
Site Address:	Land at Harts Farm Way, Havant		
Proposal:	Installation of Generator Compound		
Application No:	APP/14/00800	Expiry Date:	13/02/2015
Applicant:	Mr Hyndman	Team:	Team 1
	Peakgen Power Ltd		
Agent:		Case Officer:	David Eaves
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the north side of Harts Farm Way and would be accessed via a link road used by traffic accessing the public recycling and waste amenity site. Direct access would be through a parking area understood to be used by staff and operatives working at the amenity site to the south of the proposed site.
- 1.2 The site itself contains scrub woodland and some larger trees and forms part of a belt of woodland and landscaping to the south of the A27 which is a dual carriageway at this point. To the immediate south of the site is a car park associated with the recently re-configured amenity site.

2 Planning History

APP/14/00450 Installation of generator compound. Withdrawn July 2014

(Adjacent site)

APP/14/01470 Consultation by Hampshire County Council for provision of a new Havant Household Waste Recycling Centre (HWRC) on the former Havant incinerator land, Harts Farm Way, Havant and an access road to the land to the Northwest of the former incinerator land. Permitted November 2011

APP/14/01469 Consultation by Hampshire County Council for construction of two new salt storage barns with associated supporting facilities, small office unit, drainage, lighting, landscaping and vehicle parking. Raise No Objection November 2011

3 Proposal

Installation of Generator Compound

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
DM10	(Pollution)
DM3	(Protection of Existing Employment and Tourism Sites)
DM6	(Coordination of Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HB2	(Havant and Bedhampton Employment Allocations)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No objections.

Southern Gas Networks

No comments received

Environment Agency

No bespoke comments to make.

Portsmouth Water Company

No comments received

Economic Development - Commercial and Housing

No comments received

Environmental Health

As previously, no adverse comments re: Air Quality or Ground Contamination.

Regarding pollution control - I note that the Environment Agency has not picked up on the proximity of proposed fuel storage to surface waters, or the related surface water drainage issues. I would therefore recommend that the text of the proposed condition is included on any consents granted.

“Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the compound hardstanding shall be passed through a ‘forecourt’ class oil separator designed and constructed to have a capacity compatible with the fuel storage and refueling arrangements implemented. Roof waters shall not pass through the separator”.

Reason: To prevent pollution of the water environment and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 9, 23 and 25.

Comment:

The NPPF and associated statements replace PPS guidance. The condition with

different policies is recommended.

Air Quality

The intended intermittent operation of the site (at peak usage periods) is unlikely to give rise to emissions that are materially significant over an annualised basis, and whilst peak hourly emissions from the site might significantly affect concentrations in the vicinity of the compound, there are no nearby receptors relevant to local air quality management that might be affected.

The site is located within 15m of the A27 carriageway, which is a significant source of local atmospheric pollutants (associated with combustion), and a significant contributor to high background pollutant concentrations in this area.

In the context of the proximity to a consistent & significant contributor to general atmospheric pollution, the general lack of sensitive receptors in the vicinity, and the intermittent site operation - it is considered that the proposed generators are unlikely to significantly impact local air quality. I therefore have no adverse comments.

No adverse comments in relation to other environmental health issues.

County Minerals

Although the proposed site is located in close proximity to existing safeguarded minerals and waste sites, this development is not likely to have a detrimental impact on these and we therefore raise no objection to this application.

County Ecologist

In summary, the updated ecological information submitted is sufficient.

The application is now accompanied by a Bat Tree Assessment Briefing Note (ECOSA, December 2014) which provides further detail of the on-site trees and their suitability to support features for roosting bats. The report states that none of the trees are considered suitable and that no further works are necessary. I am content to concur with this assessment. No further ecological works are required. I note that the ecological consultant states that previously-recommended mitigation measures are still valid.

