
Site Address:	Water Treatment Works, Southmoor Lane, Havant, PO9 1JW		
Proposal:	Proposed generator compound.		
Application No:	APP/16/00439	Expiry Date:	21/06/2016
Applicant:	Mr Hyndman PeakGen Power Ltd		
Agent:		Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Water Treatment Works, Southmoor Lane, Havant, PO9 1JW

2 Planning History

01/50154/005 - County Matter application for erection of a chimney and blower-house building, PERM,02/01/2002

98/50154/003 - County matter application for erection of new buildings and other structures in

association with the use of the site as a wastewater treatment works and sludge recycling centre (revised application), PERM,05/08/1998

98/50154/004 - Construction of Sea Defences on western side of site, PERM,30/07/1998

97/50154/002 - County Matter application for demolition of existing wastewater treatment works

and its replacement with a new wastewater treatment works and sludge recycling centre, PERM,28/05/1998

05/50154/006 - County Matter Application to erect a blower building together with additional process units to be constructed under permitted development rights., RNO,25/08/2005

05/50154/007 - Consultation by HCC to erect a blower building and MCC building together with additional process units to be constructed under permitted development rights., PERM,16/01/2006

06/50154/008 - Installation of a 'Combined Heat and Power' (CHP) unit, to enhance the efficiency and cleanliness of the water treatment process, and convert to a sustainable (renewable) energy resource.

, WD,14/05/2007

07/50154/009 - Consultation from Hampshire County Council relating to installation of a 'Combined Heat & Power' (CHP) Unit, to enhance the efficiency and cleanliness of the water treatment process, and convert to a sustainable (renewable) energy resource., RNO,19/03/2007

07/50154/010 - Consultation from Hampshire County Council relating to installation of a ferric dosing system to the existing sewage treatment works, to reduce odour and the corrosive effects of the by-products of the treatment process., PERM,24/05/2007

07/50154/011 - Construction of a new Methanol Storage Area Motor Control Centre (MCC) Kiosk and construction of a new Methanol Storage Pneumatics Motor Control Centre (MCC) Kiosk. Change in location of an Activated Sludge Plant Motor Control

Centre (MCC) Kiosk at Budds Farm Wastewater Treatment Works, Southmoor Lane, Havant., PERM,25/07/2007
08/50154/012 - Construction of a workshop in an existing compound area on the Budds Farm, Southmoor Lane, Havant., UNK,
08/50154/013 - Consultation by HCC for workshop in an existing compound area on Budds Farm Sewage works site, Southmoor Lane, Havant., PERM,04/06/2008
96/55122/002 - Waste sorting centre for transfer and recycling, PERM,07/03/1996
94/55122/001 - Use of site for storage of vehicles and siting of portable building., PERM,19/08/1994
GEN/13/00323 - Decision for Notice of Variation, ,15/04/2013
APP/16/00441 - County Matters Application for erection of additional CHP kiosk at Budds Farm Water Treatment Works, RNO,26/05/2016

3 Proposal

Proposed generator compound.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No objection

Environment Agency

No comments

Engineering/Drainage

No comments

Southern Gas Networks

After reassessing the scheme SGN raise no objection (13/05 revised consultation response)

Natural England

Satisfied with the submitted air assessment, no conditions required

County Minerals

no comments

Southern Water

All matters relating to works within Wastewater Treatment Works and the impact on the public apparatus should be in accordance and with consultation with Southern Water's Land and Estates department.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Building Control

No comment

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: 4

Number of site notices: Not applicable.

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 streetscene
- (iii) Impact upon residential amenity
- (iv) Impact on adjacent designated sites

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Effect on the character of the street scene

The proposed generator compound is located within the operational Budd's Farm Waste Water Treatment Works. The new asset proposed will be located entirely within the confines of the operational site. As such it will sit adjacent to other much larger pieces of operational equipment and will not have a detrimental impact on the character of the area.

(iii) Impact on adjacent residential dwellings

It is not considered that the proposals will create a detrimental impact to the amenities of the adjacent residential dwellings as the proposed building is not located in the vicinity of any residential dwellings.

(iv) Impact on adjacent designated sites

An Air Impact assessment has been submitted at Natural England's request and they confirm that they are satisfied with the report and that they have no conditions to add.

8 Conclusion

The application is acceptable and should be permitted subject to the standard plans conditions to include the submitted reports.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00439 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Air Quality Assessment submitted 29 June 2016
Noise Report 4 July 2016
General Arrangements drwg.no PDTV90038 received 26 April 2016
Site Location drwg.no BF-LP-01- A received 26 April 2016
Fuel Tank Elevations drw.no PG-SP-05 A received 26 April 2016
DNO HV Switchgear housing drwg.no SW-GA-03-A received 26 April 2016
Compound Layout drwg.no BF-SP-01 rev A received 26 April 2016
PG HV Switchgear housing drwg.no SW-GA-04-A received 26 April 2016
Typical Fence Steel drwg.no BK-CV-04-A received 26 April 2016
Generator Container received 26 April 2016
Design and Access Statement received 26 April 2016
Peakgen Technical Specification received 26 April 2016

Reason: - To ensure provision of a satisfactory development.

