

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
14th SEPTEMBER 2010

**Planning Consultation by Worcestershire County Council
Proposed development of an Energy from Waste (EfW) Facility for
combustion non-hazardous waste and the recovery of energy,
OAK DRIVE, HARTLEBURY TRADING ESTATE,
WORCESTERSHIRE, DY10 4JB
10/0312/LPAC**

| | |
|-------------------------|---|
| OPEN | |
| DIRECTOR: | Director of Planning and Regulatory Services |
| CONTACT OFFICER: | John Baggott - Extension 2515 john.baggott@wyreforestdc.gov.uk |
| APPENDICES: | None |

1. PURPOSE OF REPORT

- 1.1 To make a decision on the Planning Consultation received from Worcestershire County Council in respect of the proposed Energy from Waste (EfW) Facility at Hartlebury Trading Estate, which is located within the Wychavon District Council administrative boundary.

2. RECOMENDATION

- 2.1 **The Committee is asked to resolve to respond to the consultation by offering NO formal OBJECTION, subject to the imposition of suggested suitable conditions.**

3. BACKGROUND

- 3.1 The District Council received a planning consultation from Worcestershire County Council on 27 May 2010. The consultation relates to development located outside the District boundary and actually located within the Wychavon District, at Hartlebury Trading Estate which is located approximately 7 km to the south-east of Kidderminster; 4 km to the west of Stourport; and, 2.5 km to the south west of Rushock village (the nearest settlement of note within the Wyre Forest administrative boundary). Whilst the application site lies within the Wychavon District, it is the County Council's responsibility for determining the application, in its role as the Waste Planning Authority.

- 3.2 The site is located within the eastern “arm” of Hartlebury Trading Estate which, whilst entirely located within the West Midlands Green Belt, is identified as a major developed site and designated as protected existing employment land within the adopted Wychavon District Local Plan (June 2006). The Hartlebury Trading Estate is a significant major industrial site, within the Green Belt, covering a total area of approximately 75 hectares (180 acres) and features a range of building sizes, all principally served from Crown Lane, which provides a direct link to the A449 at the Waresley Island, which also lies outside of the Wyre Forest District.
- 3.3 The application site comprises of some 3.6 hectares of land. The proposed development is for the erection of an Energy from Waste (EfW) Facility for the combustion of non-hazardous waste and the recovery of energy, and associated works. To the immediate north of the site, beyond the boundary of Hartlebury Trading Estate, lies the Waresley Landfill site, as operated by Biffa Waste services. Further beyond, to the north, the surrounding area is predominantly rural in nature, although there are other industrial/trading estates evident within the surrounding area, including Rushock Trading Estate, which is located approximately 1.0 km to the north east of the proposed site.
- 3.4 The proposed development would most notably consist of the following structures (maximum heights have been emphasised for the purposes of clarity):
- A Turbine Complex Building (including condensers) with dimensions of 24.4m x 60m x **16.3m (high)** = Gross internal floor area of 1450 sq m.
 - EfW Main Building with dimensions of 140m x 57.5m x **35m (high)** = Gross internal floor area of 9686 sq m.
 - Office/Administration Building (within EfW Main Building) with dimensions of 7.2m x 60m x **19m (high)** = Gross internal floor area of 2515 sq m.
 - Stack with dimensions of 2.5m diameter x **75m (high)**.
- Other associated works include a weighbridge; earthworks and landscaping; new access; and, ancillary infrastructure works.
- 3.5 The development as proposed would operate 24 hours a day, 7 days a week, with deliveries restricted to between 06:00 and 19:00 hours. The applicants claim that the facility would have an anticipated operational life of 30 years before any refurbishment might be necessary.

