency in the event that actual emissions exceed expected emissions. Commissioning shall be carried out in accordance with the commissioning plan as approved.
PO5	No later than one month after the final design of the furnace and combustion chamber, the operator shall submit a written report to the Environment Agency, and obtain the Environment Agency's written approval to it, of the details of the computational fluid dynamic (CFD) modelling. The report shall explain how the furnace has been designed to comply with the residence time and temperature requirements as defined by Chapter IV and Annex VI of the IED whilst operating under normal load and the most unfavourable operating conditions (including minimum turn down and overload conditions), and that the design includes sufficient monitoring ports to support subsequent validation of these requirements during commissioning.
PO6	Prior to the commencement of commissioning, the Operator shall submit a report, and obtain the Environment Agency's written approval to it, on the baseline conditions of soil and groundwater at the installation. The report shall contain the information necessary to determine the state of soil and groundwater contamination so as to make a quantified comparison with the state upon definitive cessation of activities provided for in Article 22(3) of the IED. The report shall contain information, supplementary to that already provided in application Site Condition Report, needed to meet the information requirements of Article 22(2) of the IED.
PO7	At least three months before (or other date agreed in writing with the Environment Agency) the commencement of commissioning, the Operator shall submit a written report to the Environment Agency, and obtain the Environment Agency's written approval to it, specifying arrangements for continuous and periodic monitoring of emissions to air to comply with Environment Agency guidance notes M1, web guide on Monitoring stack emissions: techniques and standards for periodic monitoring (previously M2) and M20. The report shall include the following: <ul style="list-style-type: none"> • Plant and equipment details, including accreditation to MCERTS • Methods and standards for sampling and analysis • Details of monitoring locations, access and working platforms
PO8	At least 3 months before the commencement of commissioning (or other date agreed in writing with the Environment Agency) the Operator shall submit, for approval by the Environment Agency, a methodology (having regard to Technical Report P4-100/TR Part 2 Validation of Combustion Conditions) to verify the residence time, minimum temperature and oxygen content of the gases in the furnace whilst operating under normal load, minimum turn down and overload conditions.

Table S1.4 Pre-operational measures	
Reference	Pre-operational measures
PO9	The operator shall submit a report to the Environment Agency for approval to confirm the construction details of the dirty water pit. The report shall also confirm measures that will be used to prevent overflowing.
PO10	<p>During commissioning, the operator shall carry out tests to demonstrate that negative pressure (as described in the application) will be maintained throughout the reception hall both during normal operation and during periods of shut-down when the alternative extraction system is used.</p> <p>Prior to completion of commissioning, the operator shall submit a report to the Environment Agency and obtain the Environment Agency's written approval to that report. The report shall include:</p> <ul style="list-style-type: none"> • Details of testing carried out to show how negative pressure during normal operation and shut-down is being achieved • Testing to show that appropriate negative pressure is maintained when reception hall doors are open. • Testing of the building management system to ensure that it operates as described in the application. • If required, any proposed improvements with timescales for implementation.

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
Fuel Oil or gas oil	< 0.1% sulphur content

Table S2.2 Permitted waste types and quantities for incineration plant	
Maximum quantity	270,500 tonnes per year
Waste code	Description
02	Wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing, food preparation and processing
02 01	wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing
02 01 03	plant-tissue waste
02 06	wastes from the baking and confectionery industry
02 06 01	materials unsuitable for consumption or processing
03	Wastes from wood processing and the production of panels and furniture, pulp, paper and cardboard
03 01	wastes from wood processing and the production of panels and furniture
03 01 01	waste bark and cork
03 01 05	sawdust, shavings, cuttings, wood, particle board and veneer other than those mentioned in 03 01 04
03 03	wastes from pulp, paper and cardboard production and processing
03 03 01	waste bark and wood
03 03 07	mechanically separated rejects from pulping of waste paper and cardboard
04	Wastes from the leather, fur and textile industries
04 02	wastes from the textile industry
04 02 10	organic matter from natural products (for example grease, wax)
04 02 21	wastes from unprocessed textile fibres
04 02 22	wastes from processed textile fibres
15	Waste packaging, absorbents, wiping cloths, filter materials and protective clothing not otherwise specified
15 01	packaging (including separately collected municipal packaging waste)
15 01 01	paper and cardboard packaging
15 01 02	plastic packaging
15 01 03	wooden packaging
15 01 05	composite packaging
15 01 06	mixed packaging

Table S2.2 Permitted waste types and quantities for incineration plant	
Maximum quantity	270,500 tonnes per year
Waste code	Description
15 01 09	textile packaging
17	Construction and demolition wastes (including excavated soil from contaminated sites)
17 02	wood, glass and plastic
17 02 01	wood
17 02 03	plastic
17 09	other construction and demolition wastes
17 09 04	mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03
19	Wastes from waste management facilities, off-site waste water treatment plants and the preparation of water intended for human consumption and water for industrial use
19 02	wastes from physico/chemical treatments of waste (including dechromatation, decyanidation, neutralisation)
19 02 03	premixed wastes composed only of non-hazardous wastes
19 05	wastes from aerobic treatment of solid wastes
19 05 01	non-composted fraction of municipal and similar wastes
19 05 02	non-composted fraction of animal and vegetable waste
19 05 03	off-specification compost
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 01	paper and cardboard
19 12 04	plastic and rubber
19 12 07	wood other than that mentioned in 19 12 06
19 12 08	textiles
19 12 10	combustible waste (refuse derived fuel)
19 12 12	other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11
20	Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions
20 01	separately collected fractions (except 15 01)
20 01 01	paper and cardboard
20 01 10	clothes
20 01 11	textiles
20 01 38	wood other than that mentioned in 20 01 37
20 01 39	plastics
20 02	garden and park wastes (including cemetery waste)
20 02 01	biodegradable waste

