

LAND AT HILLTHORN FARM, WASHINGTON

SUNDERLAND RENEWABLE ENERGY CENTRE

PREPARED BY PEGASUS GROUP | OCTOBER 2017
K.0178 | ROLTON KILBRIDE

PLANNING STATEMENT





ROLTON KILBRIDE
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PLANNING APPLICATION FOR A RENEWABLE ENERGY CENTRE FACILITY AND ASSOCIATED WORKS

PLANNING STATEMENT

SUNDERLAND RENEWABLE ENERGY CENTRE, LAND AT HILLTHORN FARM, WASHINGTON, SUNDERLAND

ON BEHALF OF ROLTON KILBRIDE LIMITED

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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1. INTRODUCTION

1.1 This Planning Statement accompanies a planning application, submitted on behalf of Rolton Kilbride (the Applicant), for the development of a Renewable Energy Centre (REC) for the recovery of energy from non-hazardous residual waste with the associated plant and infrastructure, (the Proposed Development) on land at Hillthorn Farm, Washington, Sunderland (the Application Site).

1.2 The Site Location Plan (see **Drawing K.0178_12-2A**) identifies the Application Site boundary which extends to a total area of 4.09 hectares to include the area in which the REC facility would be located ('Main Site') and underground electricity connection route ('Electrical Connection Route'). The Application Site encompasses all land necessary for the construction and operation of the development and vehicular access to the public highway, including the connection to an existing substation.

1.3 The application documents comprise:

- 1 APP Application Form with associated Certificates, Notices and fee;
- Planning Statement (this document);
- Design and Access Statement;
- Coal Mining Risk Assessment;
- Fire Risk Assessment;
- Statement of Community Involvement;
- Planning Drawings, comprising:

| <i>Drawing Title:</i> | <i>Drawing Number:</i> |
|--|-------------------------------|
| Site Location Plan | K.0178_12-2 Rev A |
| Application Site Context Plan | 160113-3DR-00-GA-20-002 Rev C |
| Electrical Connection Plan | 160113-3DR-00-GA-20-003 |
| Site Layout | 160113-3DR-00-GA-20-004 Rev F |
| Site Sections | 160113-3DR-00-GA-20-005 Rev B |
| Main Building Ground Floor Plan | 160113-3DR-00-GA-20-006 Rev B |
| Roof Plan | 160113-3DR-00-GA-20-007 Rev B |
| Main Building Plans (+7,13,20,31.5m) | 160113-3DR-00-GA-20-008 Rev B |
| Proposed Elevations | 160113-3DR-01-SE-21-009 Rev D |
| Main Building Sections | 160113-3DR-00-GA-20-010 Rev B |
| Office, Education and Electrical Floor Plans | 160113-3DR-00-GA-20-011 Rev B |
| Turbine Hall Plan and Elevations | 160113-3DR-00-GA-20-012 Rev B |
| Condenser Plans and Elevations | 160113-3DR-00-GA-20-013 Rev B |
| Gatehouse Plans and Elevations | 160113-3DR-00-GA-20-014 Rev B |

| | |
|------------------------------|----------------------------|
| Illustrative Plan: 3D View 1 | 160113-3DR-XX-XX-300 Rev B |
| Illustrative Plan: 3D View 2 | 160113-3DR-XX-XX-301 Rev A |
| HGV Routing Plan | BR-516-0001 |

- Environmental Statement, covering the following matters:
 - Air Quality;
 - Landscape and Visual Amenity;
 - Traffic and Transport (with Transport Assessment);
 - Hydrology and Flood Risk (with Flood Risk Assessment);
 - Hydrogeology and Ground Conditions;
 - Noise;
 - Ecology and Nature Conservation;
 - Archaeology and Cultural Heritage (with Archaeological Assessment);
 - Socio-Economics.

Background to the Proposed Development

- 1.4 *Purpose* – The purpose of the proposed REC is to generate energy (with potential for heat and power), the majority of which will be renewable, and at the same time to deal efficiently with non-hazardous residual waste, that is waste that has undergone some form of pre-treatment to extract the economically and practically removable recyclable materials.
- 1.5 There is a need to deal efficiently with the residual waste which remains after recycling efforts have taken place. The best way to deal with this residual waste is to recover energy from it, through such a facility as the one described in this application.
- 1.6 There is also a need to generate renewable energy in the UK. A facility which operates in this manner is known as a Combined Heat and Power (CHP) plant, which is widely recognised as being one of the most efficient methods of generating energy. CHP developments are being strongly encouraged in national policy (i.e. the Waste Management Plan for England) and local planning policy to increase energy efficiency in the UK.

- 1.7 *Applicant* - Rolton Kilbride, is a collaboration between the Rolton Group, a long-established multi-disciplined engineering consultancy with specialism in environmental technology, and Kilbride Infrastructure, which offers expertise in development and infrastructure. Rolton Kilbride is working with a set of technology partners and advisers who have extensive experience in the field of energy generation, gasification and the use of modern environmental technology.
- 1.8 Rolton Kilbride has an established track record working on a number of projects, and has achieved planning permission for other REC projects at sites in North Warwickshire, Rotherham and Birmingham.
- 1.9 *Proven Technology* – The Proposed Development will use an Advanced Conversion Technology process called gasification. Gasification technology has an established track-record and is fully proven and bankable. Several European and Financial institutions and banks have completed thorough due diligence on the gasification technology projects, including Barclays, Lloyds, RBS, Bayern, Bank of Ireland, HSBC, HSH Nordbank, Natixis, UniCredit and LB Nord, and all have concluded that it is fully bankable. Furthermore, thorough technical due diligence has been undertaken on behalf of the banks, investors and project developers, carried out by qualified and experienced engineering consultants including Mott Macdonald, Fichtner and Rowan House. As an Advanced Conversion Technology (ACT) the Proposed Development would qualify under the Renewables Obligation (RO) and the Contracts for Difference (CFD) mechanism (if being connected to the electricity grid).

Pre-application Discussions

- 1.10 The Applicant has engaged in the pre-application consultation process with officers of Sunderland City Council (SCC), the Waste Planning Authority (WPA) with responsibility for determining planning applications for waste-related development.
- 1.11 The advice received was that the development is acceptable in principle with specific advice given on Environmental Impact Assessment related matters. The need for local community consultation was also confirmed.

Community Consultation

- 1.12 The Applicant has actively undertaken consultation and held Public Exhibitions at locations within the vicinity of the Application Site in both July 2016 and again in

September 2017. The Applicant has also consulted with local businesses. Details of all community consultation is provided within the **Statement of Community Involvement** that accompanies this planning application.

Environmental Impact Assessment

- 1.13 The Applicant has commissioned specialist consultants to undertake an Environmental Impact Assessment (EIA) to identify the potentially significant environmental effects (beneficial or adverse) arising from the Proposed Development. The findings from the EIA are presented within the **Environmental Statement** (ES) that accompanies the planning application.

The Purpose and Structure of this Planning Statement

- 1.14 This Planning Statement is not intended to duplicate details provided within the supporting plans and documents, rather it provides a comprehensive summary of the relevant matters necessary for the determination of the planning application.

- 1.15 This Planning Statement is structured as follows:

- **Chapter 1: Introduction** (this Chapter) – Introduces the planning application, Applicant, Application Site and Proposed Development;
- **Chapter 2: Application Site and Surrounding Context** – Provides a description of the Application Site and its immediate surrounding context, and an overview of the relevant planning history;
- **Chapter 3: Proposed Development** – Provides a summary of the Proposed Development, scale and materials etc.;
- **Chapter 4: Planning Policy and Guidance** – Provides a summary of the Development Plan as it relates to the planning application and relevant planning and waste management, national policy and guidance that comprise a material planning consideration;
- **Chapter 5: Planning Appraisal** - Assesses the Proposed Development in the context of the extant planning policy of the Development Plan and other material considerations; and
- **Chapter 6: Summary and Conclusions** – Provides a summary of the key findings from this Planning Statement.

2. APPLICATION SITE AND SURROUNDING CONTEXT

- 2.1 The Application Site (shown on SLP ref: K.0178_12-2) comprises a Main Site area in which the development would be located and a 3-metre-wide Electrical Connection Route for the underground electrical connection.
- 2.2 The Main Site comprises 3.23 hectares of vacant land which is broadly triangular in shape, situated within a belt of industrial and commercial development that lies to the north of the A1231, Sunderland Highway. The Main Site occupies land that has been subject to a wider scheme of landscaping and other works to prepare the site for development. The site was formerly agricultural land forming part of Hillthorn Farm; however, it has recently been used as a temporary construction compound and parking associated with development of nearby Enterprise Zone land (see below).
- 2.3 The site is identified in the Sunderland Unitary Development Plan 1998 as allocated employment land (Policy EC4) suitable for uses Classes B1, B2 and B8. Sunderland City Council is seeking to retain allocation for these purposes, identifying the site as a 'Primary Employment Area' in the emerging Sunderland Core Strategy and Development Plan 2015-2033.
- 2.4 The Main Site, except for a section in its southern corner, is within the 'Sunderland A19 Ultra Low Carbon Vehicle Corridor Enterprise Zone'. The Application Site forms part of Site 3 of the Enterprise Zone, with Sites 1 and 2 located to the east, between the southern edge of the Nissan car plant and A1231. The construction of Infiniti Drive and further road improvements to the A1290 have been undertaken as infrastructure works associated with the Enterprise Zone¹.
- 2.5 In the wider context to the Main Site, a large area of hardstanding used for vehicle parking is some 120m to the east with industrial buildings some 650m from the site to the north-east with the Nissan car plant beyond these, with the extent of built development of the car plant being 1.3km from the Application Site at its nearest point. A recently constructed warehouse (occupied by Vantec) lies on the opposite side of Infiniti Drive, to the south and south-east, approximately 50m from the Main Site at its nearest point, with the Barmston Pond Local Nature Reserve behind this warehouse, some 200m to the south-east. Beyond the warehouse site to the south is the A1231, Sunderland Highway, approximately

¹ Sunderland City Council Application Ref: 15/00052/LAP

250m from the Main Site. To the west, industrial and retail uses on Spire Road are located on the opposite side of the disused railway, approximately 50m from the Main Site to the nearest buildings adjacent to the railway line on the eastern side of Spire Road.

- 2.6 Open land subject to Green Belt designation is further to the north (250m from the site at its nearest point) and south and south-east of the site (1.5km to the south-east at its nearest point).
- 2.7 The nearest residential areas are Sulgrave, approximately 250m to the north-west, and Barmston, 350m to the south-west, on the opposite side of the Sunderland Highway. A number of isolated properties on the previous alignment of the A1290 lie some 300m to the north-east of the site.
- 2.8 The potential Electrical Connection Route is approximately 2.6km in length and has 3m width, with total area of 0.86ha. This route extends from the north-east of the Main Site, passing to the south of the existing car parking area linking to the Nissan Way and then through the Nissan car plant to connect to an existing substation.
- 2.9 The Application site is not subject to any designations relating to its environmental or heritage value. Further there are no waterbodies within or immediately adjacent to the site and the site is within Environment Agency Flood Zone 1, and is therefore not deemed at risk of flooding.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 The Proposed Development comprises the construction and operation of a REC (use class sui generis) with associated works including a new vehicular access and landscaping and underground electrical connection.

REC Facility

3.2 The REC will have the capacity to process up to 215,000 tonnes of non-hazardous residual waste per annum; that is waste that is left following the practicable removal of recyclable materials (i.e. pre-treated waste) and that may otherwise be disposed of at a landfill site or exported to a similar facility abroad. The residual waste feedstock will predominantly be in the form of a Refuse Derived Fuel (RDF) which is a waste product that following pre-treatment is shredded, dehydrated and/or compressed into a pellet, brick-shape or baled; the RDF feedstock would be supplemented by other pre-treated commercial and industrial waste (C&I) and pre-treated municipal solid waste (MSW).

3.3 Unlike incineration, the REC will employ an Advanced Conversion Technology (ACT), known as 'gasification', that heats the residual waste to very high temperatures, causing the materials to break down whilst also generating a gas which when burnt off in a boiler creates steam, which in turn drives a steam turbine to generate electricity or exported as heat. The proposed REC will have capacity to produce circa 27MW of electricity. The Applicant is in on-going negotiations to supply local business users with the electricity and/or heat produced.

Built Development

3.4 The built development will comprise the following key elements as demonstrated on the accompanying planning application plans and drawings.

- *Main Building* – The Main Building will be located towards the eastern edge of the Application Site and measure 140m Length x 65m width and at its highest point will be 36m above ground level, to accommodate the boiler room, with boiler room area roof also lower height of 26.5m. Other parts of the buildings will have a height of 14m (waste reception hall), 23m (waste bunker and slag and waste area), 33.5m (prepared fuel bunker) and 23m for offices, amenity and visitor facilities. The fuel bunker would have a capacity sufficient to store four days waste. The main building would be finished with primarily with architectural wall panels, coloured light blue, darker blue and white. A curtainwall glass façade will be provided around the office and visitor/education facility at its south west corner.
- *Flue Stack* – A single flue stack will be located to the south of the main building. The flue stack would measure 4.2m diameter and 57m above ground

- level, and include walk around metal framework platform for access to the continual air quality monitoring system. The flue stack would be finished in a matte grey colour metal flue.
- *Turbine Hall* – The Turbine Hall would accommodate the turbines to generate energy and comprises a separate building which will be located to the north west of the Main Building, linked by a pipe on a pipe bridge between the western façade of the Main Building and southern façade of the Turbine Hall. The building would have 32.6m length x 20m width and have 22m height.
 - *Air-Cooled Condenser Fans* – The Air-Cooled Condenser Fans (ACC) will be enclosed in cladding and situated to the north west of the Main Building and to the north of the Turbine Hall. The ACC Fans will have a footprint of 36m length x 27m width and height of 23m.
 - *Fire Water Tank* – The fire water tank will have a 1 million litre capacity and be located to the north of the ACC at the northern edge of the site development area. The Fire Water tank would measure 10m diameter and have a height of 6m, set within a metal framework.
 - *Substations* – Two substation compounds are shown in the proposed plans. A compound of footprint 7m length x 1.3m width to be used for a private connection is proposed to the north of the Application Site. A larger high-voltage substation compound is shown on the plans in the north-western corner of the site, to be erected in the event that connection to the National Grid is required. This compound has a footprint of 4.8m length x 1.6m width. The substation compounds will have a maximum height of 6m.
 - *Gatehouse (Weighbridge Office)/Weighbridges* – There would be a single Gatehouse Office located to the south of the main building, at the access gate to the site. The Gatehouse Office would have a footprint of 6.6m length x 4.9m width and have a height of 3m.
 - *Vehicle Access / Service Area* – Access for all vehicles, bicycles and pedestrians is taken from the south of the site from Infiniti Drive. The internal access road for deliveries and maintenance will, once passed the entrance gate, loop around the main building in a clockwise direction. A weighbridge will be located at the vehicle entrance and to the east of the main building prior to exit. The access road will be laid in asphalt with other service areas around the site laid to concrete.
 - *Vehicle Parking* – the staff and visitor parking allows for a coach and 31 cars (including two disabled parking bays), of which eight will have electric vehicle charging points.
 - *Cycle Parking* – A cycle stand will be provided for 10 bicycles to the north of the staff and visitor car park.
 - *Site security* – Securing the REC facility will be 2.4m high paladin (weldmesh) fencing with double-leaf lockable gates; within the site would be removable bollards securing the main REC facility/services areas; vehicle access barriers would also be installed within the site.
 - *Lighting* – The REC facility will be lit by a series of external building mounted and pole mounted directional lighting.

Operational Development

- 3.5 The key stages of the REC operational development are set out below. A process diagram which demonstrates the operation of gasification plants is provided at Appendix 1.

APPENDIX 1: GASIFICATION PROCESS DIAGRAM

- 3.6 *Vehicle Access* – Vehicles will enter the site from Infiniti Drive, which links to the strategic road network via the A1290.
- 3.7 Staff and visitors arriving by car will be routed to the car park to the north of the entrance and south of the REC facility. Staff and visitors will exit the site via the same route.
- 3.8 Vehicles delivering residual waste or for the import/export of process materials (i.e. delivering lime, carbon etc. or removal of metals, bottom ash, bag house filter residue etc.), will be routed to the access gate and gatehouse. Access and egress will be controlled by security barriers, operated by REC staff. A weighbridge will be located in front of each barrier (in and out).
- 3.9 On arrival, waste carrying vehicles will report to the Weighbridge Office staff where waste documentation, waste carrier certificates and transfer notes will be checked to ensure compliance with the Duty of Care Regulations and the facility's Environmental Permit. Vehicles containing any non-conforming waste will be quarantined and managed in accordance with the site's Environmental Permit. The quantity of waste the vehicles carry will then be assessed by passing them over the In-Weighbridge.
- 3.10 It is anticipated that residual waste will be delivered to the site via a combination of refuse collection vehicles (RCVs) which will typically be 18 to 22 tonne vehicle (gross weight) or articulated bulk haulage vehicles from nearby waste transfer stations under a Duty of Care Waste Transfer Note. The REC is expected to generate up to 110 heavy goods vehicle (HGVs) movements per day, which is the equivalent of 46 deliveries and 9 collections. There would also be car trips associated with circa 35 FTE staff, expected to be approximately 33 movements.
- 3.11 *Waste Reception* – Once accepted in to the site, vehicles delivering residual waste would draw up to and reverse into one of the eight bays at the Waste Reception Hall to the north of the main building. Once the vehicle is inside the Waste Reception Hall the fast acting doors will close; the Waste Reception Hall operates

under negative pressure to draw in and contain odours with the air then fed into the ACT processing plant (gasification plant) so that it is 'cleaned' as part of the overall emissions control process before being released through the flue stack.

- 3.12 The residual waste is unloaded within the Waste Reception Hall. The residual waste in RDF form is unloaded directly by crane into the Fuel Bunker. However, all other residual wastes would first be deposited into the waste bunker before being transferred by crane into the shredder and then passed across a magnet whereupon any ferrous material will be removed. The recovered metals will be collected in a skip within the main building which will be periodically collected and sent for recycling.
- 3.13 The overhead fuel crane will operate on a pre-programmed cycle and move around the fuel bunker to mix the residual waste to create a more homogeneous mixture. The crane will then deliver residual waste automatically to the fuel hopper to the ACT unit.
- 3.14 The REC facility's fuel bunker will store sufficient capacity to continue operations without delivery of residual waste for a period of up to four days.
- 3.15 *Thermal Conversion* – Unlike incineration, gasification does not burn (combust) the residual waste, but heats the materials at high temperatures until their composition breaks down. The thermal conversion will take place in two stages. The first stage involves the gasification (heating) of the residual within the gasification unit (primary chamber). The outputs from the gasification process is a synthetic gas called 'syngas' and 'bottom ash' (see Ash Management below). The second stage involves the high temperature oxidation of the syngas within the High-temperature Oxidation Unit (secondary chamber), whereupon there is a complete breakdown of Carbon Monoxide (CO), Total Organic Carbon (TOC) with a final production of a flue gas with low Nitrogen Oxides (NOx) content.
- 3.16 Changing the residual waste to syngas, means the combustion environment can be finely controlled to achieve compliance with the emissions thresholds of the Industrial Emissions Directive (IED) (Directive 2010/75/EU of the European Parliament and the Council on industrial emissions).
- 3.17 *Heat Recovery Steam Generator (HRSG)* - The HRSG is located within the main building, adjacent to the gasifiers. The HRSG recovers the energy from the hot syngas from the secondary chamber to produce steam. The HRSG consists of a

water-tube boiler, a smoke-tube boiler and an economiser. The HRSG is also equipped with a shot-ball system for cleaning the heat transfer surfaces during operation, and with a feed-water tank and feed-water pumps.