Therefore, if you are minded to grant permission, can I suggest that ecological mitigation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Extended Phase 1 Ecological Assessment (ECOSA, September 2014) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Comment: It is recommended that the condition is attached

Crime Prevention -Minor Apps

No comments received

Southern Electric

No comments received

County Waste Management

No comments received

County Planning Officer, Hampshire County Council

No comments received

Health and Safety Executive

PADHI+ should be used to consult HSE on any developments which meet any of the following criteria, and which lie within the consultation distance (CD) of a major hazard site or major hazard pipeline.

- residential accommodation;
- more than 250m² of retail floor space;
- more than 500m² of office floor space;
- more than 750m² of floor space to be used for an industrial process;
- or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

Comment:

It is considered that the proposal would not materially increase the number of persons working or visiting the area. Floorspace does not exceed the relevant criteria.

Natural England

Statutory nature conservation sites – no objection

This application is in close proximity to the Langstone Harbour Site of Special Scientific Interest (SSSI). This SSSI forms part of the Solent Maritime Special Area of Conservation (SAC).

Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Solent Maritime has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.

In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Langstone Harbour SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. Should apply our Standing Advice to this application as it is a material consideration in the determination of applications.

Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006

The consultation documents indicate that this development includes an area of

priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

Arboriculturalist

The supporting arboricultural evidence is comprehensive and outlined/highlighted in the following points:

Minimal tree removal is required to facilitate the proposed generator scheme, in addition to this there is a requirement for some tree pruning works to facilitate works, the trees proposed for removal are all of a lower value and grading, although they do contribute positively to the character and density of the surrounding copse. The pruning works are considered reasonable tree management.

There have been a number of revisions to this scheme, which after discussion have gone some way to prevent greater tree loss and also improved protection of those trees being retained.

From a review of the Landscape Plan - tree planting will be added to enhance this site and will adequately mitigate the loss of any current trees from this site.

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and a site monitoring exercise is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future, therefore I have no objections to this scheme in arboricultural terms.

Highways Agency

We will be concerned at proposals that have the potential to impact the safe and efficient operation of the SRN. From the information provided, we do not offer an objection. However, we request that the site operator produces an Operational Management Plan setting out how any potential risks of storing flammable materials at the site will be managed.

Comment: An informative is recommended.

Hampshire Biodiversity Information Centre

On site - Wader and Brent Goose Strategy Site

Within 50m Protected/Notable Species - Brookweed, Green Sandpiper, Slow Worm

Within 500m SSSI - Langstone Harbour

Planning Policy

Comments

The Local Plan now comprises the Core Strategy (2011) and the Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

Promoting Havant Borough's Economy: The proposed development of this employment site will contribute to promoting the economy of Havant Borough in line with one of the key objectives set out in the Local Plan. The new floorspace (3500 square metres) will contribute to achieving the requirement of 162,000 square metres

of new employment floorspace in Policy CS2 of the Local Plan (Core Strategy).

The planning application site is part of a wider site allocation for employment development in Policy HB2 of the Local Plan (Allocations). The proposal is for 1600 square metres of B2 use (electricity generators and associated electrical equipment). Had the Planning Policy Team been contacted earlier in the planning application process we would have preferred that development of the site be considered as a whole and not brought forward on a piecemeal basis.

The proposed development should comply with the site specific development requirements set out in the site profile for this site namely:

- Appropriate surveys/report to address potential ground quality/ground water issues
- Mitigate any impacts on Brent Geese and/or waders (Policy DM23)
- Landscaping scheme to consider buffer to A27 and visual impact on views from Langstone Harbour
- Access from Harts Farm Way to be provided to the satisfaction of the highway authority
- Potential mitigation measures to ensure the safe and efficient operation of the Strategic Road Network to the satisfaction of the Highways Agency
- Employment and Skills Plan to support planning application
- A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency
- Given proximity to the coast Natural England may require studies to assess the potential impact on the SPAs and SACs
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required

Other: Other policies will also be relevant in determining more general matters associated with the proposal. Further advice from Planning Policy can be sought if required.

Policy Principle of Development: Approve

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 60

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Access/servicing
- (iv) Ecological impacts
- (v) Energy supply and continuity
- (vi) Trees
- (vii) Impact on operation of waste recycling operation
- (viii) Health and safety issues

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site is also part of allocation plan site BD10 (Land North of the Regional Business Centre) allocated for B2/B8 uses.