- 3.6 Currently, Herefordshire and Worcestershire Counties send the 200,000 tonnes of residual waste to landfill sites, and 30,000 tonnes to Energy from Waste (EfW) facilities elsewhere (there are currently 21 EfW plants operating within the UK. It is emphasised that the waste levels referred to is that left after recycling of materials has taken place. With landfill an increasingly expensive option and stringent European landfill and renewable energy targets, alternative means of waste disposal are being sought.
- 3.7 Officers are advised that the proposed facility would recover energy from approximately 200,000 tonnes (after all recyclable waste has been recovered) of residual municipal waste a year, as collected within the Counties of both Worcestershire and Herefordshire. It will generate an estimated 15.5 Mega Watts of electricity (by way of a steam turbine which would be driven through the combustion of the waste), which is quoted as being enough to supply some 20,000 homes. In addition, there is the potential to export excess renewable heat for use by neighbouring businesses.
- 3.8 Officers are advised that the identification of the proposed site has come about following an extensive Site Search Exercise, on the basis of a preferred option of a single site to serve both Worcestershire and Herefordshire, with approximately 75% of the total generated household waste originating from households within Worcestershire. The applicants claim that the key reasons why the Hartlebury Trading Estate site was preferred is due to:
- Location central to majority of waste arisings (i.e. larger towns).
 - On an allocated industrial/employment site.
 - Close to major road network (i.e. access to A449).
 - Relatively remote from residential development.
 - Good prospects for developing direct energy potential.
 - Close proximity to National Grid connection.
- 3.9 The consultation process allows Wyre Forest District Council to have an input into the determination process of Worcestershire County Council by providing comments of how the scheme may impact on the Wyre Forest District. Wychavon District Council will also be making representations to Worcestershire County Council in light of the site's location within the Wychavon District.
- 3.10 All Members of the Council were informed of the application, by email, upon receipt of the formal consultation from Worcestershire County Council. At the time of writing officers have received no subsequent comments in respect of the proposal.

- 3.11 In addition, the four nearest Parish/Town Councils were notified and invited to provide comments to help inform this report, namely Stourport on Severn Town Council; Rushock Parish Council; Stone Parish Council; and Chaddesley Corbett Parish Council. A summary of those responses received is set out under paragraph 3.13 of this report. Furthermore, copies of these responses have been forwarded to Worcestershire County Council for their consideration.
- 3.12 Officers have also received a low number of third party representations objecting to the planning application. These have all been forwarded to Worcestershire County Council given that it is the relevant decision making body in respect of this planning application.

Summary of Parish/Town Council responses

- 3.13 Stourport on Severn Town Council – No formal response provided on behalf of the Town Council. Officers have been advised that Stourport on Severn Town Council resolved that on this occasion, it was considered appropriate for Members of the Town Council to comment individually on the application to the County Council, if they so wished.

Chaddesley Corbett Parish Council – No objection in principle, but have raised concerns regarding the siting of the development with access to and from the A449. The Parish Council are concerned that insufficient information has been provided regarding future traffic management, given the associated increase in the volume of traffic generated.

Rushock Parish Council – Object, on the grounds that the development of such a large industrial process in the Green Belt and a rural area is in itself undesirable, and could lead to similar future major industrial projects being developed within rural trading estates. However, in the event that planning permission is granted, suitable conditions be imposed relating to, vehicular access to and from the A449, via Crown Lane, only; lighting restrictions; restriction on origin of waste (i.e. from Worcestershire and Herefordshire only); and, immediate and continued air quality monitoring.

Stone Parish Council – Object, on a wide variety of grounds (not all of which are planning related), but principally on the grounds of; inappropriate development in the Green Belt; Contrary to Local Plan (Wychavon District Council) and Worcestershire County Structure Plan policy; excessive height; noise and air quality impact; traffic movements associated with the development; suppression of recycling rates; carbon footprint of development; no provision for emerging new technologies; inappropriate location towards the north of the County.

- 3.14 Copies of the full text of the responses from the Parish and Town Councils can be inspected on the planning file, or are available on request.

4. COMMENTS ON THE CONSULTATION

4.1 The application has been submitted with extensive documentation along with a detailed Environmental Statement, Transport Assessment and associated technical appendices.