- 3.18 Depending on how the energy is to be utilised (heat or electricity), the boiler system is designed to deliver saturated steam (for the delivery of heat) or superheated steam (for the production of electricity).
- 3.19 *Energy Utilisation System* - The system will consist of a turbine with generator and an air-cooled vacuum condenser with condensate pumps located within the Turbine Hall. Generated electricity will be connected to the existing substation with the Nissan car plant. Condensate from the air-cooled condenser will be directed to the feed water tank of the boiler system by condensate pumps.
- 3.20 If required, the turbine can be fitted with a suitable extraction point to enable steam, at the appropriate pressure, to be taken from the turbine for use by adjacent consumers.
- 3.21 *Air Pollution Control / Flue Gas Cleaning System* - The gasses generated during the thermal conversion process, having passed through the HRSG, enter the Flue Gas Cleaning System. This will comprise a bag house filter, a storage silo for lime and activated carbon, and a filter dust silo. In summary, the flue gases are passed through a bag house filter, where upon lime and activated carbon will be injected to adsorb any contaminants in the flue gas. The bag house filter residue (referred to Air Pollution Control Residue (APCR)), comprises the used lime and activated carbon, together with fly ash, which is collected and stored in the filter dust silo. The APCR is a hazardous waste, due to its high alkaline content, which would be disposed of either at an appropriately licenced hazardous waste landfill or further processed, e.g. washing and/or stabilisation such that the treated APCR could be send to a non-hazardous landfill. The cleaned flue gas is then discharged to the atmosphere via the stack.
- 3.22 *Control and Monitoring System* - The REC facility will operate within the terms and conditions set out within the statutorily required Environmental Permit, which is independently authorised, monitored and enforced by the Environment Agency. The REC facility will be equipped with a control and monitoring system that will provide automatic control of the process during normal operating conditions and continually monitored by fully trained and experienced staff. The control system also features a separate and independent automatic shutdown system. The

emissions from the flue stack are continually monitored to ensure compliance with the emissions thresholds of the Industrial Emissions Directive (IED); in the unlikely event that emissions thresholds could be breached the facility would be temporarily shut-down until resolved. All emissions data is collated and made available to the Environment Agency.

- 3.23 *Maintenance* - Maintenance will be programmed to occur three times annually and necessitates the ceasing of operations over these times. Shut down would be programmed to coincide with the manufacturer's shutdown periods. Across the resultant weeks of scheduled operation, ad-hoc maintenance and other generation drop-out periods associated with grid-synchronisation and the processing of non-homogenous wastes may result in the need for short-term shut-downs. The facility is expected to be operational for 313 days per annum.
- 3.24 *Bottom Ash Management (ash from the gasification process)* - The ash is discharged from the gasification unit (primary chamber) and is temporarily stored on site within the Ash Bunker before being transferred off-site. The bottom ash is an inert material which can be either recycled/recovered, for example to replace construction materials, or disposed of at an appropriately licensed landfill site.
- 3.25 *Electricity/Heat Connection* - The Applicant is currently in on-going discussions with local business users for the export of electricity and/or heat via a private connection. The application includes an electrical connection route to a private substation located within the Nissan plant site to the north-east.
- 3.26 *Hours of Operation* - The REC will operate continuously: 24 hours a day, 7 days per week. Maintenance of the facility will be undertaken periodically, with the facility expected to operate for 313 days per annum.
- 3.27 *Staffing* - The REC will directly employ circa 35 full time equivalent staff. The staff will comprise a variety of skills and levels of expertise, and there will be employment opportunities for local people. Operational staff will be required to operate the facility on a three shift, eight-hour pattern: 06:00 to 14:00; 14:00 to 22:00; and 22:00 to 06:00, estimated at 33 per day.
- 3.28 *Vehicle Movements* - Deliveries of residual waste would occur:
- Monday to Fridays - 07:00 to 19:00
 - Saturday - 07:00 to 14:00
 - Sundays - None

3.29 It is expected that HGVs importing and exporting materials from the site will do so evenly throughout the 12-hour period and there is unlikely to be a peak in movements associated with these operations. There would also be car trips associated with circa 35 staff working in a three-shift pattern.

Landscaping

3.30 Landscaping will be provided within the Application Site, both within the security fencing associated with the REC facility and along the site boundary.

3.31 In summary, it is proposed to provide a landscaped corridor along the western boundary of the application site, alongside the disused railway line and in the site's southern corner. The southern corner will also provide a pond and hibernacula, the pond being a replacement of a pond which would be lost by creation of the proposed site access. A suitable seed mix will also be provided along the northern boundary of the Main Site. Existing recently planted trees within the Application Site would be translocated to the site boundary and included as part of the detailed landscaping scheme.

Construction

3.32 Subject to the grant of planning permission, it is anticipated that the construction of the proposed REC would commence in the Autumn of 2018 and would last for approximately 30 months. Construction would normally take place during the hours of 07:00 to 18:00 (Monday to Friday) and 08:00 to 13:00 (Saturday); no construction would take place on Sundays or bank holidays.

3.33 Following main construction there would be a period of circa six months for commissioning, with the plant expected to become operational in late 2021.

4. PLANNING POLICY AND GUIDANCE

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications be determined in accordance with the Development Plan unless other material considerations indicate otherwise. This requirement is repeated at Paragraph 2 of the National Planning Policy Framework (NPPF).

Development Plan and Emerging Local Policy

4.2 The extant Development Plan comprises:

- Sunderland Unitary Development Plan (adopted 1998); and
- Sunderland Unitary Development Plan Alteration No.2 – Central Sunderland (adopted 2007).

4.3 The latter document does not relate to the Application Site, meaning the saved policies of the Unitary Development Plan (UDP), adopted in 1998, comprise the relevant adopted local planning policies for the consideration of this development.

4.4 The draft Sunderland City Council Core Strategy and Development Plan 2015-2033 (Core Strategy) was published for consultation in July 2017, with consultation commencing in August. The policies of this emerging document have not yet been subject to examination and therefore should currently be afforded only limited weight as material considerations. Key relevant draft policies are referenced in the following Chapter as part of the Planning Assessment.

Sunderland Unitary Development Plan, adopted 1998

4.5 The UDP can be considered largely out-of-date given its adoption in 1998. The saved policies do however remain as the Development Plan and are the primary planning policies to determine this application until replaced by policies contained within the emerging Core Strategy. These policies must however be considered in the context of more up-to-date national policy and guidance.

4.6 The primary policies relating to the provision of waste management facilities are listed below. The requirements of these policies are set out in the Planning Assessment contained in the following Chapter.

- M12- Waste Disposal;
- M13- Waste Disposal;
- M14- Criteria for Waste Disposal;
- M17- Energy Recovery

4.7 There are also a number of other policies which remain part of the UDP that relate to specific matters relevant here. Full details of these policies, plus the waste management policies listed above are contained at Appendix 2 of this statement.

APPENDIX 2: RELEVANT LOCAL PLANNING POLICIES

Sunderland City Council Core Strategy and Development Plan 2015-2033

4.8 There are a number of draft policies contained in the emerging Core Strategy which are relevant to this application, noting the relatively early stage of preparation of this document and weight to therefore currently be applied to the policies in determination of this application. Key relevant draft policies are also provided at Appendix 2 of this Statement.

4.9 The evidence base for the Core Strategy is also referenced in this Statement where relevant, and particularly the Sunderland City Council 'Waste Arising and Capacity Requirements Report, dated July 2017, which supports the emerging Core Strategy and presents a detailed assessment of need for future waste management capacity in the SCC area during the plan period, up to the end of 2035.

National Planning Policy and Guidance

4.10 The documents listed below are the key relevant national planning policy, strategy and guidance that are material considerations in the determination of the planning application.

4.11 A detailed summary of the contents of these documents, as they are relevant to this planning application, is contained at Appendix 3 of this Statement, with summary of document and status below. Reference to the documents and their contents is made in the Planning Assessment in the following Chapter, where necessary.

APPENDIX 3: SUMMARY OF NATIONAL PLANNING POLICY AND GUIDANCE

4.12 These comprise:

- National Planning Policy Framework (NPPF), published 27 March 2012;

4.13 The NPPF was published in March 2012 and sets out the Government's overarching planning policies for England.

- Waste Management Plan for England (WMPE), published December 2013;

- 4.14 The WMPE was published in December 2013 and sets out where the Government is now in terms of the waste generated in England and how those materials can be managed.
- National Planning Practice Guidance (NPPG), initially published 6 March 2014 and dynamically updated;
- 4.15 On the 6th March 2014, the Department for Communities and Local Government (DCLG) launched the web-based NPPG. The web-based format allows DCLG to update the NPPG electronically periodically.
- National Planning Policy for Waste (NPPW), published October 2014;
- 4.16 The NPPW was published in October 2014 and replaced Planning Policy Statement 10: Planning for Sustainable Waste Management (PPS10).
- Overarching National Policy Statement for Energy (EN-1), published July 2011;
- 4.17 EN-1 was published by the Department of Energy & Climate Change (DECC) in July 2011 and sets out the national policy for the energy infrastructure. Whilst relevant to projects in excess of 50MW, paragraph 1.2.1 explains that it may be a material consideration in decision making on applications that fall under the Town and Country Planning Act 1990 (as amended).
- National Policy Statement for Renewable Energy Infrastructure (EN-3), published July 2011;
- 4.18 EN-3 was also published by DECC in July 2011 and sets out the national policy for renewable energy projects. NPS EN-3 should be read in conjunction with EN-1.
- Guidance on Applying the Waste Hierarchy and the accompanying Applying the Waste Hierarchy: evidence summary, both published June 2011;
- 4.19 The Guidance on Applying the Waste Hierarchy and the accompanying Applying the Waste Hierarchy: evidence summary, were both published in June 2011 by the Department of Environment Food and Rural Affairs (Defra).
- Guidance for Local Planning Authorities on implementing planning requirements of the European Union Waste Framework Directive (2008/98/EC);
- 4.20 This Guidance was published by DCLG with the objective of assisting waste planning authorities in ensuring compliance with the Waste Framework Directive, specifically with regards Article 4: Waste Hierarchy; Article 13: Protection of Human Health and the Environment; Article 16: Principles of Proximity and Self-sufficiency; Article 28: Waste Management Plans; and Article 34: Periodic Inspections

- Energy from Waste: A guide to the debate, published February 2014.

4.21 The Energy from Waste: A guide to the debate was published by Defra and whilst not a policy document it does provide guidance on the underlying principles of waste management in accordance with the overarching UK Government strategy and relevant legislation.

5. PLANNING ASSESSMENT

- 5.1 This chapter undertakes an assessment of the Proposed Development to consider whether the proposals can be considered acceptable in principle and whether impacts and benefits which may arise mean that planning permission should be granted.
- 5.2 As required by the Planning and Compulsory Purchase Act 2004 and NPPF, Development Plan policies will be the starting point to determine whether planning permission should be granted, with reference made to other material considerations, and particularly national planning policy and guidance, where it is relevant to do so.
- 5.3 Following consideration of Development Plan compliance and the merits of the application, a balanced judgement will be made to determine whether planning permission should be granted for the Proposed Development, including to consider whether the proposals would constitute a sustainable development as defined by planning policy.

Principle of providing REC at Application Site

- 5.4 To determine whether the development can be considered appropriate in principle at the site on land at Hillthorn Farm, consideration needs to be given to how the proposals relate to the requirements of planning policy with respect to the site's employment allocation.

Employment Land Planning Policy

- 5.5 UDP Policy EC2 sets out allocation of 1,250ha of land to meet Sunderland's economic development needs. This includes the Application Site, which is allocated as a site for employment use. Policy EC4 sets out that, in these areas, B1, B2 and B8 class are acceptable uses, and that proposals for other uses will be decided on their individual merits.
- 5.6 The proposed REC, representing a 'sui-generis' use, would therefore not immediately comply with Policy EC4. Rather, the individual merits of the proposal are required to be assessed. In this respect, it is important to note that the REC would have 35 FTE employees working at the site. It would therefore be an 'employment' development, albeit one which falls outside of the B Use Classes.

5.7 Emerging Core Strategy Policy EP2 sets out Sunderland City Council's proposed approach for 'Primary Employment Areas', in which the Application Site is proposed to be included. Like Policy EC4, the policy sets out that other uses (than B Class) will be considered on their merits, and sets out three criteria which must be met to demonstrate acceptability. Although the policy is draft and has not yet been subject to examination, it is considered instructive to consider these criteria as a guide to determine suitability.

- ***Be of a type, scale and appearance compatible with the established character and function of the Primary Employment Area.***

5.8 The proposed REC building and ancillary structures are industrial in appearance and would be in general accordance with the established character of the area, recognising the Nissan car plant, located to the east and other large-scale warehouses and other commercial and industrial buildings in the area. Detailed consideration of visual impact is contained below, but it is clear the development would be compatible with the character and function of the area in which it would be located.

- ***Not adversely prejudice the day-to-day operation of the Primary Employment Area through parking, traffic generation and pedestrian movement.***

5.9 Detailed consideration of highways matters is provided below. However, the proposal would generate relatively modest vehicle movements once operational (110 HGV movements per day), which can be readily accommodated into the existing road network. Appropriate parking for staff and visitors is provided on site and would not have any material effect on pedestrian movement.

- ***Not result in unacceptable dilution of the employment function of the Primary Employment Area.***

5.10 As stated above, the proposed REC is a facility that provides a good level of employment (35 FTE jobs), and would therefore contribute to the employment function of the area, not diluting its employment function.

5.11 Further, it is worth noting that the site has been allocated for employment use since the UDP adoption in 1998, but has not previously come forward for development. On that basis, NPPF Paragraph 22 advises that planning policies should avoid the long-term protection of sites for allocated employment use. This application offers the opportunity to provide a development which would provide employment at a site which has been identified for such purposes for nearly 20 years.

5.12 It is therefore established that, although the proposal will not provide a B Class Use, the Proposed Development can be considered fully acceptable here, in principle. In any case, should the Council consider this proposal represents a conflict with planning policy requirements, the employment generation associated with the development and absence of a B Use Class scheme being developed here since allocation some 19 years ago, means that any weight applied to a considered conflict should be very limited and balanced against the wider merits of the proposal, considered below.

5.13 It therefore remains to consider whether the proposal would meet relevant policies to waste disposal and other policies considering effects on specific material considerations.

Need and Suitability of REC

5.14 UDP Policy M17 confirms that SCC encourages energy recovery from waste disposal or transfer facilities that are in accordance with policies M12-15. The Development Plan therefore provides support in principle for the provision of facilities such as the proposed REC, but it remains necessary to establish compliance with other policies.

5.15 Policy M12 sets out the criteria against which proposals for waste facilities will be assessed to determine acceptability. Addressing each in turn relevant to this development:

- ***The Primary requirement is to deal with waste generated from within the city***

5.16 SCC published a Waste Arisings and Capacity Requirements Report in July 2017² (WACR Report) which provides an assessment of need for future waste capacity to 2035 in the authority area. This document forms part of the evidence base for the emerging Sunderland Core Strategy and Development Plan.

5.17 This report confirms there are currently no energy recovery facilities operating within Sunderland, with waste currently exported out of the area for management. Based on an increased recycling scenario over the plan period, a deficit of supply for energy from waste for commercial and industrial waste of 52,175 tonnes by 2035 is identified. It is recognised however that this is a fairly low level of waste requiring management via energy recovery in Sunderland,

² <http://www.sunderland.gov.uk/CHttpHandler.ashx?id=19075&p=0>

meaning it is not likely to be economically viable for a facility to be built solely to manage waste arising within the Plan area.

5.18 While there would be a deficit of energy recovery facilities in Sunderland during the plan period as noted in the WACR Report, the proposed REC is designed to operate at a more strategic scale with an annual capacity of 215,000 tonnes, greater than the identified deficit. The REC would therefore not be built to manage waste from the SCC only. Accordingly, Policy M13 is relevant to the consideration of this application. Policy M13 sets out that applications not complying with this requirement of Policy M12 will be considered on merit, providing that:

- *The proposal is needed to satisfy the requirements of a plan for Sunderland produced by the Environment Agency; or*
- *The proposals will bring about early and necessary reclamation of derelict or degraded land; or*
- *There is a proven regional or national need.*

5.19 The first two criteria do not apply to this development or Application Site, and therefore it is the third criteria that is addressed here to establish whether there is a proven regional or national need. It is noted however, that the NPPW confirms that waste planning authorities should only expect applicants to demonstrate the quantitative or market need for waste management facilities where proposals are not consistent with an up-to-date Local Plan. The Local Plan here is not up-to-date, but the Applicant has undertaken this consideration below to demonstrate such a need exists, and to demonstrate compliance with this policy requirement, in any case.

5.20 The Waste Management Plan for England is also relevant to this matter. The Plan confirms the 'Proximity Principle' set out in the Waste Framework Directive³ which requires the waste network to enable waste to be disposed of, or recovered, in one of the nearest appropriate installations, but that there is no expectation that each local planning authority should deal solely with its own waste to meet the requirements of self-sufficiency and proximity principles. It is also confirmed that the Proximity Principle does not require using the absolute closest facility to the exclusion of all other considerations. Further, emerging Sunderland Core Strategy Policy WM2 requires development proposals to demonstrate the need for a proposed facility, but does not define a geographical area in which this need

³ Directive 2008/98/EC of the European Parliament and of the Council, 19th November 2008

exists. These matters support the approach to consider waste need from a wider area than within the SCC boundary only.

5.21 The WACR Report, in recognising a facility to meet local needs only is not viable, recognises that it is likely that waste will continue to be exported or a larger scale facility is developed to take waste from the surrounding area. The REC is designed to provide such a facility.

5.22 To consider waste need arising in the wider area, the Applicant has commissioned a 'Feedstock Supply Report' which assesses the suitable waste arisings within a one hour isochrone from the REC, which encompasses much of the North East region. This report is included at Appendix 4.

APPENDIX 4: FEEDSTOCK SUPPLY REPORT

5.23 This report notes that there are 2,376,512 tonnes of waste arisings within the isochrone area. Notable figures for disposal of this waste demonstrate the following:

- 16.1% of waste (381,482 tonnes) is currently sent to landfill;
- c.700,000 tonnes of waste is dealt with outside of the North East area.

5.24 It is worth noting that the Waste Management Plan for England confirms the UK exports RDF, mainly to northern continental Europe and Scandinavia, amounting to 887,465 tonnes in 2012. It is therefore likely that a proportion of the waste from this area is exported from the UK and/or being transported over a long distance.

5.25 The proposed REC offers a significant opportunity to both divert a significant proportion of waste which is currently taken to landfill to energy recovery in the isochrone area and/or reduce the amount of waste dealt with outside of the North East.

5.26 The proposal would therefore assist increasing the amount of waste elevated above 'disposal' in the waste hierarchy (considered further below) and meet the Proximity Principle requirements of dealing with waste from the area in which it is generated, while recognising that this is to meet requirements from wider than solely the local authority area, and possibly diverting waste which is currently exported very considerable distances to other countries.

5.27 Capacity in the region has therefore been shown to exist to supply this facility. The proposal therefore meets the requirements of Policy M13 and, accordingly,

the first requirement of Policy M12, notwithstanding the NPPW confirmation that demonstration of need is not necessary in this instance.