Table S2.2 Permitted waste types and quantities for incineration plant	
Maximum quantity	270,500 tonnes per year
Waste code	Description
20 03	other municipal wastes
20 03 01	mixed municipal waste
20 03 02	waste from markets
20 03 03	street-cleaning residues
20 03 07	bulky waste

Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard(s) or method(s)
A1 (as shown on site plan in schedule 7)	Particulate matter	Incinerator stack	30 mg/m ³	½-hr average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Particulate matter	Incinerator stack	5 mg/m ³	daily average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Total Organic Carbon (TOC)	Incinerator stack	20 mg/m ³	½-hr average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Total Organic Carbon (TOC)	Incinerator stack	10 mg/m ³	daily average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Hydrogen chloride	Incinerator stack	60 mg/m ³	½-hr average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Hydrogen chloride	Incinerator stack	6 mg/m ³	daily average	Continuous measurement	BS EN 14181

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard(s) or method(s)
A1 (as shown on site plan in schedule 7)	Hydrogen fluoride	Incinerator stack	1 mg/m ³	Average of three consecutive measurements of at least 30 minutes each	Quarterly in first year. Then Bi-annual	BS ISO 15713
A1 (as shown on site plan in schedule 7)	Carbon monoxide	Incinerator stack	100 mg/m ³	½-hr average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Carbon monoxide	Incinerator stack	50 mg/m ³	daily average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Sulphur dioxide	Incinerator stack	200 mg/m ³	½-hr average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Sulphur dioxide	Incinerator stack	30 mg/m ³	daily average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Oxides of nitrogen (NO and NO ₂ expressed as NO ₂)	Incinerator stack	400 mg/m ³	½-hr average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Oxides of nitrogen (NO and NO ₂ expressed as NO ₂)	Incinerator stack	120 mg/m ³	daily average	Continuous measurement	BS EN 14181

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard(s) or method(s)
A1 (as shown on site plan in schedule 7)	Cadmium & thallium and their compounds (total)	Incinerator stack	0.02 mg/m ³	Average of three consecutive measurements of at least 30 minutes each	Quarterly in first year. Then Bi-annually	BS EN 14385
A1 (as shown on site plan in schedule 7)	Mercury and its compounds	Incinerator stack	0.02 mg/m ³ Limit does not apply if continuous monitoring has been specified by the Environment Agency after completion of IC9	Average of three consecutive measurements of at least 30 minutes each	Quarterly in first year and accelerated monitoring at frequency agreed through IC9 then Bi-annually. Not required if continuous monitoring has been specified by the Environment Agency after completion of IC9	BS EN 13211
A1 (as shown on site plan in schedule 7)	Mercury and its compounds	Incinerator stack	0.02 mg/m ³	Daily average	Continuous Not required unless continuous monitoring has been specified by the Environment Agency after completion of IC9.	BS EN 14181
A1 (as shown on site plan in schedule 7)	Sb, As, Pb, Cr, Co, Cu, Mn, Ni and V and their compounds (total)	Incinerator stack	0.3 mg/m ³	Average of three consecutive measurements of at least 30 minutes each	Quarterly in first year. Then Bi-annually	BS EN 14385
A1 (as shown on site plan in schedule 7)	Exhaust gas temperature	Incinerator stack	No limit set	-	Continuous	Traceable to national standards

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard(s) or method(s)
A1 (as shown on site plan in schedule 7)	Exhaust gas pressure	Incinerator stack	No limit set	-	Continuous	Traceable to national standards
A1 (as shown on site plan in schedule 7)	Exhaust gas flow	Incinerator stack	No limit set	-	Continuous	BS EN 16911-2
A1 (as shown on site plan in schedule 7)	Exhaust gas oxygen content	Incinerator stack	No limit set	-	Continuous	EN 14181
A1 (as shown on site plan in schedule 7)	Exhaust gas water vapour content	Incinerator stack	No limit set	-	Continuous	EN 14181
A1 (as shown on site plan in schedule 7)	Ammonia (NH ₃)	Incinerator stack	10 mg/m ³	daily average	Continuous measurement	BS EN 14181
A1 (as shown on site plan in schedule 7)	Nitrous oxide (N ₂ O)	Incinerator stack	No limit set	½-hr average and daily average	Continuous	EN 14181
A1 (as shown on site plan in schedule 7)	Carbon dioxide	Incinerator stack	No limit set	Continuous	Continuous	EN 14181