4.2 It is for Worcestershire County Council, as the relevant decision making body, to consider the appropriateness of the development with reference to all the relevant material planning and associated environmental considerations which would relate to this type of development in the proposed location. The consultation process does, however, offer Wyre Forest District Council the opportunity to comment on the potential impacts of the development on the Wyre Forest area, which officers consider primarily relate to the potential visual impact of the development within the Green Belt when viewed from within the Wyre Forest District and the environmental considerations (including traffic movements) associated with the development.

Visual Impact of the development within the Green Belt

4.3 As has been previously outlined, the application site, whilst located within an established major industrial site, actually falls entirely within the Green Belt, albeit located adjacent to an existing land fill site. The existing industrial buildings located within the Hartlebury Trading Estate are of a relatively modern and functional design, and are generally grey in colour, with a maximum height of approximately 15m above ground level. The proposed development, as detailed above, incorporates some significant sized buildings, in particular the EfW Main Building, at 35m in height, and the Stack, at 75m in height. These structures would inevitably be visible from the surrounding area and from within the Wyre Forest District. In terms of the Stack height, officers have been advised that at 75m this is the minimum height permissible to serve the proposed development, in accordance with current Environment Agency requirements.

4.4 Clearly, whilst the proposed development is located beyond the Wyre Forest administrative boundary, consideration needs to be given to any potential impact upon the wider surrounding area, and the Green Belt as a whole, including that which falls within the Wyre Forest District.

4.5 The applicants have stated within their supporting documentation that the land immediately surrounding the site is at a level of 48.5m Above Ordnance Datum (AOD). Added to this, and clearly in recognition of the potential impact of the development in visual terms, it is proposed that the site be “sunk” by 8m (i.e. to a level of 40.5m AOD). In addition, the applicants have demonstrated that full consideration has been given to the visual impact of the building in terms of design, materials and colour schemes.

- 4.6 The land beyond the site consists of gently rolling, predominantly open, countryside interspersed with significant mature tree coverage. In assessing the visual impact of the proposal, officers have sought to identify public vantage points within the Wyre Forest District, which tend to be from either the public highway or from public footpaths, which do provide distant views over the surrounding countryside.
- 4.7 The nearest point along the Wyre Forest Boundary to the application site lies to the south west of Rushock Trading Estate, at a distance of approximately 1.0 km to the north east of the site. In this location, the contour levels of the land are approximately 50m AOD (i.e. 9.5m below the proposed engineered “sunken” ground level of the application site). Views of the site from Rushock Trading Estate are extremely restricted, due to the relative similar levels which are evident between the two locations. Added to which, the tree coverage between the sites, which tends to be highway verge and field boundary related, further restricts any views.
- 4.8 Beyond Rushock Trading Estate, into Rushock village, views again are restricted. Rushock is some 2.5 km from the application site, but there are some vantage points which have been identified by officers, from the public highway through field gates. Rushock village centre is at an approximate ground level of 75m AOD (i.e. some 35m above the proposed engineered ground level of the application site, and 27m above the existing ground level of Hartlebury Trading Estate). Whilst no current views of the Hartlebury Trading Estate have been identified from Rushock village, particularly during the time of the officer’s site visit (i.e. during the summer months, with the trees in full leaf), there is the potential for the upper section of the EfW Main Building, as well as the Stack, to be visible across the fields.
- 4.9 Officers have also identified a potential viewpoint across the agricultural land from the outskirts of Shenstone, on a section of public footpath which crosses open fields, also at an approximate ground level of 75m AOD. This is unlikely to be the only such viewpoint in the area given the open nature of the landscape and the relatively elevated height of the land in this general location. Whilst the existing industrial buildings at Podmoor are evident in the foreground, at a distance of some 3.7 km away, the very tops of existing buildings on Hartlebury Trading Estate are just visible in the distance. On this basis, it is clear that the upper section of the proposed EfW main Building, as well as the proposed stack, will be visible from this publicly accessible vantage point
- 4.10 Despite the objections raised by Stone Parish Council, given the contours of the land in this area, officers were unable to identify a suitable public vantage point in the village of Stone, which stands at an approximate distance 5.2km, to enable an assessment of the visual impact.