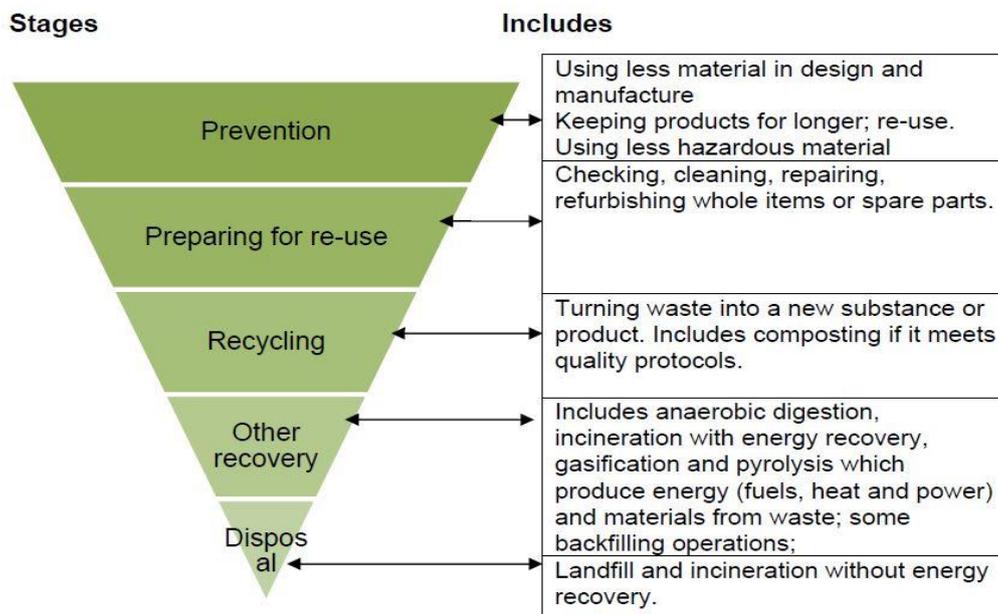
• **The method of disposal is proven, effective and environmentally acceptable for the type of waste**

5.28 The proposed REC includes a gasification process by which material is converted into a synthetic gas. Over the last 30 years it has been used extensively in Scandinavia and Japan where many plants have been built to provide energy for communities and industry. It is widely recognised as a safe, clean and proven process that makes good use of waste that would otherwise be sent to landfill and will be subject to controls operated by the Environment Agency to ensure the REC continues to operate in an environmentally acceptable way.

5.29 Such plants are being strongly encouraged by the Government as they are widely recognised as being one of the most efficient methods of generating energy.

• **Consideration has been given to waste reduction by means of appropriate, practical and economic recycling measures**

5.30 Current waste policy is underpinned by the Waste Hierarchy, shown below, which sets out the requirement to treat waste at the optimal level in the hierarchy in environmental and economic terms.



5.31 In this respect, the proposed REC represents 'other recovery' which diverts waste that cannot be reused or recycled, that would otherwise be disposed of in landfill.

National waste policy recognises this delivers environmental benefits, reduces carbon impacts and provides economic opportunities.

- 5.32 The Proposed Development would therefore meet this requirement of Policy M12.
- 5.33 However, it is noted that the Environment Agency has discretion, as part of the associated environmental permit process, to determine whether any facility constitutes a waste recovery or disposal facility, with the energy efficiency of plant being the key determinant in this judgement.
- 5.34 In this regard, it is noted that the Secretary of State determined a recovered appeal for an energy from waste scheme at Bilsthorpe, Leicestershire⁴, which included a condition requiring R1 status to be achieved. R1 status is determined by the Environment Agency and relates to the energy efficiency of facilities. Where energy efficiency meets set standards, the facility is classed as a recovery operation, rather than disposal.
- 5.35 The condition imposed by the Secretary of State is reproduced below, and it is confirmed that the imposition of such a condition on a grant of planning permission would be accepted for this application, to remove any doubt that the proposal is elevated on the waste hierarchy to constitute a recovery operation.

“Prior to the development hereby permitted being brought into use, the operator shall submit to the Waste Planning Authority for approval in writing, verification that the facility has achieved Stage R1 Status through Design Stage Certification from the Environment Agency. The facility shall thereafter be configured in accordance with these approved details. Once operational, alterations to the processing plant may be undertaken to satisfy Best Available Technique or continued compliance with R1.”

- 5.36 Subject to the imposition of the condition endorsed by the Secretary of State requiring R1 Status to be achieved, the Proposed Development would comply with this criteria of Policy M12.
- 5.37 It is therefore clear that the proposals meet the requirements of Policy M12, in context of Policy M13 and current national and emerging local planning policy requirements. The need and general suitability of the REC has therefore been

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/529173/14-06-16_Bilsthorpe_Nottinghamshire_3001886.pdf

demonstrated. Consideration below is given to the particular impacts of the Proposed Development to determine whether any specific impacts would arise.

Assessment of Impacts

5.38 The basis on which to assess the suitability of waste facilities in environmental terms is set out in UDP Policy M14, which provides a list of matters which must be satisfied for waste facilities to be considered acceptable. Each of these matters are considered below, using conclusions of supporting documents and particularly the accompanying ES where relevant, with reference to the specific policies in the UDP and other planning policy which relate to that matter. Following assessment against M14 requirements, further matters which are outlined in the emerging Core Strategy are considered to fully set out whether the proposals meet all existing and potential future requirements.

- ***The amenity of residential, recreational, commercial and B1 industrial areas and other sensitive uses is protected.***

5.39 The accompanying ES includes assessment of potential noise effects of the Proposed Development. This assessment finds that, as all plant is contained within buildings or is enclosed and due to existing background noise levels in the area, elevated by industrial land uses and road noise, that noise associated with the REC would be below typical background noise levels at surrounding properties during day and night-time periods. As such, the development would not give rise to any material adverse noise impacts on surrounding noise sensitive properties. In this regard, the proposals would also comply with UDP Policy EN5.

5.40 Further, the location of the facility in relation to surrounding development would mean that there would not be any material effects on daylight or sunlight received to other occupied buildings or blocking of outlook by way of close proximity.

5.41 The Applicant would accept the imposition of a condition requiring an external lighting scheme to be submitted and approved to SCC. This would provide control over the effects of lighting on nearby properties.

5.42 The proposal would therefore protect the amenity of sensitive uses, meeting this requirement of Policy M14.

- ***There is acceptable means of access to the strategic road network for the number and size of vehicles involved in the operation, and to the rail network, where readily available.***

- 5.43 The ES includes assessment of traffic and transport effects, which is supported by a Transport Assessment. This assessment demonstrates the site can be readily accessed from the strategic highway network by a number of routes (from the A1231, Sunderland Highway to the south and A19 to the east), all on roads capable of accommodating HGVs accessing the site, avoiding such vehicles passing through residential areas. The Applicant would accept a condition restricting the routes to those indicated in the Transport Assessment to ensure no undue impacts are caused in this regard.
- 5.44 Assessment of highways capacity has shown that the daily 110 movements (55 deliveries) can be accommodated by the existing highway network with no material impact on congestion. Deliveries will be managed to ensure no stacking of HGVs onto the public highway but, in any case, there is sufficient space within the site before the access barrier for vehicles to wait. The development also shows appropriate internal circulation for HGVs and other vehicles, with tracked access around the site and into the delivery bay showing acceptability in this regard.
- 5.45 A suitable level of staff and visitor car parking, including for coaches, is provided within the site, meaning there will not be an adverse impact in the wider area from vehicles needing to park elsewhere.
- 5.46 It has therefore been demonstrated that the development is acceptable in relation to impact on highway matters and, as such, would also comply with the requirements of UDP Policy TN14.
- **Public access to the surrounding area is maintained.**
- 5.47 The Proposed Development would not affect public access. The site does not contain any Public Rights of Way or public highway so would therefore not require the severance or closure of any public routes.
- 5.48 The proposal would therefore maintain public access, meeting this requirement of Policy M14.
- **Discharges into the air or into the ground water or surface water features are minimised (notwithstanding that they meet pollution control standards and regulations).**
- 5.49 As noted in the policy, the operation of the facility is highly controlled by other regulatory bodies and the NPPG notes that it is not the focus on the planning system to control processes, health and safety issues or emissions where these

are subject to approval under other regimes. However, consideration is given below to these matters to determine effects as part of consideration to establish whether the Proposed Development represents a suitable use of land.

- 5.50 The accompanying ES contains an assessment of potential air quality effects. With regard to emissions from the operation of the REC, it is demonstrated that the Proposed Development will result in an insignificant change to pollutant concentrations at all local sensitive receptors for all pollutants, at all times. This assessment considers both stack and road traffic emissions. Embedded mitigation measures incorporated into the design scheme allow for this conclusion to be reached, including setting the stack height to a level (57m) where emissions can be dispersed without significant effects. It is therefore demonstrated that the proposal would not cause material harm in this regard and as such not give rise to unacceptable air pollution.
- 5.51 The air quality assessment also includes consideration of odour emissions and emissions of bioaerosols from the plant operation. Given the nature of the proposed use, it is recognised there could be particular issues in these regards arising from the development. However, design measures build in mitigation, including using enclosed HGVs only, the depositing of all material indoors and ensuring all waste is stored and handled at negative pressure. The Applicant is also committed to preparing an Odour Management Plan to ensure odour emissions are kept to an absolute minimum, and would accept a condition to require approval of this document and operation undertaken in accordance with the approved terms. Subject to the imposition of this condition, odour and bioaerosol impacts would be negligible, and the development would therefore be acceptable in this regard.
- 5.52 Consideration has also been given to dust emissions from the development. Possible adverse effects in this regard have been identified in the construction phase of the development. A Dust Management Plan can be secured through the permission to limit, wherever possible, dust from the construction. The imposition of a condition to any approval requiring this to be approved and adhered to is accepted by the Applicant. Subject to this condition, dust emissions would be acceptable, complying with policy requirements, however the ES notes that it is not possible to guarantee dust control measures will be completely effective all the time. This matter constitutes very limited harm, being associated with construction only and severity, so cannot be considered unacceptable and must

only be considered to very slightly weigh against the development when considering the overall balance.

- 5.53 The proposal would not give rise to unacceptable air pollution, dust or smell to residential properties, or other uses requiring a clean environment, and the proposal would therefore meet this requirement of Policy M14 and comply with UDP Policy EN9.
- 5.54 Further, potential effects on ground and surface water are considered in the hydrogeology and ground conditions chapter of the accompanying ES. The assessment considers that there is the potential for polluting existing water bodies should the development proceed. However, a number of mitigation measures are identified which would limit potential adverse effects, including to use appropriate construction methods and to use clean and inert soil cover layer of areas of soft landscaping. The Applicant would accept the imposition of conditions securing the necessary mitigation, which would limit harmful effects in this regard.
- 5.55 The proposal would, subject to the identified mitigation, not adversely affect the quality of ground or surface water, complying with the relevant part of UDP Policy EN12.
- 5.56 The above demonstrates that emissions and potential effects on ground or surface water from the development have been, or are capable of being, minimised. The Proposed Development therefore meets this requirement of Policy M14.
- ***There is no serious effect on land drainage.***
- 5.57 The supporting ES includes assessment of hydrology, which is supported by a Flood Risk Assessment. This assessment demonstrates that the site is located in Environment Agency Flood Zone 1 and is therefore not considered to be at risk of flooding. Further, the proposal has been designed to include an onsite drainage system designed to contain a 1 in 100-year storm, plus climate change allowance. On site car parking will also be constructed using pervious paving to collect runoff before discharging into the ground attenuation system. This would ensure the development would not increase flood risk on the site or on nearby land. The Applicant would accept conditions requiring appropriate construction management to limit drainage effects and requiring ongoing maintenance of the surface water drainage system.

5.58 Subject to relevant conditions, the proposals would not have a serious effect on land drainage and not increase the risk of flooding on site or elsewhere. The proposal is therefore acceptable in this regard, complying with the relevant part of UDP Policy EN12.

- ***The effect of the proposal on archaeological remains, listed buildings, conservation areas or sites of nature conservation value meets the requirements of policies B4 to B18, and CN18 to CN23.***

5.59 The supporting ES contains consideration of potential effects on cultural heritage. Regarding archaeology, this study finds that archaeological investigation has previously been undertaken at this site which concluded the site does not hold archaeological potential. It is therefore considered no further investigation is required. Accordingly, it is considered that previous investigation has been undertaken commensurate to the importance of archaeology here, complying with UDP Policies B11, B14, B15 and B16

5.60 Consideration is given to the Washington Conservation Area, which lies approximately 1km to the south west of the Application Site. The assessment finds that the site does not contribute to the significance of the conservation area and would not be visible from within it, with any glimpsed views seen in the context of current industrial development. Accordingly, the Proposed Development is not considered to adversely affect the significance of the Washington Conservation Area. The proposal would therefore also comply with UDP Policies B4 and B6.

5.61 Consideration has also been given to potential effects on listed buildings in the vicinity of the site. All listed buildings are found to not have any adverse impact on their significance, including the Grade I Listed Earl of Durham's Monument (Penshaw Monument), as the Proposed Development will form an extension of the existing built form to the north west and not compete with the height of the monument. The proposals would therefore not adversely affect the character or setting of any listed building, also complying with UDP Policy B10.

5.62 Potential effects on ecology and nature conservation are assessed in the accompanying ES. Regarding protected species, surveys have indicated low value in terms of protected and notable species, with no Great Crested Newts present on the site and low potential for nesting birds. The proposed access will result in the loss of a recently constructed pond, which will be replaced in the southern corner of the site. Ecological enhancement measures are also part of the scheme,

including planting on the western boundary and planting ecologically favourable seeds at the site's northern extent. These measures together with standard best practice precautionary measures would mean there would be no adverse effect on protected species, also complying with UDP Policy CN22.

5.63 There are no statutory designated sites within 1km of the Application Site, with the Barmston Pond Local Nature Reserve, some 180m to the south east of the Main Site. Assessment of potential effects finds that there would not be any anticipated adverse effects on the Local Nature Reserve or any other protected site from either the main site works or electrical connection, complying with UDP Policy CN21.

5.64 It is therefore clear that the Proposed Development is acceptable in ecological terms, as it would not adversely affect any protected species and makes provision for preservation of habitats and creation of compensatory habitats within the Application Site. Further, the development would not adversely affect the Barmston Pond Local Nature Reserve to the south east of the site and not be in the vicinity of any other designated ecological site. The proposal would therefore comply with Policies CN18, CN19, CN20, CN21, CN22 and CN23.

5.65 The proposals have therefore been shown to have no material harm on heritage or ecological assets, preserving their value and complying with associated policies.

- ***During its operation, the visual impact on the surrounding landscape is minimised, and that on completion the site is complementary to the latter.***

5.66 The accompanying ES includes an assessment of landscape and visual impacts of the Proposed Development. This assessment considers the impact of the development from a variety of short and long-range viewpoints, which have been identified as location from which the Proposed Development may be visible. With regard to long-range views, it is found that impacts would be limited and not materially harmful, largely as the site would be seen in these views in the context of the surrounding existing industrial development across the landscape. However, in shorter ranges views taken from Barmston Lane, west of the Vantec warehouse and the A1290 adjacent to the Elm Tree Farm Garden Centre, visual effects would be more pronounced.

5.67 The proposals would therefore not have a materially harmful affect when viewed in the wider landscape meeting this requirement of Policy M14, but the visual

effects from short-range, localised, views would cause a degree of harm that must be considered in the overall balance of considerations.

- ***There is no adverse effect on the creation of the Great North Forest (Policy CN15).***

5.68 The development is located at a site identified for development by Sunderland City Council. This development would not adversely affect the creation of the Great North Forest, complying with Policy CN15, meeting this requirement of Policy M14.

- ***The efficiency of surrounding agricultural units is not impaired.***

5.69 The site is not surrounded by existing agricultural units, rather industrial and commercial land. The proposal would therefore not conflict with this requirement, of Policy M14.

- ***There is no irreversible loss of the best and most versatile agricultural land (grades 2 and 3a) (Policy CN8)***

5.70 The site is not currently used for agricultural purposes. Although this was previously its use, it has since been prepared for development and has most recently been used as a temporary construction compound.

5.71 The use of the site therefore avoids a loss of high quality agricultural land, and as such complies with UDP Policy CN8 and meets this requirement of Policy M14.

- ***Areas of mineral resources are safeguarded.***

5.72 The proposal would not adversely affect mineral resources and would therefore safeguard areas identified for such purpose.

5.73 It is also recognised that emerging Core Strategy Policy WM2 includes criteria for determining suitable location of waste facilities and Policy CM3 matters specific to energy from waste development. Although these policies have yet to be subject to examination, it is considered useful to consider additional requirements of these policies to those listed. These are:

- ***All waste processes and operations must be contained, processed and managed within buildings (WM2).***

5.74 The proposed REC meets this requirement. As demonstrated on the application plans, the waste is delivered inside the main building, and all processing is undertaken inside that building. Note that the RDF bunker has a capacity of four days of material with no waste needing to be stored outside of the building in any circumstance.

- **Consideration will be given to potential impacts of harmful materials entering the public highway (WM2).**

5.75 All HGVs delivering waste to the site will be required to be covered at all times when on the public highway in accordance with this requirement. Accordingly, it is not expected that any waste materials will enter the public highway. The Applicant would accept a planning condition requiring this for all deliveries, if considered necessary.

- **Consideration will be given to risk of serious fires through combustion of accumulated waste (WM2).**

5.76 The application is supported by a Fire Risk Assessment, which provides consideration in this regard and sets out the measures that will be included in the detailed design in relation to fire safety, to be submitted at the environmental permit stage of the development. Subject to these matters being incorporated, it is considered that risk of fires would be suitably mitigated, complying with this requirement of draft Core Strategy Policy WM2.

- **Consideration will be given to land instability (WM2).**

5.77 The application is supported by a Coal Mining Risk Assessment which finds that there is no evidence of shallow coal seams beneath the site that the foundations of the Proposed Development would intercept. As such, the development is considered acceptable in this regard.

5.78 Further, the Applicant has undertaken a preliminary assessment of unexploded ordnance, which is provided at Appendix 5. This finds that there is low probability of this being encountered on the site meaning no further assessment of this matter is required by the Council.

APPENDIX 5: UNEXPLODED ORDNANCE ASSESSMENT

5.79 The above demonstrates that full consideration has been given the stability of land at the Application Site, complying with this policy requirement, and that the site is appropriate in this regard for the Proposed Development

- **Where necessary, mitigation measures should be identified to ameliorate any negative impacts to an acceptable level (WM2).**

5.80 The assessment undertaken in the accompanying ES identified the need to incorporate a range of mitigation measures to limit impacts of the development in environmental terms. Note that a number of measures have been embedded into the scheme design, such as the height of the chimney stack to avoid significant

air quality effects, and provision of replacement pond and ecological features to ensure no net loss of biodiversity value.

- 5.81 However, further measures have been identified and it is expected these can be secured by conditions imposed on any planning permission granted. A list of identified mitigation requirements is provided at Appendix 6 of this Statement, to provide clarity in this regard.

APPENDIX 6: POTENTIAL MITIGATION MEASURES

- 5.82 The Applicant is willing to discuss any further mitigation measures SCC may consider necessary to make the development acceptable in planning terms.

- ***Consideration will be given to the potential impacts on air traffic operations, radar and air navigational installations (CM3).***

- 5.83 Pre-application advice has been sought from the Ministry of Defence to determine whether the Proposed Development, and particularly the chimney stack, would give rise to potential effects on air traffic operations or navigation.

- 5.84 An email from the Ministry of Defence Safeguarding Team is attached at Appendix 7, which confirms the Ministry of Defence has no concerns over the Proposed Development.

APPENDIX 7: MINISTRY OF DEFENCE SAFEGUARDING EMAIL

- 5.85 Further, no response has been received from the Civil Aviation Authority to request for advice.

- 5.86 It is therefore expected that the Proposed Development meets this requirement of draft Policy CM3.

- ***Energy from waste proposals will be required to provide combined heat and power unless it can be demonstrated that this would prevent the development of waste management facilities...proposals that can provide combined heat and power must demonstrate that due regard has been given to the provision of any heat produced as an energy source to any suitable adjacent potential heat customers (CM3).***

- 5.87 The application includes provision of an electrical connection to a substation within the Nissan car plant. The Applicant however confirms agreement to investigate the potential for the facility to also provide heat and would accept a condition which requires such an investigation to be undertaken and details to be submitted to Sunderland City Council for approval in advance of development commissioning and, where relevant, to provide details of heat connection. A

suggested wording for this condition is provided here (condition imposed on previous planning permission granted for Applicant⁵).

