

Strategic Planning Committee

22 June 2021

6) 20/06775/WCM Northacre Energy from Waste Facility, Stephenson Road, Northacre Trading Estate, Westbury, BA13 4WD

Amended energy from waste facility to that consented under Planning Permission 18/09473/WCM

Recommendation: Having taken into account the environmental information, the recommendation is to grant planning permission subject to conditions set out in the report.

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



Site Location Plan



Aerial Photography

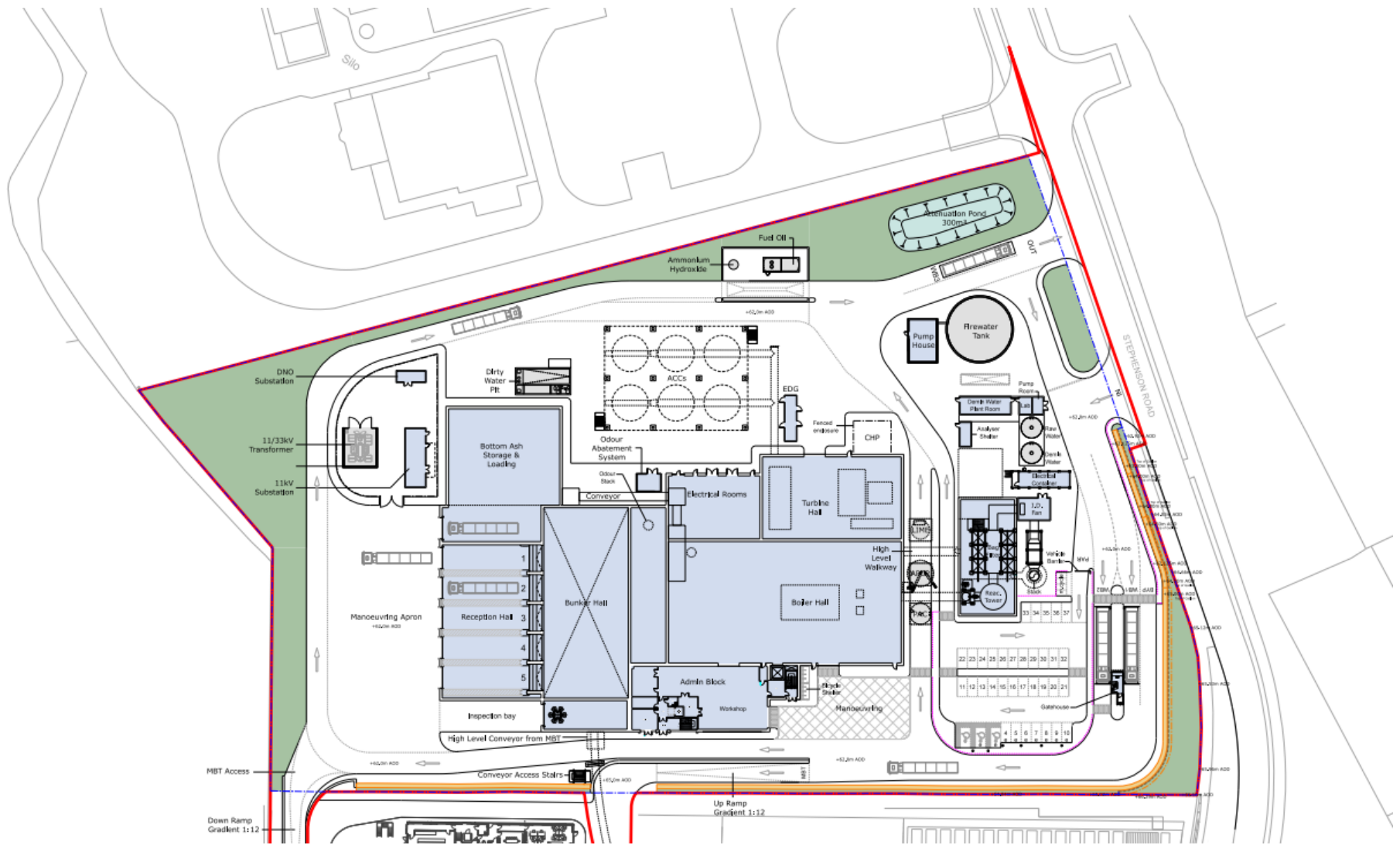


Application description –

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

This amounts to the following –

A conventional, single line, moving grate combustion plant for the ‘recovery’ of energy from residual waste (Energy from Waste (EfW))



+ 75,00m
Top of Stack

+ 40,00m
Boiler Hall Parapet

+ 34,60m
Stair / Lift Core

+ 32,00m
Bunker Parapet

+ 28,00m
Admin Parapet

+ 0,00m (+62,00m ACC)
Site Datum

North-east facing elevation ('front')