- 4.11 Officers have also attempted to assess any potential public vantage points from Stourport-on-Severn and the immediately surrounding area, but are satisfied that given the contour levels and the rising ground between Stourport-on-Severn and Hartlebury, and the subsequent reduction in levels down to Hartlebury Trading Estate, that no such potential views are identifiable.
- 4.12 The applicants acknowledge that the proposed development, and in particular the Main EfW Building and the Stack, would be visible from the surrounding area, to include the Wyre Forest District. The proposed built heights of these structures would, as previously identified, considerably exceed the existing built heights of development with the Hartlebury Trading Estate. In this regard, the submitted Environmental Impact Assessment which accompanies the planning application as submitted to Worcestershire County Council concludes that:

"Significant visual effects in EIA terms would not occur, due to the existing visual context of the extensive development present at Hartlebury Trading Estate and the adjacent landfill sites. The proposed development would be conspicuous due to its size and scale from residential properties at Waresley Park, from isolated properties to the north, east and south of the site and from sections of the local public rights of way network, but this would not cause the nature of existing views to undergo significant change and the visual amenity of receptors would not be significantly affected. The proposal has been designed in such a way as to reduce landscape and visual effects that could potentially occur due to its size, scale and location. The proposal would be sunk some 8m below ground level, thereby reducing the extent of the visibility of the building. The flat roof would ensure a best fit with the surrounding landscape. The proposal would include a comprehensive landscape scheme which would include provision of new habitat creation (woodland and grassland areas) to replace that lost as a consequence of construction. To conclude, whilst the proposed development would by virtue of its function be notably larger in size than existing adjacent industrial developments, it would be similar in type and would not lead to any change in underlying landscape character. The development has been designed so as to reduce/eliminate visual effects and it would not cause any notable change to the nature of existing views from the surrounding area. The visual amenities of the Green Belt would not be materially affected. The chimney stack that would form part of the development would be more widely visible due to its height, but this would be set in the context of a landscape where views of tall structures are commonplace".

- 4.13 The applicants comments regarding existing tall structures is not without foundation, and officers have noted that there are a number of existing tall structures, particularly transmitter aerials, which are evident within the landscape. Even so, officers consider that the proposed development is inappropriate in the Green Belt and thereby harmful by definition. It must therefore fall to the applicants to demonstrate that very special circumstances exist to overcome the in principle presumption against the development. In doing so, the applicants have made the following (edited) comments which are reproduced for Members:

1. A comprehensive Site Search Exercise (SSE) has been undertaken in support of the planning application which has established that the land at Hartlebury Trading Estate represents the only suitable and available site for the development of the proposed EfW. As such, this constitutes a very special circumstance justifying the development. The SSE has been undertaken in five distinct stages and considered circa 60 locations (a number of which contained more than one potential site). It is recognised that such exercises always involve subjective decision making processes. It should therefore be noted that, it is the applicant's view, even if a third-party disagrees with any of the SSE conclusions, the subsequent circumstances (i.e. those very special circumstances and important planning considerations set out below), in combination with the overriding need for the proposed development, are sufficient to justify the development in the Green Belt.

2. In considering very special circumstances it is entirely relevant to give significant weight to the planning fallback position i.e. what might reasonably be expected to occur on the site should the application under consideration fail. The application site was part of a planning approval for 160,800 sq ft of industrial units. This encompassed all of the application site plus 'other' land on the Estate. The development on this 'other' land has been lawfully implemented and therefore the site benefits from the planning permission in perpetuity. In so far as the application site is concerned, the permission allows the development of 5 industrial units totalling 138,600 ft² (12,876 m²) which can come forward at any time without further recourse to the planning system. In light of the fact that the consent has already been implemented, and in order to realise the development value of the land, there must be a reasonable prospect of the remainder of the approved development coming forward should the application fail and the site become affected by a negative planning history. Thus the planning fallback position can reasonably be concluded to be that large scale built development would occur on the site. This constitutes a very special circumstance in its own right with regard to the future use of the land in the context of Green Belt policy.

Officer comment – Wychavon District Council advises that the development referred above to does not involve the provision of buildings at the height and scale proposed with this application.