(ii) Impact upon the character and appearance of the area

7.3 The site lies to the rear (north) of the Havant Household Waste Recycling Centre (HWRC) and south of the A27. The site includes a number of mainly small trees some of which would be felled as a result of the development. The site would be enclosed by 3m acoustic fencing. To the south of the site is a staff car park used in association with the HWRC, beyond this is an access road and the enclosed waste recycling centre. To the north there would remain a belt of trees which forms part of an important line of landscaping to the side of the A27. To the west are a line of mature trees which would remain in place. To the east is an area of landscaping and further trees.

7.4 The application proposes the construction of a new electricity generator compound including ten generators, five fuel tanks, five transformer buildings and two switchgear containers. Solar PV panels would be installed on the switchgear containers and on a number of the generator containers.

7.5 Given the sites context adjacent to the HWRC site and with good screening by retained trees to the north and west and the wider context of the industrial development in Harts Farm Way, it is considered that the development would have an acceptable impact on the character and appearance of the area.

(iii) Access/servicing

7.6 Access to the site would be via the main access to the HWRC and there is an existing access point which would be extended to the compound. The servicing of the site would be limited and the use would generate very low levels of vehicle movement. The access would allow a fuel oil tanker to access the compound. The access would pass a large poplar tree and facilitation works would be required to raise the crown. Subject to this the access is considered to be acceptable. As the access appears to cross HCC land the applicant would require a separate agreement with HCC.

(iv) Ecological impacts

- 7.7 The application has been submitted with a Phase 1 Ecological Assessment and a Bat Tree Assessment. Natural England and HCC Ecologist have been consulted in relation to the proposal and there are now no objections to the proposals following the receipt of the further bat information. Although the site is shown as uncertain for Brent Geese/Waders the County Ecologist has raised no concerns over the development and the nature of the site and its location is considered to be unlikely to be suitable habitat for these species.
- 7.8 The EA have raised no objection to the proposals, however a condition in relation to control of pollution to watercourses is recommended by Environmental Health. This is considered necessary given the nature of the development, the siting in a source protection area and the proximity of watercourses and Langstone Harbour SPA/SSSI.

(v) Energy supply and continuity

- 7.9 PeakGen have a number of similar sites UK wide and are pursuing more to service National Grid Capacity Mechanism/STOR requirements. This site has been chosen due to the connection possibilities to the National Grid and site availability. The applicant states that embedded power generation supplies power to the local distribution network at or near the point of use i.e. where power is to be used and helps to support the network at times of peak demand, thus avoiding power fluctuations and blackouts. It also does not 'waste' the generated power in transmission losses which occur when power is transmitted over long distances.
- 7.10 The new plant will cover peak periods of demand and it is understood generation would take place for around 100-200 total hours per year.
- 7.11 It is considered that whilst the generators would use non-renewable fuel sources, the continuity of supply would be enhanced by the proposals at times of peak demand. The site itself would be powered by renewable solar power with any excess generation feeding into the National Grid.

(vi) Trees

- 7.12 The location of the site has been re-positioned in order to reduce the impact on trees (the previously withdrawn application was sited in an area of woodland). There would still be some loss of trees as a result of the current proposals including willows, maple and sycamore, however, they are not of a quality where they can be considered a constraint on development.
- 7.13 Concern has been raised by HBC Arboriculturalist in relation to the impact on a large poplar tree originally proposed to be removed. The plans have now been amended and the tree is now shown to be retained with trunk protection and a no-dig surfacing. The crown would be raised to 4m. It is understood that the land is owned by the Homes and Community Agency and it would not be appropriate to serve a TPO on a tree in the ownership of the HCA. Given that the tree is now to be retained it is not considered that the proposal should be refused in relation to the impact on trees, (particularly as the trees beyond the site are intended to be retained). Additional tree planting is proposed along the southern boundary of the site and a landscaping condition is recommended..