+ 43,00m
Odour Abatement Stack

+ 41,45m
Roof Vents

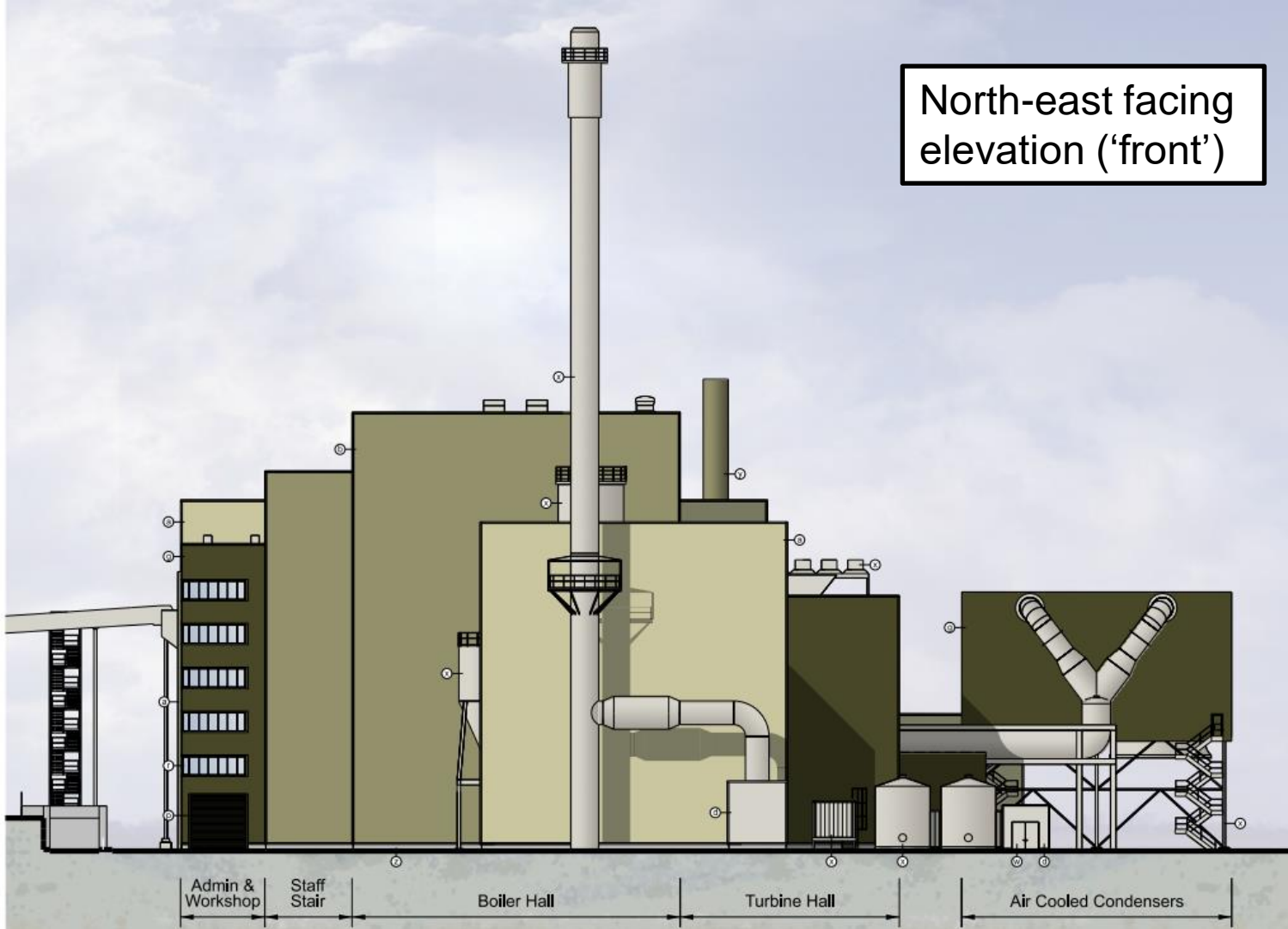
+ 30,00m
FGT Technology

+ 23,60m
ACC Parapet

+ 23,30m
Turbine Hall Parapet

+ 10,40m
ACC Undercroft

+ 9,00m
CHP Enclosure

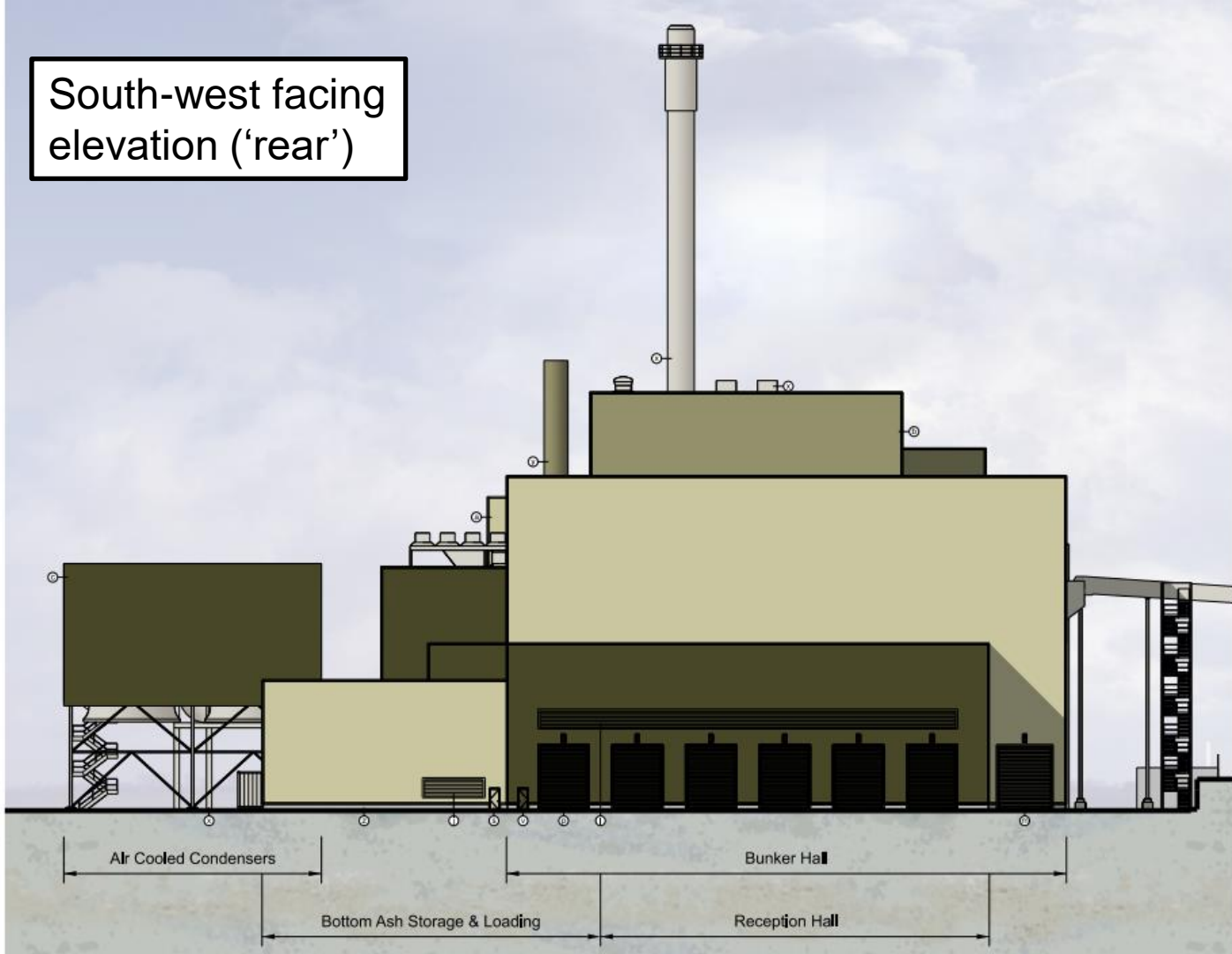


Admin & Workshop | Staff Stair | Boiler Hall | Turbine Hall | Air Cooled Condensers

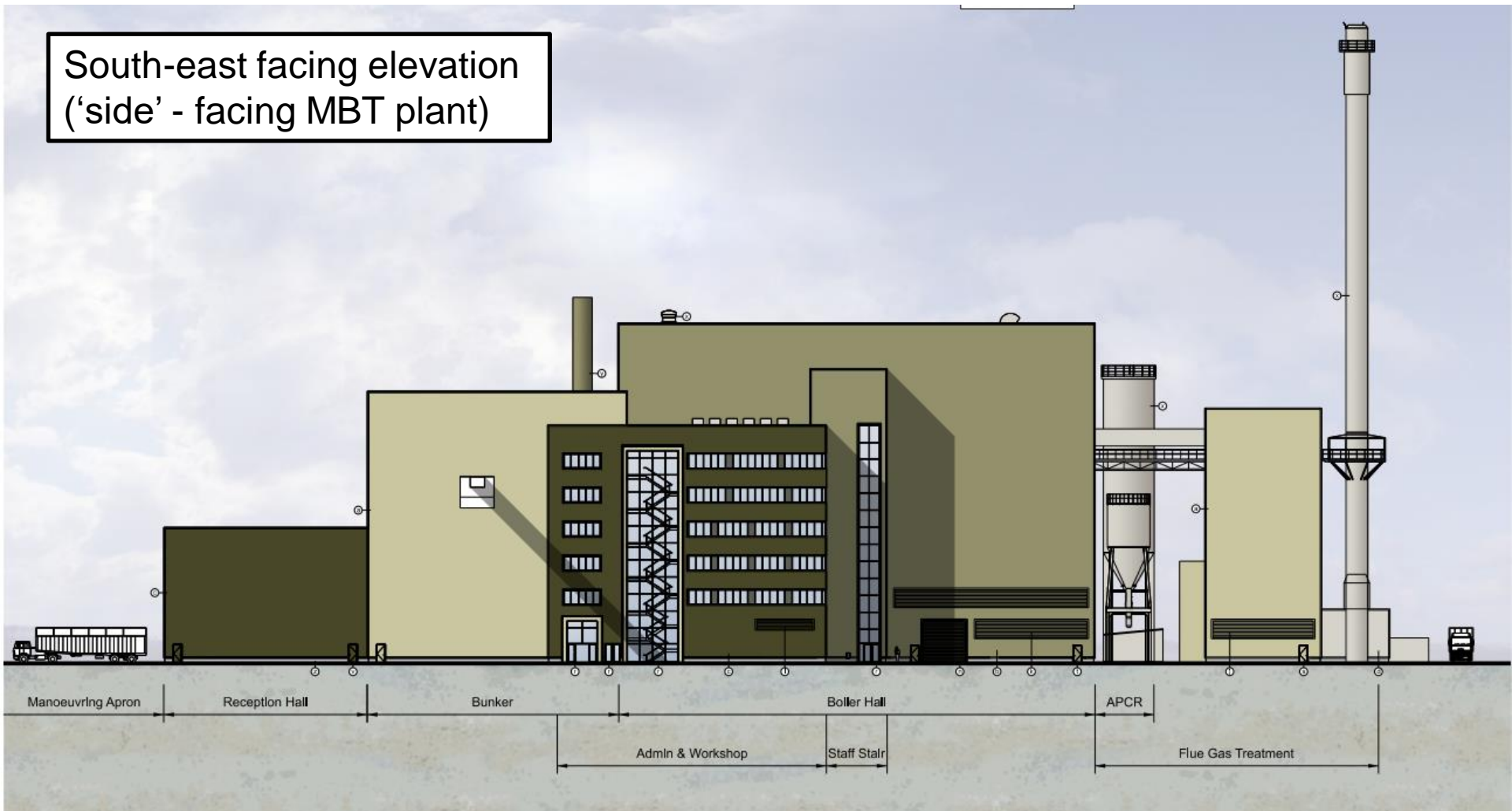
South-west facing elevation ('rear')

- +43.00m
Oiler Abatement Stack
- +41.45m
Roof Vents
- +23.60m
ACC Parapet
- +23.20m
Turbine Hall Parapet
- +18.20m
Electrical Rooms Parapet
- +12.20m
Bottom Ash Storage Parapet

