



RAYNESWAY Resource Park

PLANNING STATEMENT

MAY 2009



RAYNESWAY RESOURCE PARK LIMITED
WYASTONE BUSINESS PARK
WYASTONE LEYS
MONMOUTH
NP25 3SR



CYCLAMAX
Resource Parks

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Report No.CY1039/8/PS
Date: May 2009

RAYNESWAY RESOURCE PARK

PLANNING STATEMENT

Prepared for
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RAYNESWAY RESOURCE PARK

PLANNING STATEMENT

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1.0 THE PROPOSALS

1.1 Introduction

- 1.1.1 The Raynesway Resource Park (Resource Park) is a sustainable waste management facility which produces renewable energy, increases recycling and will create 52 new jobs.
- 1.1.2 The Resource Park will be developed on an existing industrial site approximately 5km to the east of Derby city centre. Drawing CY1039/10/01 shows the location of the site. The Resource Park will be accommodated on a site with full planning permission for a large industrial building for warehouse and distribution use.
- 1.1.3 The Resource Park will accept a total of 100,000 tonnes of waste per annum for recycling and energy generation. This tonnage will be split with circa 30,000 tonnes going for sorting in the MRF and 70,000 tonnes going directly for energy recovery with around 10,000 tonnes being residual waste from the MRF post sorting to give the energy generation facility a capacity of circa 80,000 tonnes per annum.
- 1.1.4 The proposed facility will generate renewable/low carbon energy and recycle materials that would otherwise have been disposed of to landfill. The development will generate renewable electricity to supply 19,350 households in the Derby area – 21% of Derby’s households and recycle 20,000 tonnes of material.
- 1.1.5 The Resource Park has been designed to comply with the Waste Hierarchy which is a framework designed to encourage sustainable waste management.
- 1.1.6 The proposal will involve the use of an industrial building which recently received planning permission from Derby City Council to accommodate the MRF and the EGF, bringing a total of 52 jobs and over £1m of wages into the local economy.
- 1.1.7 As well as being the key tenant on the New Raynesway development the Resource Park will have the ability to provide low carbon and renewable energy to one Derby’s largest energy users as well as over 120,000 m² of commercial floorspace. The key benefits of the development are summarised below:
- **20,000 tonnes of waste recycled per annum;**
 - **Low carbon energy generation sufficient to supply 19,350 homes or 21% of Derby’s households;**
 - **94% diversion of waste from landfill;**
 - **Generation of up to 10MW low carbon energy of which 50% would be Renewable Energy;**
 - **A reduction of 63,500 tonnes (net) of CO₂ per year, equivalent to taking 27,600 cars off the road;**
 - **£48 million inward investment;**
 - **Potential to create in excess of 50 jobs.**
- 1.1.8 This document supports the planning application which has been submitted to Derby City Council for consideration. Accompanying the planning

application is an Environmental Statement which reports on the Environmental Impact Assessment undertaken in respect of the proposal.

Further details regarding the development can be found at:

www.rayneswayresourcepark.co.uk

1.1.9 A dedicated website has been designed specifically to provide information on the proposal, and seek comment and involvement from the local community.

1.2 The Applicant

1.2.1 Raynesway Resource Park Limited is a private limited company with sole aim of developing and operating the facility at Raynesway, Derby. The company is owned by Cyclamax Holdings Limited (CHL). CHL principal aim is to develop a network of Resource Parks in the UK. A Resource Park is the gateway between sustainable waste management, generation of renewable energy and economically sustainable jobs for the local community.

1.2.2 The senior management team common to both CHL and Raynesway Resource Park Limited has a track record of developing large scale, sustainable and innovative environmental projects for major plc businesses. CHL is based in Monmouth, South Wales and has a number of other Resource Park development projects elsewhere in the UK. The applicant believes that sustainable waste management does not have an impact on communities in the way historical developments have. By making decisions such as no outside handling or treatment of waste, by developing the facilities sympathetically to the locality and by targeting sustainable employment, a Resource Park can make a positive impact.

1.2.3 One of the first principles of any Resource Park is to integrate the development into the community it is located within. This focus on community scale and operation extends to ensuring that each development is a separate business entity hence the application made is in the name of Raynesway Resource Park Limited.

1.2.4 This focus on community scale and setting brings the following benefits to the development:

- Raynesway Resource Park is a stand alone business unit with its market based on the proximity principle.
- All management infrastructures, administration, employment and investment decisions will be made locally where possible thus maximising economic benefit with the community.

1.2.5 The cornerstone of the development (like all CHL Resource Parks) will be landfill avoidance and renewable/low carbon energy production. The Resource Park will eventually see this low carbon energy being used to power, heat and cool further commercial development on its site targeting sustainable employment for the local area.

1.3 The Site and Surrounding Land Uses

1.3.1 The site, identified in red on drawing CY1039/10/01 is located approximately 5 km to the east of Derby city centre. The site is situated within the unitary authority of Derby City Council.

- 1.3.2 Currently, access to the application site is from the A52 (Borrowash Bypass) via the A6005 (Derby Road). From the A6005, the main entrance to the Celanese site is by Station Road. A series of internal service roads through the operational Celanese site leads to the application site. These service roads have restricted access and are essentially private. Alternatively the main entrance to the Celanese site can be accessed from the A5111 (Raynesway Bypass) via the East Service Road, Megaloughton Lane and then Celanese Road. From the A5111 to the Celanese entrance the access route is single carriageway which serves a number of existing industrial/commercial properties.
- 1.3.3 The site is situated in an area with an extensive history of industrial activity. The site is surrounded on all sides by industrial premises or uses (as shown on drawing CY1039/10/03) with the closest residential property to the site being approximately 500 m to the north (Anglers Lane). The planning application boundary is shown on drawing CY1039/10/02 and measures 6.25 ha in size.
- 1.3.4 The proposal site was part of the wider Celanese Works which began life in 1916 manufacturing cellulose acetate. Over the years the works developed to incorporate a number of operations including a 'silk mill' and an oil cracking plant. From the early 1940s to the 1970's very little changed on the site apart from a number of lagoons and in-house waste tips for demolition wastes and furnace slag. Over the last thirty years a number of buildings have removed, but the bulk of the works is still producing and processing chemicals and acetate products. To the south of the site land has been used for stockpiling either waste products or demolition material since the 1970s.
- 1.3.5 In December 2007 Derby City Council approved an outline planning application (10/05/01719) for the erection of units for business use (Class B1), general industry (B2), storage and distribution (B8), employment uses and 2 car showrooms, associated infrastructure, bridge, formation of access, parking and landscaping on land at Raynesway, north of the Alvaston By-Pass and north of the river within Acetate Products' works, subject to a section 106 legal agreement. The indicative site layout which formed part of the submitted information identifies a number of plots on both the north and south side of the River Derwent.
- 1.3.6 In November 2008 Reserved Matters approval (code number 08/08/01177) was received for the development of a large industrial building for distribution/warehouse use, car parking and associated landscaping. The building has been identified as being of a suitable scale and design to accommodate a waste management facility as described in the planning application and accompanying environmental statement.
- 1.3.7 As part of the wider New Raynesway development an entirely new means of access has been proposed and approved. The reserved matter detail was approved in July 2008 (code number 02/08/00273). The new junction will provide a priority route for users of the A5111 and roundabouts either side of this will be linked by a bridge. From the new junction the single carriageway spine road into the development will head east, crossing the river, before entering the southern part of the existing Celanese site. A footpath and cycleway system are also included as part of the infrastructure package. The existing route through the Celanese site will be retained for emergency access only

1.4 Approved Scheme of Proposals

- 1.4.1 The building will measure approximately 213 metres by 144 metres by 14.8 metres (to the haunch) giving a usable floor space of 30,140m². 1,115m² of office space over two floors is also provided. The building is of steel portal frame construction with profile metal cladding. The roof will have four returns and is also of profile metal cladding and translucent panels for lighting purposes. The building will be fully enclosed on all four sides. The approved elevations show six roller shutter doors and 24 loading bays along the southern elevation. Within the south western corner of the building is a two-storey office and a welfare area. There is also an approved scheme of lighting for the building and external areas. The existing culvert will be diverted around the perimeter of the site.
- 1.4.2 External to the building are surfaced areas set out for vehicle parking and turning. In the south eastern and south western corners of the application site are areas of soft landscaping. Entry to the site from the spine road is via a roundabout. Immediately, on entry the internal road splits, allowing HGVs, via a gatehouse, to the identified loading area and private/staff vehicles to the designated parking area and offices. The Reserved Matters submission identifies the proposed vehicles movements associated with the distribution/warehouse use would be 3,427 daily movements. There is also provision for 202 car parking spaces, a gatehouse, an electrical substation, HGV parking. The site will be secured by a 2.4 m high security fence.
- 1.4.3 There are no public rights of way which extend into the application site.

2.0 APPLICATION PROCESS

2.1 Introduction

2.1.1 This planning statement accompanies the planning application in support of the development of the Raynesway Resource Park, which is submitted to Derby City Council under the Town and Country Planning Act 1990. Drawing CY1039/10/02 shows the area covered by the planning application boundary and the extent of the existing site.

2.1.2 The planning application for the Raynesway Resource Park consists of the following:

- Application Forms and Certificates;
- Drawings;
- Planning Statement (incorporating a Design and Access Statement);
- Environmental Statement, Drawings and Technical Appendices; and
- Non-Technical Summary.

2.2 Planning Statement

2.2.1 This planning statement has been prepared to accompany the planning application which provides background information about the proposal. The remainder of the document provides information in the following sections:

- Proposal Details (Section 3);
- Policy for the development (Section 4);
- Environmental Considerations (Section 5);
- Design and Access Statement (Section 6); and
- Summary Conclusions (Section 7).

2.3 Design and Access Statement

2.3.1 The Design and Access Statement forms part of this statement, the purpose of which is to provide an outline of the following:

- Proposed development;
- Site context;
- Design of the buildings and site; and
- Relationship of the proposal to the existing site, and wider landscape and environment.

2.4 Environmental Statement

2.4.1 The Environmental Statement (ES) presents the findings of the Environmental Impact Assessment (EIA) which has been undertaken for the development. This has been carried out in accordance with the *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999* (as amended) and is presented as a stand alone document.

2.4.2 Part II of Schedule 4 of the *EIA 1999 Regulations* specifies the following information that must be provided.

1. A description of the development comprising information on the site, design and size of the development;

2. A description of the measures envisaged in order to avoid, reduce, and if possible, mitigate significant adverse effects;
3. The data required to identify and assess the main effects which the development is likely to have on the environment;
4. An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice taking into account the environmental effects; and
5. A non-technical summary of the information provided.

2.4.3 The information as required above and further technical details of the proposal are presented in the ES, which should be read as a supporting document to the planning application. By its nature, the ES is a technical document and the EIA Regulations 1999 recognised the need to produce a Non-Technical Summary.

2.5 Non-Technical Summary

2.5.1 The Non-Technical Summary (NTS) is a stand alone document which is a summarised version of the ES, written in a non-technical language with the intention that all readers can understand the issues. It provides an easy to read summary of the proposals and findings of the Environmental Impact Assessment.

2.6 Environmental Permitting Regulations 2007

2.6.1 Whilst positive determination of the planning application will enable the development to proceed, before the MRF and EGF can operate, they will require an Environmental Permit under the Environmental Permitting (EP) Regulations 2007. The permit will be issued by the Environment Agency (EA) and a Permit application will be submitted after the submission of the planning application.

2.7 Information Availability

2.7.1 Electronic copies of all the documents referenced in 2.1.2 and submitted in respect of the planning application for the development of the Raynesway Resource Park are available at the following:

www.rayneswayresourcepark.co.uk

www.derby.gov.uk/Environment/Planning/

2.7.2 Paper format copies of the planning application, Environmental Statement and supporting information are available on request:

- Full Paper Copy - £120
- CD Copy - £20

2.7.3 All requests for hard copy information should be addressed to the following:

Raynesway Resource Park Limited
c/o Encia Environmental Ltd
Encia House
Audby Lane
Wetherby
West Yorkshire
LS22 7RD

Tel: 01937 589955
Fax: 01937 544760

3.0 DEVELOPMENT PROPOSALS

3.1 Facility Overview

3.1.1 The Raynesway Resource Park will be a gateway between sustainable waste management and generation of low carbon/renewable energy.

3.1.2 The Resource Park will comprise the following elements:

- Materials Recycling Facility (MRF);
- Energy Generation Facility (EGF);
- Office and welfare facilities; and
- Area set aside for future use.

The above principal elements are illustrated on drawing CY1039/10/05.

- **Materials Recycling Facility** - for the segregating and sorting of recyclable materials from waste, comprising a reception area, feed hopper, conveyors, picking station, ferrous/non ferrous metals separator, baler and recycle storage area.
- **Energy Generation Facility** - comprising a waste reception area for storage of waste, 4 process lines of 4 primary gasification chambers, secondary combustion chambers, conveyor/storage area for ash removal, waste heat boilers, flue gas treatment equipment, power generation area (combine heat power unit/turbine).