“Prior to the commissioning of the development, a CHP Feasibility Review assessing potential commercial opportunities for the use of heat from the development shall be submitted to, and approved in writing by the Local Planning Authority. This shall provide for the ongoing monitoring and full exploration of potential commercial opportunities to use heat from the development as part of a Good Quality CHP scheme (as defined in the CHPQA Standard issue 3), and for the provision of subsequent reviews of such commercial opportunities as necessary. Where viable opportunities for the use of heat in such a scheme are identified, a scheme for the provision of necessary plant and pipework to the boundary of the site shall be submitted to, and approved in writing by, and deposited with the Local Planning Authority. Any plant and pipework installed to the boundary of the site to enable the use of heat shall be installed in accordance with the agreed details.”

- 5.88 Subject to the imposition of this, or a similarly suitably worded condition, the development would meet this policy requirement.

Deployment of Renewable Energy

- 5.89 The Proposed Development would generate low carbon renewable energy, with capacity to generate 27MW of electricity.
- 5.90 UDP Policy EN3 encourages developments for the production of renewable energy from renewable sources. At national level, the NPPF outlines strong support for renewable and low carbon development, confirming the planning system has a key role in supporting the delivery of renewable energy, which is central to the economic, social and environmental dimensions of sustainable development. The NPPF also sets out that there is no requirement for applications to demonstrate the overall need for renewable or low carbon energy and that all schemes can make a valuable contribution to cutting greenhouse gas emissions.
- 5.91 The deployment of 27MW of renewable energy generation associated with this development will make a valuable contribution which will assist in achieving wider environmental and associated benefits from moving the UK to a low carbon future. The operational of the REC would therefore provide significant support to

⁵ Birmingham City Council Application ref: 2015/09679/PA

planning policy and wider policy aspirations in this regard, and this should be afforded substantial weight in favour of planning permission being granted.

Economic Effects of REC facility

- 5.92 The energy generated by the REC will be fed directly into local businesses, connecting to the Nissan car plant to the east. This will provide lower priced sustainable energy for local businesses, reducing business costs which may be used to expand or enhance businesses. This economic benefit would provide a significant enhancement to the local and wider regional economy.
- 5.93 The Proposed Development would also provide 35 FTE jobs, with supply chain opportunities. The construction phase of the development would also offer the potential for employment opportunities. It is anticipated that there would be opportunities for local people and for training and apprenticeships at the facility.
- 5.94 Taken together, granting planning permission for this development with its subsequent construction and operation would result in significant economic benefits being realised. UDP Policy EC1 confirms that proposals and initiatives which develop the city's role as a major manufacturing centre and which assist in the creation of growth of local businesses will be encouraged. Further, the NPPF seeks to ensure economic growth to create jobs and prosperity as a core principle. The proposal would meet these aspirations and, accordingly, these economic benefits should be given significant weight in favour of planning permission being granted.

Overall Planning Balance

- 5.95 The above considerations set out the matters which need to be balanced to determine whether it is correct to grant planning permission for the Proposed Development. In summary, these considerations are:
- The development can be considered appropriately located, despite it being allocated employment land and is preferable to possible alternative locations for this development – Neutral factor in overall balance;
 - The development meets an identified regional need for such a facility, allowing waste to be recovered rather than sent landfill and/or avoiding waste being exported locations outside of the North East, including abroad – Positive factor in the overall balance of significant weight;
 - The development proposals would broadly comply with the requirements of UDP Policy M14, and associated planning policies, with regard to particular impacts. Minor local visual impact and very limited and temporary potential dust emissions from construction period identified – Limited adverse impacts are negative factors in the overall balance, but only of limited weight.

- The development supports the transition to a low carbon economy, by increasing production of low carbon renewable energy– Positive factor in the overall balance to be given substantial weight;
- The development would provide low carbon and cheaper energy directly to local businesses, supporting their continued operation and benefitting the wider local and regional economy, and would also directly employ 35 FTE people together with supply chain opportunities – Positive factor in the overall balance to be given significant weight;

5.96 It can therefore be established that there are a variety of positive impacts in environmental and economic terms which weigh very heavily in favour of planning permission being granted. Against this, is only very minor identified adverse effects in terms of visual amenity and possible dust emissions from construction, with other matters not having material adverse impacts, or impacts are capable of being suitably mitigated. Harm is therefore demonstrably outweighed by the public benefits of the Proposed Development.

5.97 It is noted that the Application Site is located on allocated employment land. While it is set out above why locating the REC here does not conflict with planning policy due to the individual merits of the Proposed Development, should a conflict be found, this should only be afforded limited weight given the circumstances here. Including this limited weight in the overall balance would still mean adverse effects are clearly outweighed by the benefits of the scheme.

5.98 Further to this, the proposal has been shown to comply with the Development Plan, and particularly the key policies which set out the considerations for waste management development (M12-17), and current national planning policy and guidance. The proposals would also generally meet the draft Policies of the emerging Sunderland Core Strategy and Development Plan, while noting these policies have not been subject to Examination in Public.

5.99 It can also be considered that the proposals represent sustainable development, as defined by the NPPF, as they give rise to significant environmental and economic benefits with associated wider social benefits and avoiding any significant harm against these matters.

5.100 Therefore, on the basis of the presumption in favour of sustainable development as outlined at Paragraph 14 of the NPPF, this Proposed Development, which is in compliance with the Development Plan and where the associated benefits demonstrably outweigh adverse effects, must be approved without delay.

6. SUMMARY AND CONCLUSIONS

- 6.1 This Planning Statement accompanies a detailed planning application, submitted on behalf of Rolton Kilbride Limited, with respect to the construction and operation of the 'Sunderland Renewable Energy Centre' which would have capability of producing heat and electricity from the recovery of non-hazardous Refuse Derived Fuel together with other non-hazardous pre-treated wastes using an Advanced Conversion Technology process known as 'gasification', on land at Hillthorn Farm, Washington, Sunderland.
- 6.2 The proposed Renewable Energy Centre will have the capacity to process up to 215,000 tonnes of non-hazardous waste per annum. Furthermore, the proposed facility would generate circa 27MW of electricity, which could be routed to nearby business users.
- 6.3 The Proposed Development would represent an acceptable land use in principle at the Application Site as it would be an employment development on land allocated for employment uses for the past 19 years, and be a use which would not prejudice the wider aspirations regarding employment development nearby.
- 6.4 A need for this regional-sized facility has been shown, with evidence demonstrating that a large amount of waste is currently diverted outside of the North-East and potentially transported long distances, and even abroad, for processing.
- 6.5 The REC has been shown to be suitable for the proposed location. The Application Site is not within an environmentally or historically sensitive area. The accompanying ES demonstrate there would not be significant adverse environmental effects resulting from the development and assessment against requirements of Development Plan policies and other material planning policy and guidance shows that the Proposed Development would be in accordance with planning policy requirements relating to specific considerations.
- 6.6 The Proposed Development would generate low carbon, renewable energy and is therefore afforded significant support from planning policy to support the movement of the UK to a low carbon economy.
- 6.7 The energy generated by the REC would result in economic benefits as this would offer cheaper electricity to local businesses, reducing their costs to support their

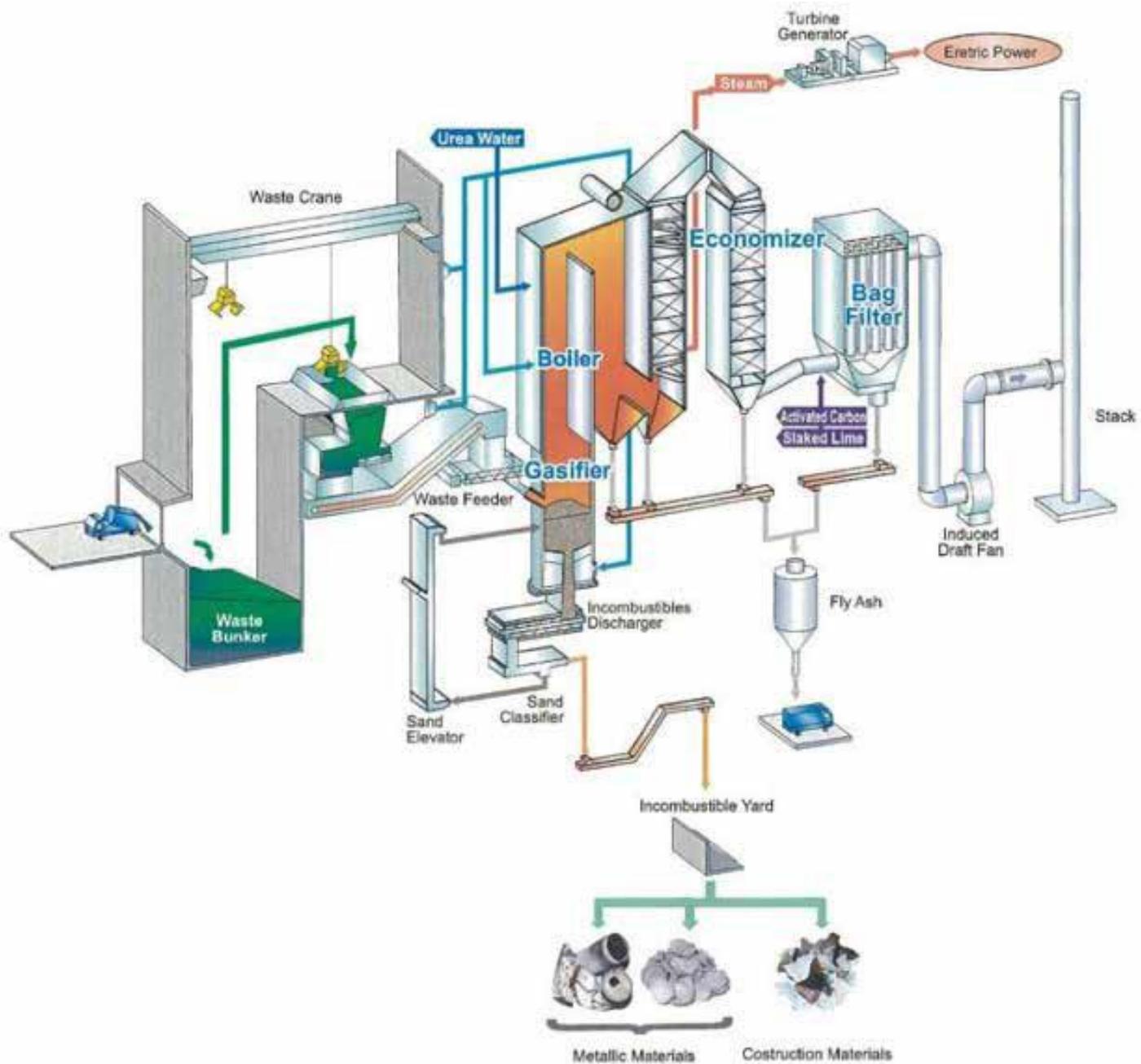
continued operation and expansion. The facility would also generate 35FTE jobs, providing and local economic benefit.

6.8 The proposal would therefore represent a sustainable development as it would give rise to significant environmental, economic and social benefits with no significant identified harm.

6.9 in accordance with the presumption in favour of sustainable development, as set out within the NPPF, the Proposed Development should be approved without delay.

APPENDIX 1

GASIFICATION PROCESS DIAGRAM



APPENDIX 2

RELEVANT LOCAL PLANNING POLICIES

LOCAL PLANNING POLICY

| Sunderland City Council Unitary Development Plan, 1998 | |
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| M12: Waste Disposal | <p>PROPOSALS TO DISPOSE OF WASTE ON EXTENDED OR NEW SITES, OR FOR THE CONSTRUCTION OF DISPOSAL OR TRANSFER FACILITIES (OTHER THAN SCRAPYARDS - SEE POLICY EC15), WILL BE ACCEPTABLE IF IT CAN BE SHOWN THAT:</p> <ul style="list-style-type: none"> (i) THE PRIMARY REQUIREMENT IS TO DEAL WITH WASTE GENERATED FROM WITHIN THE CITY; (ii) THE METHOD OF DISPOSAL IS PROVEN, EFFECTIVE AND ENVIRONMENTALLY ACCEPTABLE FOR THE TYPE OF WASTE; AND (iii) CONSIDERATION HAS BEEN GIVEN TO WASTE REDUCTION BY MEANS OF APPROPRIATE, PRACTICAL AND ECONOMIC RECYCLING MEASURES |
| M13: Waste Disposal | <p>WASTE DISPOSAL APPLICATIONS NOT COMPLYING WITH POLICY M12(i) WILL BE CONSIDERED ON MERIT, PROVIDING THAT:</p> <ul style="list-style-type: none"> (i) THE PROPOSAL IS NEEDED TO SATISFY THE REQUIREMENTS OF A PLAN FOR SUNDERLAND PRODUCED BY THE ENVIRONMENT AGENCY; OR (ii) THE PROPOSAL WILL BRING ABOUT EARLY AND NECESSARY RECLAMATION OF DERELICT OR DEGRADED LAND (INCLUDING THOSE RESTORATION PROPOSALS FOR QUARRIES IN PART II), WHICH COULD NOT BE EXPECTED TO BE RECLAIMED BY OTHER MEANS; OR (iii) THERE IS A PROVEN REGIONAL OR NATIONAL NEED. |
| M14: Criteria for Waste Disposal | <p>PROPOSALS FOR WASTE DISPOSAL, ACCEPTABLE UNDER THE TERMS OF POLICIES M12 OR M13, MUST BE LOCATED AND PLANNED TO ENSURE THAT:</p> <ul style="list-style-type: none"> (i) THE AMENITY OF RESIDENTIAL, RECREATIONAL, COMMERCIAL AND B1 INDUSTRIAL AREAS AND OTHER SENSITIVE USES IS PROTECTED; (ii) THERE IS ACCEPTABLE MEANS OF ACCESS TO THE STRATEGIC ROAD NETWORK FOR THE NUMBER AND SIZE OF VEHICLES INVOLVED IN THE OPERATION, AND TO THE RAIL NETWORK, WHERE READILY AVAILABLE; (iii) PUBLIC ACCESS TO SURROUNDING AREAS IS MAINTAINED; (iv) DISCHARGES TO THE AIR OR INTO GROUND WATER OR SURFACE WATER FEATURES ARE MINIMISED (NOTWITHSTANDING THAT THEY MEET POLLUTION CONTROL STANDARDS AND REGULATIONS); (v) THERE IS NO SERIOUS ADVERSE EFFECT ON LAND DRAINAGE; (vi) THE EFFECT OF THE PROPOSAL ON ARCHAEOLOGICAL REMAINS, LISTED BUILDINGS, CONSERVATION AREAS OR SITES OF NATURE CONSERVATION VALUE MEETS THE REQUIREMENTS OF POLICIES B4 TO B18, AND CN18 TO CN23; |

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| | <p>(vii) DURING ITS OPERATION, THE VISUAL IMPACT OF THE SITE ON THE SURROUNDING LANDSCAPE IS MINIMISED, AND THAT ON COMPLETION THE SITE IS COMPLEMENTARY TO THE LATTER;</p> <p>(viii) THERE IS NO ADVERSE EFFECT ON THE CREATION OF THE GREAT NORTH FOREST (SEE ALSO POLICY CN15);</p> <p>(ix) THE EFFICIENCY OF SURROUNDING AGRICULTURAL UNITS IS NOT IMPAIRED;</p> <p>(x) THERE IS NO IRREVERSIBLE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 2 AND 3A) (IN ACCORD WITH POLICY CN8); AND THAT</p> <p>(xi) AREAS OF MINERAL RESOURCES AS DEFINED ELSEWHERE IN PART II ARE SAFEGUARDED.</p> |
| M17: Energy Recovery | IN THE PLANNING OF WASTE DISPOSAL OR TRANSFER FACILITIES, CONSIDERATION SHALL BE GIVEN TO THE FEASIBILITY OF ENERGY RECOVERY FROM WASTE. |
| EC1: Economic Development General Policy | <p>THE CITY COUNCIL WILL ENCOURAGE PROPOSALS AND INITIATIVES WHICH:</p> <p>(i) DEVELOP THE CITY'S ROLE AS A MAJOR MANUFACTURING CENTRE, ESPECIALLY IN RELATION TO ADVANCED OR HIGH TECHNOLOGY PROCESSES;</p> <p>(ii) ASSIST THE CREATION AND GROWTH OF LOCAL BUSINESSES;</p> <p>(iii) FURTHER DEVELOP THE SERVICE SECTOR, ESPECIALLY EDUCATION, OFFICES AND TOURISM</p> <p>(iv) ARE TARGETED AT AREAS OF ECONOMIC AND SOCIAL DEPRIVATION</p> <p>THE DEGREE TO WHICH A LOCATION IS SUITABLE FOR BUSINESS USE AND ACCESS FOR THE WORKFORCE TOGETHER WITH THE IMPACT OF DEVELOPMENT ON THE LOCAL ENVIRONMENT WILL ALSO BE TAKEN INTO ACCOUNT</p> |
| EC2: Business Support | <p>THROUGH THE ALLOCATION OF SOME 1250HA THE COUNCIL WILL SEEK TO ENSURE AN ADEQUATE SUPPLY OF LAND AND PREMISES TO MEET THE CITY'S ECONOMIC DEVELOPMENT NEEDS, MAXIMISING CHOICE BY IDENTIFYING OF A WIDE RANGE OF SITES (BY SIZE, TYPE AND LOCATION) INCLUDING:</p> <p>(i) STRATEGIC SITES PRINCIPALLY FOR BUSINESS (B1) AND GENERAL INDUSTRIAL USES (B2) ;</p> <p>(ii) SITES FOR OFFICE DEVELOPMENT AND BUSINESS USES (B1);</p> <p>(iii) SITES FOR INDUSTRY (B2) AND WAREHOUSING (B8); AND</p> <p>(iv) SITES AND PREMISES FOR SMALL FIRMS, NEW BUSINESSES AND COMMUNITY ENTERPRISE INITIATIVES</p> |
| EC4: Existing Employment Areas | <p>EXISTING BUSINESS AND INDUSTRIAL LAND AMOUNTING TO SOME 1215 HA WILL BE RETAINED AND IMPROVED FOR THE FOLLOWING RANGE OF USES WHICH WILL BE DEFINED FOR EACH SITE IN PART II:-</p> <p>ACCEPTABLE PRIMARY USES OFFICES, RESEARCH & DEVELOPMENT, LIGHT INDUSTRY (B1)</p> |