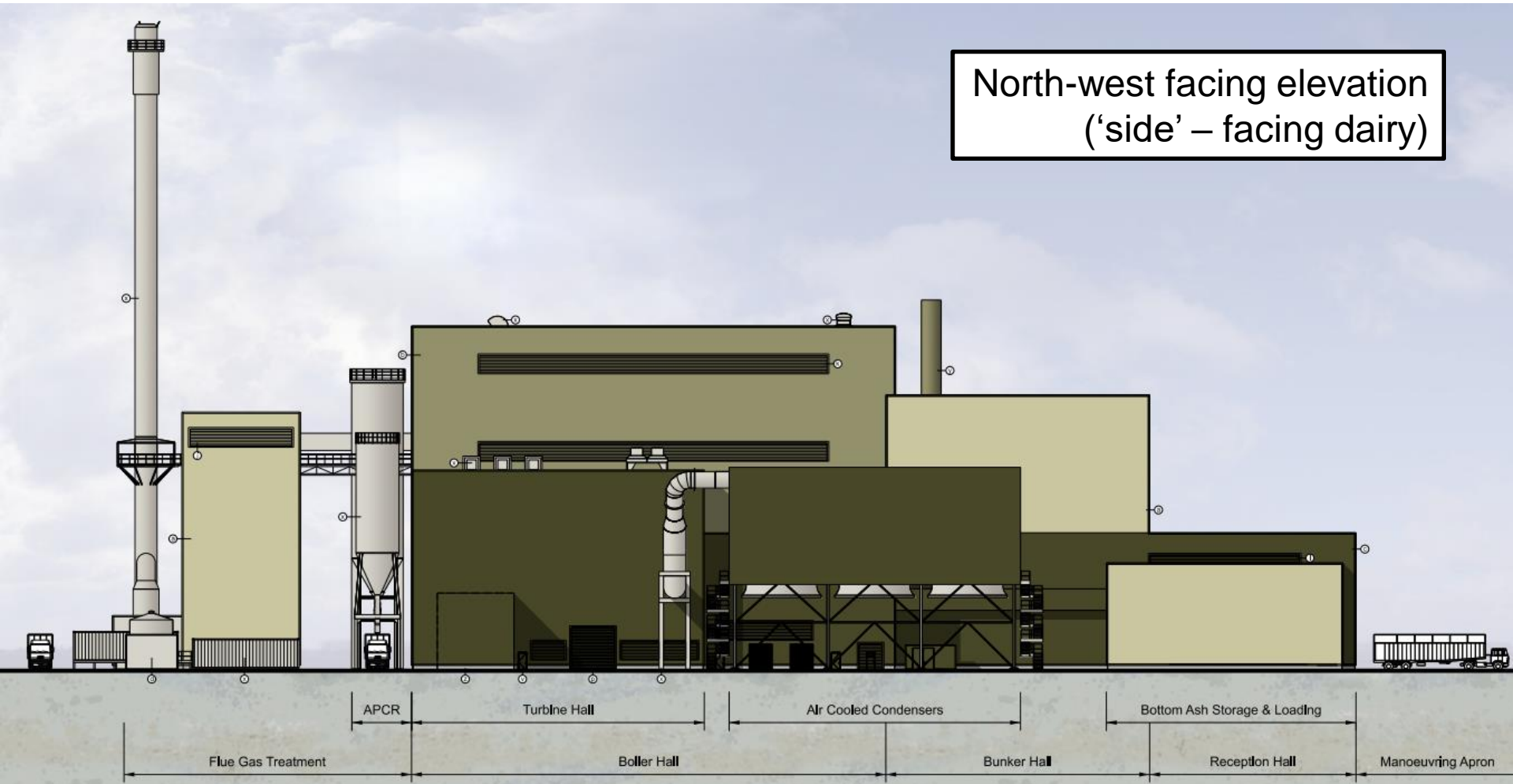
- +75.00m
Top of Stack
- +40.00m
Boiler Hall Parapet
- +34.64m
Stack / Lift Core
- +32.00m
Bunker Parapet
- +16.00m
Reception Hall Parapet
- +6.10m
Reception Hall Openings
- +0.00m (+82.00m ACD)
Site Datum



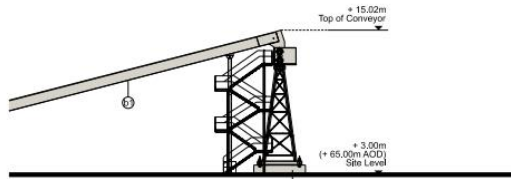
South-east facing elevation
(‘side’ - facing MBT plant)



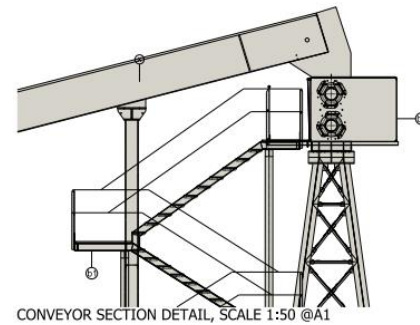
North-west facing elevation
(‘side’ – facing dairy)



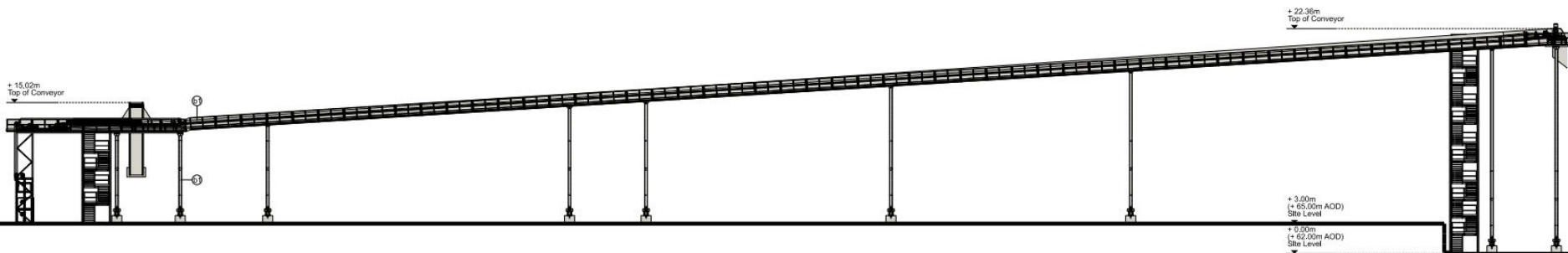
Conveyor elevations – for transporting solid recovered fuel between the MBT facility and the application site



SOUTH EAST ELEVATION (SHORT MBT LINK CONVEYOR), SCALE 1:200 @A1



CONVEYOR SECTION DETAIL, SCALE 1:50 @A1



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

Planning History –

14/12003/WCM – Advanced thermal treatment facility – **approved 09/2015**

18/03816/WCM – Revision of the layout and design of ATT facility permitted under consent 14/12003/WCM – **refused 07/2018**; appeal withdrawn

18/09473/WCM – Revision of the layout and design of advanced thermal treatment facility permitted under 14/12003/WCM – **approved 06/2019**

18/09473/WCM -

- Planning permission no. 18/09473/WCM is a legal fallback position
- Accordingly it must be given weight as a material consideration
- The weight is limited as the planning permission is unlikely to be implemented

Description of item / feature	Northacre Facility as now proposed	Scheme approved under the 2019 permission (18/09473/WCM)
Application Site area	2.88 hectares	2.74 hectares
Use	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

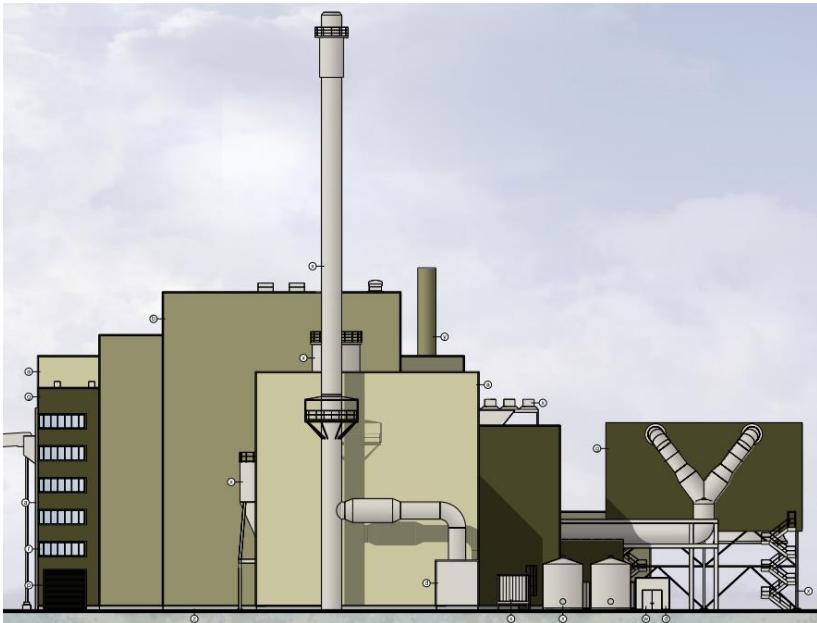
Primary Building Footprint	6,477m ²	6,535m ²
Finished floor levels	62m AoD	
Maximum Building Height	40.0m	36.8m
Stack height	Main stack 75m (2.55m wide) Odour control stack 43m	Main stack 75m (4m wide) Odour control stack 40m

Average daily HGV numbers servicing facility	78 movements	56 movements
Net Additional HGV numbers taking into account reduced movement to the Northacre RRC1	53 movements	42 movements

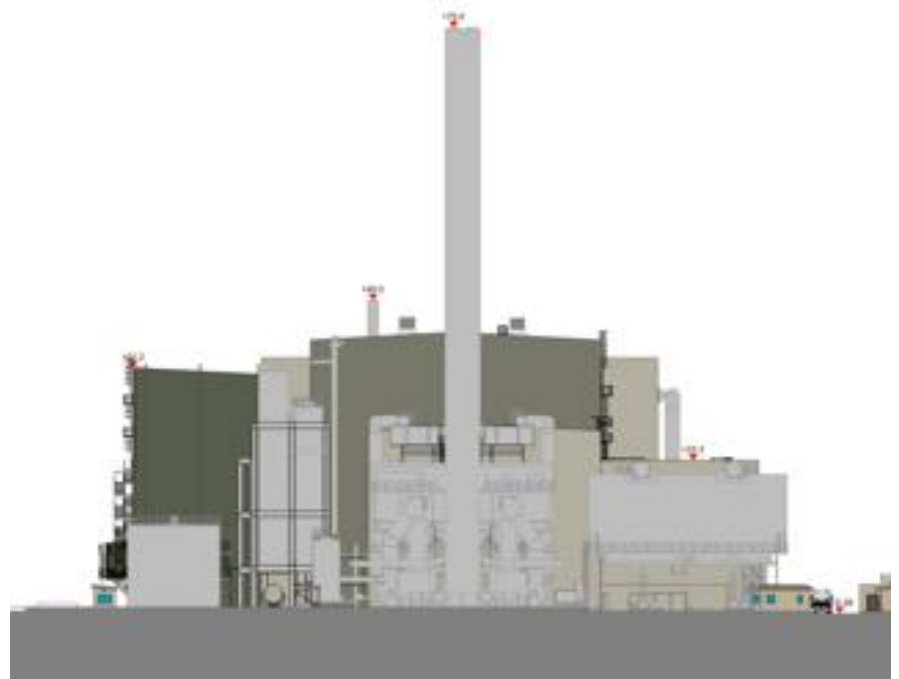
Main ancillary infrastructure	<ul style="list-style-type: none"> • Vehicle weighbridges and weighbridge office • Switchyard (Transformer and Substation) • Fire Tank and pump house • DNO control room • Tanks / silos (diesel/low sulphur fuel oil, ammonia hydroxide, FGT residues) • Internal roads and manoeuvring areas • Employee and visitor car and cycle parking • Fencing and gating • Service connections • Surface water drainage • Lighting and CCTV • Landscaping
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Employee numbers	40 permanent on-site jobs
Estimated capital cost	£200 million