3.1.3 The following elements of the proposal will be external to the building and in some cases (as marked) are features already approved under the extant planning permission for the site:

- Flue stack (50m), air and materials management equipment (cooling modules and silos);
- 4 x bypass vents (projecting through the roof to 3m above the approved building's ridgeline);
- Air cooling modules for the cooling of water for re-use in steam boilers;
- Silo for the storage of sodium bicarbonate for the FGT system;
- Effluent tank (silo) for the temporary storage of boiler blowdown water prior to treatment/discharge to sewer;
- Diesel stand-by generator in the event of power loss this stand-by generator will start up to keep power running for CEMS equipment, fans, etc;
- Diesel tank for the stand-by generator and storage of the bio-diesel for the ignition stage of the primary chambers;
- Water Treatment Building for treatment of mains water (softener, descale, anti-algae additives) to go in the boilers. May be used to treat effluent waters prior to discharge to sewer;
- High voltage switch room and transformer;
- 2 x Weighbridges;
- Ancillary infrastructure (although an electricity substation exists);
- Associated parking for site operatives, office staff and visitors (already approved);
- Access and service roads (already approved); and
- Hard standing surfacing and landscape planting (already approved).

- 3.1.4 Drawing CY1039/10/05 identifies an area set aside for future use. Cyclamax Holdings Ltd will, in the future, be looking to include hydrogen economy technologies into the development of Resource Parks. These future developments will include hydrogen fuel cell technology and/or the production of an organic hydride as a fuel for internal combustion engines.
- 3.1.5 It must be stressed that these hydrogen technologies do not form part of this application. The above brief commentary acts only to clarify the layout of the building and give an indicative 'direction of travel' for the future development of Resource parks.
- 3.1.6 The facility will have a total capacity to accept and process approximately 100,000 tonnes of wastes per annum. Shown diagrammatically on drawing CY1039/10/07 this tonnage will be split with circa 30,000 tonnes going for sorting in the MRF and 70,000 tonnes going directly for energy recovery with around 10,000 tonnes being residual waste from the MRF post sorting to give the energy generation facility a capacity of circa 80,000 tonnes per annum.
- 3.1.7 The Resource Park will seek to manage predominantly industrial and commercial wastes. Although this is likely to include categories of waste which are now defined as Hazardous Waste under the Hazardous Waste Regulations 2005, which will amount to approximately 10,000 tpa. Such material will be delivered straight to the EGF. The facility will also be capable of dealing with Municipal Solid Wastes. Materials to be sorted are likely to come from retail parks, industrial premises and offices etc. that will primarily contain packaging that can be recycled. Waste that will be delivered directly to the EGF, will be material that has already been sorted e.g. from other waste transfer stations/MRF's and waste from places such as supermarkets where cardboard and plastic packaging may have been segregated at source.
- 3.1.8 All incoming waste materials will be delivered to site by road vehicles. On arrival at the site, vehicles will be weighed and recorded and directed to the relevant area of the building for unloading. All HGV vehicles will be weighed on departure from the site. All unloading activities, storage of waste materials and recyclates, recycling/sorting and energy recovery will be carried out inside the existing building. Recyclates segregated for removal off-site and any residual material required to be removed for alternative waste disposal treatment (i.e. materials unsuitable for EGF and waste by-products from this process) will be transported by road vehicles.
- 3.1.9 The EGF will generate approximately 10MW of renewable/low carbon electricity per annum or up to 40MW Thermal which is equivalent to powering 19,350 homes. This significant amount of heat can be supplied in the form of combined heat and power (CHP) to adjacent industrial units.

3.2 Materials Recycling Facility (MRF)

- 3.2.1 Waste to be sorted/recycled will be delivered to the MRF where usable waste materials will be segregated out into separate fractions of material such as plastic packaging and containers, paper, wood, metals, cardboard, glass etc. and then a final residue that cannot be recycled. The residual waste will be transferred to the EGF and deposited into bays ready for loading into the primary chambers for final treatment. The sorted fractions of recyclate will be collected and baled inside the MRF area of the building

where required, and stored internally ready for onward removal to reprocessors and recyclers.

- 3.2.2 The reception area will be contained within reinforced concrete 'push walls'. From here initial manual sorting will take place to remove any bulky items or non conforming wastes. The remaining materials will be loaded onto an in-floor conveyor. This material will be conveyed to an elevated manual picking station where plastics, paper, etc. will be picked from the conveyor belt and dropped down chutes into specific containers located below.
- 3.2.3 Metals will be separated by an over-band magnet, which will extract ferrous items, and by eddy current separator, which will extract the non-ferrous materials. Additional equipment may be installed to ensure that any paper that may contaminate either the cans or plastic lines will be removed by an "air-knife" and a ducting system will return the paper to the mixed paper conveyor. Both types of metals will be accumulated in 40 cu yd containers where they will be compacted to maximise payload.
- 3.2.4 Similarly, plastic containers may be sorted into HDPE and PET types by an automatic infra-red sensor which will recognise the type for which it is programmed, and activate a precisely aimed jet of air to eject it into the appropriate line.
- 3.2.5 Recycled materials will be stored either in bays, enclosed containers or mesh cages. A baler will be installed with the MRF to compact paper, plastics, cardboard and metals into high-density bales for ease of handling and storage, and efficient transportation. A schematic cross section of the MRF process is shown on drawing CY1039/10/09.

3.3 Energy Generation Facility (EGF)

- 3.3.1 Advance Thermal Treatment of residual waste materials which cannot be recycled will be used as a source of fuel, whereby the energy value of these materials will be recovered in order to generate and supply heat and/or electricity. A maximum of 80,000 tonnes of waste per annum will be imported to the facility for treatment.
- 3.3.2 The process chosen for the Advanced Thermal Treatment of residual waste is a sequencing batch oxidization gasification (BOS) system, utilising individual 15-tonne primary gasification chambers in a parallel line of 4 units; each line will serve one secondary combustion chamber and is capable of processing circa 20,000 tonnes per annum. Four lines (16 units) will be accommodated in the building to make up the required capacity.
- 3.3.3 The primary gasification chambers are top loaded using conventional mobile plant with telescopic handling capability. The waste will not require any pre-treatment or processing, and each chamber requires a 24hr period to achieve loading, gasification, burn down, cool down and ash removal. The gasification operations will operate on 24 hour – 7 day cycle.
- 3.3.4 Waste will be placed in sealed gasification chambers and heated under conditions where the air (oxygen) supply is restricted, resulting in a gas been driven off which is called synthesis gas (syngas). The syngas fuel is then combusted in a secondary chamber.
- 3.3.5 Heat is generated from the secondary chamber which is carried by the exhaust gas through a heat exchange boiler, where steam is generated.

The steam is used to drive a turbine, which in turn drives a generator allowing production and export of electricity. The heating and power requirements of the Resource Park can be provided by the Energy Generation Facility.

- 3.3.6 The plant will use flue gas cleaning equipment, employing the Best Available Technology (BAT) to reduce air emissions to as low as a level possible, and in compliance with the *European Waste Incineration Directive 2000/76/EC* (WID), and the requirements of the *Pollution Prevention Control Act 1999*.
- 3.3.7 WID seeks to achieve high levels of environmental and human health protection by requiring the setting and maintaining of stringent operational conditions, technical requirements and emission limit values of plants waste throughout the European Community. The proposed EGF will comply with WID.
- 3.3.8 Cooled combustion gases are drawn through a highly efficient fabric filter unit by a fan, contaminants such as nitrogen oxides, acid gases, metals and dioxins and dust are removed from exhaust gases as far as is possible before the exhaust gases are emitted to air via a flue stack. Reagents such as sodium bicarbonate are injected into the exhaust gases upstream of the filters in order to neutralise emissions to atmosphere.
- 3.3.9 Emissions to air are monitored continuously by an automatic computerised system which is designed and calibrated according to strict standards. Each flue gas cleaning plant will be provided with a continuous emissions monitoring systems (CEMS) unit that will measure the components in the flue gas.
- 3.3.10 Monitoring will also be undertaken regularly for odour, dust and litter at the boundary of the site. As all operations are to be carried out inside the building, it is unlikely that there will be occurrences of this nature. Remedial action will be carried out where the impact of odour, dust or litter is likely to cause nuisance or risk to the environment.
- 3.3.11 The main solid waste from the process is ash from the primary gasification chambers, the volume reduction from input waste fuel feed to ash production is in the order of some 94%. The ash contains contaminants in low amounts and will be collected in skips, and then sent to a specialist facility for reuse or reprocessing. Other solid wastes will result from treatment of the exhaust gases to remove contaminants. These wastes will be stored inside the building in sealed bags before dispatch to a specialist waste management facility for reuse or reprocessing before final disposal. A schematic cross section of the EGF process is shown on drawing CY1039/10/08.

3.4 Hours of Operation

Energy Generation Facility

- 3.4.1 It is proposed that the EGF will be operational over 3 shifts, operating **24 hours a day, 7 days a week**, although direct waste deliveries to the EGF will be restricted to the following times:

Delivery of Waste

- Monday to Friday 0700 hours to 2200 hours
- Saturday 0700 hours to 1300 hours

Gasification

- Monday to Sunday 24 hours

Materials Recycling Facility

3.4.2 The MRF will be operational over two shifts, the proposed hours of operation for the reception and sorting of waste materials will be as follows:

Delivery of Waste

- Monday to Friday 0700 hours to 2200 hours
- Saturday 0700 hours to 1300 hours

Processing of Waste

- Monday to Friday 0700 hours to 2200 hours
- Saturday 0700 hours to 1300 hours

3.4.3 Outside of these times, there may be a need to carry out essential maintenance on mobile or fixed plant.

3.5 Access

3.5.1 The application site has an approved access which enters the site at south western corner from proposed new spine road. The new spine road, which will provide a new crossing over the River Derwent, will link directly to the A5111 via new a junction. From here vehicles can access the A52 or the A6.

3.5.2 Although no alterations will be made to the approved site access it is proposed to install two weighbridges and a gate or barrier across the internal access to maintain site security.

3.6 Traffic

3.6.1 The operations of the Resource Park will give rise to approximately 40 commercial vehicles arriving and departing each full working day (80 vehicle movements), with the majority of movements occurring throughout a full working day (0700 to 2200). The routes that the vehicles would take to access the Resource Park will be dependent on the source of waste materials.

3.6.2 Further to the daily 80 commercial vehicle movements there will also be, as worst case scenario, an additional 104 vehicle movements. These movements will be from the staff and site operative's private vehicles. In reality however, some car trips are likely to be shared and some employees may arrive by non-car modes.

3.6.3 Due to the shift patterns to be employed by the Resource Park, these movements will be staggered over a 24 hour period and not concentrated at peak-times.

3.7 Alterations to the Approved Building and External Layout

3.7.1 For operational reasons the applicant intends to make a number of minor amendments to the southern façade of the approved building. The reserved matters approval (code number 08/08/01177) identifies 6 roller-shutter doors and 24 loading bays in the southern elevation. Due to the

internal layout of the Resource Park and the fact that vehicles will need to enter the building to deposit the waste material the existing group of four roller-shutter doors will be relocated in the southern elevation. To accommodate the relocated roller shutter doors, 7 loading bays will be lost. The other two-roller shutter doors will remain unchanged. The amendments are shown on drawing CY1039/10/6.

- 3.7.2 Four bypass vents from the Secondary Combustion Chambers will project through the roof of the building. The total height of these vents will be 20.8 metres and therefore, they will be approximately 3m above the ridgeline for the approved building. The diameter for these vents will be approximately 1.3 metres.

Ancillary Development

- 3.7.3 As part of the energy generation process, ancillary external structure requirements will include:

- 50m flue stack for final exhaust to air of combusted and treated gases;
- Air cooling modules for the cooling of water for re-use in steam boilers;
- Silo for the storage of sodium bicarbonate for the FGT system;
- Effluent tank (silo) for the temporary storage of boiler blowdown water prior to treatment/discharge to sewer;
- Diesel stand-by generator in the event of power loss this stand-by generator will start up to keep power running for CEMS equipment, fans, etc;
- Diesel tank for the stand-by generator and storage of the bio-diesel for the ignition stage of the primary chambers;
- Water Treatment Building for treatment of mains water (softener, descale, anti-algae additives) to go in the boilers. May be used to treat effluent waters prior to discharge to sewer; and
- High voltage switch room and transformer.