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard(s) or method(s)
A1 (as shown on site plan in schedule 7)	Dioxins / furans (I-TEQ)	Incinerator stack	0.04 ng/m ³ and 0.06 ng/m ³ if long term limit is specified by the Environment Agency after completion of IC8	periodic over minimum 6 hours, maximum 8 hour period and value over sampling period of 2 to 4 weeks for long term sampling	Monthly for first 6 months and accelerated monitoring as agreed through IC8, quarterly for following 6 months and then bi-annually; and long term monitoring if specified by the Environment Agency after completion of IC8	BS EN 1948 Parts 1, 2 and 3 and long term sampling method if specified by the Environment Agency after completion of IC8
A1 (as shown on site plan in schedule 7)	Dioxin-like PCBs (WHO-TEQ Humans / Mammals, Fish, Birds)	Incinerator stack	No limit set	periodic over minimum 6 hours, maximum 8 hour period and value over sampling period of 2 to 4 weeks for long term sampling	Monthly for first 6 months and accelerated monitoring as agreed through IC8, quarterly for following 6 months and then bi-annually; and long term monitoring if specified by the Environment Agency after completion of IC8. No monitoring is required if emissions have been shown to be below 0.01 ng/m ³ as agreed with the Environment Agency.	BS EN 1948 Parts 1, 2 and 4 and long term sampling method if specified by the Environment Agency after completion of IC8

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard(s) or method(s)
A1 (as shown on site plan in schedule 7)	Dioxins / furans (WHO-TEQ Humans / Mammals, Fish, Birds)	Incinerator stack	No limit set	periodic over minimum 6 hours, maximum 8 hour period	Quarterly in first year. Then Bi-annually	BS EN 1948 Parts 1, 2 and 3
A1 (as shown on site plan in schedule 7)	Polybrominated dibenzo-dioxins and furans	Incinerator stack	No limit set	periodic over minimum 6 hours, maximum 8 hour period	Quarterly in first year. Then Bi-annually	-
A1 (as shown on site plan in schedule 7)	Specific individual polycyclic aromatic hydrocarbons (PAHs), as specified in Schedule 6.	Incinerator stack	No limit set	periodic over minimum 6 hours, maximum 8 hour period	Quarterly in first year then annually	BS ISO 11338 Parts 1 and 2
A2 (as shown on site plan in schedule 7)	No parameters set	Odour abatement unit	No limit set	-	-	-
A3	Carbon monoxide	Back-up electrical generator	No limit set	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 16 February 2021 (formerly known as TGN M5)	Every 1500 hours of operation or once every five years (whichever comes first).	In line with web guide 'Monitoring stack emissions: low risk MCPs and specified generators' Published 16 February 2021 (formerly known as TGN M5)

Table S3.1(a) Point source emissions to air during abnormal operation of incineration plant – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard or method
A1 (as shown on site plan in schedule 7)	Particulate matter	Incinerator Stack	150 mg/m ³	½-hr average	Continuous measurement	BS EN 14181 or alternative surrogate as agreed in writing with the environment agency during failure of the continuous emission monitor
A1 (as shown on site plan in schedule 7)	Total Organic Carbon (TOC)	Incinerator stack	20 mg/m ³	½-hr average	Continuous measurement	BS EN 14181 or alternative surrogate as agreed in writing with the environment agency during failure of the continuous emission monitor
A1 (as shown on site plan in schedule 7)	Carbon monoxide	Incinerator stack	100 mg/m ³	½-hr average	Continuous measurement	BS EN 14181 or alternative surrogate as agreed in writing with the environment agency during failure of the continuous emission monitor

Table S3.2 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (incl. unit)	Reference Period	Monitoring frequency	Monitoring standard or method
W1 (emission to Northacre trading estate drainage system as shown on site plan in schedule 7)	Uncontaminated surface water	No parameters set	No limit set	-	-	-

Table S3.3 Point source emissions to sewer, effluent treatment plant or other transfers off-site– emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (incl. Unit)	Reference period	Monitoring frequency	Monitoring standard or method
S1 (as shown on site plan in schedule 7)	Process effluent	No parameters set	No limit set	-	-	-

Table S3.4 Process monitoring requirements					
Emission point reference or source or description of point of measurement	Parameter	Monitoring frequency	Monitoring standard or method	Other specifications	
As identified in the Application	Wind Speed and Direction	Continuous	Anemometer		
Location close to the Combustion Chamber inner wall or as identified and justified in Application.	Temperature (°C)	Continuous	Traceable to national standards	As agreed in writing with the Agency.	
Incineration plant	Gross electrical efficiency	Within 6 months of completion of commissioning and then within 6 months of any modification that significantly affects energy efficiency	Performance test at full load or other method as agreed in writing with the Environment Agency		

Table S3.5 Residue quality					
Emission point reference or source or description of point of measurement	Parameter	Limit	Monitoring frequency	Monitoring standard or method *	Other specifications
Bottom Ash	TOC or LOI	3% or 5%	Monthly in the first year of operation. Then Quarterly	BS EN 14899 and either BS EN 13137 or BS EN 15936 for TOC BS EN 14899 and either BS EN 15169 or BS EN 15935 for LOI	Environment Agency Guidance, 'TGN M4 – Guidelines for Ash Sampling and Analysis' Monitoring and limit shall be either TOC or LOI. The operator shall agree in writing with the Environment Agency (before operation commences) as to which will apply.
Bottom Ash	Metals (Antimony, Cadmium, Thallium, Mercury, Lead, Chromium, Copper, Manganese, Nickel, Arsenic, Cobalt, Vanadium, Zinc) and their compounds, dioxins/furans and dioxin-like PCBs.		Monthly in the first year of operation. Then Quarterly	Environment Agency Guidance, 'TGN M4 – Guidelines for Ash Sampling and Analysis'	
Bottom Ash	Total soluble fraction and metals (Antimony, Cadmium, Thallium, Mercury, Lead, Chromium, Copper, Manganese, Nickel, Arsenic, Cobalt, Vanadium, Zinc) soluble fractions		Before use of a new disposal or recycling route	Environment Agency Guidance, 'TGN M4 – Guidelines for Ash Sampling and Analysis'	