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| | <p>GENERAL INDUSTRY (B2) WAREHOUSES AND STORAGE (B8)</p> <p>POSSIBLE ANCILLARY USES WHERE REQUIRED TO MEET THE NEEDS OF EACH SITE</p> <p>SHOPS UP TO 50 SQM (ABOUT 500 SQ FT) INDIVIDUAL SALES AREA OFFICES WHERE SERVICES ARE PROVIDED FOR THE GENERAL PUBLIC (A2) FOOD AND DRINK OUTLETS (A3) HOTELS (C1) COMMUNITY FACILITIES (D1) ASSEMBLY AND LEISURE (D2) OPEN SPACE</p> <p>UNACCEPTABLE USES (EXCLUSIONS) WOULD INCLUDE:</p> <p>OTHER SHOPS (A1) RESIDENTIAL INSTITUTIONS (C2) HOUSING (C3) WAREHOUSE CLUBS.</p> <p>PROPOSALS INVOLVING INCOMPATIBLE OR BAD NEIGHBOUR USES WILL ALSO BE REQUIRED TO CONFORM TO EC12 -EC15. PROPOSALS FOR USES NOT LISTED WILL BE DECIDED ON THEIR INDIVIDUAL MERITS.</p> |
| EN3: Renewable Energy | <p>PROPOSALS FOR DEVELOPMENTS NECESSARY TO THE PRODUCTION OF ENERGY FROM RENEWABLE SOURCES WILL BE ENCOURAGED. WHERE A PROPOSAL FAILS TO MEET THE REQUIREMENTS OF POLICY EN2, THE BENEFITS OF THE FOLLOWING WILL BE TAKEN INTO CONSIDERATION:</p> <p>(i) THE POTENTIAL CONTRIBUTION TO MEETING LOCAL, REGIONAL AND NATIONAL ENERGY NEEDS AND REDUCING GLOBAL POLLUTION;</p> <p>(ii) THE EXTENT TO WHICH THE DEVELOPMENT WOULD PROVIDE RESEARCH BENEFITS WHICH WOULD ASSIST THE FURTHER DEVELOPMENT OF RENEWABLE ENERGY TECHNOLOGIES.</p> |
| EN5: Noise and Vibration | <p>WHERE DEVELOPMENT IS LIKELY TO GENERATE NOISE SUFFICIENT TO INCREASE SIGNIFICANTLY THE EXISTING AMBIENT SOUND OR VIBRATION LEVELS IN RESIDENTIAL OR OTHER NOISE SENSITIVE AREAS, THE COUNCIL WILL REQUIRE THE APPLICANT TO CARRY OUT AN ASSESSMENT OF THE NATURE AND EXTENT OF LIKELY PROBLEMS AND TO INCORPORATE SUITABLE MITIGATION MEASURES IN THE DESIGN OF THE DEVELOPMENT. WHERE SUCH MEASURES ARE NOT PRACTICAL, PERMISSION WILL NORMALLY BE REFUSED.</p> |
| EN9: Clean Environment | <p>THE RELATIONSHIP BETWEEN PROPOSED RESIDENTIAL OR OTHER DEVELOPMENT REQUIRING A CLEAN ENVIRONMENT AND EXISTING USES IN CLOSE PROXIMITY GIVING RISE TO AIR POLLUTION, DUST OR SMELL WILL BE A MATERIAL CONSIDERATION IN DETERMINING PLANNING APPLICATIONS. WHERE JUSTIFIED ON THE BASIS OF SPECIALIST ADVICE FROM THE APPROPRIATE AGENCIES, PLANNING PERMISSION WILL BE REFUSED.</p> |

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| EN12: Impact of Development | <p>IN ASSESSING PROPOSALS FOR DEVELOPMENT (INCLUDING CHANGES OF USE), THE COUNCIL, IN CONJUNCTION WITH THE ENVIRONMENT AGENCY AND OTHER INTERESTED PARTIES, WILL SEEK TO ENSURE THAT THE PROPOSAL WOULD:</p> <p>(i) NOT BE LIKELY TO IMPEDE MATERIALLY THE FLOW OF FLOOD WATER, OR INCREASE THE RISK OF FLOODING ELSEWHERE, OR INCREASE THE NUMBER OF PEOPLE OR PROPERTIES AT RISK FROM FLOODING (INCLUDING COASTAL FLOODING); AND</p> <p>(ii) NOT ADVERSELY AFFECT THE QUALITY OR AVAILABILITY OF GROUND OR SURFACE WATER, INCLUDING RIVERS AND OTHER WATERS, OR ADVERSELY AFFECT FISHERIES OR OTHER WATER-BASED WILDLIFE HABITATS.</p> |
| TN14: New Development and Transport | <p>PROPOSALS FOR NEW DEVELOPMENT SHOULD:-</p> <p>(i) BE READILY ACCESSIBLE BY PEDESTRIANS AND CYCLISTS AS WELL AS USERS OF PUBLIC AND PRIVATE TRANSPORT FROM THE LOCALITIES WHICH THEY ARE INTENDED TO SERVE;</p> <p>(ii) NOT CAUSE TRAFFIC CONGESTION OR HIGHWAYS SAFETY PROBLEMS ON EXISTING ROADS. WHERE THIS CRITERION CANNOT BE MET MODIFICATIONS TO THE HIGHWAYS CONCERNED MUST BE PROPOSED TO THE SATISFACTION OF THE RELEVANT HIGHWAY AUTHORITY AND THE COST OF THESE MUST BE MET BY THE DEVELOPER;</p> <p>(iii) MAKE APPROPRIATE SAFE PROVISION FOR ACCESS AND EGRESS BY VEHICLES (INCLUDING BUSES), PEDESTRIANS, CYCLISTS AND OTHER ROAD USERS, PAYING PARTICULAR ATTENTION TO THE NEEDS OF PEOPLE WITH MOBILITY IMPAIRMENT;</p> <p>(iv) MAKE PROVISION FOR THE LOADING AND UNLOADING OF COMMERCIAL VEHICLES;</p> <p>(vi) INDICATE HOW PARKING REQUIREMENTS WILL BE ACCOMMODATED.</p> |
| B2: Design and Massing | <p>THE SCALE, MASSING, LAYOUT OR SETTING OF NEW DEVELOPMENTS AND EXTENSIONS TO EXISTING BUILDINGS SHOULD RESPECT AND ENHANCE THE BEST QUALITIES OF NEARBY PROPERTIES AND THE LOCALITY AND RETAIN ACCEPTABLE LEVELS OF PRIVACY; LARGE SCALE SCHEMES, CREATING THEIR OWN INDIVIDUAL CHARACTER, SHOULD RELATE HARMONIOUSLY TO ADJOINING AREAS.</p> |
| B6: Conservation Areas | <p>THE COUNCIL WILL PRESERVE AND ENHANCE THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS; MEASURES WILL INCLUDE:-</p> <p>(i) ENCOURAGING THE RETENTION OF EXISTING BUILDINGS AND THE IMPROVEMENT OF FEATURES, OPEN SPACES, HISTORIC STREET PATTERNS AND PLOT BOUNDARIES;</p> <p>(ii) ENCOURAGING THE RETENTION OF EXISTING MATURE TREES;</p> <p>(iii) INTRODUCING CONTROLS OVER THE DISPLAY OF ADVERTISEMENTS;</p> <p>(iv) SEEKING, WHERE APPROPRIATE, TO CONTROL DEVELOPMENT BY THE USE OF ARTICLE 4 DIRECTIONS;</p> <p>(v) GIVING SPECIAL ATTENTION TO THE PRESERVATION OF IMPORTANT VIEWS INTO AND OUT OF THE AREA;</p> <p>(vi) RESTORING HIGHWAYS AND VERGES BY USE OF APPROPRIATE MATERIALS AND PLANTING, ENCOURAGING UTILITY COMPANIES TO RESPECT SUCH WORKS;</p> <p>(vii) REDUCING THE IMPACT OF TRAFFIC WHERE POSSIBLE BY DIVERSION AND TRAFFIC CALMING MEASURES; AND</p> |

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| | (viii) PROMOTING ENVIRONMENTAL IMPROVEMENT AND ENHANCEMENT PROGRAMMES. |
| B10: Listed Buildings | THE CITY COUNCIL WILL SEEK TO ENSURE THAT DEVELOPMENT PROPOSALS IN THE VICINITY OF LISTED BUILDINGS DO NOT ADVERSELY AFFECT THEIR CHARACTER OR SETTING. |
| B11: Archaeology | THE CITY COUNCIL WILL PROMOTE MEASURES TO PROTECT THE ARCHAEOLOGICAL HERITAGE OF SUNDERLAND AND ENSURE THAT ANY REMAINS DISCOVERED WILL BE EITHER PHYSICALLY PRESERVED OR RECORDED. |
| B14: Archaeology | WHERE DEVELOPMENT PROPOSALS AFFECT SITES OF KNOWN OR POTENTIAL ARCHAEOLOGICAL IMPORTANCE, THE CITY COUNCIL WILL REQUIRE AN ARCHAEOLOGICAL ASSESSMENT/EVALUATION TO BE SUBMITTED AS PART OF THE PLANNING APPLICATION. PLANNING PERMISSION WILL NOT BE GRANTED WITHOUT ADEQUATE ASSESSMENT OF THE NATURE, EXTENT AND SIGNIFICANCE OF THE REMAINS PRESENT AND THE DEGREE TO WHICH THE PROPOSED DEVELOPMENT IS LIKELY TO AFFECT THEM. |
| B15: Archaeology | WHERE MAJOR DEVELOPMENTS INVOLVE LARGE SCALE GROUND DISTURBANCE IN CURRENTLY UNDEVELOPED AREAS, THE CITY COUNCIL WILL DETERMINE WHETHER, AND TO WHAT EXTENT, AN ARCHAEOLOGICAL ASSESSMENT IS REQUIRED. |
| B16: Archaeology | WHERE ANY HISTORIC SITES AND MONUMENTS ARE DISCOVERED PROVISION WILL BE MADE FOR AN APPROPRIATE LEVEL OF ASSESSMENT, RECORDING AND PRESERVATION (IN ADVANCE OF OR IF NECESSARY DURING CONSTRUCTION) COMMENSURATE WITH THE IMPORTANCE OF THE FIND. |
| CN13: Views | THE CITY COUNCIL WILL PROTECT AND ENHANCE IMPORTANT PUBLIC VIEWS OF TOWNSCAPE, LANDSCAPE AND OTHER FEATURES OF VALUE (AS IDENTIFIED IN PART II), IN PARTICULAR AS PERCEIVED FROM TRANSPORT CORRIDORS AND WELL USED OUTDOOR VENUES. NEW DEVELOPMENT SHOULD BE LOCATED AND DESIGNED SO AS NOT TO UNDULY INTERRUPT OR PREJUDICE VIEWS OF RECOGNISED VALUE; OPPORTUNITIES TO ENHANCE SUCH VIEWS WILL ALSO BE TAKEN INTO ACCOUNT WHEN CONSIDERING PROPOSALS. |
| CN15: Great North Forest | THE CITY COUNCIL WILL PERMIT DEVELOPMENTS, SCHEMES AND OTHER INITIATIVES WHICH ASSIST IN CREATING THE GREAT NORTH FOREST (ON LAND BETWEEN AND AROUND THE MAIN URBAN AREAS) AND WHICH ARE IN ACCORDANCE WITH OTHER POLICIES OF THIS PLAN. DEVELOPMENTS WHICH WOULD ADVERSELY AFFECT THE CREATION OF THE FOREST WILL BE RESISTED. |
| CN18: Nature Conservation | <p>THE PROMOTION OF THE INTERESTS OF NATURE CONSERVATION WILL BE SOUGHT THROUGHOUT THE CITY; THE COUNCIL WILL WORK TOGETHER WITH NEIGHBOURING AUTHORITIES AND OTHER AGENCIES IN REGARD TO ASPECTS AFFECTING THE WIDER AREA. AREAS OF NATURE CONSERVATION INTEREST, PARTICULARLY THOSE OF NATIONAL IMPORTANCE, WILL BE PROTECTED AND ENHANCED; MEASURES WILL INCLUDE:-</p> <ul style="list-style-type: none"> (i) THE APPROPRIATE MANAGEMENT OF CITY COUNCIL OWNED LAND; (ii) ENCOURAGING LANDOWNERS AND OCCUPIERS TO ADOPT MANAGEMENT REGIMES SYMPATHETIC TO NATURE CONSERVATION, ESPECIALLY IN WILDLIFE CORRIDORS; (iii) MAKING PROVISION IN DEVELOPMENT PROPOSALS FOR PRESERVATION OF HABITATS OR CREATION OF COMPENSATORY HABITATS; (iv) SEEKING OPPORTUNITIES IN DEVELOPMENT PROPOSALS OR OTHER SCHEMES FOR NEW HABITAT CREATION ON BOTH PUBLIC AND PRIVATE LAND; (v) IMPROVING ACCESS AND PROVIDING INTERPRETATION TO APPROPRIATE SITES OF WILDLIFE INTEREST; AND (vi) REFUSING INAPPROPRIATE DEVELOPMENT. |
| CN19: Nature Conservation | SPECIAL AREAS OF CONSERVATION, SPECIAL PROTECTION AREAS AND RAMSAR SITES, EITHER DESIGNATED OR PROPOSED FOR DESIGNATION, WILL BE CONSERVED. DEVELOPMENT WILL NOT BE PERMITTED UNLESS; |

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| | <p>(i) IT IS DIRECTLY CONNECTED WITH OR NECESSARY TO THE MANAGEMENT OF THE NATURE CONSERVATION INTEREST OF THE SITE;</p> <p>(ii) IT WOULD NOT ADVERSELY AFFECT THE NATURE CONSERVATION INTEREST OF THE SITE EITHER DIRECTLY OR INDIRECTLY; OR</p> <p>(iii) THE DEVELOPER CAN DEMONSTRATE THAT THERE ARE IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST FOR THE DEVELOPMENT AND NO ALTERNATIVE SITE IS AVAILABLE.</p> <p>WHERE SUCH DEVELOPMENT DOES PROCEED, IT MAY BE SUBJECT TO PLANNING CONDITIONS AND OBLIGATIONS TO SECURE MITIGATION OR COMPENSATORY MEASURES, INCLUDING THOSE NECESSARY TO ENSURE THAT THE OVERALL COHERENCE OF NATURA 2000 IS PROTECTED.</p> |
| CN20: Nature Conservation | <p>DEVELOPMENT WHICH WILL ADVERSELY AFFECT A DESIGNATED OR PROPOSED SITE OF SPECIAL SCIENTIFIC INTEREST EITHER DIRECTLY OR INDIRECTLY WILL NOT BE PERMITTED UNLESS NO ALTERNATIVE SITE IS REASONABLY AVAILABLE AND THE BENEFITS OF THE PROPOSED DEVELOPMENT WOULD CLEARLY OUTWEIGH:-</p> <p>(i) THE INTRINSIC NATIONAL IMPORTANCE OF THE DESIGNATION; AND</p> <p>(ii) THE NATIONAL VALUE OF THE NETWORK OF SUCH SITES; AND IN ALL CASES;</p> <p>(iii) ANY APPROPRIATE MITIGATION OR COMPENSATORY MEASURES ARE SECURED THROUGH THE USE OF PLANNING CONDITIONS OR WHERE APPROPRIATE, PLANNING OBLIGATIONS.</p> |
| CN21: Nature Conservation | <p>DEVELOPMENT WHICH WILL ADVERSELY AFFECT A DESIGNATED OR PROPOSED LOCAL NATURE RESERVE, SITE OF NATURE CONSERVATION IMPORTANCE OR REGIONALLY IMPORTANT GEOLOGICAL/ GEOMORPHOLOGICAL SITE EITHER DIRECTLY OR INDIRECTLY WILL NOT BE PERMITTED UNLESS:-</p> <p>(i) NO ALTERNATIVE SITE IS REASONABLY AVAILABLE AND THE BENEFITS OF THE PROPOSED DEVELOPMENT WOULD OUTWEIGH THE REGIONAL OR LOCAL VALUE OF THE SITE; OR</p> <p>(ii) ANY LOSS OF NATURE CONSERVATION OR EARTH SCIENCE INTEREST CAN BE FULLY COMPENSATED ELSEWHERE WITHIN THE SITE OR IN ITS IMMEDIATE ENVIRONS THROUGH THE USE OF PLANNING CONDITIONS AND, WHERE APPROPRIATE, PLANNING OBLIGATIONS.</p> <p>ALSO, IN THE CASE OF AN LNR, THE EFFECTS OF A PROPOSAL WILL BE CONSIDERED AGAINST THE NEED TO PROTECT THE FOLLOWING:-</p> <p>(i) THE ECOLOGICAL INTEGRITY OF THE LNR;</p> <p>(ii) THE CONTRIBUTION THE LNR MAKES TO EDUCATION ABOUT OR ENJOYMENT OF WILDLIFE AND NATURE CONSERVATION; AND</p> <p>(iii) THE PROPER MANAGEMENT OF THE LNR.</p> |
| CN22: Nature Conservation | <p>DEVELOPMENT WHICH WOULD ADVERSELY AFFECT ANY ANIMAL OR PLANT SPECIES AFFORDED SPECIAL PROTECTION BY LAW, OR ITS HABITAT, EITHER DIRECTLY OR INDIRECTLY, WILL NOT BE PERMITTED UNLESS MITIGATING ACTION IS ACHIEVABLE THROUGH THE USE OF PLANNING CONDITIONS AND, WHERE APPROPRIATE, PLANNING OBLIGATIONS, AND THE OVERALL EFFECT WILL NOT BE DETRIMENTAL TO THE SPECIES AND THE OVERALL BIODIVERSITY OF THE CITY.</p> |
| CN23: Wildlife Corridors | <p>WITHIN THE WILDLIFE CORRIDORS AS INDICATED ON THE PROPOSALS MAP:-</p> <p>(i) MEASURES TO CONSERVE AND IMPROVE THE ENVIRONMENT WILL BE ENCOURAGED USING SUITABLE DESIGNS TO OVERCOME ANY POTENTIAL USER CONFLICTS;</p> <p>(ii) DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE CONTINUITY OF CORRIDORS WILL NORMALLY BE REFUSED;</p> <p>(iii) WHERE, ON BALANCE, DEVELOPMENT IS ACCEPTABLE BECAUSE OF WIDER PLAN OBJECTIVES, APPROPRIATE HABITAT CREATION MEASURES WILL BE REQUIRED TO MINIMISE ITS DETRIMENTAL IMPACT.</p> |

Draft Sunderland City Council Core Strategy and Development Plan 2015-2033, July 2017

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| <p>WM1: Waste Management</p> | <p>THE COUNCIL WILL ENCOURAGE AND SUPPORT THE MINIMISATION OF WASTE PRODUCTION, AND THE RE-USE AND RECOVERY OF WASTE MATERIALS INCLUDING, FOR EXAMPLE, RE-CYCLING, COMPOSTING AND ENERGY FROM WASTE RECOVERY. PROPOSALS FOR WASTE MANAGEMENT FACILITIES TO DEAL WITH WASTE ARISING WITHIN THE CITY WILL BE ENCOURAGED BASED UPON THE FOLLOWING PRINCIPLES:</p> <ol style="list-style-type: none">1. MANAGING WASTE THROUGH THE WASTE HIERARCHY IN SEQUENTIAL ORDER. SITES FOR THE DISPOSAL OF WASTE WILL ONLY BE PERMITTED WHERE IT MEETS A NEED WHICH CANNOT BE MET BY TREATMENT HIGHER IN THE WASTE HIERARCHY;2. PROMOTING THE OPPORTUNITIES FOR ON-SITE MANAGEMENT OF WASTE WHERE IT ARISES AND ENCOURAGING CO-LOCATION OF DEVELOPMENTS THAT CAN USE EACH OTHER'S WASTE MATERIALS;3. ENSURING THAT SUFFICIENT CAPACITY IS LOCATED WITHIN THE CITY TO ACCOMMODATE FORECAST WASTE ARISING OF ALL TYPES DURING THE PLAN PERIOD, REDUCING THE RELIANCE ON OTHER AUTHORITY AREAS;4. SUPPORTING DELIVERY OF THE SOUTH TYNE AND WEAR JOINT MUNICIPAL WASTE MANAGEMENT STRATEGY;5. FACILITATING THE DEVELOPMENT OF RECYCLING FACILITIES ACROSS THE CITY INCLUDING CIVIC AMENITY SITES AND SMALL RECYCLING 'BRING' BANKS TO ENSURE THERE IS SUFFICIENT CAPACITY AND ACCESS FOR THE DEPOSIT OF MUNICIPAL WASTE FOR RE-USE, RECYCLING AND DISPOSAL;6. FACILITATING THE DEVELOPMENT OF A NETWORK OF SMALL SCALE LOCAL WASTE MANAGEMENT FACILITIES IN ACCESSIBLE LOCATIONS, AND EFFECTIVE METHODS OF WASTE MANAGEMENT SUCH AS SUITABLE FACILITIES TO SEPARATE OR STORE DIFFERENT TYPES OF WASTE, INCLUDING MATERIALS THAT ARE REQUIRED TO BE SEPARATED FOR KERBSIDE COLLECTION SCHEMES;7. ENSURING NEW WASTE DEVELOPMENTS ARE LOCATED AND DESIGNED TO AVOID SIGNIFICANT ADVERSE IMPACTS ON LANDSCAPE, WILDLIFE, HERITAGE ASSETS AND AMENITY;8. WORKING COLLABORATIVELY WITH NEIGHBOURING LOCAL AUTHORITIES WITH RESPONSIBILITIES FOR WASTE AND OTHER LOCAL AUTHORITIES WHERE WASTE IMPORT/EXPORT RELATIONSHIPS EXIST. THIS WILL ENSURE A CO-OPERATIVE CROSS BOUNDARY APPROACH TO WASTE MANAGEMENT IS ESTABLISHED AND MAINTAINED; AND9. ADDRESSING TO AN ACCEPTABLE STANDARD THE POTENTIAL CUMULATIVE IMPACTS OF ANY WASTE DEVELOPMENT AND THE WAY IT RELATES TO EXISTING DEVELOPMENTS. |
| <p>WM2: Waste Facilities</p> | <p>PROPOSALS FOR NEW BUILT WASTE FACILITIES SHOULD BE FOCUSED ON PREVIOUSLY DEVELOPED EMPLOYMENT LAND (EXCLUDING LAND WITHIN PRIMARY EMPLOYMENT SITES) AND WILL BE REQUIRED TO MEET THE FOLLOWING CRITERIA:</p> <ol style="list-style-type: none">1. DEMONSTRATE THE NEED FOR THE FACILITY, IF THERE IS A CLEAR CONFLICT WITH OTHER POLICIES OF THE DEVELOPMENT PLAN; |