Proposal

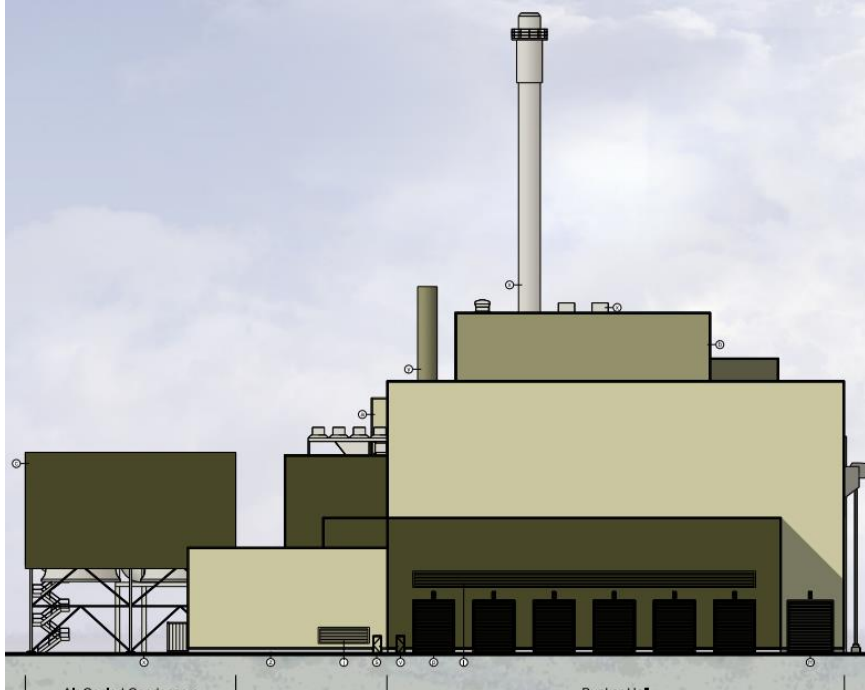


18/09473/WCM

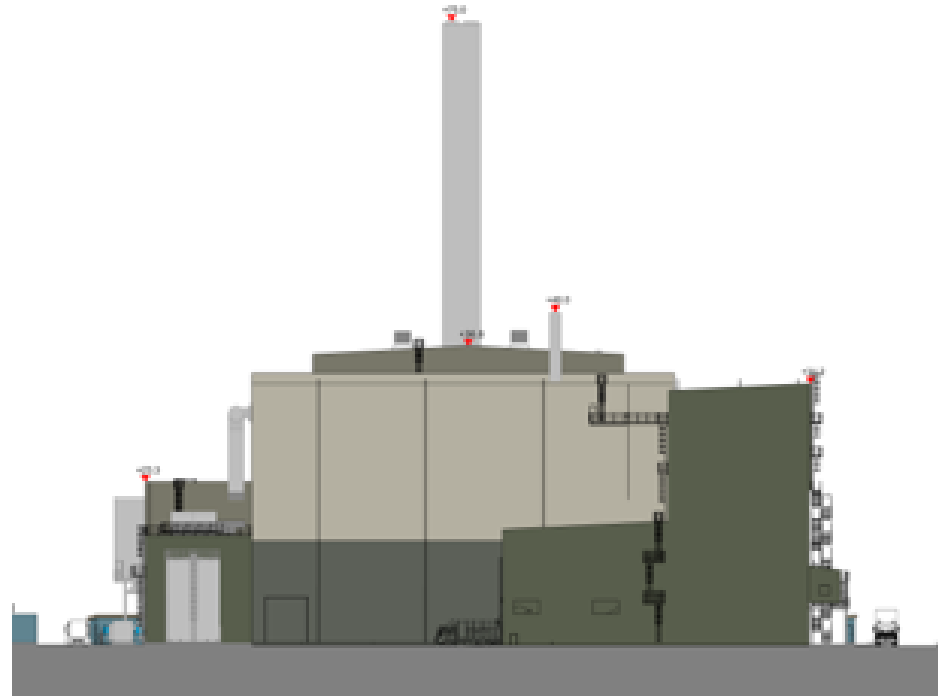


Comparison – ‘front’ elevation (not to scale)

Proposal



18/09473/WCM

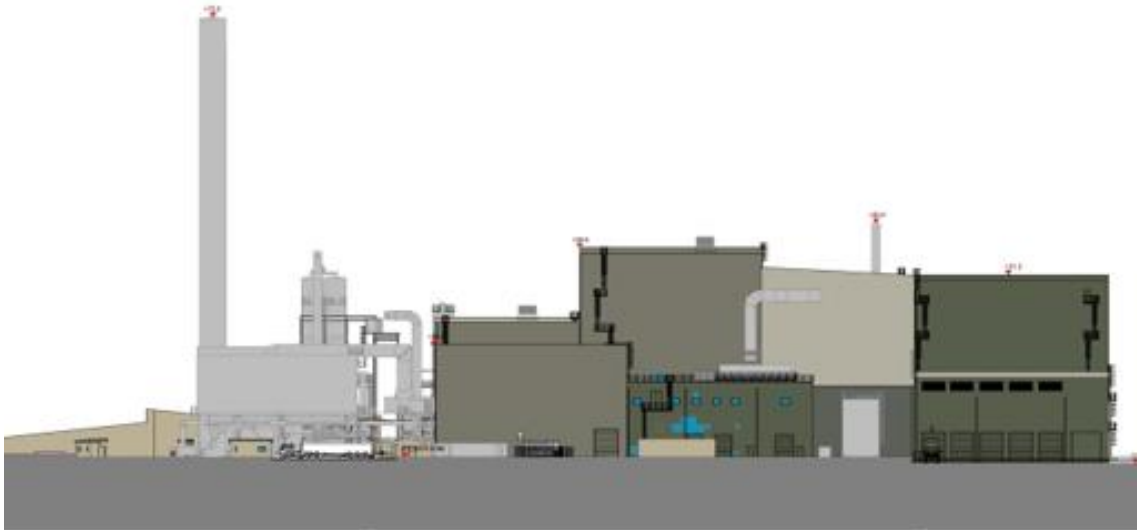


Comparison – ‘rear’ elevation (not to scale)



**Comparison –
'side' elevation
(facing dairy)**

Proposal



18/09473/WCM

Planning Policy: Development Plan

- **Wiltshire Core Strategy –**
 - Core Policy 35 – Principal Employment Area – protected
 - Core Policy 42 – Standalone Renewable Energy – supported (inc EfW)
- **Wiltshire & Swindon Waste Site Allocations Local Plan –**
 - Allocated Strategic Scale Waste Site
- **Wiltshire & Swindon Waste Core Strategy –**
 - WCS3 – Energy From Waste – to be preferably located on ‘industrial land / employment allocations’ and ‘site allocations and current waste management facilities’



Red: application site
Pink: Principal Employment Area
Mauve: Allocated Strategic
Scale Waste Site

Planning Policy: Waste Management Plan for England 2013

“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 –

Landfill or incineration without energy recovery should usually be the last resort for waste, particularly biodegradable waste. ...”

Planning Issues: Principle –

- 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.
- Core Policy WCS2 ('Future Waste Site Locations') allows strategic facilities to serve 'large areas' (within the Plan area or the entire Plan area *and* within surrounding local authority areas "... in a more sub-regional context ...").
- The Waste Management Plan for England identifies EfW as a 'recovery' operation in the Waste Hierarchy which is permitted by local and national planning policy.

Planning Issues: Climate Change

Energy from Waste – A Guide to the Debate (2013)

“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.”*

“The Government sees a long-term role for energy from waste both as a waste management tool and as a source of energy...”

National Planning Policy Statement (NPS) for Renewable Energy Infrastructure (2011) -

“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.”

Energy White Paper – ‘Powering Our Net Zero Future’ (2020) –

“The current suite of NPS remain relevant government policy and have effect for the purposes of the Planning Act 2008”.

Legal advice -

“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”.