Table S3.5 Residue quality					
Emission point reference or source or description of point of measurement	Parameter	Limit	Monitoring frequency	Monitoring standard or method *	Other specifications
APC Residues	Metals (Antimony, Cadmium, Thallium, Mercury, Lead, Chromium, Copper, Manganese, Nickel, Arsenic, Cobalt, Vanadium, Zinc) and their compounds, dioxins/furans and dioxin-like PCBs.		Monthly in the first year of operation. Then Quarterly	Environment Agency Guidance, 'TGN M4 – Guidelines for Ash Sampling and Analysis'	
APC Residues	Total soluble fraction and metals (Antimony, Cadmium, Thallium, Mercury, Lead, Chromium, Copper, Manganese, Nickel, Arsenic, Cobalt, Vanadium, Zinc) soluble fractions		Before use of a new disposal or recycling route	Environment Agency Guidance, 'TGN M4 – Guidelines for Ash Sampling and Analysis'	

* Or other equivalent standard as agreed in writing with the Environment Agency.

Schedule 4 – Reporting

Parameters, for which reports shall be made, in accordance with conditions of this permit, are listed below.

Table S4.1 Reporting of monitoring data			
Parameter	Emission or monitoring point/reference	Reporting period	Period begins
Emissions to air Parameters as required by condition 3.6.1.	A1	Quarterly	1 Jan, 1 Apr, 1 Jul and 1 Oct
TOC or LOI Parameters as required by condition 3.6.1 Reporting of the monitoring and limit shall be either TOC or LOI. The operator shall agree in writing with the Environment Agency (before operation commences) as to which will apply.	Bottom Ash	Quarterly (but monthly for the first year of operation)	1 Jan, 1 Apr, 1 Jul and 1 Oct
Metals (Antimony, Cadmium, Thallium, Mercury, Lead, Chromium, Copper, Manganese, Nickel, Arsenic, Cobalt, Vanadium, Zinc) and their compounds, dioxins/furans and dioxin-like PCBs Parameters as required by condition 3.6.1	Bottom Ash	Quarterly (but monthly for the first year of operation)	1 Jan, 1 Apr, 1 Jul and 1 Oct
Total soluble fraction and metals (Antimony, Cadmium, Thallium, Mercury, Lead, Chromium, Copper, Manganese, Nickel, Arsenic, Cobalt, Vanadium, Zinc) soluble fractions Parameters as required by condition 3.6.1	Bottom Ash	Before use of a new disposal or recycling route	
Metals (Antimony, Cadmium, Thallium, Mercury, Lead, Chromium, Copper, Manganese, Nickel, Arsenic, Cobalt, Vanadium, Zinc) and their compounds, dioxins/furans and dioxin-like PCBs Parameters as required by condition 3.6.1	APC Residues	Quarterly (but monthly for the first year of operation)	1 Jan, 1 Apr, 1 Jul and 1 Oct
Total soluble fraction and metals (Antimony, Cadmium, Thallium, Mercury, Lead, Chromium, Copper, Manganese, Nickel, Arsenic, Cobalt, Vanadium, Zinc) soluble fractions Parameters as required by condition 3.6.1	APC Residues	Before use of a new disposal or recycling route	

Table S4.2: Annual production/treatment	
Parameter	Units
Total waste Incinerated	tonnes
Electrical energy produced	kWh
Electrical energy exported	kWh
Electrical energy used on installation	kWh
Waste heat utilised by the installation	kWh

Table S4.3 Performance parameters		
Parameter	Frequency of assessment	Units
Annual Report as required by condition 4.2.2	Annually	-
Electrical energy exported, imported and used at the installation	Annually	kWh / tonne of waste incinerated
Fuel oil consumption	Annually	kg / tonne of waste incinerated
Bottom Ash residue	Annually	Route, tonnes and tonnes / tonne of waste incinerated
APC residue	Annually	Route, tonnes and tonnes / tonne of waste incinerated
Ammonia consumption	Annually	kg / tonne of waste incinerated
Activated Carbon consumption	Annually	kg / tonne of waste incinerated
Lime consumption	Annually	kg / tonne of waste incinerated
Water consumption	Annually	kg / tonne of waste incinerated
Periods of abnormal operation	Annually	No of occasions and cumulative hours for current calendar year for each line.