- 3.7.4 The cooling module would measure 25 metres by 16.7 metres by 9 metres high and the silos would be 2.6 metres in diameter and 9 metres high. The exact make and model of generator, fuel tank, switch room and transformer is yet to be determined but it is anticipated that the equipment would measure approximately 2.5 metres high by 9 metres long by 3 metres wide. Water Treatment Building would measure circa 5 metres high by 10 metres long by 3.5 metres wide. This equipment will be located along the north eastern elevation of the building occupying a proportion of a surfaced area as can be seen in drawing CY1039/10/04.

- 3.7.5 Two weighbridge units will be located at the existing gatehouse to the operational area of the building. This will serve to accurately record and check incoming waste streams, direct them to the appropriate process area and check the laden and unladen weights as vehicles enter and exit the site. A barrier across the internal road is also proposed to complete the site's security.

- 3.7.6 No other alterations to the external layout of the site as approved under permission (code Number) 08/08/01177 are proposed.

3.8 Employment

3.8.1 The development of the Raynesway Resource Park will provide up to 52 permanent and shift based jobs, and will require the following:

| Job Description | No. per Shift | No. of Shifts | Total |
|------------------------|---------------|---------------|-----------|
| General Manager | 1 | 1 | 1 |
| MRF Manager | 1 | 1 | 1 |
| ERF Manager | 1 | 1 | 1 |
| Administration Manager | 1 | 1 | 1 |
| Administrator | 1 | 1 | 1 |
| Weighbridge Operator | 1 | 1 | 1 |
| MRF Shift Supervisors | 1 | 2 | 2 |
| MRF Operatives | 8 | 2 | 16 |
| Fork Truck Driver | 1.5 | 2 | 3 |
| Baler Operative | 1 | 2 | 2 |
| ERF Engineer | 1 | 3 | 3 |
| ERF Operatives | 4 | 3 | 12 |
| ERF Loader | 1 | 3 | 3 |
| Waste Advisors | 5 | 1 | 5 |
| Total | | | 52 |

3.8.2 In total 52 employees will be required to operate, provide management and administrative support for the waste management facilities on site. There will also be a number of temporary employment opportunities generated during the adaption of the building to the intended use. Indirect employment would also arise during the phases of adaption/operations, particularly in respect of plant maintenance and the provision and use of services from local suppliers.

3.8.3 It is proposed that pending grant of planning permission and implementation of necessary development controls, the development implementation phase of the Resource Park will be completed in a minimum of 6 months.

3.9 Lighting

3.9.1 All recycling and recovery activities will be undertaken internally. Due to the design and enclosed nature of the operations within the proposed building, it is considered that there will be only limited external lighting to enable safe traffic movements on the operational hardstanding and internal access routes. Hours of working mean the site lighting will be required after dusk, during the winter months (within the permitted hours) to ensure safe working.

3.9.2 The approved building is fitted with roof lights to maximize the use of natural lighting. Windows associated with the existing office space are located in the north eastern corner of the building.

3.10 Site Security

3.10.1 The site perimeter of the site is fenced with 2.4 metre high palisade security fencing. Barrier gates will be installed part way along the access road.

3.11 Office and Welfare Facilities

3.11.1 Accommodation for administration and management staff will be provided in the existing 2 storey office space located in the south western corner of the building. Welfare facilities will also be provided for all employees in the office space. A parking area for cars, motorcycles and visitors is already provided as part of the approved scheme, as is a shelter for cycles.

3.12 Surface Water Management

3.12.1 A scheme of drainage will be implemented inside the building. This will act as a control for any potential liquid from the imported waste. The development of the Resource Park will not result in any significant alterations to the building or external surface areas as approved by the existing permission. Therefore, it is envisaged that the Resource Park will have a limited affect on the existing scheme of surface water management as approved.

3.13 Landscaping

3.13.1 A scheme of landscaping and planting has already been approved as part of the previous permission for the development of plot N and shall be implemented/maintained as set out in drawing CY1039/10/10 and as required by that permission. The approved landscaping scheme is repeated as part of this application.

3.14 Area Set Aside for Future Use

3.14.1 The development of the Resource Park is based on two phases. Phase 1 comprises the facilities proposed as part of this application; the MRF and EGF. Phase 2 will include an area for Advanced Energy Production (AEP) as identified on drawing CY1039/10/05 as an area set aside for future use. The plan for this area is currently being developed and does not form part of this application. The following brief commentary acts only to clarify the indicative 'direction of travel' for the future development of Resource parks.

3.14.2 The area of AEP will look to develop and implement at a commercial scale current demonstrator, sustainable and novel energy technologies. Phase 1 will give the requisite site designation, a suitable building and a sustainable low carbon energy source to commercialise these new technologies. This is indented to lead to high value research and commercial 'green collar' jobs and assist in making Derby a regional centre in the carbon economy. The two specific areas currently under consideration are;

- Improved electricity generating efficiency through the use of large scale static fuel cells; and
- Use of reformed Hydrogen from the syngas as a supplement for road transport fuel.

4.0 ENVIRONMENTAL CONSIDERATIONS

4.1 Introduction

4.1.1 The *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999* provides that an Environmental Statement must be prepared for projects likely to have significant effects on the environment.

4.1.2 Given the nature of the processes involved the applicant considers that the proposed development of the Raynesway Resource Park falls under Paragraph 9 and 10 of Schedule 1 of the EIA Regulations, where an EIA is mandatory:

....**9.** *Waste disposal installations for the incineration, chemical treatment (as defined in Annex IIA to Council Directive 75/442/EEC under heading D9), or landfill of hazardous waste.*

....**10.** *Waste disposal installations for the incineration or chemical treatment (as defined in Annex IIA to Council Directive 75/442/EEC under heading D9) of non-hazardous waste with a capacity exceeding 100 tonnes per day.*

4.1.3 The objective of the EIA is to identify, examine and assess the likely impacts of the Raynesway Resource Park on the environment. An ES which reports the findings of the EIA has been prepared to accompany this planning application. The EIA has addressed the following environmental considerations:

- Hydrology & Hydrogeology (inc Flood Risk)
- Ecology and Nature Conservation
- Traffic and Transport
- Contamination, Soils & Geology
- Noise and Vibration
- Air Quality & Health Impact
- Landscape and Visual
- Socio Economic Issue
- Land Use
- Archaeology and Cultural Heritage

4.1.4 Details of the full assessments carried out in respect of the above environmental considerations can be found in the accompanying Environmental Statement. It is not proposed to replicate the findings in this document. However, the findings of the EIA for the Resource Park concluded that, overall, the effects of the development are not considered to be significant as a result of the nature of the operations, design methods employed and proposed mitigation. Those impacts identified have been mitigated as a result of the iterative design process of the development, through careful consideration of emissions control and abatement techniques.

4.2 Summary of Impacts

4.2.1 Chapters 6 to 15 of the ES have considered the proposed development relative to the current baseline conditions, which exist at the application site

and surroundings. Where appropriate, mitigation measures have been proposed, and the residual effects of the development have been assessed.

- 4.2.2 Table 4.1 below presents a concise summary of the predicted residual environmental effects of the proposed development.

Table 4.1: Summary of predicted Environmental effects

| | Development Phase | Summary of predicted effects |
|-------------------------------|------------------------------|---|
| Hydrology & Hydrogeology | Construction/ Implementation | <p>Surface Water Runoff/Flooding – The Resource Park will be accommodated in an already approved industrial building, which provides the baseline for the assessment of this proposal – Impacts considered to be negligible.</p> <p>Surface Water Quality – The Resource Park will be accommodated in an already approved industrial building, which provides the baseline for the assessment of this proposal – Impacts considered to be negligible.</p> <p>Groundwater Quality – The Resource Park will be accommodated in an already approved industrial building, which provides the baseline for the assessment of this proposal – Impacts considered to be negligible.</p> |
| | Operational | <p>Surface Water Runoff – The Resource Park will use and maintain the approved drainage scheme as part of the wider New Raynesway development. It is therefore considered that the proposed development impact will be negligible.</p> <p>Surface Water Quality – When assessed against the approved scheme of drainage, it is considered that the additional control measures within the building will have a negligible impact.</p> <p>Groundwater Quality – The approved drainage scheme ensures there will be no interaction with the groundwater environment. As this scheme will be maintained it is considered the impacts will be negligible.</p> |
| Ecology & Nature Conservation | Construction/ Implementation | <p>Bats – Proposed Resource Park will be accommodated in previously approved industrial building. Considered to be Neutral impact.</p> <p>Amphibians – Proposed Resource Park will be accommodated in previously approved industrial building. Considered to be Neutral impact.</p> <p>Reptiles - Proposed Resource Park will be accommodated in previously approved industrial building. Considered to be Neutral impact.</p> <p>Badger – Proposed Resource Park will be accommodated in previously approved industrial building. Considered to be Neutral impact.</p> <p>Birds – Proposed Resource Park will be accommodated in previously approved industrial building. Considered to be Neutral impact</p> <p>Voles - Proposed Resource Park will be accommodated in previously approved industrial building. Considered to be Neutral impact</p> <p>Flora – Approved landscaping scheme to be implemented. Impact considered to be minor beneficial.</p> |
| | Operational | <p>All fauna – Decrease in vehicular movements will reduce potential disturbance – negligible impact.</p> <p>Birds – Potential for bird strike from flue stack. Given height of flue stack relative to surrounding buildings and stacks, impact considered to be negligible.</p> |

| | | |
|--------------------------------|------------------------------|---|
| Highways & Transport | Construction/ Implementation | <p>Highways Capacity – temporary operation with limited HGV movements, impacts considered to be negligible.</p> <p>Highways Safety – Implementation period will be relatively short. Impact considered negligible.</p> |
| | Operational | <p>Highways Capacity – Resource Park will create only 9% of the vehicle movements from the approved B8 use. Impact considered to be moderate beneficial.</p> <p>Highways Safety – Resource Park will create only 9% of the vehicle movements from the approved B8 use. Impact considered to be moderate beneficial.</p> |
| Contamination, Soils & Geology | Construction/ Implementation | The Resource Park will be accommodated in an already approved industrial building, which provides the baseline for the assessment of this proposal – Impacts considered to be negligible . |
| | Operational | No significant pathways for residual contamination during the operation of the Resource Park. Impacts considered to be negligible . |
| Noise & Vibration | Construction/ Implementation | <p>Noise – The Resource Park will be accommodated in an already approved industrial building, which provides the baseline for the assessment of this proposal. Impacts from plant and equipment implementation considered to be negligible.</p> <p>Vibration – Impacts considered to be negligible.</p> |
| | Operational | <p>Noise – At all of the 4 receptors predicted worst case noise levels are below ambient noise levels – impact considered to be negligible.</p> <p>Vibration - Impacts considered to be negligible.</p> |
| Air Quality | Construction/ Implementation | <p>Dust - The Resource Park will be accommodated in an already approved industrial building, which provides the baseline for the assessment of this proposal – Impacts considered to be negligible.</p> <p>Vehicle emissions - associated with the implementation of the plant and equipment are considered to be negligible.</p> |
| | Operational | <p>EGF Emissions - all within National Air Quality Objective Values for local air quality although there will be a slight increase in background levels, impacts are considered to be minor adverse.</p> <p>Vehicle Emissions – offset by potential reduction in waste vehicle miles due to co-location of MRF and EGF and reduction in vehicle movements from the approved B8 use – impact considered to be Minor beneficial.</p> <p>Global Warming – reduction of CO₂ emissions through recycling, landfill diversion and offsetting power generation from fossil fuels, impact considered to be minor beneficial.</p> |

| | | |
|--|---------------------------------|---|
| Visual Landscape | Construction/ Implementation | <p>Visual Impact – impacts will be limited to the implementation of the external equipment. The visual impact on identified receptors is negligible to minor.</p> <p>Landscape Character - impacts will be limited to the implementation of the external equipment. The visual impact on identified receptors is negligible to slight adverse.</p> |
| | Operational | <p>Visual Impact – impacts will be limited to the external equipment. The visual impact on identified receptors is negligible to minor.</p> <p>Landscape Character - it is considered that modifications to the approved building will fit into the existing industrial character of the area, overall the effect on landscape character will be negligible to minor.</p> |
| Socio-Economic | Construction/ Implementation | <p>Employment – impacts are considered to be moderate beneficial.</p> <p>Population – impacts are considered to be negligible.</p> <p>Sustainability – impacts are considered to be negligible.</p> <p>Local Economy – impacts considered to be moderate beneficial.</p> |
| | Operational | <p>Employment – impacts considered to be moderate beneficial.</p> <p>Population – impacts considered to be negligible.</p> <p>Sustainability – impacts considered to be significant beneficial.</p> <p>Local Economy – impacts considered to be moderate beneficial.</p> |
| Land Use | Construction/ Implementation | Impacts are considered to be negligible . |
| | Operational | Impacts are considered to be minor beneficial . |
| Archaeology & Historical Environment | Construction/ Implementation | Resource Park will be accommodated in previously approved industrial building. Overall impacts are considered to be negligible . |
| | Operational | Resource Park will be accommodated in previously approved industrial building. Overall impacts are considered to be negligible . |

Approach to Environmental Management and Monitoring

4.2.3 Many of the potential and residual environmental impacts identified above require formal management controls to ensure that the predicted effects are achieved. Formal management control will be ensured by the following regimes:

- Environmental Permit to be issued and regulated by the Environment Agency;
- Planning conditions within the Planning Permission to be regulated by the Planning Authority;
- An Quality Environmental Management System, (QEMS) which will be implemented by East Raynesway Resource Park Limited, and as a contractual requirement of the construction contractor(s); and
- Health and Safety Regulations.