Planning Issues: Landscape & Visual Impact

- Allocated employment land within established industrial estate supporting existing large industrial buildings
- Proposed building to be sited and coloured to minimise visual impact
- Screening bund to be constructed to rear (the most 'sensitive') aspect
- Distant views panoramic / vast

- 18/09473/WCM permits a similar building – 36.8m maximum building height; 75m main stack. Proposals different format & additional height – 40m – is insignificant in context

Planning Issues: Traffic Generation

- **78** HGV movements per day less **25** movements at MBT plant = **53** movements per day or **4** movements per hour (18/09473/WCM = 3 movements per hour)
- In 2025 this will amount to **1.5%** change to daily baseline conditions on A363 west of A350 and **<1%** change to baseline conditions on A350 - indiscernible
- In 2025 this will amount to **<1%** change to weekday am & pm peak flows – indiscernible
- AQMA – In 2025 this will amount to 0.2% change to daily all traffic baseline conditions; 1.9% change to daily HGV conditions – insignificant
- 7 light vehicle (staff) movements in both am & pm peaks

Planning Issues: Air Quality

National Planning Policy Framework

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. (para 183)

National Planning Policy for Waste

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.*

Environmental Permitting

Energy From Waste: A Guide to the Debate (DEFRA, 2014) -

*In simple terms, while planning permissions are required to build an energy from waste plant, **environmental permits are required to operate it.** However, there are inevitably some overlaps in this definition. It is possible for a project to gain one approval and not the other as they examine different aspects of the project.*

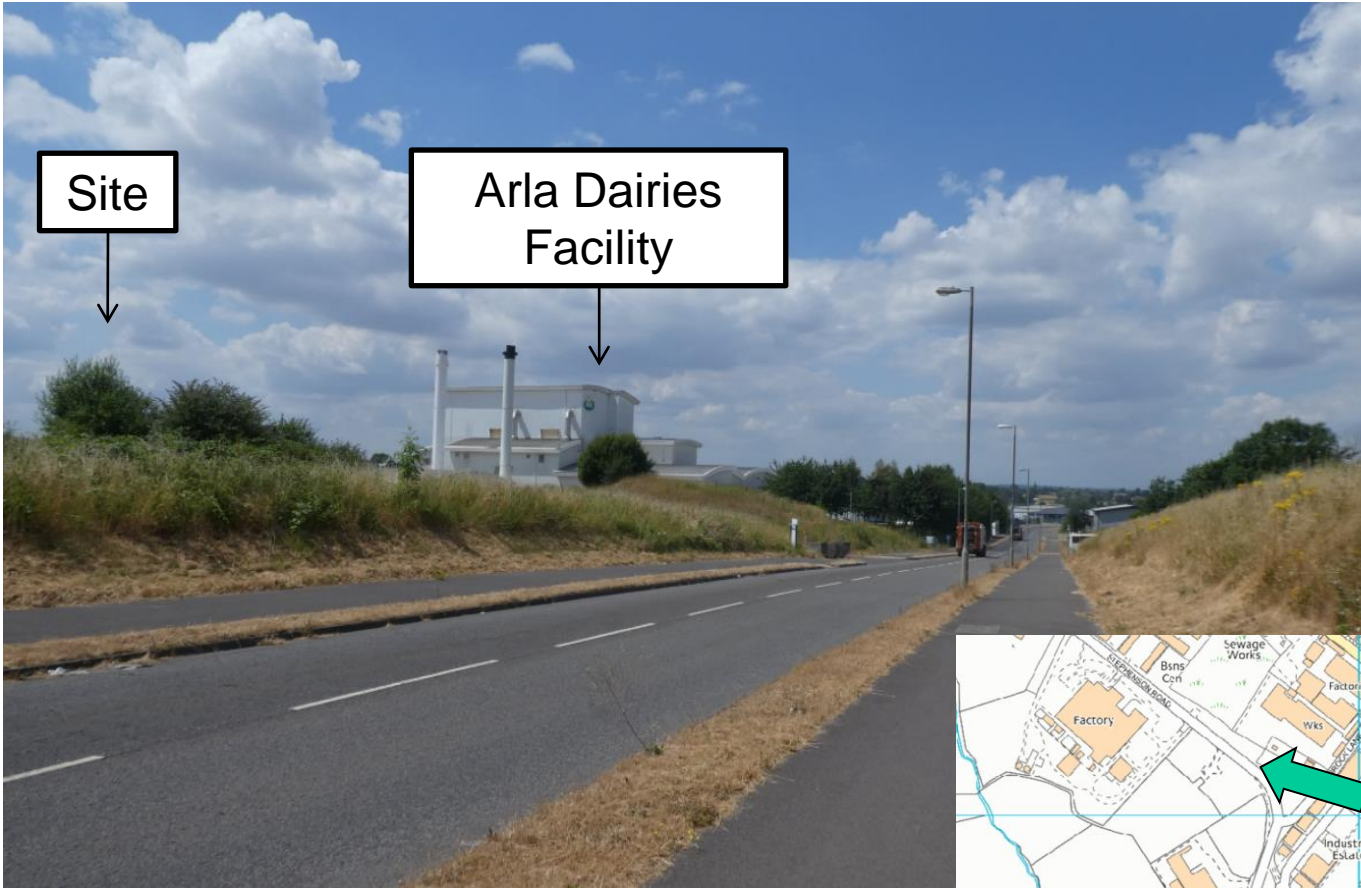
The Environment Agency (EA) is the regulatory authority for Environmental Permits in England and the system is governed by The Environmental Permitting (England and Wales) Regulations 2010.

Environmental Statement – plant operation

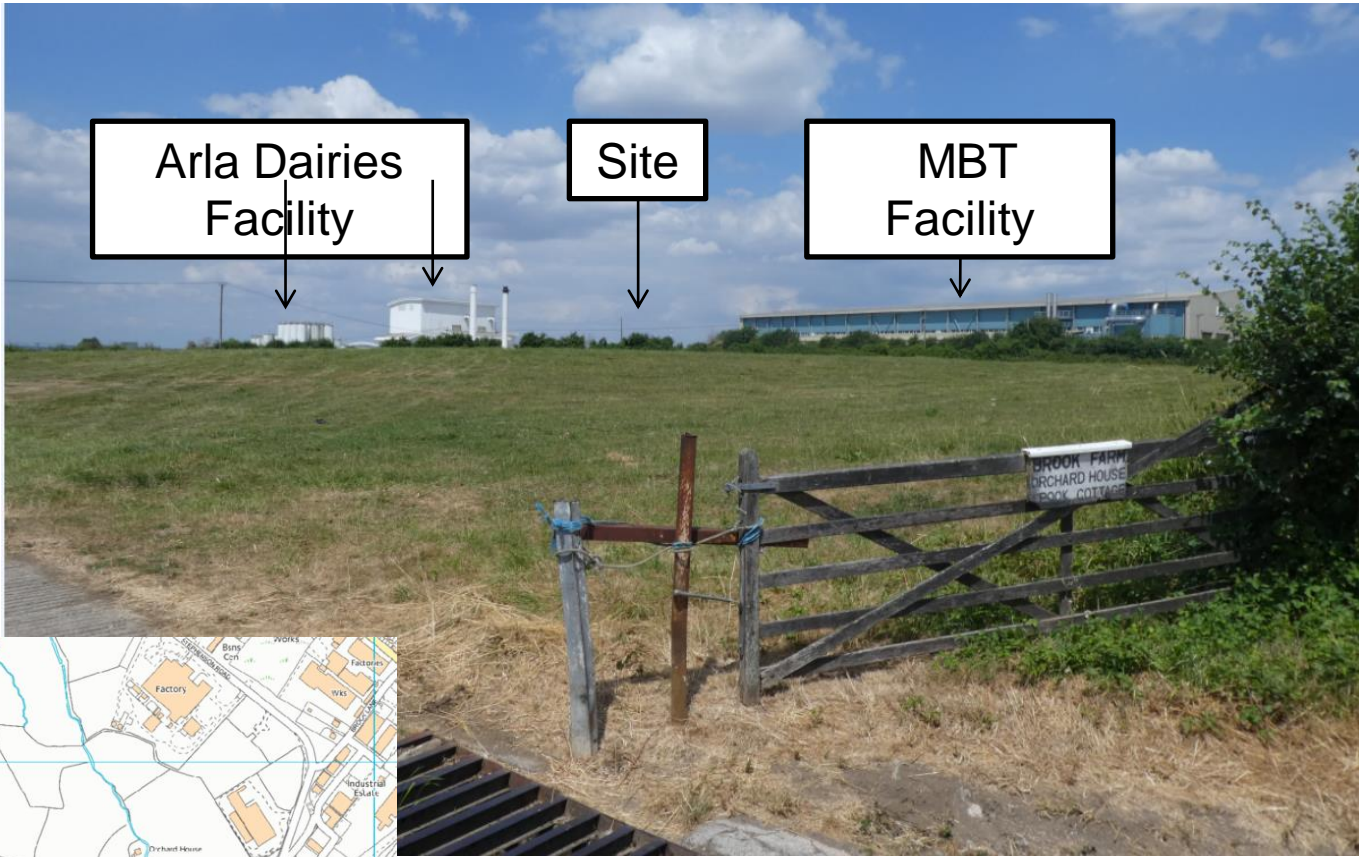
*Gases generated during the combustion process would be cleaned in the flue gas treatment plant before being released into the atmosphere via the stack (chimney). The treatment plant works by using a number of filters and chemicals to remove pollutants from gases and ensures that the plant operates within 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*