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| | <p>2. ALL WASTE PROCESSES AND OPERATIONS MUST BE CONTAINED, PROCESSED AND MANAGED WITHIN BUILDINGS UNLESS THERE ARE ACCEPTABLE OPERATIONAL REASONS WHY THESE PROCESSES CANNOT BE CONTAINED WITHIN BUILDINGS;</p> <p>3. PROPOSALS MUST ACCORD WITH ALL OTHER POLICIES IN RELATION TO THE PROTECTION OF THE ENVIRONMENT AND PUBLIC AMENITY OR DEMONSTRATE THAT OTHER MATERIAL CONSIDERATIONS OUTWEIGH ANY POLICY CONFLICT;</p> <p>4. CONSIDERATION WILL BE GIVEN TO THE POTENTIAL IMPACTS OF WASTE MANAGEMENT PROPOSALS FROM:</p> <p>I) HARMFUL MATERIALS ENTERING THE PUBLIC HIGHWAY;</p> <p>II) GENERATION OF ODOURS, DUSTS, FLIES, RODENTS, BIRDS AND OTHER INFESTATION;</p> <p>III) NOISE, EXCESSIVE TRAFFIC AND VIBRATION;</p> <p>IV) RISK OF SERIOUS FIRES THROUGH COMBUSTION OF ACCUMULATED WASTES.</p> <p>V) HARM TO WATER QUALITY AND RESOURCES AND FLOOD RISK MANAGEMENT;</p> <p>VI) LAND INSTABILITY;</p> <p>VII) LAND USE CONFLICT; AND</p> <p>VIII) WHERE NECESSARY, MITIGATION MEASURES SHOULD BE IDENTIFIED TO AMELIORATE ANY NEGATIVE IMPACTS TO AN ACCEPTABLE LEVEL.</p> |
| <p>CM2: Decentralised, Renewable and Low Carbon Energy</p> | <p>THE DEVELOPMENT OF DECENTRALISED, RENEWABLE AND LOW CARBON ENERGY WILL BE SUPPORTED SUBJECT TO SATISFACTORY RESOLUTION OF ALL SITE SPECIFIC CONSTRAINTS AS FOLLOWS;</p> <p>1. DECENTRALISED, RENEWABLE AND LOW-CARBON ENERGY DEVELOPMENT SHOULD BE LOCATED AND DESIGNED TO AVOID ADVERSE IMPACTS ON LANDSCAPE, WILDLIFE, HERITAGE ASSETS AND AMENITY;</p> <p>2. APPROPRIATE STEPS SHOULD BE TAKEN TO MITIGATE ANY ADVERSE SIGNIFICANT IMPACTS, SUCH AS NOISE NUISANCE, FOOD RISK, SHADOW FLICKER AND INTERFERENCE WITH TELECOMMUNICATIONS, THROUGH CAREFUL CONSIDERATION OF LOCATION, SCALE, DESIGN AND OTHER MEASURES; AND</p> <p>3. CONSIDERATION WILL BE GIVEN TO ANY ADVERSE CUMULATIVE IMPACTS OF PROPOSALS WITHIN AND OUTSIDE THE CITY.</p> |

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| <p>CM3: Energy from Waste</p> | <p>1. IN CONSIDERING PROPOSALS FOR RENEWABLE ENERGY DEVELOPMENTS, INCLUDING ENERGY FROM WASTE PROPOSALS, TOGETHER WITH ANY ANCILLARY BUILDINGS AND INFRASTRUCTURE, CONSIDERATION WILL BE GIVEN TO:</p> <p>I) THE POTENTIAL IMPACTS ON AIR TRAFFIC OPERATIONS, RADAR AND AIR NAVIGATIONAL INSTALLATIONS; AND</p> <p>II) THE PROTECTION OF THE ENVIRONMENT AND PUBLIC AMENITY.</p> <p>2. ENERGY FROM WASTE PROPOSALS WILL BE REQUIRED TO PROVIDE COMBINED HEAT AND POWER UNLESS IT CAN BE DEMONSTRATED THAT THIS WOULD PREVENT THE DEVELOPMENT OF WASTE MANAGEMENT FACILITIES THAT HAVE THE POTENTIAL TO DELIVER IMPORTANT WASTE INFRASTRUCTURE. IN CASES WHERE AN APPLICANT CONSIDERS THAT IT WOULD NOT BE FEASIBLE TO PROVIDE COMBINED HEAT AND POWER, IT WILL BE THE RESPONSIBILITY OF THE APPLICANT TO CLEARLY DEMONSTRATE THE REASONS FOR THIS POSITION.</p> <p>3. PROPOSALS THAT CAN PROVIDE COMBINED HEAT AND POWER MUST DEMONSTRATE THAT DUE CONSIDERATION HAS BEEN GIVEN TO THE PROVISION OF ANY HEAT PRODUCED AS AN ENERGY SOURCE TO ANY SUITABLE ADJACENT POTENTIAL HEAT CUSTOMERS.</p> |
| <p>EP1: Economic Growth</p> | <p>THE COUNCIL WILL FACILITATE SUSTAINABLE ECONOMIC GROWTH WITHIN THE CITY BY:</p> <p>1. DELIVERING AN AUTOMOTIVE FOCUSED INTERNATIONAL ADVANCED MANUFACTURING PARK ON LAND TO THE NORTH OF NISSAN;</p> <p>2. ENSURING AN ATTRACTIVE AND FLEXIBLE SUPPLY OF AT LEAST 95HA OF EMPLOYMENT LAND IS MADE AVAILABLE TO DELIVER THE COUNCIL'S STRATEGY FOR ECONOMIC PROSPERITY AND JOB GROWTH AND INVESTMENT (POLICIES EP2 AND EP3);</p> <p>3. ENCOURAGING THE DEVELOPMENT OF NEW EMPLOYMENT SECTORS WHICH WILL DIVERSIFY THE ECONOMY AND SUPPORT THE CITY'S LONG-TERM ECONOMIC GROWTH INCLUDING:</p> <p>I) ATTRACTING LOW CARBON BUSINESSES AND TECHNOLOGIES TO KEY AREAS INCLUDING THE A19 CORRIDOR ENTERPRISE ZONE;</p> <p>II) PRIORITISING THE CITY CENTRE FOR OFFICE DEVELOPMENT THROUGH THE REDEVELOPMENT OF THE FORMER VAUX SITE FOR OFFICE-LED REGENERATION (POLICY SA1).</p> <p>III) SUPPORTING DEVELOPMENTS WHICH ASSIST IN THE CREATION OF THE "UNIVERSITY CITY"; PROPOSALS FOR FACILITIES WHICH SUPPORT HIGHTECH AND KNOWLEDGE-BASED SECTORS WILL BE ENCOURAGED IN THE CITY CENTRE;</p> <p>IV) EXPLOITING THE POTENTIAL OF THE PORT OF SUNDERLAND, UTILISING ITS ENTERPRISE ZONE (EP2 & CC4);</p> <p>V) PROMOTING THE DEVELOPMENT OF THE TOURISM, LEISURE, HERITAGE AND CULTURE SECTORS (INCLUDING THE EVENING ECONOMY IN THE CITY CENTRE) (POLICY HWS3); AND</p> |

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| | <p>VI) ENCOURAGING INVESTMENT IN EDUCATION AND TRAINING IN ORDER FOR PEOPLE TO DEVELOP THE QUALIFICATIONS AND SKILLS THAT ARE ATTRACTIVE TO BUSINESS AND VITAL TO NEW ENTERPRISE.</p> |
| <p>EP2: Primary Employment Areas</p> | <p>1. THE FOLLOWING AREAS ARE ALLOCATED AS PRIMARY EMPLOYMENT AREAS AND WILL BE SAFEGUARDED FOR B1 (BUSINESS – EXCLUDING B1A), B2 (GENERAL INDUSTRIAL) AND B8 (STORAGE AND DISTRIBUTION) EMPLOYMENT USE: I) DOXFORD INTERNATIONAL (PEA1); II) THE PORT OF SUNDERLAND (PEA2); III) HYLTON RIVERSIDE (PEA3); IV) SUNRISE BUSINESS PARK (PEA4); V) RAINTON BRIDGE (NORTH AND SOUTH) (PEA5); VI) GLOVER (PEA6); VII) PATTINSON NORTH (PEA7); VIII) PATTINSON SOUTH (PEA8); IX) STEPHENSON (PEA9); X) WEAR (PEA10); XI) NISSAN (PEA11); XII) TURBINE PARK(PEA12); AND XIII) HILLTHORN FARM (PEA13).</p> <p>2. WITHIN THESE AREAS PROPOSALS FOR NEW DEVELOPMENT AND CHANGES OF USE THAT ARE NOT WITHIN A B USE CLASS WILL NOT NORMALLY BE PERMITTED</p> <p>3. THE ONLY EXCEPTION WILL BE PROPOSALS FOR SMALL ANCILLARY USES WHERE THESE CAN BE SHOWN TO GENUINELY SUPPORT, MAINTAIN OR ENHANCE THE BUSINESS AND EMPLOYMENT FUNCTION OF THE AREA. THESE COULD INCLUDE SHOPS (A1) INCLUDING SANDWICH BARS; OR CAFES (A3) INCLUDING SNACK BARS AND CAFES.</p> <p>4. THE MAXIMUM PERMITTED FLOORSPACE FOR INDIVIDUAL ANCILLARY UNITS WILL BE 50SQM (GROSS). THE NUMBER AND DISTRIBUTION OF UNITS WILL BE CAREFULLY CONSIDERED TO AVOID AN OVERCONCENTRATION THAT MIGHT AFFECT THE FUNCTION AND APPEARANCE OF THE AREA. IF CONSIDERED NECESSARY, CONDITIONS WILL BE IMPOSED TO PREVENT THE FURTHER CHANGE OF USE OF UNITS.</p> <p>5. OTHER USES WILL BE CONSIDERED ON THEIR MERITS. IN ALL CASES ALL NEW USES MUST: I) BE OF A TYPE, SCALE AND APPEARANCE COMPATIBLE WITH THE ESTABLISHED CHARACTER AND FUNCTION OF THE PRIMARY EMPLOYMENT AREA; II) NOT ADVERSELY PREJUDICE THE DAY-TO-DAY OPERATION OF THE PRIMARY EMPLOYMENT AREA THROUGH PARKING, TRAFFIC GENERATION OR PEDESTRIAN MOVEMENT; AND III) NOT RESULT IN AN UNACCEPTABLE DILUTION OF THE EMPLOYMENT FUNCTION OF THE PRIMARY EMPLOYMENT AREA</p> |

APPENDIX 3

SUMMARY OF NATIONAL PLANNING POLICY AND GUIDANCE

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the Government's overarching planning policies for England. The NPPF reiterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and confirms that the document is a material planning consideration in the determination of planning applications (**paragraph 2**).

The NPPF does not contain specific policies with regards waste-related development as this is provided within the National Waste Management Plan for England (discussion on the National Waste Management Plan for England is provided below). However, the NPPF requires that in the preparation of waste plans and the taking of decisions on waste-related planning applications local authorities should have regard to the policies in the NPPF in so far as they are relevant (**paragraph 5**).

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, stating that there are three 'dimensions' to sustainable development:-

"An Economic Role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

A Social Role supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

An Environmental Role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy." (paragraph 7)

These roles should not be undertaken in isolation as they are mutually dependent. To achieve sustainable development the planning system should therefore play an active role in guiding development to sustainable solutions (**paragraph 8**).

The overarching NPPF policy principle applicable to both plan-making and decision-taking is the 'presumption in favour of sustainable development'. The NPPF states that for decision-taking this means approving development proposals that accord with the development plan without delay. Where the development plan is absent or silent or where policies are out-of-date, planning permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, or specific policies in the NPPF indicate that development should be restricted (**paragraph 14**).

Section 1 'Building a Strong, Competitive Economy' seeks to secure economic growth to create jobs and prosperity, building on the country's inherent strengths and meeting the twin challenges of global competition and of a low carbon future (paragraph 18). Furthermore, the NPPF highlights that planning should operate to encourage and not act as an impediment to sustainable growth and that significant weight should be placed on the need to support economic growth through the planning system (**paragraph 19**).

Section 4 'Promoting Sustainable Transport' seeks to facilitate sustainable development whilst contributing to the wider sustainability and health objectives, reducing the need to travel and balancing favour towards sustainable modes of transport. The NPPF requires that developments likely to generate significant amounts of movements should be supported by a Transport Statement or Transport Assessment, with decisions taking account of the opportunities (depending on the nature and location of the site) for sustainable modes of transport to reduce the need for major transport infrastructure, safe and suitable access for all people, and that improvements can effectively limit significant impacts such that development should only be refused where the residual cumulative impacts are severe (**paragraph 32**).

The NPPF confirms that plans and decisions should ensure that developments that generate significant movements are located where the need to travel is minimised (**paragraph 34**). Furthermore, the NPPF advises that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people (**paragraph 35**), such that developments should be located and designed where practical, inter alia, to accommodate the efficient delivery of goods and supplies.

Section 7 'Requiring Good Design' attaches great importance to the design of the built environment, seeking to achieve high quality and inclusive design for all development including individual buildings, public and private spaces and wider area development schemes. The NPPF (**paragraph 58**) identifies a range of criteria for developments, including that it should: function well and add to the overall quality of the area for its lifetime; establish a sense of place to create attractive and comfortable places to work; optimise the potential of the site to accommodate development; respond to the character and history of the site and its surrounding while not preventing or discouraging appropriate innovation; create safe and accessible environments; and are visually attractive as a result of good architecture and appropriate landscaping. Whilst recognising the importance of appearance the NPPF (**paragraph 65**) requires that planning authorities should not refuse permission for buildings or infrastructure that promote high levels of sustainability because of concerns regarding incompatibility with an existing townscape if those concerns have been mitigated by good design.

Section 10 'Meeting the challenge of climate change, flooding and coastal change' focuses on climate change, covering aspects of renewable energy and flood risk management.

The NPPF (**paragraphs 95 to 98**) identifies the key role the planning system has to play in supporting the delivery of renewable energy which is considered central to the economic, social and environmental dimensions of sustainable development. To help increase the use and supply of renewable energy local planning authorities are directed to recognise the responsibility on all communities to contribute to energy generation and should, inter alia, have a positive strategy to promote energy from renewable and low carbon sources, design policies to maximise renewable and low carbon energy development whilst ensuring the adverse impacts are satisfactorily addressed, and identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supplies (**paragraph 97**).

The NPPF also states (**paragraph 98**) that in determining planning applications, local authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and to recognise that even small-scale renewable schemes provide a valuable contribution to cutting greenhouse gas emissions. Furthermore, that local

planning authorities should approve applications for renewable energy generation if its impacts are (or can be made) acceptable.

With regards flood risk the NPPF (**paragraph 100**) requires that inappropriate development in areas of flood risk should be avoided. In the determination of planning applications local planning authorities should ensure that flood risk is not increased elsewhere and should only be considered appropriate in areas at risk of flooding where informed by a site-specific flood risk assessment, following a sequential test and, if required, an exception test (**paragraph 103**). However, the requirements of the sequential test need not apply for individual developments on sites allocated in development plans following a sequential test (**paragraph 104**).

Section 11 'Conserving and enhancing the natural environment' provides the policy framework with regards conserving and enhancing the natural environment, covering a range of aspects including: protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystems; minimising impacts on biodiversity and providing net gains in biodiversity; preventing both new and existing development from contributing to or being put at an unacceptable risk from or being adversely affected by levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, derelict, contaminated and unstable land, as appropriate (**paragraph 109**).

The NPPF seeks for local planning authorities, in the preparation of plans, to minimise pollution and other adverse effects on the local and natural environment, allocating land with the least environmental or amenity value where consistent with other policies in the NPPF (**paragraph 110**). The NPPF (**paragraph 111**) advises that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

With regards matters of landscape the NPPF (**paragraph 115**) guides that great weight should be afforded to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (AONB), affording these designations the highest status of protection. The NPPF (**paragraph 116**) states that planning permission 'in' these designated areas should be refused except in exceptional circumstances where it is demonstrated they are of in the public interest, and setting criteria for their consideration.

With regards matters of ecology and nature conservation the NPPF (**paragraph 118**) seeks to conserve and enhance biodiversity by directing local planning authorities to apply the following principles, inter alia: if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; development likely to have an adverse effect on a SSSI (either individually or in combination with other developments) should not normally be permitted, except where the benefits of the development at the site clearly outweigh both the impacts on those special features of the SSSI and any broader impacts on the network of SSSIs; opportunities to incorporate biodiversity should be encouraged; and planning permission should be refused where development would result in the loss or deterioration of irreplaceable habitats (including ancient woodland, aged/veteran trees) unless the benefits clearly outweigh the loss.

The NPPF that with regards the use of potentially contaminated or unstable sites the responsibility for securing a safe development rests with the developer and/or landowner (**paragraph 120**). However, the NPPF also (**paragraph 121**) seeks for local planning authorities to ensure that a site is suitable for its new use taking into account ground conditions and land instability, including hazards occurring naturally or from a former use.

In applying the above, local authorities are guided to focus on whether the development itself is an acceptable use of land and the impact of use, rather than the control of processes or emissions where these are subject to approval under pollution control regimes (**paragraph 122**). With this regard, local planning authorities are to assume that these regimes operate effectively.

With regards noise, the NPPF (**paragraph 123**) seeks for decisions to avoid significant adverse impacts on health and quality of life from noise; to mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development; recognise that development will often create some noise and existing businesses wanting to develop should not have unreasonable restrictions placed upon them; and to identify areas of tranquillity which are valued for this reason.

With regards air quality, the NPPF (**paragraph 124**) confirms that planning policies should sustain compliance with and contribute towards national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMA) and the cumulative

impacts on air quality from individual sites in local areas. Planning decisions should be consistent with the local Air Quality Action Plan.

Furthermore, the NPPF (**paragraph 125**) encourages a good design of built development that limits the impact of light pollution from artificial light on local amenity and nature conservation.