3. PPS 22 (Renewable Energy) and the Draft Planning Policy Statement on Planning for a Low Carbon Future in a Changing Climate indicate that “the wider environmental benefits associated with increased production of energy from renewable sources” can constitute very special circumstances for inappropriate development in the Green Belt. the proposal is considered an important renewable energy development for which there is an overriding need at the national, regional and local level. Meeting this need is considered, in this case, to constitute very special circumstances in its own right.

4. Planning permission has previously been granted (on 3rd February 2005) for the development of a major residual waste management facility on the site. The granting of this permission demonstrates that the planning system has already determined that (the site) is suitable for major waste management infrastructure having regard to Green Belt policy. This constitutes an important planning consideration.

Officer comment – As previously, Wychavon District Council advises that the scale and height of the proposal referred to is not comparable to the current submission as the approved building would be 15 m in height, not 35m as proposed.

5. There is real potential to use the bottom ash as a raw material in the manufacture of bricks and other building products within the immediate locality. Should this occur, it would offer a number of benefits including the co-location of complementary facilities, the recycling of the by-products of the EfW process and sustainability benefits in terms of a reduction in the distance to be transported for re-processing. If the potential is realised, this is an important planning consideration.

6. The sensitivity of a particular part of the Green Belt to ‘harm’ is a relevant planning consideration (as explicitly stated in paragraph 11 of Circular 11/2005). The sensitivity of the site (and indeed the Estate as a whole) is reflected in the manner in which the two planning authorities (County and District – i.e. Wychavon) have historically treated the area and the rigor with which they have applied Green Belt policy. As noted there is evidence to suggest that Hartlebury Trading Estate has not historically been treated in full accordance with the requirements of PPG 2 in general, or the national policy relating to Major Developed Sites within the Green Belt, or in accordance with the requirements of Policy SR8 of the Wychavon District Local Plan. Indeed, in some instances it appears that proposals have been dealt within the same manner as they would if they were to be located on any non Green Belt large scale employment / industrial site. This consistent disregard of policy raises serious questions as why the site was ever washed with a Green Belt designation or subsequently retained within the Green Belt. This points to the fact that the authorities do not consider that this part of the Green Belt (i.e. the Estate) is at all sensitive, which, in its own right, constitutes a very special circumstance.

7. The facility is well located to potential large scale heat users and represents a real opportunity for future Combined Heat and Power (CHP) development at such a time as government policy fully evolves to support heat off-take proposals. This locational benefit constitutes an important planning consideration.

8. Approximately 70% of the municipal waste arisings within the joint authority area is from within Worcestershire with the majority of this waste being generated in the main urban areas of Worcester, Kidderminster, Redditch, Bromsgrove and Droitwich. The facility would be located centrally between these principal areas of waste arisings (the Core Waste Arisings Area) and would also be directly accessible from the primary road network (the A449, one of the principal roads within the County and part of the Worcestershire Lorry Advisory Route). Waste vehicles would therefore have to travel less distance to the site than from any other location within the joint authority area beyond the Core Waste Arisings Area and would approach the site using an appropriate standard of road. Reducing the distance waste has to travel and adherence to suitable primary roads both offer considerable environmental and climate change benefits. The location of the site in regard to these factors constitutes a very special circumstance in its own right.

9. It would not be necessary to develop any further waste management infrastructure (specifically waste transfer stations - WTSs) in the joint authority area to support its operation.

10. During either planned / unforeseen shut down of the proposed EfW plant, it would be necessary to temporarily re-direct residual waste to landfill. Waresley/ Hartlebury Landfills (which are also major waste management facilities in the Green Belt) would represent a very proximate and suitable location for short term residual waste disposal in such circumstances. This locational synergy is an important planning consideration.

11. The ES (Environmental Statement) identifies that there are a number of ways of utilising the clay arising from the construction of the facility and in particular the creation of the Reduced Level Development Platform (8m below existing ground level). The preferred use is for brick-making at the adjacent brickworks and there is direct support for this proposal (i.e. there is a reasonable prospect that it would occur) as evidenced by the letter of support from Wienerberger (the local brickworks operator). This co-locational benefit is an important planning consideration.