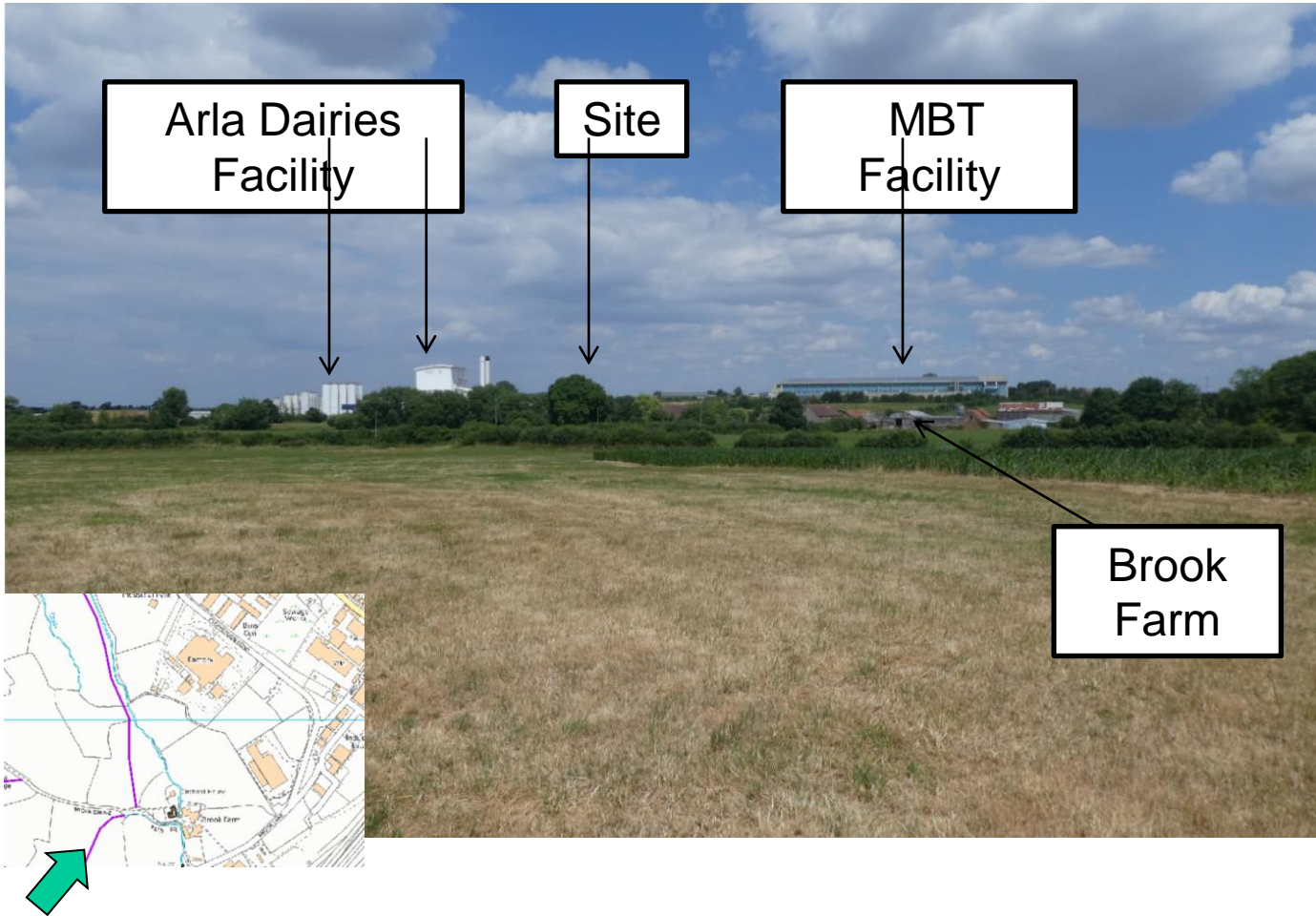
Environment Statement – Air Quality Chapter

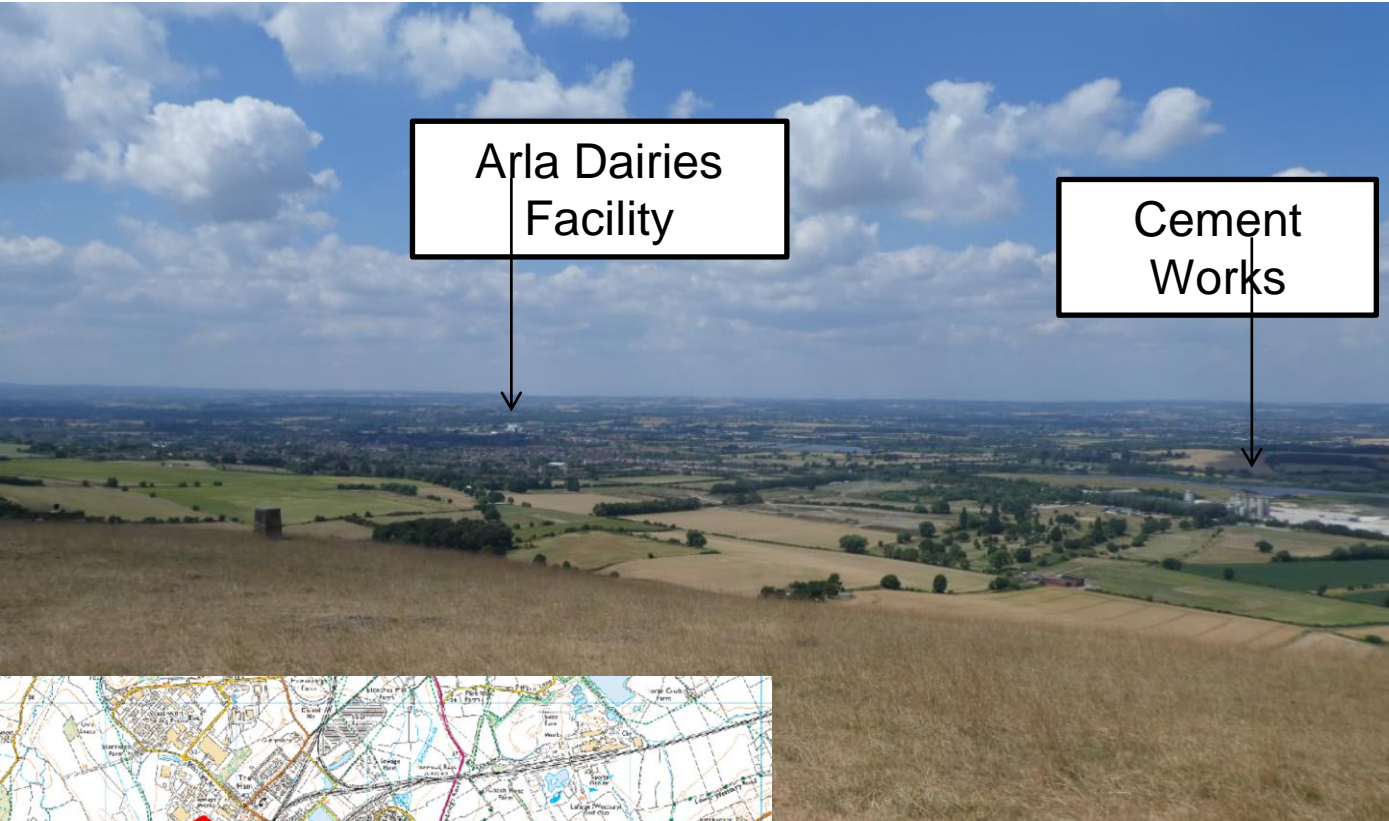
- The process contribution for most pollutants can be described as negligible irrespective of baseline concentration at the point of maximum impact.
- *When the baseline concentrations are taken into account the magnitude of change of annual mean concentrations is negligible at all areas of relevant 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.*









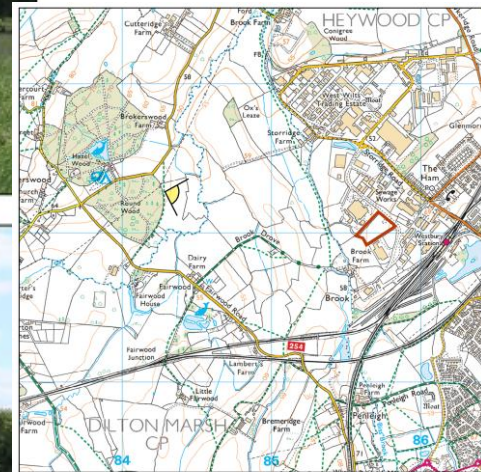




Existing Baseline Photograph

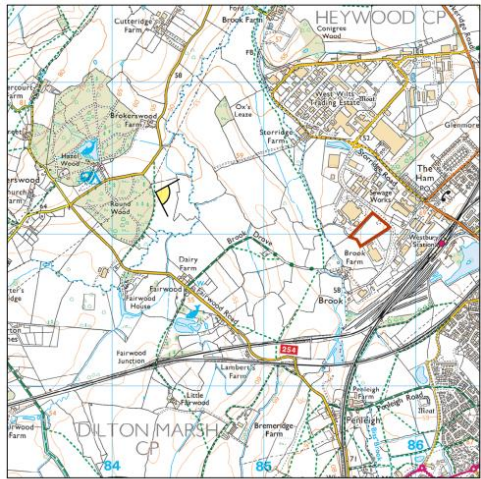


Photomontage - 2020 Proposed Development



Viewpoint Location

Distance to nearest building: Swearing to site centre: Viewpoint grid reference: Viewpoint ground height: Camera Height (AGL) Horizontal Field of View: Principal Distance:	1.4km 100' 384252.6400 E 152291.5284 N 55.4028m 1.5m 53.5° (Planar Projection) 430mm	Date & time of photo(s): Camera: Lens, F#, max aperture: Image Type: Magnification:	14/05/2020 13:05 Canon 5D Mark II Sigma, 50mm, f/2.8 Type 4 150%	Client: Project: Drawing Title: Proposed comparison:	Northacre Renewable Energy Ltd Northacre Renewable Energy, Westbury Viewpoint (PW) 2 - Existing baseline photograph - 2020 Proposed comparison	7/6 5.6b (B)	axis	Wild House Farm, Chester Road Bretton, Chester CH4 0DH T: 0644 8700 007
Rec: Scale: Drawn: Checked: Sheet Size:	- - AM PR A3 Landscape	Client: Project: Drawing Title: Proposed comparison:	Northacre Renewable Energy Ltd Northacre Renewable Energy, Westbury Viewpoint (PW) 2 - Existing baseline photograph - 2020 Proposed comparison	7/6 5.6b (B)	axis	Wild House Farm, Chester Road Bretton, Chester CH4 0DH T: 0644 8700 007		