Environmental Permit

4.2.4 An Environmental Permit (EP) will only be issued by the Environmental Agency once it is satisfied that the proposed Resource Park development poses no risk to the environment. The EP application therefore requires submission of a further detailed assessment of the key potential environmental issues such as impact on air quality, human health, noise, surface water and groundwater. The information obtained from detailed modeling studies and risk assessments will be used to inform the design, operational methods and abatement controls to be used on the site, and will be encapsulated in the permit conditions issued by the EA.

4.2.5 The permit conditions will not only regulate the day to day management of the site, but will also regulate the operational effect on the wider receiving environment. Monitoring of the site and its immediate surroundings during the operational phase is paramount to providing the information required for proper management. Monitoring schemes in respect of the potential environmental issues are therefore a key component of the EP.

Planning Permission

4.2.6 Planning permission is complementary to the EP process and takes a broader view of the proposed development in relation to the existing site and surrounding land uses. It considers aspects of the development proposals, which go beyond environmental risk, such as the aesthetic quality of the landscape.

4.2.7 Similarly, the planning permission regulates construction and operation, which are likely to have an affect both on the surrounding environment and land uses. It will also seek to monitor, review and enforce the activities, to ensure that the long-term land use management objectives of the site will be achieved.

Quality Environmental Management System

4.2.8 It is the applicant's intention, as operators of the proposed development, to work towards an established Integrated Management System (IMS) and achieving accreditation as soon as possible. The IMS will involve regular monitoring and review of all systems operated by the company, with the aim of achieving both high standards of performance and continuous improvement. Adoption of the IMS will help to ensure that the

recommendations and requirements contained in the Environmental Statement are implemented effectively.

Conclusion of the EIA

- 4.2.9 Overall the effects of the development are not considered to be significant either by way of the design and location of the Resource Park, or by virtue of the proposed operation. The impacts have been fully assessed and where appropriate mitigated as a result of an iterative design process for the development, and through careful consideration of emission controls, abatement techniques, and high quality process, architectural and landscape design.

5.0 PLANNING POLICY FRAMEWORK

5.1 Introduction

5.1.1 This section sets out the planning policies, which are relevant both to the site and the type of development proposed, giving consideration to National, Regional and Local planning policy. Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan.

5.1.2 Given the primacy of the development plan in the decision making process it is imperative that planning policies relevant to the determination of the planning application are identified and summarised.

5.1.3 In addition to local planning policy, this section summarises the main policies of relevance at a national level, which are issued by the Department for Communities and Local Government (DCLG). These include Planning Policy Statements (PPS's) and National Planning Policy Guidelines (PPG's). Firstly, however, consideration is given to the contents of the European Policy Framework for England.

5.2 European Policy

5.2.1 This section identifies the key EU Directives relevant to the proposed development and waste management facilities in general. In particular:

- The Framework Directive on Waste (75/442/EEC as amended by 91/156/EEC and 91/962/EEC;
- The Landfill Directive (1999/31/EC); and
- EU Directive on waste (2006/12/EC).

Framework Directive

5.2.2 In 1974 the Framework Directive on Waste was prepared together with subsequent amendments (91/156/EEC and 91/962/EEC) set out guidance on:

- Use of cleaner and the most appropriate technologies in both product manufacture and final disposal;
- The application of the proximity principle to waste disposal in relation to the self sufficiency of individual member states; and
- The use of waste as a source of energy.

5.2.3 The 1974 Directive has been implemented in the UK through the Environmental Protection Act 1990 and the Waste Management Licensing Regulations 1994 (and subsequent amendments).

5.2.4 The Framework Directive requires European member states to establish an integrated and adequate network of waste facilities. This should comprise all necessary waste management facilities including provision for waste transfer, storage, treatment and disposal and it should be adequate to deal as far as practicable with the full range and amount of waste arisings.

5.2.5 The Framework Directive states that the best disposal or treatment options should be located as close as possible to the origin of the generated waste. This is known as the "Proximity Principle". The provision of an adequate network of waste facilities will depend upon the types of waste generated in

a particular area. The planning system must enable and facilitate the establishment of the network through both the development plans and the development control process to cater for this demand and avoid movement of wastes over long distances.

Landfill Directive

5.2.6 The main objective of the Landfill Directive, which was adopted in July 1999 and transposed into UK Law by the Landfill Regulations 2002, is to prevent or reduce, as far as possible, the negative effects of landfilling waste on the environment and human health. The Directive requires wastes destined for landfill to be subjected to pre-treatment by "physical, thermal, chemical or biological process, including sorting that changes the characteristics of the waste in order to reduce its volume or hazardous nature, facilitate its handling or enhance recovery".

5.2.7 The Landfill Directive is the most significant influence on the manner in which wastes are treated in the United Kingdom. It includes the following key requirements:

- A phased and substantial reduction (65% by 2020) in the amount of biodegradable municipal waste being landfilled;
- The treatment of all wastes prior to landfill; and
- The implementation of the waste hierarchy of reduction, re-use, recycling, energy generation, landfill.

5.2.8 The achievement of these objectives will have a significant effect on the waste management regime in the UK.

5.2.9 The proposed Resource Park at Raynesway will reduce the amount of waste currently disposed of to landfill. Residual wastes from segregated and pre-sorted commercial and industrial waste streams will be treated via the gasification process instead of disposal via landfill. This process will recover energy via heat and electricity and will therefore enable waste to be managed higher up the waste hierarchy. The Resource Park is intended to provide a facility for managing commercial and industrial waste streams, however, the plant is capable of treating Municipal Solid Waste (MSW) locally and serves in particular the Derby area.

5.3 National Planning Policy

PPS1 – Delivering Sustainable Development

5.3.1 PPS1 sets out the overarching policies on various aspects of land use planning in England. PPS1 provides guidance on the delivery of sustainable development throughout the planning system. Paragraph 28 highlights the importance of the Development Plan in the decision making process and states that, 'Planning decisions should be taken in accordance with the development plan unless other material considerations indicate otherwise. Conversely, if the application does not accord with the plan, it should be refused unless there are material considerations indicating that it should be granted'.

5.3.2 Paragraph 21 states that:

"the prudent use of resources means ensuring that we use them wisely and efficiently, in a way that respects the needs of future generations.

This means enabling more sustainable consumption and production and using non-renewable resources in ways that do not endanger the resource or cause serious damage or pollution. The broad aim should be to ensure that outputs are maximised whilst resources used are minimised”.

5.3.3 Paragraph 27 of PPS1 states that local authorities should:

“address on the basis of sound science, the causes and impacts of climate change, the management of polluting and natural hazards, the safeguarding of natural resources; and the minimisation of impacts from the management and use of resources”.

In addition, paragraph 26 states that planning authorities should take account of the range of effects (both negative and positive) on the environment, as well as the positive effects of development in terms of economic benefits and social well being. It is considered that the proposals at Raynesway offer significant environmental and economic benefits which accord with principles of sustainable development as set out in PPS1.

Draft PPS Supplement – Planning and Climate Change

5.3.4 The consultation draft of PPS Supplement - Planning and Climate Change when finalised will supplement PPS1 by setting out how spatial planning should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences. PPS Planning and Climate Change should be read alongside the national PPS/PPG series and where there is any difference it is intended that PSS Planning and Climate Change should take precedence.

5.3.5 The emergence of the principles of sustainability as a major consideration in development control is reactionary to the challenges of climate change. This has led to a new approach by Governments and certain industries such as the waste management sector. EU Legislation, the proximity principle and the waste hierarchy have led to the emergence of alternative forms of waste management such as energy recovery facilities. It is considered that the proposals at Raynesway represent a new generation of industrial development which aims to address climate change and the associated principles of sustainability.

Decision Making Principles

5.3.6 Paragraph 7 of the proposed PPS Supplement - Planning and Climate Change states that all planning bodies should adhere to a set of principles in preparing and delivering spatial strategies, including the following:

- The planned provision for new development and its spatial distribution should contribute to mitigating climate change through improvements in carbon performance.
- New development should be located and designed to optimise its Carbon Performance and limit the likely contribution to carbon emissions. Specifically, substantial new development (over 10,000 m² usable floor area in aggregate) should be expected to consider and take into account the potential of decentralised energy supply systems based on renewable and low carbon energy.

Energy Supply

5.3.7 Paragraph 22 states that:

Planning authorities should assess their area's potential for accommodating renewable and low-carbon technologies, including for micro-renewables to be secured in new residential, commercial or industrial development. In particular, planning authorities, working closely with industry and drawing in other appropriate expertise, should:

- *In developing the core strategy, and their approach to site allocation, pay particular attention to opportunities for utilizing and expanding existing decentralised energy supply systems, and fostering the development of new opportunities for decentralised energy from renewable and low-carbon energy sources to supply proposed and existing development;*
- *Consider allocating sites for renewable and low-carbon energy sources, and supporting infrastructure, taking care to avoid stifling innovation;*
- *Look favourably on proposals for renewable energy, including on sites not identified in development plan documents;*
- *Not require applicants to demonstrate either the overall need for renewable energy and distribution or for a particular proposal for renewable energy to be sited in a particular location;*
- *Avoid policies that set stringent requirements for minimising impact on landscape and townscape if these effectively preclude the supply of certain types of renewable energy, and therefore other than in the most exceptional circumstances such as within nationally recognised designations, avoid such restrictive policies; and*
- *Ensure that a significant proportion of the energy supply of substantial new development is gained on-site and renewably and/or from a decentralised, renewable or low carbon, energy supply.*

5.3.8 Draft PPS – Planning and Climate Change goes on to say:

In setting out in a development plan document their policy for a significant proportion of the energy supply of substantial new development to be gained on-site and renewably and/or from a decentralised, renewable or low-carbon, energy supply, planning authorities should:

- *Have regard to the overall costs of bringing sites to the market and the desirability of avoiding any adverse effect on the development needs of communities;*
- *Ensure the proposed approach is consistent with securing the expected supply and pace of housing development showing the housing trajectory required by PPS3;*
- *Make realistic assumptions on the availability of renewable and low-carbon technologies and applicable thresholds for their viable delivery;*
- *Consider the contribution to be made to meeting the energy performance requirements for new buildings set through Building Regulations;*
- *Bear in mind that off-site but localised generation and supply of energy may be more effective in reducing carbon emissions, and build flexibility into their policies for where there is demonstrably the case because local networks are, or will be, available for connection;*

- *Consider the potential for on-site renewable energy supplies to meet wider needs; and,*
 - *In proposing increases in the proportion of energy supply to be gained on-site and renewably and/or from a decentralised, renewable or low-carbon, energy supply, set out a clear and realistic timeline for when the new standard will be applied so as to allow proposed new development.*
- 5.3.9 The PPS Supplement also states that an application for planning permission to develop a proposal that will contribute to the delivery of the Key Planning Objectives set out in this PPS and is consistent with the development plan, should expect expeditious and sympathetic handling of the planning application.
- 5.3.10 Paragraph 34 of PSS Supplement – Planning and Climate Change states that:
- Applicants for planning permission for substantial new development should through their Design and Access Statement demonstrate in broad terms how the proposed development will comply with the target carbon emission rate applicable through Building Regulations. In particular, applicants should explain the contribution to be secured through decentralised energy supply systems including from on-site renewable sources.*
- 5.3.11 It is considered that the proposed Resource Park at Raynesway represents a new generation of industrial development which will meet the objectives set out in Draft PPS Supplement - Planning and Climate Change, in particular with regard to providing a decentralised energy supply system based on renewable and low carbon energy comprising combined heat and power derived from the recovery of energy from waste.
- 5.3.12 In addition to the Resource Park positively contributing to climate change by displacing fossil fuels and recycling waste that would have gone to landfill, in this location, the proposed development can potentially provide CHP to adjacent industrial users. The site is accessible by sustainable (public) transport for those who are visiting or employed at the site. It is also considered that the site is highly suitable for a facility of this type, located in an area of business, employment, warehousing and industry. The renewable energy and landfill diversion components of the site aim to treat residual materials as a resource not a waste, which can generate environmental, social and economic benefits for Derby.
- PPS 9 – Biodiversity and Geological Conservation**
- 5.3.13 Plan policies and planning decisions should be based upon up-to-date information about the environmental characteristics of their areas. These characteristics should include the relevant biodiversity and geological resources of the area. In seeking to keep environmental characteristics under review local authorities should assess the potential to sustain and enhance those resources.
- 5.3.14 Plan policies and planning decisions should seek to maintain or enhance or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance and the wider environment.