Table S4.4 Reporting forms		
Media/parameter	Reporting format	Date of form
Annual report required by condition 4.2.2	Annual performance report template	15/06/2022
Air	Forms air 1-9 or other forms as agreed in writing by the Environment Agency	15/06/2022
Residue quality	Forms residue 1 and 2 or other form as agreed in writing by the Environment Agency	15/06/2022

Schedule 5 – Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution	
To be notified within 24 hours of detection	
Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

(b) Notification requirements for the breach of a limit	
To be notified within 24 hours of detection unless otherwise specified below	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	

(b) Notification requirements for the breach of a limit	
To be notified within 24 hours of detection unless otherwise specified below	
Measures taken, or intended to be taken, to stop the emission	

Time periods for notification following detection of a breach of a limit	
Parameter	Notification period

(c) Notification requirements for the breach of permit conditions not related to limits	
To be notified within 24 hours of detection	
Condition breached	
Date, time and duration of breach	
Details of the permit breach i.e. what happened including impacts observed.	
Measures taken, or intended to be taken, to restore permit compliance.	

(d) Notification requirements for the detection of any significant adverse environmental effect	
To be notified within 24 hours of detection	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

Part B – to be submitted as soon as practicable

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	

Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the facility in the preceding 24 months.	

Name*	
Post	
Signature	
Date	

* authorised to sign on behalf of the operator

Schedule 6 – Interpretation

“abatement equipment” means that equipment dedicated to the removal of polluting substances from releases from the installation to air or water media.

“abnormal operation” means: any technically unavoidable stoppages, disturbances, or failures of the plant or the measurement devices. Abnormal operation starts as defined in condition 2.3.12 and ends as defined in condition 2.3.13. Abnormal operation is limited to 4 hours for a single occurrence and a total of 60 hours per year per line.

“accident” means an accident that may result in pollution.

“APC residues” means air pollution control residues

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“BAT conclusions” means Best Available Techniques (BAT) Conclusions published by the European Commission.

“bottom ash” means ash falling through the grate or transported by the grate

“CEM” Continuous emission monitor

“CEN” means Comité Européen de Normalisation

“bi-annually” means twice per year with at least five months between tests;

“Commissioning” means testing of the new incineration plant that involves any operation of the furnace or as agreed with the Environment Agency.

“dioxin and furans” means polychlorinated dibenzo-p-dioxins and polychlorinated dibenzofurans.

“disposal”. Means any of the operations provided for in Annex I to Directive 2008/98/EC of the European Parliament and of the Council on waste.

“emissions to land” includes emissions to groundwater.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission limit.

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

‘Hazardous property’ has the meaning in Annex III of the Waste Framework Directive

“incineration line” means all of the incineration equipment related to a common discharge to air location.

“Industrial Emissions Directive” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions

“ISO” means International Standards Organisation.

‘List of Wastes’ means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on

waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste, as amended from time to time

“LOI” means loss on ignition a technique used to determine the combustible material by heating the ash residue to a high temperature

“MCERTS” means the Environment Agency’s Monitoring Certification Scheme.

“PAH” means Poly-cyclic aromatic hydrocarbon, and comprises Anthanthrene, Benzo[a]anthracene, Benzo[b]fluoranthene, Benzo[k]fluoranthene, Benzo[b]naph(2,1-d)thiophene, Benzo[c]phenanthrene, Benzo[ghi]perylene, Benzo[a]pyrene, Cholanthrene, Chrysene, Cyclopenta[c,d]pyrene, Dibenz[ah]anthracene, Dibenz[a,i]pyrene Fluoranthene, Indo[1,2,3-cd]pyrene, Naphthalene

“PCB” means Polychlorinated Biphenyl. Dioxin-like PCBs are the non-ortho and mono-ortho PCBs listed in the table below.

“Pests” means Birds, Vermin and Insects.

“quarter” means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

“recovery” means any of the operations provided for in Annex II to Directive 2008/98/EC of the European Parliament and of the Council on waste.

“start up” is any period, where the plant has been non-operational, until waste has been fed to the plant in a sufficient quantity to initiate steady-state conditions as described in the application or agreed in writing with the Environment Agency.

“shut down” is any period where the plant is being returned to a non-operational state as described in the application or agreed in writing with the Environment Agency.

“TOC” means Total Organic Carbon. In respect of releases to air, this means the gaseous and vaporous organic substances, expressed as TOC. In respect of Bottom Ash, this means the total carbon content of all organic species present in the ash (excluding carbon in elemental form).

‘Waste code’ means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk

“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

Where a minimum limit is set for any emission parameter, for example pH, reference to exceeding the limit shall mean that the parameter shall not be less than that limit.

Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means:

- (a) in relation to emissions from combustion processes, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 3% dry for liquid and gaseous fuels, 6% dry for solid fuels; and/or
- (b) in relation to emissions from non-combustion sources, the concentration at a temperature of 273K and at a pressure of 101.3 kPa, with no correction for water vapour content
- (c) in relation to gases from incineration plants other than those burning waste oil, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 11% dry

For dioxins/furans and dioxin-like PCBs the determination of the toxic equivalence concentration (I-TEQ, & WHO-TEQ for dioxins/furans, WHO-TEQ for dioxin-like PCBs) stated as a release limit and/ or reporting requirement, the mass concentrations of the following congeners have to be multiplied with their respective toxic equivalence factors before summing. When reporting on measurements of dioxins/furans and dioxin-like PCBs, the toxic equivalence concentrations should be reported as a range based on: all congeners less than the detection limit assumed to be zero as a minimum, and all congeners less than the detection limit assumed to be at the detection limit as a maximum. However the minimum value should be used when assessing compliance with the emission limit value in table S3.1.