12. The site has been identified within Technical Reports prepared to support the emerging Waste Core Strategy as a suitable site for a strategic waste management facility. This factor, coupled with the relevant planning history, mean that there is a realistic prospect of the site being allocated for a major waste management use in the Waste Development Framework when this ultimately comes to fruition.

Officer Comment – Members are advised that the Waste Core Strategy Preferred Options Paper (2009) does not identify specific sites for Energy from Waste facilities.

13. The site is in close proximity / well related to the infrastructure necessary to secure a grid connection (for the export of electricity). Options exist to connect at four voltages (11Kv, 33Kv, 66Kv and 132Kv), with the 66Kv connection located only 1.5 Km distance from the site. This represents an economic (viable) solution that is a material benefit arising from the location of the site. grid connection on other EfW sites is often far more problematic and needs to span distances of several kilometres, with the consequential economic and environmental dis-benefits. This is positive a planning consideration.

- 4.14 Ultimately it will fall to Worcestershire County Council, as the decision making body, to assess whether the submitted very special circumstances are sufficient to outweigh the in principle harm of the development on the Green Belt.
- 4.15 From a Wyre Forest District Council perspective, there is no denying that the development would have an impact upon the existing views out into the Wychavon District and the Green Belt. There are existing industrial buildings evident within the landscape, but none of these comes close to approaching the height of the proposed Main EfW building, which at 35 metres in height, and even allowing for the proposed “sunken” ground level, would be conspicuous on the horizon. The proposed layout of the building would generally present the narrower section of the building towards the Wyre Forest Boundary (i.e. the 57.5m width dimension as opposed to the 140m depth dimension), but even so this would be significant mass of building. The potential impact would be lessened thanks to the proposed colour scheme and landscaping is proposed, but this would take some considerable time to further mask the buildings. Officers acknowledge that there are existing tall structures evident, again, within the Wychavon District, as previously mentioned, but these do not present the same mass of building that the application proposes.

- 4.16 Notwithstanding the above observations, the site location is not without merits in terms of accessibility from the A449, and is away from the heavily populated urban areas. The merits of the proposal in terms of a solution to handling waste and the energy generation resulting are also recognised. In light of this, and very much on balance, officers consider that the very special circumstances presented by the applicants, in particular those under points 1, 3, 5, 7, 8, 10 and 13 as quoted under paragraph 4.13 of this report, carry sufficient enough weight for Wyre Forest District Council to raise no objections to the proposal on visual impact grounds.

Environmental Considerations

- 4.17 Officers are mindful that in the year 2000, a not dissimilar development was proposed on land at the British Sugar site in Kidderminster. At that time, the Council raised concerns regarding the location of the facility within an urban area; the increase in heavy vehicles on the surrounding highway network; and, in particular the “... *the perception by the local community about the harm that would be caused by the incinerator*”. The proposed development in this instance relates to a more rural, and in turn less populated area, albeit with residential and agricultural buildings dotted around the landscape, as well as the presence of settlements such as, in the case of the Wyre Forest District, Rushock
- 4.18 As an integral part of the consideration of the application, Worcestershire County Council will be assessing the development with respect to a wide variety of environmental considerations, as have been drawn out within the supporting Environmental Statement. On that basis, officers are satisfied that a suitably full and robust consideration of the environmental issues associated with the proposed development would be undertaken.
- 4.19 Following the transfer of Regulatory Services (including Environmental Health) to a single Countywide service, officers are satisfied that in considering the merits of the proposal, full consideration of the potential environmental impacts of the development will take place, including any potential impact upon the Wyre Forest District. Even so, and being particularly mindful of the concerns expressed in 2000, it is suggested that the views of the Health Protection Agency be sought by Worcestershire County Council in respect of the potential impact of emissions on both human health and agriculture. Furthermore, suitable provisions should be made for the continued monitoring of emissions, via planning conditions, in the future.