Section 12 'Conserving and enhancing the historic environment' seeks the conservation and enhancement of the historic environment, stating a requirement (**paragraph 128**) for applicants to describe the significance of any heritage assets that may be affected and their setting, at a level proportionate to the potential impact and the asset's importance. Local planning authorities are directed to consider both the relative significance of an asset and the desirability of sustaining or enhancing this significance, the positive contribution it makes to sustainable communities including their economic viability and the desirability the new development takes to the local character and distinctiveness.

In setting the general principles of 'Decision-taking' (**paragraphs 186 and 187**) the NPPF requires that local planning authorities should **"... approach decision taking in a positive way to foster the delivery of sustainable development"** and **"seek to approve applications for sustainable development where possible"**. With this regard the NPPF (**paragraph 187**) concludes by stating that authorities **"should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area"**.

The NPPF, confirming that the planning system is plan-led and that:

"planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in the planning process" (**paragraph 196**) and that **"in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development"** (**paragraph 197**).

National Planning Practice Guidance (March 2014, as amended)

On the 6th March 2014, the Department for Communities and Local Government (DCLG) launched the web-based National Planning Practice Guidance (NPPG). The web-based

format allows DCLG to update the NPPG electronically periodically, and for the avoidance of doubt, where this Planning Statement relies upon the advice, reference is drawn to the date the relevant section of the guidance was published.

The most relevant guidance in the NPPG to the application is set out in the section entitled 'Waste' and in particular paragraphs 002, 004, 006/007, 009 and 050.

Paragraph 002 (16/10/2014) sets out a list of matters which can be considered as waste operations. Whilst it indicates that it is a non-exhaustive list and though interpretation is ultimately a matter for the courts, it identifies that both 'energy from waste incineration and other waste incineration' and 'pyrolysis/gasification' constitute 'waste development'.

Paragraph 004 (16/10/2014) sets out the role of the waste planning authority (in this instance Sunderland City Council) in implementing the European Waste Framework Directive, specifically with regards: Article 4, the waste hierarchy; Article 13, the protection of human health and the environment; Article 16, the principles of proximity and self-sufficiency; Article 28, waste management plans; and article 34 periodic inspections. In this respect and with regards the determination of planning applications for waste facilities, Annex 1 (**paragraph 55**, 16/10/2014) notes that the application of the Article 4, the waste hierarchy, is capable of being a material consideration in determining proposals of waste management facilities; and that planning authorities have a duty to have regard to the provision of Articles 13 and 16 in the exercise of their planning functions.

Paragraphs 006 and 007 (16/10/2014) are concerned with the local planning authority's obligation under Article 16 of the Waste Framework Directive, as transposed into The Waste (England and Wales) Regulations 2011 (Regulation 18), to have regard to the principles of self-sufficiency and the proximity in the exercising of their planning functions. **Paragraph 007**, states that **"Though this should be the aim, there is no expectation that each local planning authority should deal solely with its own waste to meet the requirements of self-sufficiency and proximity principles. Nor does the proximity principle require using the absolute closest facility to the exclusion of all other considerations."** The guidance continues by identifying that in certain circumstances it may be uneconomic to have a facility in each local authority or that there may be significant economies of scale for cross-border facilities to enable waste to be handled effectively. Most notably, the guidance states **"The ability to source waste from a range of locations/ organisations helps ensure existing capacity is used effectively and**

efficiently, and importantly helps maintain local flexibility to increase recycling without resulting in local overcapacity.”

Paragraph 009 (16/10/2014) expresses that moving waste up the Waste Hierarchy is an integral part of the National Waste Management Plan for England and national planning policy for waste. Furthermore, that national waste planning policy is capable of being a material consideration in decisions on planning applications for waste management facilities.

Paragraph 050 (16/10/2014) requires that where issues are covered by other regulatory regimes, waste planning authorities should assume that these regimes will operate effectively. Accordingly, **“The focus of the planning system should be on whether the development itself is an acceptable use of the land and the impacts of those uses, rather than any control processes, health and safety issues or emissions themselves where these are subject to approval under other regimes.”**

With this regard, it is noted (**paragraph 051**, 16/10/2014) that it is **“The role of the environmental permit, regulated by the Environment Agency, is to provide the required level of protection for the environment from the operation of a waste facility. The permit will aim to prevent pollution through the use of measures to prohibit or limit the release of substances to the environment to the lowest practicable level. It also ensures that ambient air and water quality meet standards that guard against impacts to the environment and human health.”**

Waste Management Plan for England (December 2013)

The Waste Management Plan for England (WMPE) was published in December 2013 and sets out where the Government is now in terms of the waste generated in England and how those materials can be managed.

The introduction to the WMPE identifies its purpose as a high-level document which is non-site specific. The WMPE provides an analysis of the current waste management situation in England and evaluates how it will support implementation of the objectives and provisions of the revised Waste Framework Directive (WFD)¹. The WMPE covers matters relating to municipal waste (household waste and commercial waste similar to household

¹ Directive 2008/98/EC of the European Parliament and of the Council, 19 November 2008

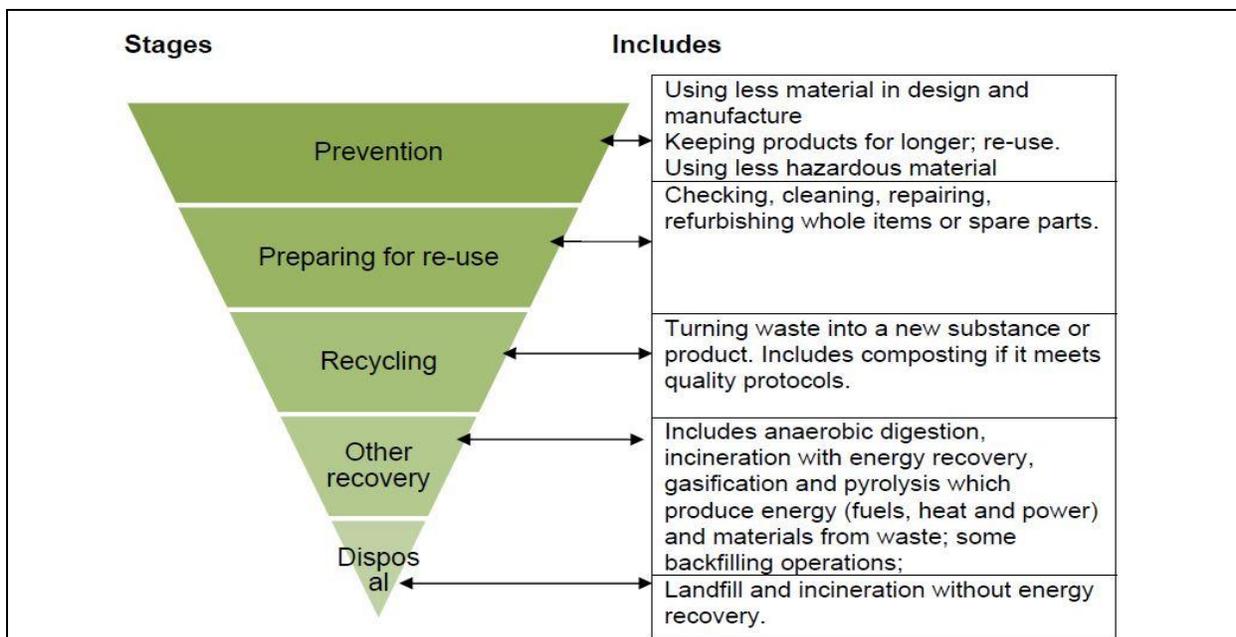
waste), industrial waste (including agricultural) and commercial waste, construction and demolition wastes, and hazardous wastes.

With regards the waste management planning policy at the time of the WMPE's publication, it states that:

“National planning policy on waste is currently set out in Planning Policy Statement 10 ‘Planning for Sustainable Waste Management’. It provides the planning framework to enable local authorities to put forward, through local waste management plans, strategies that identify sites and areas suitable for new or enhanced facilities to meet the waste management needs of their areas. This policy is currently being updated and has been subject to public consultation. Once it has been finalised, the updated policy will replace Planning Policy Statement 10 as the national planning policy for sustainable waste management.” (Page 2)

The WMPE (page 10) sets out how the Government is working towards moving beyond our current throw-away society to a ‘zero waste economy’ in which material resources are reused, recycled or recovered wherever possible and only disposed of as the option of last resort. The WFD defines waste management as **“the collection, transport, recovery and disposal of waste, including supervision of such operations and the after-care of disposal sites, and including actions taken as a dealer or broker”**.

Underpinning waste management in England, and enshrined in law through the Waste (England and Wales) Regulations 2011 is the waste hierarchy (see below, extracted from the WMPE page 11).



The Proposed Development falls within the scope of 'Other Recovery' for which the WMPE (page 13) states that **"The Government supports the efficient energy recovery from residual waste – of materials that cannot be reused or recycled - to deliver environmental benefits, reduce carbon impact and provide economic opportunities"**, albeit noting that the Government aims to get the most energy out of waste, not to get the most waste into energy recovery. With this regard, it is noted that **"It is for the Environment Agency to determine on a case by case basis whether an application for an environmental permit constitutes a waste recovery or a disposal operation"**.

In terms of waste regulation, the WMPE confirms (page 15) that **"The Environment Agency is the main regulator of waste management in England. Among its responsibilities are the determination of applications for environmental permits required under Article 23 of the revised Waste Framework Directive; and carrying out inspection and other compliance assessment activities."**

With regards the import and export of waste materials, the WMPE notes that (page 20) **"The UK also exports refuse derived fuel (RDF) mainly to northern continental Europe and Scandinavia for energy recovery. RDF is mixed solid waste that has been pre-treated so it consists largely of combustible components such as plastic and biodegradable waste. Exports of RDF have increased significantly in recent years in response to the rising costs of landfill in the UK. Exports of wood/biomass**

for energy recovery are not included within the RDF data. Exports of RDF have risen from zero in 2009 to 13,258 tonnes in 2010 and 887,465 tonnes in 2012.”

The WMPE sets out the Government’s ambitions for waste management highlighting **“...the importance of putting in place the right waste management infrastructure at the right time and in the right location. We aim to have the appropriate waste reprocessing and treatment infrastructure constructed and operated effectively at all levels of the waste hierarchy to enable the most efficient treatment of our waste and resources”** (page 29)

The WMPE notes that the revised WFD establishes the principles of ‘proximity’ requiring each member state to **“... establish an integrated and adequate network of waste disposal installations for recovery of mixed municipal waste collected from private households ...”** and confirming that this requirement also includes where such collection also covers waste from other producers (page 29). Furthermore, that **“The network must enable waste to be disposed of, or be recovered, in one of the nearest appropriate installations, by means of the most appropriate methods and technologies, in order to ensure a high level of protection for the environment and public health.”**

This is required to enable member states to move towards self-sufficiency in waste disposal and recovery.

With regards to the appropriate technologies to managing residual waste, the WMPE draws on the findings of the 2011 Waste Review. The WMPE states that the Government does not express a preference for one technology over another, since local circumstances differ. Any given technology is more beneficial if both heat and electricity can be recovered. Particular attention should therefore be given to the location of the plant to maximise opportunities for heat use (pages 31 and 32).

National Planning Policy for Waste (October 2014)

The National Planning Policy for Waste (NPPW) was published in October 2014 and replaced Planning Policy Statement 10: Planning for Sustainable Waste Management (PPS10).

The NPPW (**paragraph 1**) acknowledges that the WMPE sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and

management. Furthermore, that positive planning plays a pivotal role in delivering this country's waste ambitions through:

- “• delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy (see Appendix A);**
- ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities;**
- providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle;**
- helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and**
- ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.”**

In terms of determining planning applications for waste development, the NPPW (paragraph 7) advises that waste planning authorities should:

- “• only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date Local Plan. In such cases, waste planning authorities should consider the extent to which the capacity of existing operational facilities would satisfy any identified need;**
- recognise that proposals for waste management facilities such as incinerators that cut across up-to-date Local Plans reflecting the vision and aspiration of local communities can give rise to justifiable frustration, and expect applicants to demonstrate that waste disposal facilities not in line with the Local Plan, will not undermine the objectives of the Local Plan through prejudicing movement up the waste hierarchy;**
- consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B and the locational implications of any advice on health from the relevant health bodies. Waste planning authorities should**

avoid carrying out their own detailed assessment of epidemiological and other health studies;

• ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located;

• concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced;

• ensure that land raising or landfill sites are restored to beneficial after uses at the earliest opportunity and to high environmental standards through the application of appropriate conditions where necessary.”

Appendix B sets out the factors to be used to test the suitability of sites and areas in the preparation of Local Plans and in determining planning applications, depending on their applicability with regards the envisaged waste management facility in terms of type and scale. The factors are:

protection of water quality and resources and flood risk management;

land instability;

landscape and visual impacts;

nature conservation;

conserving the historic environment;

traffic and access;

air emissions, including dust;

odours;

vermin and birds;

noise, light and vibration;

litter; and

potential land use conflict.

Overarching National Policy Statement for Energy (EN-1) (July 2011)

The Overarching National Policy Statement for Energy (EN-1) was published by the Department of Energy & Climate Change (DECC) in July 2011 and sets out the national policy for the energy infrastructure. Whilst relevant to projects in excess of 50MW,

paragraph 1.2.1 explains that it may be a material consideration in decision making on applications that fall under the Town and Country Planning Act 1990 (as amended).

Paragraph 3.4.1 sets out the UK commitments to sourcing 15% of energy from renewable sources by 2020. To achieve this target and to largely decarbonise the power sector by 2030, EN-1 states that:

“It is necessary to bring forward new renewable electricity generating projects as soon as possible. The need for new renewable energy electricity generation projects is therefore urgent.”

The National Policy Statement (NPS) sets out how the energy sector can help deliver the Government’s climate change objectives by clearly setting out the need for new low carbon energy infrastructure to contribute to climate change mitigation.

Paragraph 3.4.1 reiterates the UK Government’s commitment to sourcing 15% of its total energy (across the sectors of transport, electricity and heat) from renewable sources by 2020 and that new projects need to continue to come forward urgently to ensure that this target is met.

Paragraph 3.4.3 indicates that future large-scale renewable energy generation is likely to come from a range of sections including onshore and offshore wind, biomass, energy from waste (EfW) and wave and tidal energy. In terms of Energy from Waste (EfW) it states that:

“...the principal purpose of the combustion of waste, or similar processes (for example pyrolysis or gasification) is to reduce the amount of waste going to landfill in accordance with the Waste Hierarchy and to recover energy from that waste as electricity or heat. Only waste that cannot be re-used or recycled with less environmental impact and would otherwise go to landfill should be used for energy recovery. The energy produced from the biomass fraction of waste is renewable and is in some circumstances eligible for Renewables Obligation Certificates, although the arrangements vary from plant to plant”

Paragraph 3.4.4 recognises that the ability of EfW to deliver predictable, controllable electricity which is increasingly important in ensuring the security of UK supplies.

Part 4 of EN-1 sets out a range of ‘Assessment Principles’ with Part 5 providing guidance on the consideration of ‘Generic Impacts’ associated with large-scale energy generation schemes.

National Policy Statement for Renewable Energy Infrastructure (EN-3) (July 2011)

The National Policy Statement for Renewable Energy Infrastructure (EN-3) was also published by DECC in July 2011 and sets out the national policy for renewable energy projects. NPS EN-3 should be read in conjunction with EN-1.

EN-3 sets out the importance of renewable energy in achieving the Government's ambitious targets for renewable energy generation, highlighting that a significant increase in generation from large-scale renewable energy infrastructure is necessary to meet the 15% renewable energy target.

Paragraph 2.5.2 acknowledges that the recovery of energy from the combustion of waste will play an increasingly important role in meeting the UK's energy needs. It goes on to say that where the waste burned is deemed renewable, this can also contribute to meeting the UK's renewable energy targets. The paragraph concludes by advising that the recovery of energy from the combustion of waste forms an important element of waste management strategies in both England and Wales.

Guidance on Applying the Waste Hierarchy and Applying the Waste Hierarchy: evidence summary, published June 2011

The Guidance on Applying the Waste Hierarchy and the accompanying Applying the Waste Hierarchy: evidence summary, were both published in June 2011 by the Department of Environment Food and Rural Affairs (Defra). Their purpose was to guide persons in the application of Regulation 12 of the Waste (England and Wales) Regulations 2011, which states that:

"12.-(1) An establishment or undertaking which imports, produces, collects, transports, recovers or disposes of waste, or which as a dealer or broker has control of waste must, on the transfer of waste, take all such measures available to it as are reasonable in the circumstances to apply the following waste hierarchy as a priority order –

- (a) Prevention**
- (b) Preparing for re-use**
- (c) Recycling;**
- (d) Other recovery (for example energy recovery);**

(e) Disposal"

Regulation 12(2) makes provision for the departure from the waste hierarchy so as to achieve the best overall environmental outcome where justified by life-cycle analysis and in the context of the overall impacts of the generation and management of waste. Regulation 12(3) provides further guidance on the considerations that should be taken into account where departing from the waste hierarchy.

The waste hierarchy is defined under Section 1.1 of the Guidance; this is exactly as presented within the WMPE (page 11) (as shown above, see paragraph 4.32 of this Planning Statement).

The accompanying Evidence Base report sets out the current scientific research on the environmental effects of various waste management options and explains how the options for dealing with waste have been ranked in the order of environmental preference in the waste hierarchy. The Evidence Base reiterates the waste hierarchy as the WMPE (page 11) with the added notes confirming that 'Disposal' relates to landfill and incineration without energy recovery, noting that the Waste Framework Directive sets the efficiency threshold above which municipal waste incinerators can be classified as either recovery or disposal.

Of most relevance to the Proposed Development is Section 15 'Residual Black Bag Waste', which provides most discussion/guidance with regards Energy Recovery. The Evidence Base notes that there are three common routes for producing energy from residual waste: i) intermediate technologies such as mechanical and biological treatment to create Solid Recovered Fuel (SRF)²; ii) Direct Combustion; and iii) Gasification or Pyrolysis. The Evidence Base, in referring to the 2009 UK Renewable Energy Strategy, identifies "... **waste biomass as an under-used resource that could provide a significant contribution to renewable energy targets and reduce the total amount of waste that is landfilled in the UK**". Furthermore, it notes that generating heat only, or heat and electricity together, are ways of making energy production more efficient, and that combined heat and power (CHP) should be implemented wherever possible. With regards the energy recovery technologies, the guidance distinguishes between (ii) direct combustion (incineration) and (iii) gasification. Gasification is then defined as the heating

² Solid Recovered Fuel (SRF) is similar to RDF except that it is required to meet specific technical quality standards such as particle size and moisture levels to meet European standards. RDF is a more generic term which encompasses SRF. Accordingly, within this planning application, except where quoting or referencing third party documents, the term RDF has been used.

of organic materials including mixed waste or biomass, at high temperature with a reduced amount of oxygen or steam, producing a solid residue and a synthetic gas (syngas), which can be processed to produce electricity.

Energy from Waste: A guide to the debate, February 2014

The Energy from Waste: A guide to the debate was published by Defra and whilst not a policy document it does provide guidance on the underlying principles of waste management in accordance with the overarching UK Government strategy and relevant legislation.

Definitions - Energy from Waste (EfW) is defined (paragraph 12) as the term used to collectively describe a number of different treatment processes and technologies that are used to generate usable forms of energy and to reduce the solid volume of residual waste. It is also noted that 'incineration' is **"... often used erroneously to describe all energy from waste processes ..."** Other terms of relevance to the Proposed Development and in the interpretation of the Guide, and that provide clarity to the overall debate on energy recovery, include:

Conversion Treatments - **"... processes which convert residual or RDF/SRF into a more useable form of energy such as heat or electricity. These processes include: incineration; gasification (including plasma gasification); pyrolysis; anaerobic digestion (from mixed residual waste, often as part of an MBT process)"** (paragraph 16).