Viewpoint Location

Distance to nearest buildings: 1.4km
 Bearing to site centre: 100°
 Viewpoint grid reference: 384283,4400 E 152291,5284 N
 Viewpoint ground height: 55.4038m
 Camera height (AGL): 1.5m
 Horizontal Field of View: 53.5° (Planar Projection)
 Principal Distance: 430mm

Date & time of photo(s): 14/05/2020 13:05
 Camera: Canon 5D MkII
 Lens, F#, max aperture: Sigma, 50mm, f/2.8
 Image Type: Type 4
 Magnification: 150%

Rev: -
 Scale: -
 Date: AM
 Checked: PK
 Sheet Size: A3 LANDSCAPE

Client: Northacre Renewable Energy Ltd
 Project: Northacre Renewable Energy, Westbury
 Drawing Title: Viewpoint (PW) 2 - 2020 - 2018b F6
 comparison 5.6b (ii)



Well House Barn,
 Cheater Road
 Brelton, Cheater
 CH4 9DH
 T: 0844 8700 007



Existing Baseline Photograph



Photomontage - 2020 Proposed Development

Distance to nearest buildings:
 Backing to site centre:
 Viewpoint grid reference:
 Viewpoint ground height:
 Camera height (AGL):
 Horizontal Field of View:
 Principal Distance:

Date & time of photo(s):
 Camera:
 Lens, FL, max aperture:
 Image Type:
 Magnification:

14/05/2020 11:48
 Canon SD Mill
 Sigma, 50mm, f/2.8
 Type 4
 150%

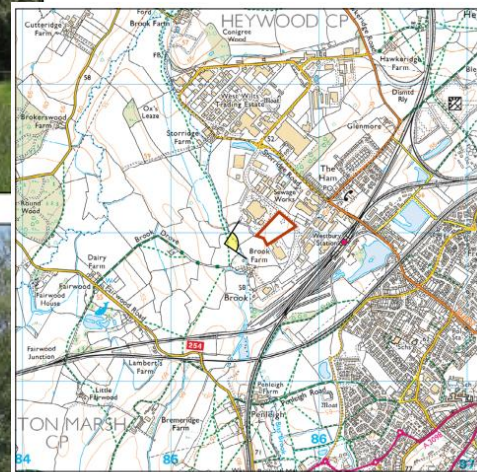
Rev: -
 Scale: -
 Drawn: AM
 Checked: PR
 Sheet Size: A3 Landscape

Client:
 Project:
 Drawing Title:
 Proposed comparison:

Northacre Renewable Energy Ltd
 Northacre Renewable Energy,
 Westbury
 Viewpoint [PM] 1 - Existing
 baseline photograph - 2018a
 5.6a (E)



Well House Barns,
 Chester Road
 Swinton, Chester
 CH4 6DH
 T: 0844 8700 007



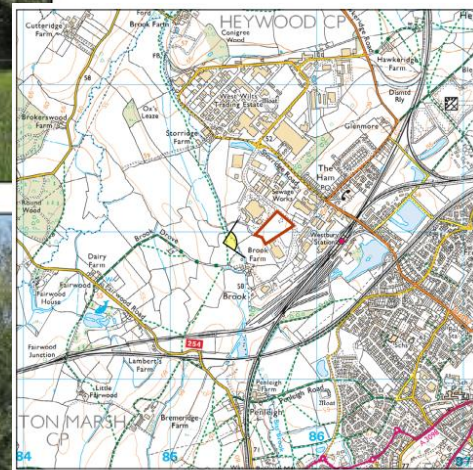
Viewpoint Location



Photomontage - Currently Approved Development



Photomontage - 2020 Proposed Development



Viewpoint Location

Distance to nearest building: 287m (to 2020 proposal)
 Facing to site centre: 74°
 Viewpoint grid reference: 563373.7094 E 151932.4563 N
 Viewpoint ground height: 55.8847m
 Camera Height (AGL): 1.5m
 Horizontal Field of View: 53.5° (Planar Projection)
 Principal Distance: 430mm

Date & time of photo(s): 14/05/2020 11:48
 Camera: Canon 5D Mark II
 Lens, F#, max aperture: Sigma, 50mm, 1/2.8
 Image Type: Type 4
 Magnification: 150%

Scale: -
 Drawn: -
 Checked: AM
 Sheet Size: A3 Landscape

Client: Northacre Renewable Energy Ltd
 Project: Northacre Renewable Energy, Westbury
 Drawing Title: Viewpoint (PM) 1 - 2020 - 2018b
 Comparison: 5.6a (iii)



Well House Barns,
 Cheater Road
 Bretton, Chester
 CH4 5DH
 © 094 c 8700 D07



Existing Baseline Photograph



Photomontage - 2020 Proposed Development

Distance to nearest building: 4.13km
 Bearing to site centre: 277°
 Viewpoint grid reference: 389640.1903 E 151500.3459 N
 Viewpoint ground height: 225.0335m
 Camera Height (AGL): 1.5m
 Horizontal Field of View: 53.5° (Planar Projection)
 Principal Distance: 430mm

Date & time of photo(s): 14/05/2020 09:34
 Camera: Canon 5D MkII
 Lens, FL, max aperture: Sigma, 50mm, f/2.8
 Image Type: Type 4
 Magnification: 150%

Roll: -
 Scale: -
 Drawn: AM
 Checked: PR
 Sheet Size: A3 Landscape

Client: Northacre Renewable Energy Ltd
 Project: Northacre Renewable Energy, Westbury
 Drawing Title: Viewpoint (PM) 4 - Existing baseline photograph - 2020 Proposal comparison
 File: 5.6d (ii)