Traffic Movements

- 4.20 As has been outlined above, the issue of traffic movements has been raised as a concern by Parish Councils in their responses. All heavy vehicles which currently visit the Hartlebury Trading Estate are directed via the A449 and Crown Lane. The applicants have given every assurance that the surrounding narrow lanes would not be utilised by traffic generated by the development. Officers note that the width of many of the surrounding roads are, by their very nature, so narrow as to render them unusable by larger refuse vehicles and this fact alone would appear to constitute a reasonable deterrent.
- 4.21 Members are advised that the current arrangements for vehicles calling at the Hartlebury Trading Estate include clear road signage directing vehicles to use Crown lane, accessed directly from the A449, only, and that this current arrangement would be utilised by the applicants also.
- 4.22 With regard to the wider issue of traffic generation in this location. As previously identified, the site would be located centrally between the principal areas of waste arisings and would also be directly accessible from the primary road network (the A449, one of the principal roads within the County and part of the Worcestershire Lorry Advisory Route). Therefore, in this particular regard officers have no adverse observations to make.

Air Quality

- 4.23 Government reports produced by Defra in 2004 and the Health Protection Agency in 2009 have considered the health impact of waste incineration and concluded that they pose no material risk to health. The Health Protection Agency report concluded that since any possible health effects should they occur are likely to be very small, if detectable, studies of public health around modern, well managed municipal incinerators are not recommended.
- 4.24 The cleaned flue gases will be released from the 75m high stack to enable the emissions to be diluted in the atmosphere before reaching ground level, with concentrations of pollutants in the air being low. This Stack height takes into consideration the potential implications of wind speeds and wind direction. Such emissions will be controlled by the Environment Agency and, as previously identified, officers recommend that suitable conditions be considered by the County Council should they be minded to Approve the development.
- 4.25 Emissions from vehicles associated with the site are not considered to be issues of concern for Wyre Forest District Council, and are more likely to be issues which would warrant specific commentary from Wychavon District Council should they be so minded.

Noise and Odour

- 4.26 The process itself is not considered noisy. However cooling fans will generate some noise. Suitable planning conditions could be imposed by Worcestershire County Council to control any noise emissions should they be considered necessary. As for odour, the only source would be the waste itself. However, the applicants have advised that waste delivered to the EfW facility would be stored in a bunker within the main building, which itself will be fitted with fast-closing shutter doors.

Other Matters

- 4.27 Officers have been made aware that Worcestershire County Council has requested more information from the applicants, the extent of which is currently unclear, and as a result, upon receipt, the County Council are likely to reconsult in the future. Unless any subsequent reconsultation identifies any fundamental changes to the proposed development, officers request that delegated authority be given to the Development Manager to respond directly to any formal reconsultation that may arise.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 There are no legal or policy implications

7. RISK MANAGEMENT

- 7.1 There are no risk management issues.

8. CONCLUSION

- 8.1 Having considered the major considerations for Wyre Forest as set out above, it is concluded that a **no objection, subject to suitable conditions, response** should be returned to Worcestershire County Council.

- 8.2 Suggested conditions should relate to:

- No external lighting of the buildings.
- Vehicular access arrangements.
- Future continued air quality monitoring.

9. CONSULTEES

- 9.1 The Parish Councils of Stone, Chaddesley Corbett and Rushock, along with Stourport on Severn Town Council have all been consulted as have all Members of the Council.