- 5.3.15 Plan policies on the form and location of development should take a strategic approach to the conservation and enhancement of biodiversity and geology, and recognise the contributions that individual sites and areas make to conserve these resources within the wider environment.
- 5.3.16 Subject to other planning considerations, development seeking to conserve or enhance the biodiversity and geological conservation interests of the area and/or the immediate locality should be permitted.
- 5.3.17 Local planning authorities should consider whether proposed developments can be accommodated without causing harm to biodiversity and geological conservation interests. Where there may be significant harmful effects, local planning authorities will need to be satisfied that any reasonable alternative sites that would result in less or no harm have been fully considered.
- 5.3.18 Where development will result in unavoidable and significant adverse impacts on biodiversity and geological conservation, planning permission should only be granted where adequate mitigation measures are put in place. Local planning authorities should normally seek appropriate measures to compensate for any harm, which cannot be prevented or mitigated. Development plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development.
- 5.3.19 The proposed Resource Park will be accommodated within an approved industrial building located within an extensive industrial location. An assessment of ecological receptors has been undertaken in accordance with relevant guidance and concludes that the proposal would not have a significant negative impact on local biodiversity.

PPS10 – Planning for Sustainable Waste Management

- 5.3.20 PPS10 sets out the requirements for local authorities to observe in the forward planning and future provision of waste management infrastructure and in producing development and planning strategies. Paragraph 1 of PPS10 states that the overall objective of Government policy on waste, as set out in the strategy for sustainable development, is to protect human health and the environment by producing less waste and by using it as a resource wherever possible.
- 5.3.21 One of the Key Planning Objectives of PPS10 states that all planning authorities should

“deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for”.

The key planning objectives also requires waste to be managed at the closest appropriate facility to its place of origin. Given the site’s industrial location, proximity to a large urban area and that the Resource Park proposal includes processes for the recycling and the recovery of energy from waste, it is considered that the Raynesway proposal reflects the key planning objectives of PPS10.

- 5.3.22 In relation to the above, paragraph 17 of PPS10 states that waste planning authorities should identify in Development Plan Documents (DPD's) sites and areas suitable for new or enhanced waste management facilities for the waste management needs of their areas. Paragraph 17 also states that local authorities should identify the type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area, taking care to avoid stifling innovation in line with the waste hierarchy. Details of the Derbyshire Minerals and Waste Development Framework are discussed in paragraph 5.8.1 of this chapter.
- 5.3.23 It should be noted that the process of assessing the Best Practicable Environmental Option is no longer required for individual waste developments. This requirement has largely been replaced by the use of Sustainability Appraisals which are applied to the all development plans to ensure compliance with the EU Directive on Strategic Environmental Assessment 2001.
- 5.3.24 Paragraph 20 of PPS10 states that in searching for sites and areas suitable for new or enhanced waste management facilities, waste planning authorities should consider:
- Opportunities for on-site management of waste where it arises;
 - A broad range of locations including industrial sites, looking for opportunities to co-locate facilities together and with complementary activities (reflecting the concept of resource recovery parks).
- 5.3.25 Paragraph 35 of PPS10 states that:
- "Waste management facilities in themselves should be well designed, so that they contribute positively to the character and quality of the area in which they are located. Poor design is in itself undesirable, undermines community acceptance of waste facilities and should be rejected".*
- 5.3.26 The proposed Raynesway Resource Park will occupy a recently approved and constructed industrial building. As all the waste management operations will be carried out within the building and it is not intended to make any major alterations to the appearance of the building, it is considered there will be no significant negative impact on the appearance of the building or local visual amenity.
- 5.3.27 In addition, PPS10 states that local authorities should *"give priority to the re-use of previously developed land which meets two objectives"*. The proposed Resource Park groups complementary waste management activities together as a co-located integrated facility on a previously developed and currently under utilised site which meets the two objectives and principles set out in PPS10. Paragraph 38 of PPS10 states that applicants for planning permission to develop waste management facilities should expect expeditious and sympathetic handling of planning applications on sites and in locations identified in development plan documents, where their proposals reflect the planning strategy for waste management and policies set out in the development plan.

PPS22 – Renewable Energy

- 5.3.28 Planning Policy Statements 22 sets out national land use policy for technologies such as energy from waste (but not energy from mass incineration of domestic waste), onshore wind generation, hydro,

photovoltaics, passive solar, biomass and energy crops, and landfill and sewage gas.

The Government's Objectives

- 5.3.29 The Government's energy policy, including its policy on renewable energy, is set out in the Energy White Paper. This aims to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies.
- 5.3.30 The development of renewable energy, alongside improvements in energy efficiency and the development of combined heat and power, will make a vital contribution to these aims. The Government has already set a target to generate 10% of UK electricity from renewable energy sources by 2010. The White Paper set out the Government's aspiration to double that figure to 20% by 2020, and suggests that still more renewable energy will be needed beyond that date.
- 5.3.31 Increased development of renewable energy resources is vital to facilitating the delivery of the Government's commitments on both climate change and renewable energy. Positive planning which facilitates renewable energy developments, can contribute to all four elements of the Government's sustainable development strategy which are:
- Social progress which recognises the needs of everyone – by contributing to the nation's energy needs ensuring all homes are adequately and affordably heated; and providing new sources of energy in remote areas;
 - Effective protection of the environment – by reductions in emissions of greenhouse gases and thereby reducing the potential for the environment to be affected by climate change;
 - Prudent use of natural resources – by reducing the nation's reliance on ever-diminishing supplies of fossil fuels; and
 - Maintenance of high and stable levels of economic growth and employment – through the creation of jobs directly related to renewable energy developments, but also in the development of new technologies. In rural areas, renewable energy projects have the potential to play an increasingly important role in the diversification of rural economies.
- 5.3.32 PPS22 states that local planning authorities should adhere to the following principles in their approach to planning for renewable energy:
1. Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily.
 2. Regional spatial strategies and local development documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. Regional planning bodies and local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, locational requirements and the potential for exploiting them subject to appropriate environmental safeguards.
 3. At the local level, planning authorities should set out the criteria that will be applied in assessing applications for planning permission for renewable energy projects. Planning policies that rule out or place

- constraints on the development of all, or specific types of, renewable energy technologies should not be included in regional spatial strategies or local development documents without sufficient reasoned justification. The Government may intervene in the plan making process where it considers that the constraints being proposed by local authorities are too great or have been poorly justified.
4. The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.
 5. Regional planning bodies and local planning authorities should not make assumptions about the technical and commercial feasibility of renewable energy projects (e.g. identifying generalised locations for development based on mean wind speeds). Technological change can mean that sites currently excluded as locations for particular types of renewable energy development may in future be suitable.
 6. Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small.
 7. Local planning authorities, regional stakeholders and Local Strategic Partnerships should foster community involvement in renewable energy projects and seek to promote knowledge of and greater acceptance by the public of prospective renewable energy developments that are appropriately located.
 8. Development proposals should demonstrate and environmental economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location scale, design and other measures.
- 5.3.33 PPS22 states that the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.
- 5.3.34 PPS22 also states in paragraph 8 that Local Planning Authorities may include policies in local development documents that require a percentage of the energy to be used in new residential, commercial or industrial developments to come from on-site renewable energy developments. Such policies:
- “(i) Should ensure that requirements to generate on-site renewable energy is only applied to developments where the installation of renewable energy generation equipment is viable given the type of development proposed, its location and design.”*
- 5.3.35 The Raynesway Resource Park will contribute to achieving the aims and principles PPS22 with the development of a renewable energy generating capacity which will be available for exporting to surrounding industrial units. The proposed Resource Park will also contribute to achieving the Government’s targets for generating 10% of UK electricity from renewable energy sources by 2010, and the aspiration to double this figure to 20% by 2020.

PPS23 – Planning and Pollution Control

- 5.3.36 Planning Policy Statement 23 (PPS23) applies exclusively to England only. PPS23 considers issues relating to pollution control and potential impacts on the quality of land, air or water health arising from development.
- 5.3.37 PPS23 states that the planning system plays a key role in protecting and improving the natural environment, public health and safety, and amenity, for example by attaching mitigating conditions to allow developments which would otherwise not be environmentally acceptable to proceed.
- 5.3.38 Contaminated land is also addressed in PPS23 which states that it is central to the achievement of sustainable development urban and rural regeneration of previously developed sites. The wider New Raynesway development on which the proposed Resource Park is located has been subject to historical industrial development such as chemical processing.
- 5.3.39 PPS23 also sets out the roles of the planning authority in development control and the role of the EA through Environmental Permitting Regulations.
- 5.3.40 The planning system guided by PPS23 focuses on whether a development itself is an acceptable use of the land and the impacts of those uses rather than the control of processes or emissions themselves. Development control decisions on individual planning applications, particularly those for potentially polluting processes can have an immediate impact on the local environment, human health and well being. Planning and pollution control systems are separate but complementary.
- 5.3.41 Conversely pollution control is concerned with preventing pollution through the use of measures to prohibit or limit the release of substances to the environment from different sources to the lowest practicable level. The proposed development will be subject to separate pollution controls through the Environmental Permitting process administered by the Environment Agency, the statutory pollution control regulator for England and Wales.

PPS 25 – Development and Flood Risk

- 5.3.42 Planning Policy Statement 25 sets out Government policy. It aims to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. In the case of new developments the policy aims to make the development safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
- 5.3.43 PPS 25 outlines the requirements for a Flood Risk Assessment (FRA) to be conducted on new developments over a defined size. A flood risk assessment is required for development proposals of 1 hectare or greater in Flood Zone 1 and for all proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency.
- 5.3.44 A FRA is also required for any development, other than minor development, in a designated critical drainage area, which has been notified to the Local Planning Authority by the Environment Agency.

5.3.45 The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the design of surface water management systems including Sustainable Drainage Systems (SUDs) and address the requirement for safe access to and from the development in areas at risk of flooding.

5.4 Waste Strategy for England 2007

5.4.1 The Waste Strategy for England 2007 (WSE 2007) builds on the principles set out in Waste Strategy 2000 but introduces additional steps, aiming to address key challenges for the future of waste management in England.

5.4.2 The Government's key stated objectives are:

- Decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use;
- Meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020;
- Increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste'
- Secure the investment of infrastructure needed to divert waste from landfill and for the management of hazardous waste; and
- Get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.

5.4.3 The overall impact of this strategy is expected to be an annual net reduction in global greenhouse gas emissions from waste management of at least 9.3 million tonnes of carbon dioxide equivalent per year compared to 2006 (equivalent to the annual use of around 3 million cars).

5.4.4 The Waste Strategy 2007 states that the Government will shortly be setting a new national target for the reduction of commercial and industrial waste going to landfill. On the basis of the policies set out in *Waste Strategy for England 2007*, levels of commercial and industrial waste landfilled are expected to fall by 20% by 2010 compared to 2004.

5.4.5 A greater focus on waste prevention will be recognised through a new target to reduce the amount of household waste not re-used, recycled or composted from over 22.2 million tonnes in 2000 to 15.8 million tonnes in 2010 (a reduction of 20%), with an aspiration to reduce it to 12.2 million tonnes in 2020 (a reduction of 45%). This is equivalent to a reduction in the weight of waste produced by each person of 50% (from 450kg per person in 2000 to 225 kg in 2020).

5.4.6 Waste Strategy for England 2007 seeks to move to a more efficient recovery of materials and energy, and increased investment in collection, sorting, reprocessing and treatment facilities by local authorities and businesses. The proposed Resource Park will provide Derby and the surrounding area with improved waste management infrastructure and waste treatment options.

5.4.7 The Waste Strategy also states that recovering energy from waste which cannot sensibly be reused or recycled is an essential component of a well balanced energy policy. The Waste Strategy highlights the importance of maximising energy generation from waste which cannot be recovered. As part of the proposal at Raynesway, waste destined for the EGF is residual waste separated from materials more suitable for recycling.

5.4.8 The government's Energy White Paper sets out proposals for greater support for technologies such as anaerobic digestion, gasification and pyrolysis. The proposed Resource Park aims to utilise new waste technologies and methods in waste management and as such will implement gasification technology as its preferred process.

5.5 East Midlands Regional Waste Strategy (2006)

5.5.1 The Regional Waste Strategy for the East Midlands sets out the following principles and priorities:

- To work towards zero growth in waste at the Regional level by 2016;
- To reduce the amount of waste landfilled in accordance with the EU Landfill Directive;
- To exceed Government targets for recycling and composting; and
- To take a flexible approach to other forms of waste recovery.