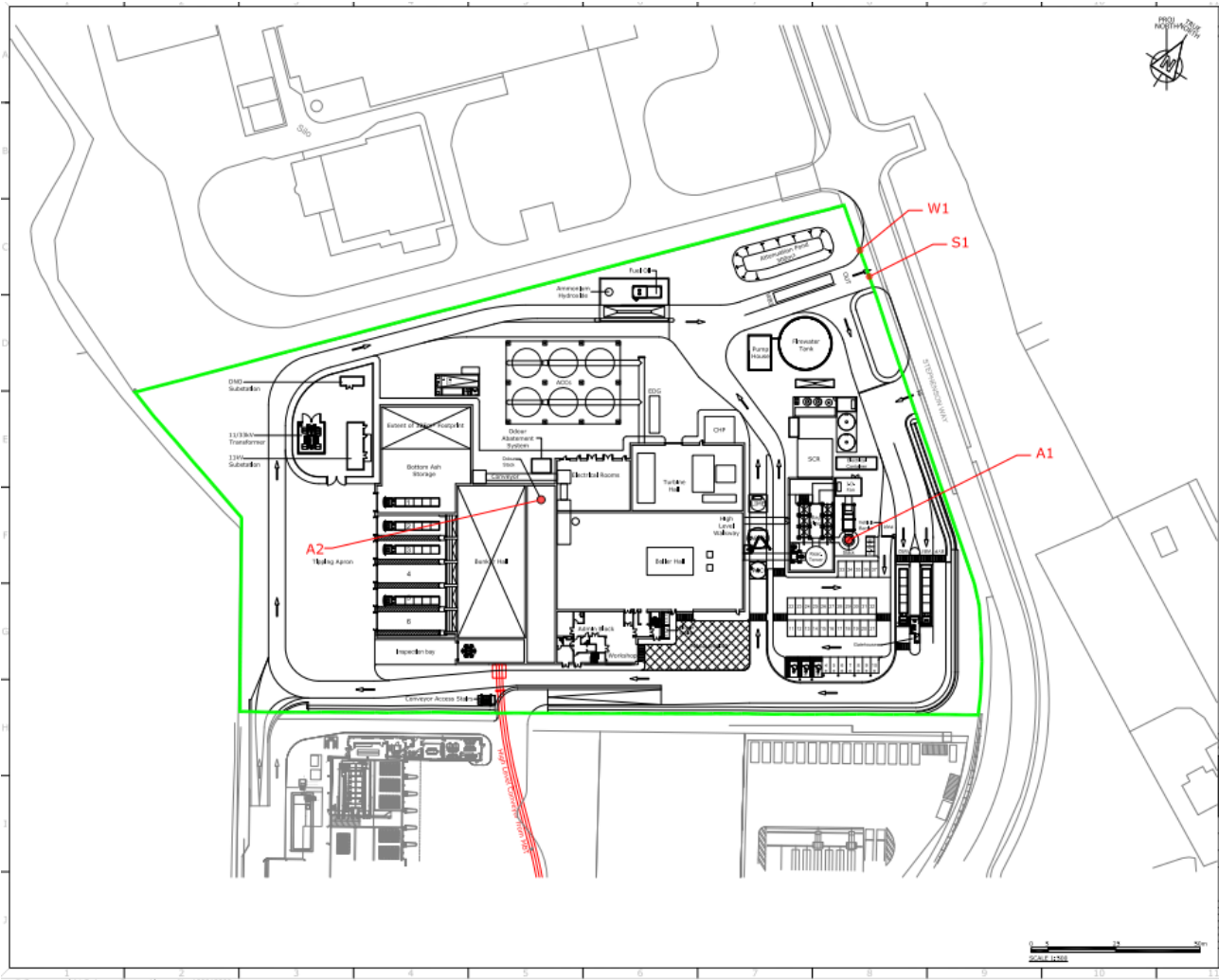
TEF schemes for dioxins and furans				
Congener	I-TEF	WHO-TEF		
	1990	2005	1997/8	
		Humans / Mammals	Fish	Birds
Dioxins				
2,3,7,8-TCDD	1	1	1	1
1,2,3,7,8-PeCDD	0.5	1	1	1
1,2,3,4,7,8-HxCDD	0.1	0.1	0.5	0.05
1,2,3,6,7,8-HxCDD	0.1	0.1	0.01	0.01
1,2,3,7,8,9-HxCDD	0.1	0.1	0.01	0.1
1,2,3,4,6,7,8-HpCDD	0.01	0.01	0.001	<0.001
OCDD	0.001	0.0003	-	-
Furans				
2,3,7,8-TCDF	0.1	0.1	0.05	1
1,2,3,7,8-PeCDF	0.05	0.03	0.05	0.1
2,3,4,7,8-PeCDF	0.5	0.3	0.5	1
1,2,3,4,7,8-HxCDF	0.1	0.1	0.1	0.1
1,2,3,7,8,9-HxCDF	0.1	0.1	0.1	0.1
1,2,3,6,7,8-HxCDF	0.1	0.1	0.1	0.1
2,3,4,6,7,8-HxCDF	0.1	0.1	0.1	0.1
1,2,3,4,6,7,8_HpCDF	0.01	0.01	0.01	0.01
1,2,3,4,7,8,9-HpCDF	0.01	0.01	0.01	0.01
OCDF	0.001	0.0003	0.0001	0.0001