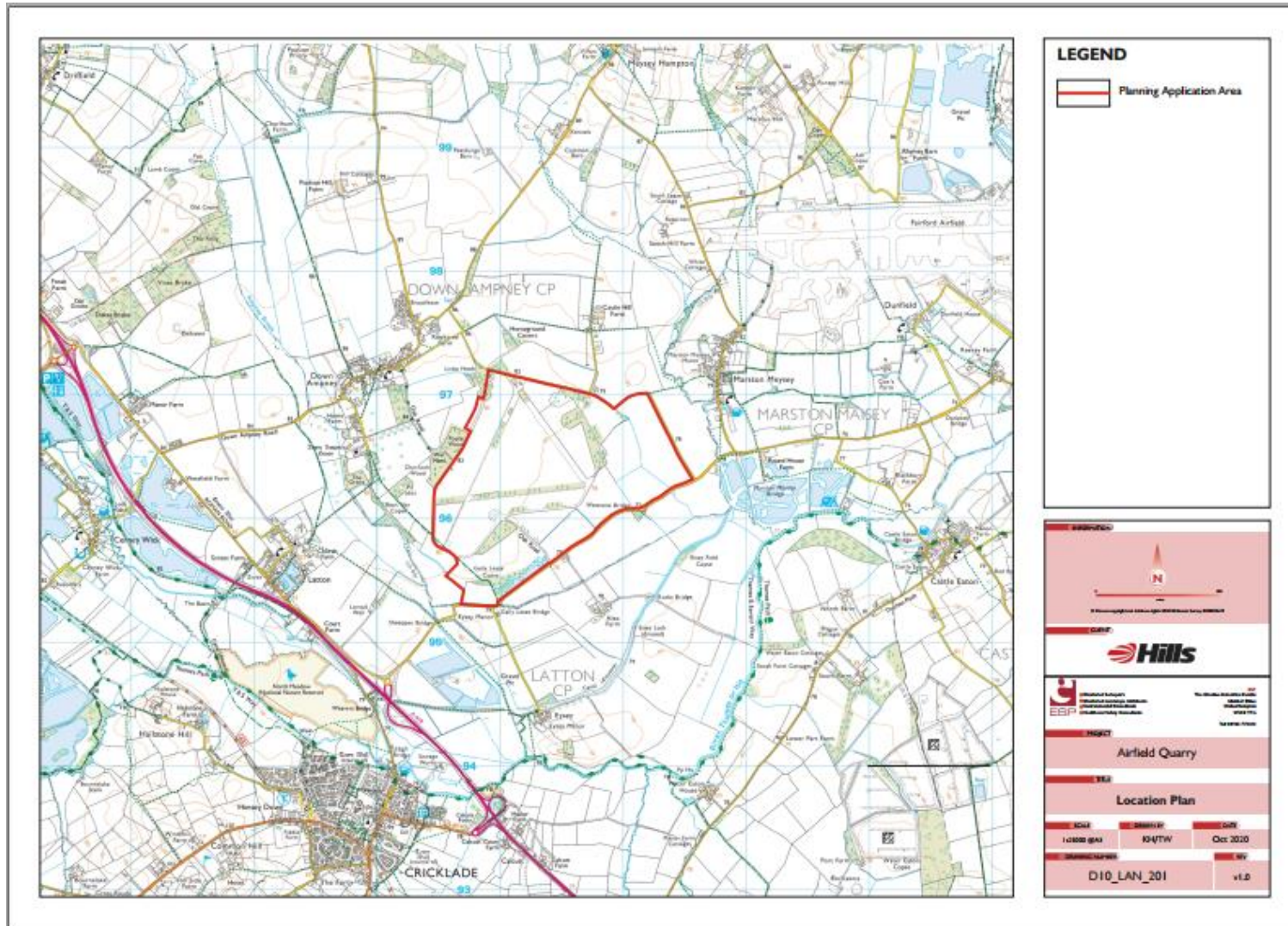


Well House Barns,
 Chester Road,
 Breston, Chester
 CH4 0DH

T: 0844 8700 007

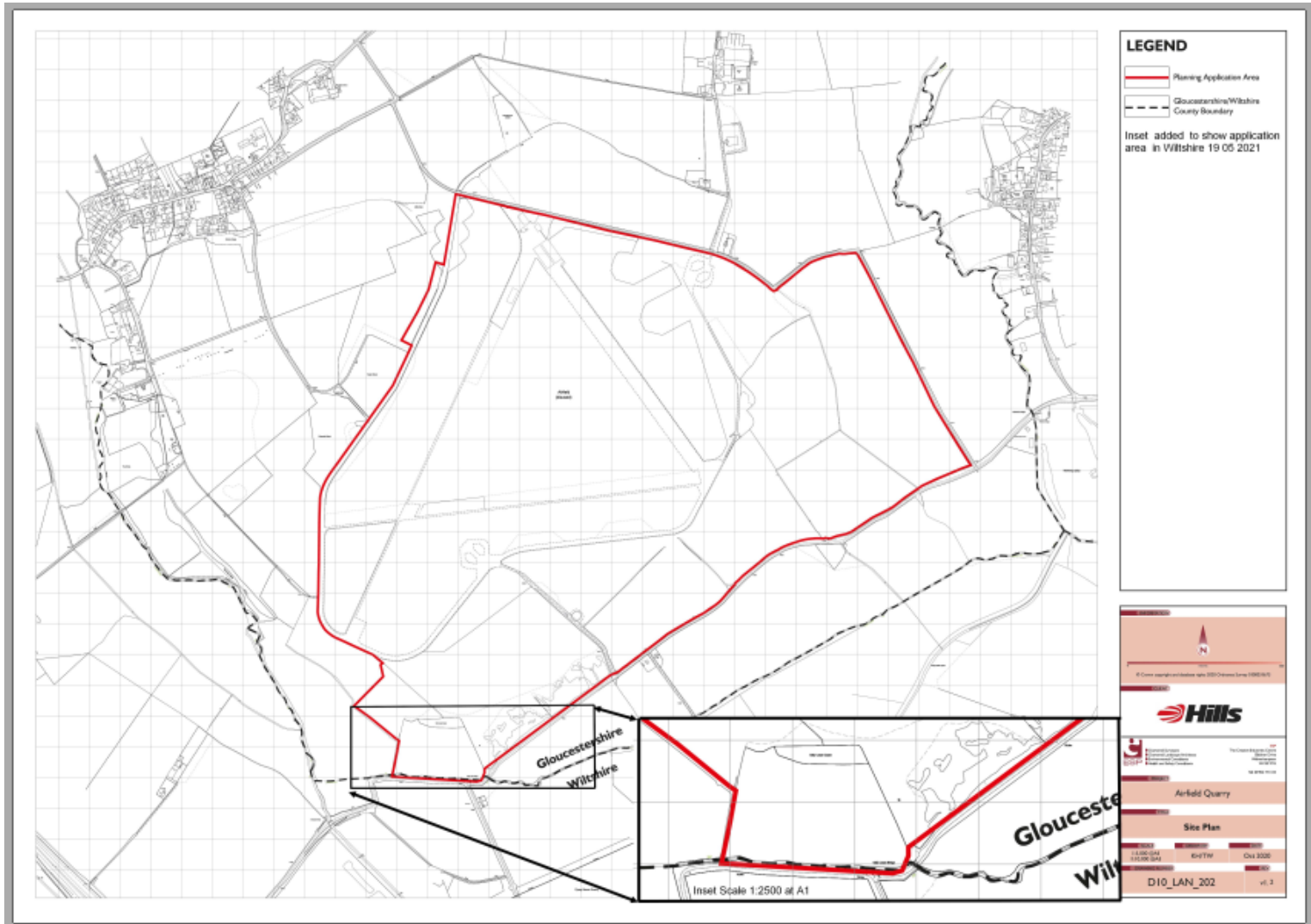
7) PL/2021/04232 Fairford Road, Marston Meysey, SN6 6LL

The extraction of minerals, provision of associated infrastructure including access and processing facilities, associated ancillary buildings, structures and operations, with site restoration using imported materials to agriculture and enhanced ecological interest and biodiversity.

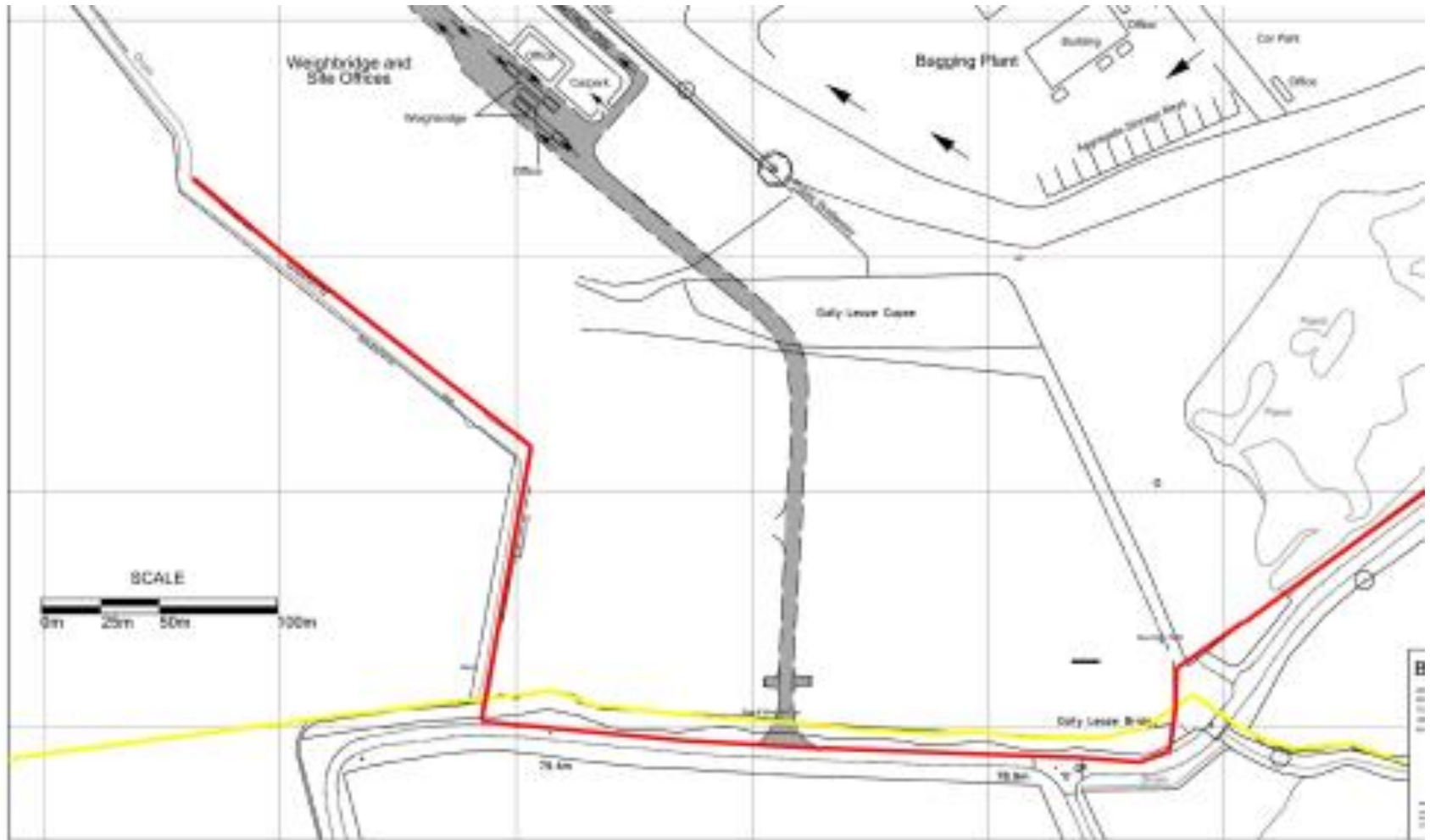


Location Plan

Site Plan



Land within Wiltshire administrative area:



Strategic Planning Committee

22 June 2021