5.5.2 It is considered that the proposed Resource Park would contribute to the strategic aims of the Regional Waste Strategy. The proposed development would provide an integrated facility to manage waste arisings from local businesses further up the waste hierarchy thus avoiding landfill as an option.

5.6 East Midlands Regional Plan (Regional Spatial Strategy)

5.6.1 The East Midlands Regional Plan (RSS8) provides a broad development strategy for the East Midlands up to 2021. The spatial strategy focuses on a wide range of environmental and development topics such as natural and cultural resources which include new targets for waste reduction and management, renewable energy and energy efficiency. It also sets out guidance for local authorities in the creation of their development plans. The current Regional Plan was adopted on 12 March 2009.

5.6.2 Policy 1 sets out regional core objectives that all Development Plans, Local Development Frameworks, Transport Plans and Economic Development Plans should seek. Regional core objectives of Policy 1 include:

- i) to reduce the causes of climate change by minimising emissions of CO₂ through:*
- *Maximising 'resource efficiency' and the level of renewable energy generation*

5.6.3 The proposed Resource Park will increase recycling of industrial/commercial waste streams in the Derby area, thereby maximising resource efficiency. Where materials cannot be used for onward reprocessing and recycling, they will be utilised in the generation of renewable/low carbon energy. These features of the proposed development meet the regional core objectives of Policy 1.

5.6.4 Policy 3 states that:

"In assessing the suitability of sites for development priority should be given to making best use of previously developed land and vacant or under-used buildings in urban or other sustainable locations ..."

5.6.5 The Raynesway Resource Park will be accommodated within an existing building, situated on identified employment land which had legacy of contamination from the previous industrial uses. It is therefore considered that it meets with the requirement of Policy 3 of the Regional Plan.

5.6.6 Paragraph 3.3.66 of the Regional Plan states:

"When identifying sites for waste management facilities, Waste Planning Authorities should consider the potential synergies with existing land uses such as existing and former industrial land, redundant mineral workings and sewage treatment works, as well as other criteria identified in PPS10."

5.6.7 As the Resource Park will be accommodated within an approved industrial building in close proximity to waste producers and energy users, it is considered that the proposal reflects the intentions of Regional Plan.

5.6.8 Policy 34 requires consideration of the region's strategic river corridors including specific to this application, the River Derwent. It states that development plans should seek to protect and enhance the river corridors named and states that actions should be coordinated to manage flood risk. The approval of the wider New Raynesway development has considered the presence of the River Derwent in great detail and has a number of proposed protection and enhancement measures in terms of the environment along the River Derwent; measures which the proposed Resource Park will retain.

5.6.9 Policy 35 provides for 'a Regional Approach to Managing Flood Risk'. It states that development:

"...should not be permitted if, alone or in conjunction with other new development, it would:

- be at unacceptable risk from flooding or create such an unacceptable risk elsewhere;*
- inhibit the capacity of the floodplain to store water;*
- impede the flow of floodwater in a way which would create an unacceptable risk elsewhere;*
- have a detrimental impact upon infiltration of rainfall to ground water storage;*
- otherwise unacceptably increase flood risk; and*
- interfere with coastal processes."*

The wider New Raynesway development has considered the mitigation measures required in terms of environmental protection and flood risk and these have been approved and implemented as part of the wider scheme.

5.6.10 Policy 38 of the RSS8 states:

"All relevant public and private sector organisations, including manufacturing, importing and packaging firms, should work together to implement the Regional Waste Strategy and promote policies and

proposals that will result in zero growth in all forms of controlled waste by 2016 and waste being treated higher up in the 'waste hierarchy' set out in the National Waste Strategy (Waste Strategy for England 2007)"

5.6.11 The Resource Park will employ 5 waste advisors who will work with local businesses with the aim of reducing waste disposal by reusing materials where possible. The Resource Park will have a MRF as a key component to the development and residual wastes will be disposed of by gasification with energy recovery. The Resource Park development will therefore meet with the objectives of Policy 38 of RSS8 by providing services and facilities to ensure that waste is managed as high up the waste hierarchy as possible.

5.6.12 Policy 40 sets out regional priorities for low carbon energy generation. It states that:

"Local Authorities, energy generators and other relevant public bodies should promote:

- *the development of Combined Heat and Power (CHP) and district heating infrastructure necessary to achieve the regional target of 511 MWe by 2010 and 1120 MWe by 2020; and*
- *the development of a distributed energy network using local low carbon and renewable resources.*

In order to help meet national targets low carbon energy proposals in locations where environmental, economic and social impacts can be addressed satisfactorily should be supported."

5.6.13 The Raynesway Resource Park will have a gross power rating of approximately 10MW. Approximately 1MW maybe utilised by the Resource Park itself (known as a parasitic load). However, calorific value of biodegradable content of 50% set by Ofgem needs to be taken into account to derive the net renewable electricity production from the Resource Park.

5.7 Sub-Regional Planning Policy

5.7.1 The Derby and Derbyshire Joint Structure Plan was adopted in 2001 and sets out the strategic planning policy framework. Since the introduction of the Planning and Compulsory Purchase Act 2004, a new system of development plans has been initiated. As a result, the majority of the Joint Structure Plan's policies have been replaced by the policies of the RSS. However, a small number have been saved on a temporary basis.

5.7.2 *ENV4: Environmental Priority Areas* is the only relevant saved policy of the Joint Structure Plan, it requires that:

Measures will be taken to conserve or enhance the environment. Priority will be given to the conservation or enhancement of the environment in:

4) The corridors of the rivers Etherow, Goyt, Sett, Derwent, Erewash, Trent and Rother and their tributaries

7) Green Wedges and other open breaks identified for protection in local plans.

5.7.3 Potential pollution, nuisance and visual impacts are fully considered in Chapters 9, 10, 11 and 12 of the ES. All assessments conclude that the development will not give rise to significant environmental effects and therefore the requirements of Policy ENV4 are met.

5.8 Local Planning Policy

5.8.1 The Planning and Compulsory Purchase Act 2004 introduced a new system for development plans in England and Wales. It requires the preparation of local level Local Development Frameworks (LDFs) which pay due regard to the relevant Regional Spatial Strategies (in this case RSS8). LDFs will replace the existing system of Structure Plans and Local Plans over the next 3-5 years.

The Derby and Derbyshire Waste Local Plan (Adopted 2005)

5.8.2 The Derby and Derbyshire Waste Local Plan (Adopted 2005) is to be saved for at least 3 years and will be replaced by other parts of the development plan as they become adopted.

5.8.3 The following Waste Local Plan Policies are considered of relevance to the proposed development:

Policy W1b: Need for Development

Policy W1b states that "Waste development will be permitted if the development would help to cater for the needs of the local area, in terms of quantity, variety and quality, as part of an integrated approach to waste management."

Waste development catering primarily for the needs of other areas will be permitted only if:

- *The development would satisfy a need which could not realistically be met closer to the source of the waste; and*
- *The development would contribute to an integrated system of waste management.*

In order to maintain a sufficient number and range of sites suitable for different waste management developments in Derbyshire, the need for development must be established via future waste arisings.

5.8.4 The need for waste management facilities in the area is established in the East Midlands Regional Plan, the Derby and Derbyshire Waste Local Plan, and the Technical Paper Assessment of Need for Waste Facilities (September 2007). The need for treatment and disposal capacity for Commercial and Industrial Wastes and is discussed more fully in Chapter 5 of the ES. It is also considered that given the range of facilities identified as part of the Resource Park, the proposal would satisfy the objectives of policy W1b.

5.8.5 Policy W2 *Transport Principles* requires that:

Waste development which would be likely to result in an overall significant increase in the number or distance of waste-related journeys for people, materials or waste or would not provide or utilise a choice of

transport modes for people, materials or waste will not be permitted if there is a practicable, environmentally better alternative.

5.8.6 Chapter 8 demonstrates that there is a significant reduction in the proposed HGV movements compared to those of the approved warehouse/distribution use (under outline permission 10/05/01719 and reserved matter approval 08/08/01177). The co-location of the MRF and the EGF at the site will result in a net reduction of waste related vehicle journeys in the city, the proposed Resource Park therefore meets the requirements of Policy W2. Traffic and transport has been considered in detail in Chapter 8 of the ES.

5.8.7 Policy W5 *Identified Interests of Environmental Importance* requires that:

Proposals for waste development which might affect identified interests of environmental importance will be assessed in the light of:

the level of protection merited by the character and status of the interests; and the likely impact of the development on the interests.

Waste development will be permitted only if, in the context of the assessment, the development would not materially harm the identified interests.

5.8.8 The relevant chapters of the ES demonstrate that areas of identified environmental importance will not be adversely affected by the proposed Resource Park. The requirements of Policy W5 are therefore satisfied. Ecology and nature conservation has been discussed in detail in Chapter 7 of the ES.

5.8.9 Policy W6 *Pollution and Related Nuisances* requires that:

Waste development will be permitted only if the development would not result in material harm caused by contamination, pollution or other adverse environmental or health effects to:

- *people or communities;*
- *the site of the development;*
- *nearby land uses; or*
- *the wider environment.*

5.8.10 All proposed waste management operations will be carried out within the building which will give greater control over potential forms of environmental nuisance. The proposal includes a comprehensive range of good practice procedures and abatement facilities which will prevent the potential for any negative impacts being experienced beyond the site boundary. Having particular regard to emissions to air from the energy generation facility, chapter 11 of the Environmental Statement demonstrates that the facility can operate within acceptable limits. Therefore the requirements of Policy W6 are met.

5.8.11 Policy W7 *Landscape and Other Visual Impacts* requires that:

Waste development will be permitted only if:

- *the appearance of the development would not materially harm the local landscape or townscape and would respect the character and local distinctiveness of the area; and*
- *the development would be located and designed to be no larger than necessary and to minimise its visual impact on or to improve the appearance of the townscape or landscape.*

5.8.12 Potential landscape and visual impacts of the proposed Resource Park are considered in Chapter 12 of the ES. As the waste management operations will be accommodated within an approved industrial building, the assessment concludes that the proposed alterations to the site i.e. the flue stack, bypass vents and external equipment will not materially harm the local landscape character.

5.8.13 Policy W8 *Impact of the Transport of Waste* requires that:

Waste development will be permitted only if:

The methods and routes of waste transport will not cause significant disturbance to the environment, people or communities;

The transport network is adequate to accommodate the traffic which would be generated; and

The proposed access arrangements and the impact of the traffic generated will not be detrimental to road safety.

5.8.14 The Chapter 8 of the ES identifies that the approved improvements to the local highway network as part of the wider New Raynesway development was of a sufficient capacity and standard to accommodate the type of number of vehicle movements associated with the approved warehouse/distribution use. As the Resource Park would generate significantly less vehicle movements than the approved B8 use, the assessment concludes that the improved transport network has sufficient capacity to accommodate the proposed HGV movements and that such movements would not be detrimental to road safety.

5.8.15 Policy W9 *Protection of Other Interests* requires that:

Waste development will be permitted only if the development would not affect other land uses to the extent that it would materially impede or endanger the social or economic activities or interests of the community.

5.8.16 Socio-economic factors and land use impacts associated with the proposed Resource Park are assessed in Chapters 13 and 14 of the ES and conclude that adjacent land use will not be materially affected and that there are a number of socio-economic benefits associated with the Resource Park development. In fact the developer of the wider New Raynesway proposal is using the Resource Park as a sales tool to attract further businesses to the area.

Preferred Options Report for the Derby and Derbyshire Waste Sites Development Plan Document 2007

5.8.17 Derbyshire County Council and Derby City Council, as Waste Planning Authorities, began the preparation of a Waste Site Allocations Development Plan Document (DPD) for Derbyshire. The preferred options report was

published in November 2007 for consultation. It outlined potential sites for waste management where waste management development can take place (where planning permission is likely to be granted), subject to policies described in the Minerals and Waste Development Framework.