10. BACKGROUND PAPERS

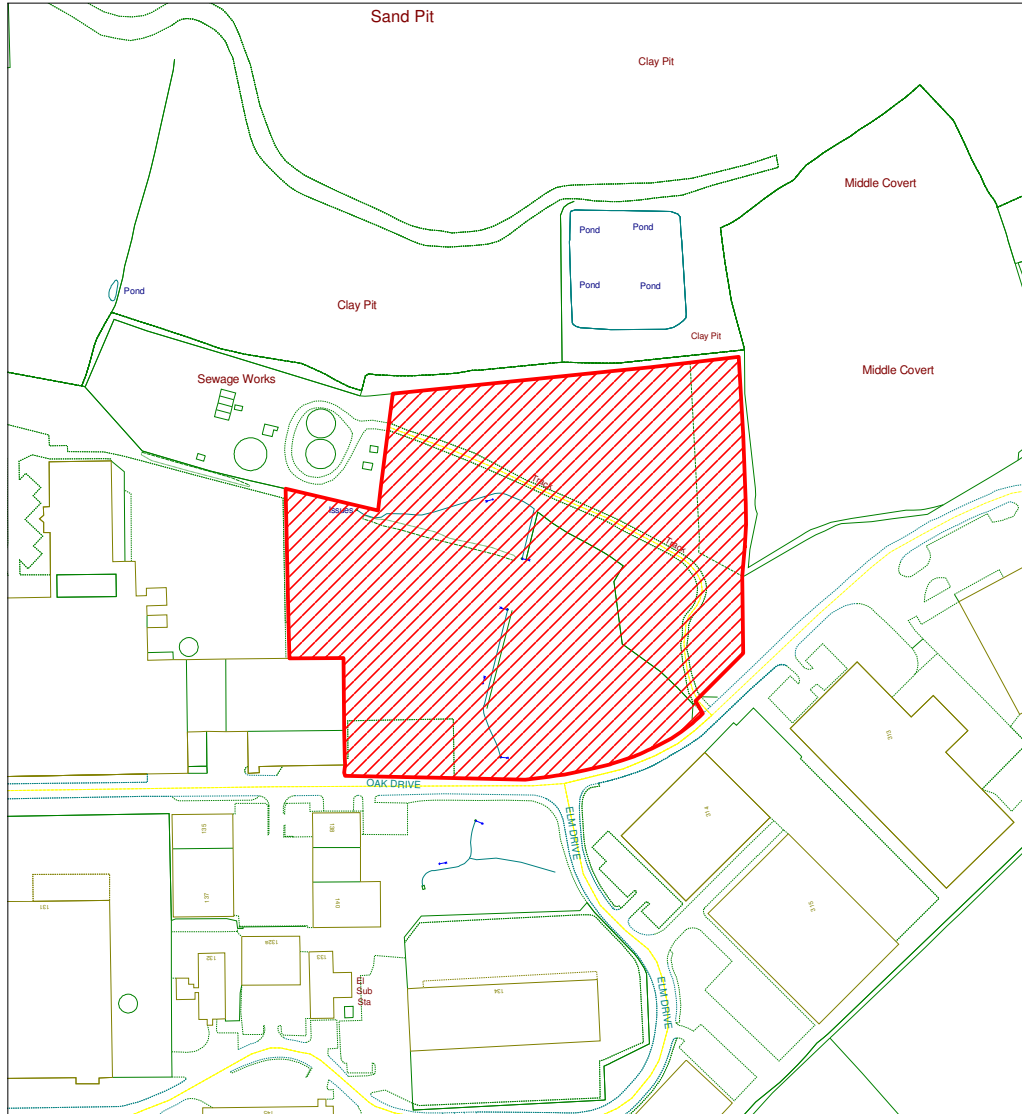
- Planning Consultation 10/0312/LPAC
- Worcestershire County Council Planning Application 10/000032
- Wychavon District Local Plan
- Worcestershire County Structure Plan
- Worcestershire Waste Core Strategy – Emerging Preferred Options Consultation (November 2009)
- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Statement 1 – Supplementary document on Planning and Climate Change
- Planning Policy Guidance 2: Green Belts
- Planning Policy 10: Planning for Sustainable Waste Management
- Planning Policy Guidance 13 – Transport
- Planning Policy Statement 22 – Renewable Energy
- Draft Planning Policy Statement: Planning for a Low Carbon Future in a Changing Climate (March 2010)

Date:- 31 August 2010

OS sheet:- SO8569NE

Scale:- 1:2500

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright (C).
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number 100018317.



Wyre Forest District Council

PLANNING AND REGULATORY SERVICES DIRECTORATE

Energy from Waste Facility

Oak Drive

Hartlebury Trading Est. DY10 4JB

Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