(vii) Impact on operation of waste recycling operation

- 7.14 The proposal would form a self contained use accessed via the road serving HWRC.

It is not anticipated that the use would generate any significant increase in traffic and as the operators would need consent from the land owners to access the site any operational issues could be addressed at the point of lease/sale.

(viii) Health and safety issues

- 7.15 The site is located adjacent to the consultation zone of a major gas pipeline and adjacent to the A27 which is part of the Strategic Road Network. Southern Gas and the Highways Agency were consulted on the application. no response was received from Southern Gas and the HA raised no objection whilst requesting that the applicant produce an Operational Management Plan for the site. An informative has been added to this effect.
- 7.16 The proposals do not appear to require a formal consultation with the HSE although there will be requirements under other legislation in relation to the operation of the site which PeakGen would need to address outside the planning requirements.

8 Conclusion

- 8.1 In conclusion, the development of the site for the use proposed is considered appropriate and would provide development in accordance with the site allocation (B2 use). The impact on the character and appearance of the area is considered to be acceptable. Access is provided to the existing road network and the use would generate very limited traffic. Ecological impacts have been assessed with a phase 1 ecological assessment and bat assessment. Natural England and the County Ecologist raise no objections to the proposals.
- 8.2 The development would help to secure continuity of electricity supply. Whilst there is an impact on trees, this is an allocated development site and the area now proposed has less tree cover than an earlier proposed site. There would remain an area of tree cover and landscaping to the A27. The use is likely to operate intermittently and is considered to have a very limited impact in relation to the operation of the HWRC. Health and safety and water protection can be appropriately addressed.
- 8.3 It is recommended that planning permission can be granted subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00800

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory

Purchase Act 2004.

- 2 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the compound hardstanding shall be passed through a 'forecourt' class oil separator designed and constructed to have a capacity compatible with the fuel storage and refueling arrangements implemented. Roof waters shall not pass through the separator.

Reason: To prevent pollution of the water environment and having due regard to policies CS15 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.
- 4 The Generator Compound hereby approved shall not be brought into use unless and until the proposed acoustic fencing has been provided in accordance with the submitted details.

Reason: In order to reduce noise pollution in the area having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Extended Phase 1 Ecological Assessment (ECOSA, September 2014) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 6 No development shall take place other than in full accordance with the methodology and tree protection measures as prescribed in the Arboricultural Method Statement by Arbtech Consulting Limited dated 15th October 2014

and Tree Protection Plan Drawing Number Arbtech TPP 01. The tree protection requirements shall thereafter remain in place as detailed.

Reason: To ensure that the proposed development has an acceptable impact on trees and the character and appearance of the area having due regard to policies CS11 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan Drawing No HA-LP-01-E
Compound Location Drawing No. HV-SP-02 Rev F
Compound Layout Drawing No HV-SP-01 Rev F
Typical Elevations A3 Drawing No PG-SP-03 Rev A
General Arrangement Drawing No PDTV90038
Elevations and Plan Generator Unit Drawing No 04
Morgan Marine Ltd Manufacturing Information Drawing No A2 24891 GA
Morgan Marine Ltd Manufacturing Information Drawing No A2 24891 GA
PeakGen Havant – Design and Access Statement
PeakGen Havant Generation Plan –Site Selection Details
PeakGen Havant Technical Specification
SEEDA Utilities Report
Ian Sharland Ltd Acoustic Design Specification v.3
Arbtech Tree Survey dated 26th September 2014 (1)
Tree Plan Arbtech Consulting TCP 01
Arbtech Arboricultural Method Statement 15th October 2014
Tree Protection Plan Drawing No. Arbtech TPP 01 October 2014
Arboricultural Impact Assessment Drawing No. Arbtech AiA 01
Photographs Fuel delivery lorry
Extended Phase 1 Ecological Assessment ECOSA September 2014
Bat Tree Assessment ECOSA dated 19th December 2014
Photograph of similar installation
Photographs of Fencing/Lighting and CCTV Camera

Reason: - To ensure provision of a satisfactory development.