- 5.8.18 In 2008, prior to the preparation of draft submission document and in order to have confidence about the 'soundness' of the Waste Site Allocations DPD, Derby City and Derbyshire County Council commissioned an independent 'critical friend' review of the work carried out so far. The main finding of the review was that, if the DPD preparation process were to be progressed to public examination, there would be a high risk that they would be found to be unsound by an inspector. The prime reason for this was that the councils had not already put in place suitable adopted Core Strategy DPD. In view of this, the Critical Friend Report recommended that the authorities should halt work on the Waste Site Allocations DPD and instead bring forward work on Waste Core Strategy. This recommendation was supported by legal advice which the Councils subsequently received.
- 5.8.19 Prior to the findings of the Critical Friend Review the development plan document contained preferred options for a wide range of preferred sites for waste management development to which the authorities carried out a process of continuous consultation with an increasing number of people and organisations who expressed an interest in the DPD. The consultation process took place over a 2 year period from 2005 – 2007. This was undertaken in accordance with the commitments in the councils' Statement of Community Involvement (that is to go further than the minimum statutory consultation requirements).
- 5.8.20 The preferred sites and policies of the DPD were independently appraised for their achievement of sustainability objectives as reported in the following documents (including appendices) which together form a comprehensive Sustainability Appraisal and Strategic Environmental Assessment:
- Sustainability Appraisal Vol 1 – Main Report
 - Sustainability Appraisal Vol 2 – Issues and Options Review
 - Sustainability Appraisal Vol 3 – Scoping Report
- 5.8.21 With the above in mind and whilst the assessment of the sites was found to be technically sound, Derby City and Derbyshire County Council's published a '*Statement to Assist Applicants in Preparing Planning Applications for Waste Management Development*' in December 2008. The Statement builds on the work of the halted DPD and identifies sites to which it suggests the main local constraints and planning considerations an applicant may need to consider.
- 5.8.22 The Statement identifies land on which the application site is part of as '*East of Raynesway, Spondon, Derby*'. An extract from the Statement relating to the application site can be found in Appendix 4.1 of the ES. Specifically, the Statement suggest:

Potential Waste Management Developments

Development with similar characteristics to these waste management types: 2, 3, 4, 5a, 6a, 7 & 10 (In-Vessel Composting, Anaerobic Digestion, Mechanical Biological Treatment, Recycling Factory, Indoor Transfer Station, Energy from Waste, Resource Recovery Park).

- 5.8.23 The Statement also makes the following points:

Most of the land south of the river is undeveloped. The City of Derby Local Plan proposes that the land north (outside the sewerage works) and south, should be developed with a mix of uses, including industry, and that a river crossing should be provided, linking with the Alvaston bypass. The plan stresses the need to protect the high natural history importance of the river and its banks. There is a planning permission south and north-east of the river for B1, B2, B8, car showrooms and infrastructure.

- 5.8.24 The Statement does not form part of the development plan, but does provide a useful assessment tool as part of identifying potential sites suitable for waste management.

Emerging Derby Development Framework

- 5.8.25 Derby City Council began some initial work on the Core Strategy document in September 2005. However, it is apparent that the requirements for developing the evidence base, generating issues and testing options before Preferred Options stage are much more demanding than initially thought. In view of the recent adoption of the East Midlands Regional Plan, Derby City Council began consultation on a Core Strategy – Issues and Ideas paper in late February 2009. This first stage will help shape the development of options for what the Core Strategy will cover. The consultation period runs to early May 2009.

City of Derby Local Plan Review (adopted 2006)

- 5.8.26 The City of Derby Local Plan Review was adopted in January 2006 and has been saved for a period of three years. Beyond this period the policies of this plan will be gradually replaced by those of the Derby Development Framework. Although the City of Derby Local Plan Review does not contain any waste policies, it does contain policies specific to the application site and relevant non-waste policies. These are considered below.

GD2 Protection of the Environment

Development should protect, and where possible enhance, the City's environment, its natural resources and its built heritage. Full regard will be paid to the need to protect and enhance landscape character, local distinctiveness and community identity. Existing landscape features such as woodland areas, trees, hedgerows, ponds and buildings of interest should be retained where possible and incorporated into the overall design.

- 5.8.27 As a proposal that will sort imported waste material for recycling and recover energy from the subsequent residual waste material it is considered that the Resource Park will help protect Derby City's environment and its natural resources. Given that the Resource Park will be accommodated within an approved industrial building and that the visual impact assessment concluded that the proposed alterations to the site would not have a significant negative impact on local visual amenity, the proposed development accords with the objectives of policy GD2.

GD3 Flood Protection

Except where satisfactory compensatory measures are provided to offset any potential adverse effects of development on the water environment and associated lands, planning permission will not be granted for development which:

- *lies within undefended areas at risk of flooding;*
- *would create or exacerbate flooding elsewhere;*
- *results in the loss of natural floodplain;*
- *would impede access to a watercourse for maintenance or flood defence purposes;*
- *does not provide for the adequate management of surface run-off using sustainable drainage principles, unless it can be demonstrated that their use is inappropriate.*

5.8.28 The application site is located within an identified flood risk area as identified on the Environment Agency indicative maps. The flood risk area covers most of the New Raynesway development. As part of the submission for the outline planning permission (code number 10/05/01719) a flood risk assessment was carried out and was considered appropriate by the relevant authority. As there will be no alteration to the footprint of the existing building and that only a limited amount of external equipment is proposed it is considered that no new flood risk will be required. Consequently, chapter 6 demonstrates that the proposed Resource Park would have limited impacts on flood risk.

GD5 Amenity

Planning permission will only be granted for development where it provides a satisfactory level of amenity within the site or building itself and provided it would not cause unacceptable harm to the amenity of nearby areas. In considering harm, the Council will consider the following:

- a. Loss of privacy;*
- b. Overbearing (massing) effect;*
- c. Loss of sunlight and daylight;*
- d. Noise, vibration, smells, fumes, smoke, soot, ash, dust or grit;*
- e. Air, water, noise and light pollution;*
- f. Hazardous substances and industrial processes;*
- g. Traffic generation, access and car parking.*

5.8.29 All proposed waste management operations will be carried out within the building which will give greater control over potential forms of environmental nuisance. The proposal includes a comprehensive range of good practice procedures and abatement facilities which will prevent the potential for any negative impacts being experienced beyond the site boundary. Having particular regard to emissions to air from the energy recovery facility, chapter 11 of the environmental statement demonstrates that the facility can operate within acceptable limits.

EP12 Alternative Uses of Proposed Business and Industrial Areas

Planning permission will be granted for alternative uses provided that;

- *The proposal would not lead to a qualitative or quantitative deficiency in the supply of employment land;*
- *The proposal would not be incompatible with established employment activity;*
- *The proposal would not decrease the development potential of nearby land identified for business and industrial use.*

In assessing such proposals, regard will be had to the employment generating potential of the alternative use.

- 5.8.30 The proposed waste operations to be carried out at the Resource Park would, in terms of land use planning, be an alternative use to the allocated business and industrial uses of the site. However, given the industrial nature of the proposed operations and the conclusions drawn in chapters 9, 10 and 11 of the ES, the Resource Park would not affect the vitality of the existing employment site. The Resource Park's industrial location could realise the provision of CHP to other industrial units, which may improve the attractiveness of the New Raynesway development. Indeed, the proposal reflects the guidance of PPS10 that such waste management facilities can be located in industrial locations (as identified in section 5.3.24 of this chapter).
- 5.8.31 The proposal will occupy an existing building approved for distribution and warehousing operations. Although there will be no loss of floorspace, waste management operations are typically not as labour intensive as B8 uses. The Raynesway Resource Park will require around 52 members of staff. But, the skills required are of a relatively higher standard, predominately NVQ Level 2 or above, which will attract generally higher salaries.
- 5.8.32 It is therefore considered that the proposal accords with the provisions of this policy.

T1 Transport Implications of New Development

In considering applications for planning permission, the City Council will seek to ensure that the proposed development will not result in increased traffic congestion, have a detrimental effect on the local environment or lead to a reduction in road safety.

Any development likely to have significant transport implications will not be granted planning permission unless the applicant submits a Transport Assessment identifying potential impact and measures to alleviate any adverse effects of the development.

Examples of such measures could include

- *Measures to assist access to the site on foot or by cycle;*
- *Measures to assist access to the site on foot or by powered two wheelers and cycles;*
- *Provision of or contributions towards public transport infrastructure;*
- *Partnership with a local bus operator;*
- *Measures to minimise the environmental impact of goods vehicle movements;*
- *Traffic management measures which could help to overcome consequent problems of, for example, traffic congestion, through-traffic in residential areas, road traffic accidents or onstreet parking.*

Travel Plans should be submitted alongside planning applications that are likely to have significant transport implications, and where they are within or near to air quality management areas.

The City Council will seek to negotiate with developers to secure such arrangements by conditions or by obligation under Section 106 of the 1990 Act.

- 5.8.33 The Resource Park will bring about potential improvements to local amenity through the significant reduction in the number of HGV movements visiting the site compared to the extant warehousing/distribution permission which allows approximately 3,427 vehicle movements 24 hours per day. The Resource Park would generate 184 daily movements.

E10 Renewable Energy

Development proposals will have full regard to the need to reduce the net use of energy and shall:

- Ensure that construction methods and materials maximise opportunities for using recycled materials, conserving energy and generating energy from renewable sources such as solar energy.*
- Ensure that the siting, design, layout and orientation of buildings has full regard to the need to reduce energy consumption and will facilitate use of renewable energy sources.*
- Minimise the emission of greenhouse gases.*

Planning permission will be granted for development required in connection with the generation of renewable energy provided that:

- The proposal would not have a material adverse effect on either the natural or built environment;*
- The proposal would not inhibit the development potential of land allocated in the Plan for other uses;*
- The benefits of the scheme in securing energy from a renewable source outweigh any adverse effects.*

In considering applications, full weight will be given to the extent to which proposals would help to reduce emissions of greenhouse gases.

- 5.8.34 The waste management operations to be carried out within the approved industrial building would make a significant contribution towards achieving the local authority's renewable energy obligation. The ES demonstrates that the production of renewable/low carbon energy can be done so without having a significant impact on local amenity. It is considered that the proposal accords with policy E10.

E12 Pollution

Planning permission will not be granted for development which would generate pollutants that would be unacceptably detrimental to the health and amenity of users of the development, users of adjoining land or the environment; or where the level of existing pollutants would be unacceptably detrimental to the health and amenity of users of the proposed development.

- 5.8.35 All proposed waste management operations will be carried out within the building which will give greater control over potential forms of environmental nuisance. The proposal includes a comprehensive range of good practice procedures and abatement facilities which will prevent the potential for any negative impacts being experienced beyond the site boundary. Having particular regard to emissions to air from the energy recovery facility, chapter 11 of the environmental statement demonstrates that that the facility can operate within acceptable limits.

Summary and Conclusion

- 5.8.36 It is considered that the proposed development of a Resource Park at Raynesway meets with the requirements of European, National, Regional and Local Policies in respect of waste, the environment and energy.

6.0 DESIGN AND ACCESS STATEMENT

6.1 Purpose of this Statement

6.1.1 This Design and Access Statement (DAS) is prepared in support of the Planning Application and Environmental Statement to develop the Raynesway Resource Park. It has been written in accordance with the requirements of 'DCLG Circular 01/2006 Guidance' on changes to the development control system, and with reference to the Commission for Architecture and the Built Environment (CABE) guidance document "Design and access statements – how to write, read and use them, 2006".

6.2 Methodology

6.2.1 The DAS highlights the principles and details of the proposed design and how the development can integrate into the surrounding landscape whilst fulfilling adequate access arrangements.

6.2.2 The preparation of this DAS has been undertaken with reference to the following documents, publication and policies:

- DCLG Circular 01/2006 - Guidance on Changes to the Development Control System, 12 June 2006;
- Commission for Architecture and the Built Environment (CABE) – Design and Access Statement, 2006;
- DCLG (ODPM) – PPS1 Delivering sustainable development, 2005; and
- DCLG (ODPM) – PPS10 Planning for Sustainable Waste Management, 2005;

6.3 Existing Site Analysis

6.3.1 The site is an existing industrial site which covers an area of approximately 6.25 ha. The application site is flat, regular in shape and is currently cleared of any buildings/infrastructure. A culverted stream runs through the site entering from the north east and leaves along the western boundary. The stream enters the River Derwent to the west of the proposal site.

6.3.2 The application site is situated on plot N as identified in the New Raynesway development Masterplan (see Appendix 2.1 of the Environmental Statement Vol. 2). In November 2008 Reserved Matters approval (code number 08/08/01177) was received for the development of a large industrial building for distribution/warehouse use, car parking and associated landscaping. The building has been identified as being of a suitable scale and design to accommodate a waste management facility as described in the planning application and this accompanying environmental statement.

6.3.3 The building will measure approximately 214 metres by 144 metres by 14.8 metres (to the haunch) giving a usable floor space of 30,140m². 1,115m² of office space over two floors is also provided. The building is of steel portal frame construction with profile metal cladding. The roof will have four returns and is also of profile metal cladding and translucent panels for lighting purposes. The building will be fully enclosed on all four sides. The approved elevations show six roller shutter doors and 24 loading bays along the southern elevation. Within the south western corner of the building is a

two-storey office and a welfare area. There is also an approved scheme of lighting for the building and external areas. The existing culvert will be diverted around the perimeter of the site.