TEF schemes for dioxin-like PCBs			
Congener	WHO-TEF		
	2005	1997/8	
	Humans / mammals	Fish	Birds
Non-ortho PCBs			
3,4,4',5-TCB (81)	0.0001	0.0005	0.1
3,3',4,4'-TCB (77)	0.0003	0.0001	0.05
3,3',4,4',5 - PeCB (126)	0.1	0.005	0.1
3,3',4,4',5,5'-HxCB(169)	0.03	0.00005	0.001
Mono-ortho PCBs			
2,3,3',4,4'-PeCB (105)	0.00003	<0.000005	0.0001
2,3,4,4',5-PeCB (114)	0.00003	<0.000005	0.0001

TEF schemes for dioxin-like PCBs			
Congener	WHO-TEF		
	2005	1997/8	
	Humans / mammals	Fish	Birds
2,3',4,4',5-PeCB (118)	0.00003	<0.000005	0.00001
2',3,4,4',5-PeCB (123)	0.00003	<0.000005	0.00001
2,3,3',4,4',5-HxCB (156)	0.00003	<0.000005	0.0001
2,3,3',4,4',5'-HxCB (157)	0.00003	<0.000005	0.0001
2,3',4,4',5,5'-HxCB (167)	0.00003	<0.000005	0.00001
2,3,3',4,4',5,5'-HpCB (189)	0.00003	<0.000005	0.00001

“year” means calendar year ending 31 December.

Schedule 7 – Site plan



END OF PERMIT

**IN THE MATTER OF
THE TOWN AND COUNTRY PLANNING ACT 1990**

**AND IN THE MATTER OF
NORTHACRE ENERGY FROM WASTE FACILITY,
STEPHENSON ROAD,
NORTHACRE INDUSTRIAL ESTATE,
WESTBURY.**

OPINION

1. I am asked to advise Wiltshire Council in respect of an appeal against non-determination of an Energy from Waste Facility at Northacre Industrial Estate. Strategic Planning Committee will consider the Council's position in respect of the appeal at its meeting on 27th July. The background is that the application now under appeal was resolved to be approved in June 2021, but the decision was delayed until March 2022 awaiting the decision of the Secretary of State whether or not to call it in. The matter was then put back to committee in April 2022 to consider any new material considerations arising. The report to that committee identified new material considerations, but indicated that none would lead to a different decision. The committee resolved to defer the decision to July 2022 to allow for further information to be forthcoming. In the meantime, the applicants have implemented a legal 'fallback' scheme on the site, obtained an Environmental Permit and appealed the current application for non-determination, with a warning as to costs. I have seen the draft committee report for the July meeting, which reviews each potential 'new' material consideration and concludes that there is no justification for making a different determination to that in June 2021; it therefore recommends informing PINS that the Council would have granted permission if it were still the decision-maker.
2. I am asked to advise on five specific matters, which I set out below.

(i) *SPC's position to date and the issues raised in the discussion to support a deferral pending the outcome of the Secretary of State's consultation:*

3. So far, I consider that the Council has acted reasonably. It was entitled to delay issuing the decision until the Secretary of State had considered the issue of call-in. Given the passage of time, it was entitled to consider whether new matters as at March 2022 would alter its decision made in June 2021. It was entitled, as at April 2022 to call for more information/consideration if it did not feel it had sufficient at that stage.
4. As at July, the Council may now consider the updated analysis of the officers' report, and conclude that the June 2021 resolution should be endorsed and permission would have been granted, if the application had not been appealed. In those circumstances, it should inform PINS and the Appellant as soon as the resolution has been made that it will not contest the appeal.

(ii) *Should the Committee decide to support a refusal whether there appear to be any defensible grounds for maintaining that position on the current facts:*

5. On the basis of what I have seen, the answer is 'no'. The principal matters were determined in favour of the application in June 2021. New matters arose between then and March 2022, when the Secretary of State notified that he would not be calling the application in. Those matters were considered in April 2022 with a recommendation that they did not alter the original decision. Deferral to July 2022 has led to a fuller consideration of those matters, and the addition of two more changed circumstances (the implementation of the fallback and the grant of the EP). The recommendation, again is that these do not alter the original decision – indeed the fallback and the EP arguably strengthen the applicant/appellant's case.
6. Without altered circumstances justifying a different decision from that taken in June 2021, the Council would be at risks of a costs award if it refused the permission now. Officers' analysis is that there are no altered circumstances that do justify that change of position.

(iii) *Should SPC confirm that had it still been the deciding authority it would have granted permission, subject to conditions:*

7. On the basis of the foregoing, the answer is ‘yes’. No new considerations have arisen since the original resolution and there are no justifiable reasons for refusal.

(iv) *Whether there is any basis for resisting an application for an adverse costs award due to the non-determination on the basis that the facts of the case are so unusual to be almost unique:*

8. It appears from the applicant/appellant’s letter dated 29th June 2022 that, if the Council resolves that it would not have refused permission, the developers would not seek an application for costs. It refers to the Council being ‘insulated from a claim of costs’.

9. In any event, it is my opinion that an early determination that permission would have been granted will reduce both the risk of a costs award, and (by not contesting the appeal) also reduce the quantum of any such award, were it made.