- 6.3.4 External to the building are surfaced areas set out for vehicle parking and turning. In the south eastern and south western corners of the application site are areas of soft landscaping. Entry to the site from the spine road is via a roundabout. Immediately, on entry the internal road splits, allowing HGVs, via a gatehouse, to the identified loading area and private/staff vehicles to the designated parking area and offices. The Reserved Matters submission identifies the proposed vehicles movements associated with the distribution/warehouse use would be 3,427 daily movements. Car parking provision will be retained as per the approved scheme, as will a gatehouse and an electrical substation. The site will be secured by a 2.4 m high security fence.
- 6.3.5 The approved access enters the site at the south western corner from the newly constructed spine road, approved in July 2008 under reserved matters (code number 02/08/00273). The spine road is connected to the surrounding road network via a new link to the A5111(T). From here vehicles can access either the A52 or A6 via travelling either north or south along Raynesway or Alvaston bypass respectively. There are no public rights of way which extend into the application site.

6.4 Design

Use

- 6.4.1 Given the current and historical use of the application site and the surrounding area, it is considered to be well suited for the proposed development. Furthermore, the site is located centrally within an extensive and regionally important economic area.
- 6.4.2 The proposed Resource Park will be accommodated within an approved industrial building which is yet to be constructed. The design of the building is outlined in paragraph 6.3.3 and 6.3.4 above. It is not the applicant's intention to make any significant alterations to the building as approved.

Scale

- 6.4.3 Although the size and condition of the application site determines the scale of the building, in this particular case the characteristics of the extant planning permission are important. Following an appraisal of the approved building as part of the site selection process (as detailed in chapter 5 of the Environmental Statement) it was considered that the building would be of a suitable scale to house the associated plant and machinery required to manage the proposed 100,000 tonnes annual through put. The approved building is of a modern industrial and commercial style warehouse construction which is of a size and scale that is adaptable to accommodate a wide variety of commercial activities.
- 6.4.4 The approved internal office space located in the south-western corner of the building is considered to be adequate for the administrative and welfare needs of the proposed workforce.

Layout

- 6.4.5 Again, the orientation of the building and to some extent the external layout has already been determined by the extant planning permission. However, it is considered that the building will aid mitigation of potential negative impacts on the surrounding environment, landscape, and the developed areas of Raynesway which may arise from the proposed Resource Park. For example, the building as approved will aid noise attenuation, minimise the release of any potential odours and improve the visual impact of the proposed waste management operations by accommodating them entirely within the building.
- 6.4.6 The approved site layout for plot N has been designed to accommodate approximately 3,427 daily vehicle movements. Given the Resource Park will generate significantly less vehicle movements (as identified in paragraph 3.6.2) it is considered there is adequate capacity and space within the approved site to accommodate the proposed number of visiting vehicles.
- 6.4.7 There is a requirement for external ancillary equipment to be installed as part of the implementation of the energy generation facility. These include
- 50m flue stack for final exhaust to air of combusted and treated gases;
 - Four bypass vents from the Secondary Combustion Chambers
 - Air cooling modules for the cooling of water for re-use in steam boilers;
 - Silo for the storage of sodium bicarbonate for the FGT system;
 - Effluent tank (silo) for the temporary storage of boiler blowdown water prior to treatment/discharge to sewer;
 - Diesel stand-by generator in the event of power loss this stand-by generator will start up to keep power running for CEMS equipment, fans, etc;
 - Diesel tank for the stand-by generator and storage of the bio-diesel for the ignition stage of the primary chambers;
 - Water Treatment Building for treatment of mains water (softener, descale, anti-algae additives) to go in the boilers. May be used to treat effluent waters prior to discharge to sewer; and
 - High voltage switch room and transformer.
- 6.4.8 Each bypass vent will project through the roof. The total height of the vents will be 20.8 metres (3 metres above the ridgeline) and 1.3 metres in diameter. The cooling module would measure 25 metres by 16.7 metres by 9 metres high and the silos would be 2.6 metres in diameter and 9 metres high. The exact make and model of generator, fuel tank, switch room and transformer is yet to be determined but it is anticipated that the equipment would measure approximately 2.5 metres high by 9 metres long by 3 metres wide. Water Treatment Building would measure circa 5 metres high by 10 metres long by 3.5 metres wide. This equipment will be located along the north eastern elevation of the building occupying a proportion of a surfaced area as can be seen in drawing CY1039/10/04.
- 6.4.9 The energy produced by the EGF can be distributed off the Resource Park, be it either in the form of electricity or heat, an amount of service infrastructure will be necessary. Whilst an electricity substation is located on the south eastern boundary a value control house for the distribution of

heat maybe required. This should measure typically no more than 2 meters high and 2 meters at the widest point.

- 6.4.10 Apart from the bypass vents which are located in the roof towards the northern and eastern facades of the building, the external equipment associated with the EGF will be located along the eastern elevation of the building occupying a proportion of surfaced area. Located here the external equipment will have limited visual impact, as views from public areas such as the public highway will be restricted by the approved building itself and surrounding buildings. It is also considered that the flue stack, being equal in height to the flue stacks of the Derwent Cogeneration Power Station, in this location, will not significantly increase the negative visual impact given the restricted views of the site from sensitive locations beyond the site boundary.
- 6.4.11 The bypass vents will be 3 metres higher than the ridgeline of the approved building. The limited nature of public access to land surrounding the application site means there will be restricted views of the development. Furthermore, given the existing buildings and the approved developments in the vicinity of plot N there is/will be limited distant views of the site. However, given the context of the site and the proposed flue stack and the bypass vents will not be out of character in this industrial location. In addition the stack and bypass vents will be colour shaded to minimise visual impact.
- 6.4.12 Two weighbridge units will be located at the approved location of the gatehouse to the operational areas of the site. This location of the weighbridges combines a degree of separation from the administrative area of the Resource Park with the need to provide sufficient internal vehicle stacking capacity so as to not jepordise the safety of highway users of service road.

Design Principles

- 6.4.13 The scale and design of the Resource Park has already been approved under the extant planning permission for an industrial building. It can be argued that the building was designed to maximise the function of internal operations and processes. Given the industrial nature of the proposed Resource Park it is the applicant's intention to maintain the building's functionality. It is also anticipated that the consented architectural design for the external appearance of the building will be maintained were possible, particularly in the following areas:
- **Simplifying building form:** The design of the building is in keeping in keeping with other industrial premises in the vicinity. The simple building form aims to integrate the facility with the surroundings and move focus away from the buildings and the processes within.
 - **Use of colour:** the building exterior will be clad in colours to match with the other buildings of the wider New Raynesway development. This will form an identity and help integrate their appearance into the surrounding area.
 - **Elevational treatment:** The majority of external ancillary equipment will be suitably screened from public view by the approved building and the surrounding existing/approved buildings. The flue stack will be of a similar height to those of the adjoining Derwent Cogeneration power station and will be colour shaded to minimise visual impact.

Landscaping

- 6.4.14 The application site already has an approved scheme of landscaping. The scheme provides for an amount of planting along the western boundary of the site. It is the applicant's intention to repeat the approved scheme.

Visual Appearance

- 6.4.15 The appearance of the site has essentially already been approved. Only the external ancillary equipment and bypass vents do not form part of the previous 'visual assessment'. The underlying aim of the design for the Resource Park is to ensure that the proposal fits in to the existing surrounding environment as far as possible.
- 6.4.16 It is considered that the flue stack and bypass vents will have the greatest influence on visual appearance when compared to the approved appearance. The flue stack and vents will emerge from the building and would stand 32.2 metres and 3 metres above the ridgeline respectively. However, given the site's industrial context, the limited views from beyond the site boundary and the proposed colour of the flue and vents it is considered that the potential visual impact will be sufficiently minimised. A 3D Visualisation of the Resource Park is shown in Appendix 6.1 to this Planning Statement and Appendix 12.4 to the Environmental Statement.
- 6.4.17 As the commercial vehicles would deposit the waste material within the building rather than, as with the approved B8 use, being loaded externally it can be argued that this would bring about a positive visual impact.
- 6.4.18 The proposed Resource Park will create a change in appearance compared to the approved B8 use of the site. However, it is considered that this would not represent a significantly negative impact on the surrounding area either on its own or when measured against the approved scheme.

6.5 Access

Vehicular Access

- 6.5.1 Currently, access to the application site is from the A52 (Borrowash Bypass) via the A6005 (Derby Road). From the A6005, the main entrance to the Celanese site is by Station Road. A series of internal service roads through the operational Celanese site leads to the application site. These service roads have restricted access and are essentially private. Alternatively the main entrance to the Celanese site can be accessed from the A5111 (Raynesway Bypass) via the East Service Road, Megaloughton Lane and then Celanese Road. From the A5111 to the Celanese entrance the access route is single carriageway which serves a number of existing industrial/commercial properties.
- 6.5.2 As part of the wider New Raynesway development an entirely new means of access has been proposed and approved. The reserved matter detail was approved in July 2008 (code number 02/08/00273). The new junction will provide a priority route for users of the A5111 and roundabouts either side of this will be linked by a bridge. From the new junction the single carriageway spine road into the development will head east, crossing the river, before entering the southern part of the existing Celanese site. A footpath and cycleway system are also included as part of the infrastructure

package. The existing route through the Celanese site will be retained for emergency access only

- 6.5.3 Immediately on entering the site as shown on drawing CY1039/10/04 private and commercial vehicles are separated with staff vehicles turning left to the car park and commercial vehicles continuing forward to the gatehouse and weighbridge. Here vehicles will be weighed before depositing their load at the respective facility. Adjacent to the entry weighbridge is a second weighbridge for vehicles leaving the site, in order that the tare weight is obtained where necessary. Beyond this is a concrete forecourt, this allows adequate space for turning, maneuvering and parking of large vehicles, as shown on drawing CY1039/10/04. Access to the flue stack, silos and cooling modules would be via the operational area.
- 6.5.4 The staff and visitor car parking area will retain the approved number of spaces as per the extant permission (08/08/01177) which include 12 disabled spaces and a cycle shelter. There is no vehicular access between the car parking area and the operational area.
- 6.5.5 All roadways, hardstanding vehicle manoeuvring areas, pavements and car parking areas will be surfaced with appropriate materials as per the extant planning permission.

Other Access Considerations

- 6.5.6 The Resource Park will be a specialised facility and will have restricted public access. In designing the proposed development emphasis has been placed on security. The design ensures the site is secure and not readily accessible to the public through the installation of appropriate security fencing and barriers.
- 6.5.7 The Applicant will seek to promote sustainable travel modes amongst the staff and with the development itself. A Travel Plan is included as Appendix 8.4 to the Environmental Statement.

7.0 SUMMARY AND CONCLUSIONS

7.1 Introduction

7.1.1 This statement describes a proposal by Raynesway Resource Park Limited, to develop on previously used industrial land, a Resource Park which produces renewable energy, increases recycling, reduces dependence on landfill and creates 52 new jobs.

7.1.2 An Environmental Statement has been prepared to accompany the planning application and it reports on the findings of an Environmental Impact Assessment which has been carried out for the proposed development. The Environmental Statement describes the current site conditions, details of the proposed development, and the way in which the operations will be managed. It also considers the potential environmental effects that are likely to be associated with the development and the mitigation measures which will be applied.

7.2 Environmental Effects

7.2.1 The findings of the Environmental Impact Assessment for the proposed development conclude that the effects of the development are not considered to be significant. The potential impacts have been fully assessed and where appropriate mitigated as a result of the iterative design process and through careful consideration of environmental control and abatement techniques, and high quality process, architectural and landscape design.

7.3 Planning Policy - Sustainable Waste Management

7.3.1 The proposals have been considered in the context of international, European, national, regional and local policies for waste management and planning. The development will assist in meeting targets for waste management, renewable energy and climate change specifically within the Derby area, and promotes a more sustainable and integrated approach to waste management.

7.3.2 The Resource Park will provide the following key benefits:

- **20,000 tonnes of waste recycled per annum;**
- **Low carbon energy generation sufficient to supply 19,350 homes or 21% of Derby's households;**
- **94% diversion of waste from landfill;**
- **Generation of up to 10MW low carbon energy of which 50% would be Renewable Energy;**
- **A reduction of 63,500 tonnes (net) of CO₂ per year, equivalent to taking 27,600 cars off the road;**
- **£48 million inward investment;**
- **Potential to create in excess of 50 jobs.**

7.3.3 This planning application, which is essentially an application for a change of use, on an existing industrial plot with the benefit of a recently approved scheme (plot N), has also been the subject of an appraisal for the need of the development and its potential impact on the environment.

- 7.3.4 The proposed development will not alter the dimensions of the approved building or overall site layout for the plot N development; however the particulars of this planning application require additional external ancillary equipment.
- 7.3.5 The site is identified as being suitable for the development of a strategic waste management facility in the *Statement to Assist Applicants in Preparing Planning Applications for Waste Management Development* in December 2008. The proposals also accords with the Waste Strategy 2007 and UK's Renewable Energy Policy.
- 7.3.6 Subject to the granting of planning permission, the proposals would provide suitable and sustainable waste management and low carbon/renewable energy infrastructure for the Derby area.

DRAWINGS

APPENDICES