10. The Council was reasonable in delaying the issuing of the decision until the Secretary of State decided whether or not to call in the application. Given the length of time between the resolution and that decision, the Council was entitled (indeed, arguably, obliged) to ask itself whether any new material considerations had arisen. A number had, and these were duly reported to committee. That the recommendation reached was that they did not alter the original decision did not mean there was anything unreasonable in considering them. Equally, members were entitled to seek more information and more detailed consideration, which pushed the decision from April to July. That additional consideration having taken place – along with new factors having arisen since April – the Council is entitled to re-affirm its original decision that permission should be granted.

11. None of the above, in my opinion, is unreasonable conduct so as to justify an award of costs.

(v) *Comment on the draft cabinet report and whether Counsel considers any changes should be made:*

12. I have read the committee report for 27th July. It appears comprehensive and balanced in its reasoning and conclusions; I have no reason to doubt the judgements reached.

13. Consequently, I have no amendments to propose.

CHRISTOPHER BOYLE QC,

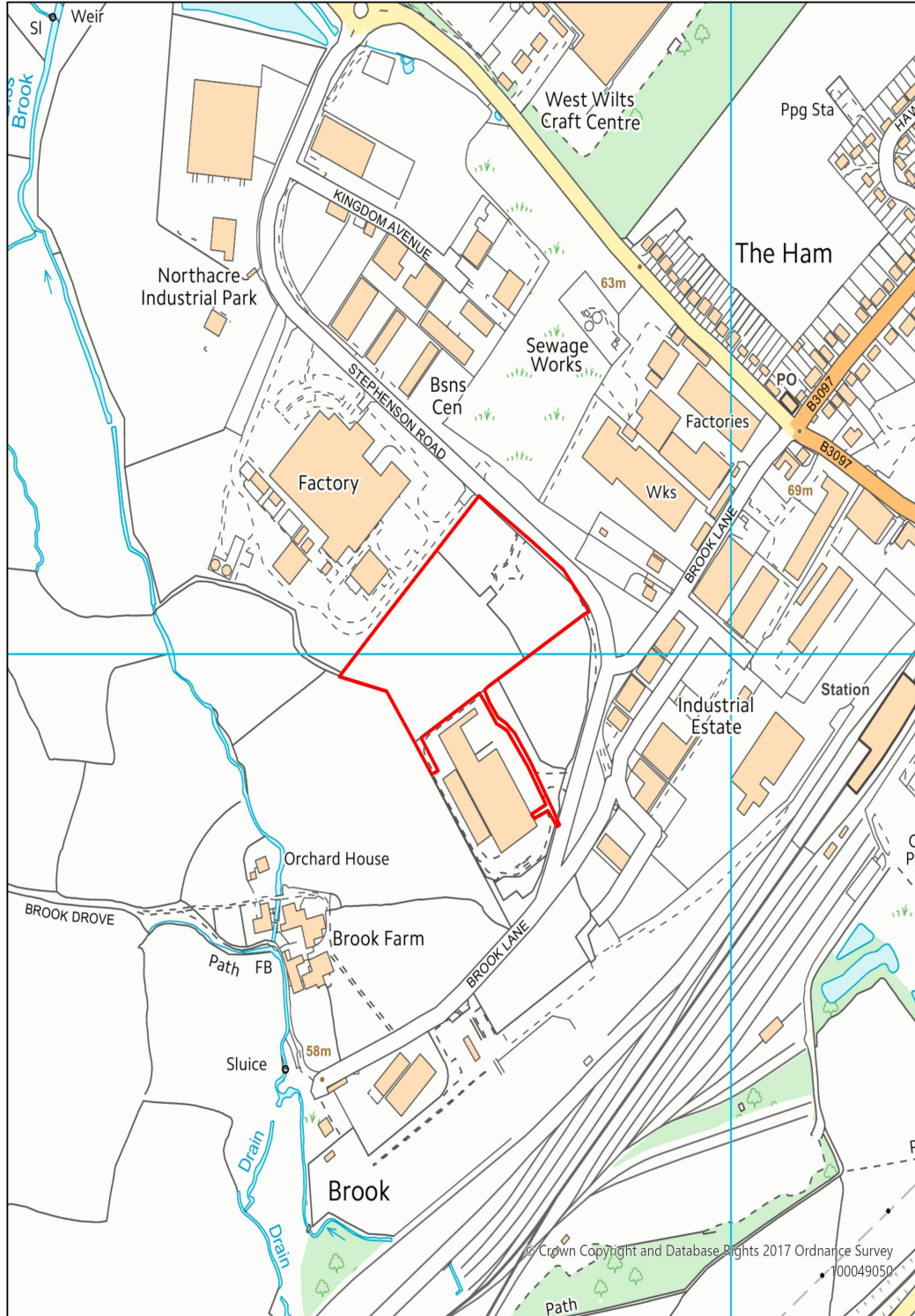
12th July 2022

Landmark Chambers,

180 Fleet Street,

London,

EC4A 2HG.



© Crown Copyright and Database Rights 2017 Ordnance Survey
100049050

1:5,000



385712E 151994N m

© Crown Copyright and Database Rights 2022 Ordnance Survey Licence No 100049050

This page is intentionally left blank