Residual Waste - **"... mixed waste that cannot be usefully reused or recycled and which may contain material that could theoretically be recycled, if they were perfectly separated and clean, but these material are currently too contaminated for recycling to be economically or practically feasible. It may also be that there is currently no market for the material or it is uneconomic to take to market"** (paragraph 18).

Partially renewable energy - **"... energy which comes from renewable non-fossil sources ...Residual waste contains a significant proportion of materials like food and wood ('biogenic' materials) and energy from this proportion is considered renewable. However, residual waste also contains waste from 'fossil' sources (oil etc.) such as plastic. Therefore when energy is recovered from mixed residual waste it is considered to be only a partially renewable energy source ..."** (paragraph 19).

Capacity - In terms of capacity and infrastructure, the Guide states that the UK has a predominantly market-led approach to infrastructure such that it helps to **"... avoid the development of too much, or too little, energy from waste capacity"** (paragraph

27). The Guide continues by referencing a Eunomia³ report which estimated a 22mt/annum capacity gap in residual waste treatment within Great Britain and whilst this is anticipated to decrease in light of consented capacity to be brought forward, there is still a 7mt/annum capacity gap.

Waste Hierarchy - Section 2 of the Guide references the waste hierarchy as a guide to sustainable waste management and a legal requirement of the EU Waste Framework Directive, enshrined in UK law through the Waste (England and Wales) Regulations 2011. The waste hierarchy is again inserted (as per the WMPE, page 11), and it is stated that **"...waste should be treated at the optimal level in the hierarchy in environmental and economic terms"** (paragraph 20).

Typical Residual Waste and its Carbon Content - In clarifying the contents of typical residual waste the Guide notes that it will contain a mixture of different materials such as paper, food, plastic, clothes, glass and metals, noting that this will contain some wastes that would have come from biological sources (e.g. food) for which the carbon stored is referred to as 'biogenic carbon', and some waste from fossil fuels (e.g. plastics), and mixtures of both. Accordingly, a typical black bag of residual waste (noting definition above) will contain between 50% and 66% of biogenic carbon materials.

In terms of carbon saving, the Guide notes that energy from waste plants will generate some energy, which, in addition to that required to run the facility itself (the parasitic load), would substitute energy that would be otherwise generated by conventional gas-fired power stations, such that the fossil carbon element of residual waste would be offset by the saving from a conventional gas-fired station, reducing the overall impacts. In summary, the Guide notes that **"... in carbon terms, currently energy from waste is generally a better management route than landfill for residual waste"**.

Recovery or Disposal - The Guide provides additional information on the distinction between Recovery (R1) and Disposal (D10), for which it is noted that all municipal waste incinerators (noting the definitions used in this Guide clearly state this relates to combustion technologies, not gasification) were and are deemed as disposal activities (D10) unless and until they are shown to meet the requirements of R1. Whilst noting that having R1 status is **"... important for planning purposes and in the application of the Proximity Principle ..."** (paragraph 54) the Guide also states **"R1 status is not mandatory for**

³ Residual Waste Infrastructure Report – High Level Analysis, Eunomia (2011)

energy from waste plant and will not form part of an environmental permit"

(paragraph 53, emphasis added).

Exports - Commentary is provided (paragraph 57) with regards the UK's ability to manage SRF/RDF, such that domestic capacity has not matched the expansion of material produced and passing through MBT facilities. It is reported that in 2012 some 963,944 tonnes of RDF was exported from the UK, and that whilst such exports are permissible, the energy recovered from the waste is a lost resource to the UK and does not contribute to the UK renewable energy targets.

The Proximity Principle - The Guide clearly explains the context and interpretation of the 'Proximity Principle' and how this relates to the consideration of new energy from waste facilities. The proximity principles is routed in Article 16 of the Waste Framework Directive 'Principles of self-sufficiency and proximity'. However, the Guide confirms that this principle is "**... often over-interpreted to mean that all waste has to be managed as close to its source as possible to the exclusion of other considerations**" (paragraph 152, emphasis added). The Guide clearly states that this is not so. Furthermore, that in quoting the Waste Framework Directive the proximity principles requires that mixed municipal waste "**... be recovered in one of the nearest appropriate installations, by means of the most appropriate methods and technologies, in order to ensure a high level of protection for the environment and public health**" (paragraph 152). The implications of which are summarised as:

It does not have to be the absolute closest facility to the exclusion of all other considerations;

It may be justified to use a more distant solution;

It does not require the construction of new facilities to provide capacity in every country and equally the presence of capacity elsewhere does not preclude the development of a more proximate solution;

There is no reference to administrative boundaries other than the overall EU border, nor does it imply a facility can only process 'local' waste;

The Guide states "**There is nothing in the legislation or proximity principle that says accepting waste from another council, city, region or country is a bad thing and indeed in many cases it may be the best economic and environmental solution and/or be the outcome most consistent with the proximity principle**" (paragraph 154). The Guide continues by stating that "**... an overemphasis on restricting facilities to 'local waste', particularly by defining it by administrative ownership of waste**

and the boundaries and quantities it implies, can lead to sub-optimal solutions in terms of cost, efficiency and environmental impact; and a significant loss of long term flexibility” (paragraph 155). Furthermore, the Guide states that **“The ability to source waste from a range of locations/organisations helps ensure existing capacity is used effectively and efficiently and importantly helps maintain local flexibility to increase recycling without resulting in local overcapacity for residual waste”** (paragraph 156).

Permitting and Control – The Guide reaffirms the role of the Environment Agency as the regulatory authority responsible for issuing, monitoring and enforcing compliance with an Environment Permit in accordance with The Environmental Permitting (England and Wales) Regulations 2010, and necessary for operating an EfW facility. In addition, the Guide confirms that EfWs are required to comply with the requirements of the Industrial Emissions Directive (IDD) which sets mandatory emission limit values (ELVs) and monitoring requirements for a range of potential emissions.

Forward Policy – The Guide also states that the UK Government **“... sees a long term role for energy from waste both as a waste management tool and as a source of energy”**. Furthermore, that EfW **“... is in a unique position to fulfil a range of objectives across a number of Government departments. For Defra it helps divert waste out of landfill, for DECC it is a potential source of low carbon energy, for DCLG it can be a contributor to waste planning objectives and for DfT it is a potential source for a variety of transport fuels”** (paragraph 214), albeit the latter is not relevant to the Proposed Development. The four key principles stated as underpinning current thinking on energy from waste are stated as:

- “i) energy from waste must support the management of waste in line with the waste hierarchy;**
- ii) energy from waste should seek to reduce or mitigate the environmental impacts of waste management and then seek to maximise the benefits of energy generation;**
- iii) Government support for energy from waste should provide value for money and make a cost effective contribution to UK environmental objectives in the context of overall waste management and energy goals;**
- iv) Government will remain technology neutral expect where there is a clear market failure preventing a technology competing on a level footing”** (paragraph 219)

APPENDIX 4
FEEDSTOCK SUPPLY REPORT



Sunderland Feedstock Study - October 2017

Introduction

Rolton Kilbride is considering opportunities to develop an Energy from Waste plant in Sunderland.

Leivers Consultancy has been asked to provide assistance in securing the waste feedstock into the prospective plant.

This initial Feedstock Supply Report assesses the market size for suitable waste arisings within the area likely to be served by the REC.

The report will form the basis of identifying potential suppliers of suitable waste into the energy centre.



Assumptions

The market area is taken as being the following Waste Planning Authority regions;

1. County Durham
2. Gateshead
3. Hartlepool
4. Middlesbrough
5. Newcastle upon Tyne
6. North Tyneside
7. South Tyneside
8. Northumberland
9. Stockton on Tees
10. Sunderland

Within this area the following information has been established;

- 1) Total Commercial and Industrial waste within each Local Authority (based on the latest documented studies)
- 2) All permitted waste operations
- 3) Waste Arisings for residual wastes suitable for feedstock based on EWC coding
- 4) All Energy from Waste operations at various stages
 - a. Operational
 - b. Under construction
 - c. Planning Permission Granted
 - d. Planning Permission Sought

Total Commercial and Industrial Arisings (Based on LPA information)

A study has been released by DEFRA on Commercial and Industrial Waste arisings for 2012 for the UK.

DEFRA's figures for the UK put C& I arisings at 47.56 million tonnes per annum, with approximately 39 million tonnes coming from England. The breakdown by sector is shown below in Table 1. This is a significant reduction on previous estimates (based on 2009 information) of 67 million tonnes.

Each Local Authority has to prepare Local Plans which establish how the Authority will plan to control development over the plan period. It has a responsibility to ensure that both municipal and C&I waste generated within its administrative boundary is suitably catered for. Each LPA Local Plan has been reviewed to assess what the level of C&I waste arising has been used to forward plan allocation of suitable sites.

Table 1

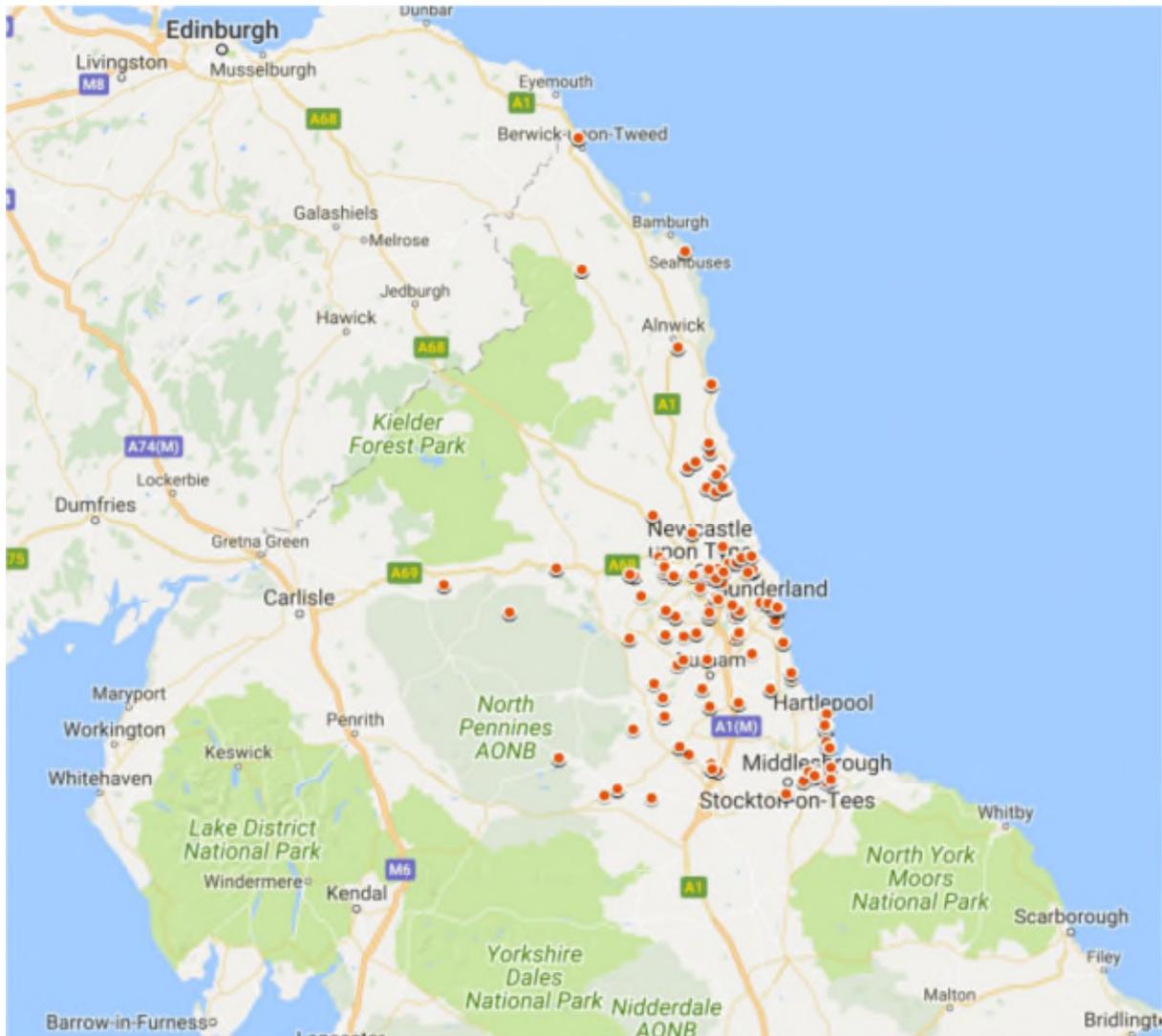


| Commercial and Industrial Waste arisings by sector, UK, 2009 – 2012 | | | | |
|--|---------------|---------------|---------------|---------------|
| | 2009 | 2010 | 2011 | 2012 |
| Manufacture of food products, beverages and tobacco | 2,752 | 3,371 | 3,052 | 3,294 |
| Manufacture of textiles, apparel, leather | 467 | 454 | 471 | 474 |
| Manufacture of wood and wood products | 2,047 | 2,193 | 2,264 | 2,160 |
| Manufacture of coke and petroleum products, chemicals, pharmaceuticals, rubber and plastic | 3,578 | 3,607 | 4,404 | 4,533 |
| Manufacture of basic metals and metal products | 1,767 | 1,746 | 2,080 | 2,144 |
| Manufacture of computer, electrical equipment, machinery, vehicles | 689 | 681 | 711 | 732 |
| Manufacture of furniture, other manufacturing, repair | 252 | 268 | 271 | 258 |
| Electricity, gas, steam supply | 3,907 | 3,345 | 3,886 | 4,965 |
| Water, sewerage, remediation | 1,918 | 1,733 | 1,578 | 1,475 |
| Commercial sectors G to U - Services | 27,620 | 27,965 | 27,595 | 27,531 |
| Total C& I arisings | 44,998 | 45,363 | 46,312 | 47,567 |

Figures in thousand tonnes



The waste management operations within the market area have been identified and plotted.



There is a total of 196 separate facilities within this area. The operators have been selected according to the waste facility type (based on Environment Agency codes) e.g. waste transfer stations, material recovery facility and the type of waste handled. All waste has a designated European Waste Code (EWC) which establishes what industry has produced the waste and the type of waste (i.e. whether metal, plastic, sludge etc.). Those wastes which would be unsuitable as a feedstock to an Energy Recovery Facility such as metal or ceramics, sludges etc have been ignored.

The annual waste handled by each permitted operation is available through the Environment Agency's Waste Data Interrogator. This is a database built up from the quarterly returns of every permitted



waste operation in England and Wales. The waste returns identify waste types and tonnages received by each waste facility and waste exports by type and tonnage from each facility. The purpose of the exercise is to identify the tonnage of potentially suitable wastes which could be accepted by the REC. The export data from the various waste management facilities within the market area has therefore been selected.

From the database, waste which would be unsuitable as a feedstock for an EfW treatment operation, can be disregarded. After identifying the operations within the market area and removing unsuitable waste types; the following tonnages shown in Table 1 were received by waste facilities in 2016.

The total waste arising within the report study area based on EWC codes which exclude unsuitable wastes is shown on Table 2;

Table 2
Recorded Outputs for each Waste
Planning Authority area 2016

| Waste Planning Authority | Tonnes |
|---------------------------------|------------------|
| County Durham | 343,170 |
| Darlington | 64,395 |
| Gateshead | 63,898 |
| Hartlepool | 263,650 |
| Middlesbrough | 40,489 |
| Newcastle Upon Tyne | 150,965 |
| North Tyneside | 229,810 |
| Northumberland | 352,879 |
| Redcar and Cleveland | 166,392 |
| South Tyneside | 4,715 |
| Stockton-on-Tees | 220,429 |
| Sunderland | 475,720 |
| Total | 2,376,512 |



Of the 2.38M tonnes identified above 697,660 tonnes (29%) has been dealt with outside the market area. This includes exports outside of the UK.

Figures for the routes for disposal within the market area are identified on Table 3;

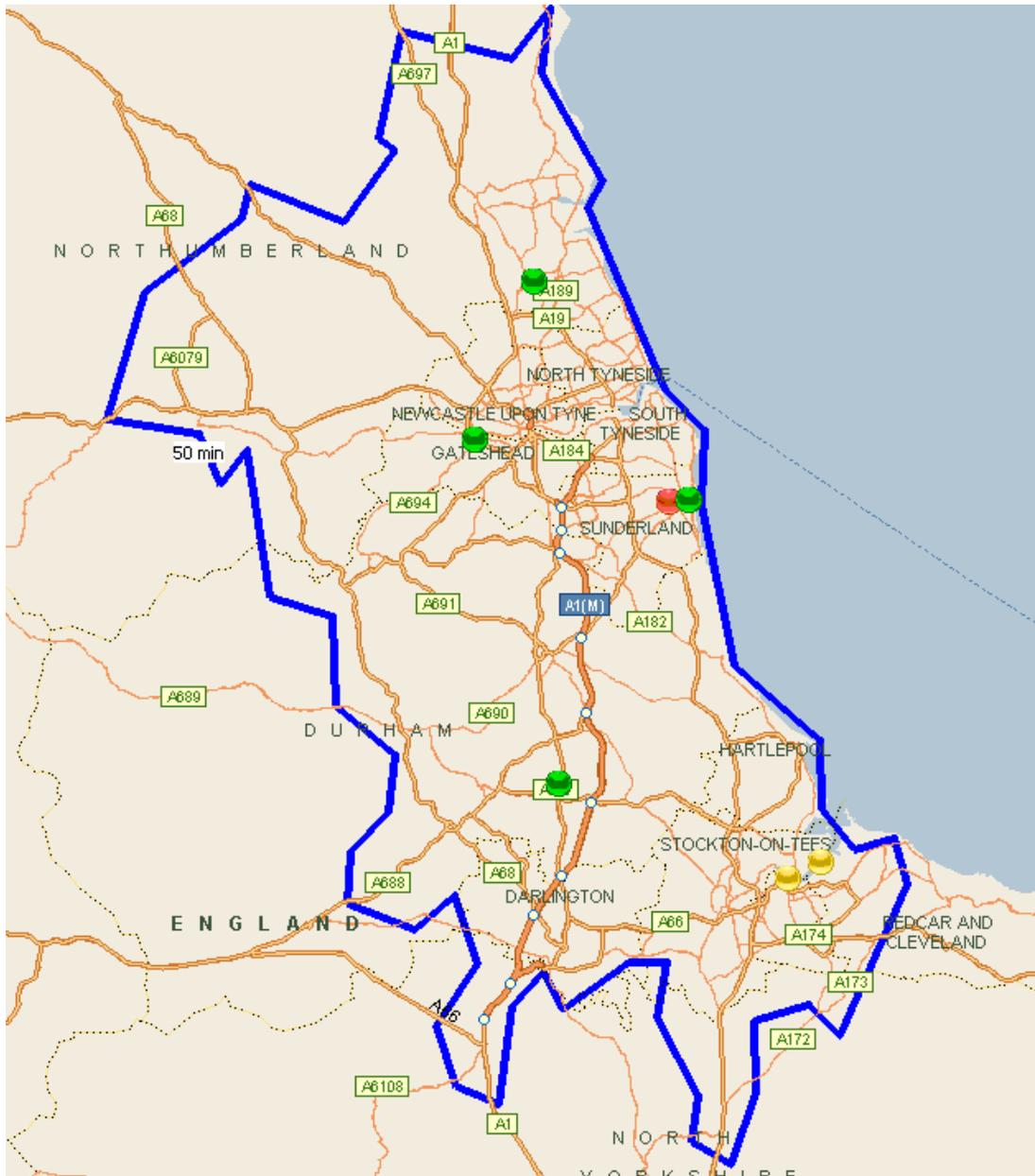
Table 3

| Waste disposal Routes | Tonnes | |
|------------------------------|------------------|----------------|
| Sent to Incinerator | 473,969 | 19.94% |
| Sent to Landfill | 381,482 | 16.05% |
| For Recovery | 697,006 | 29.33% |
| For Transfer | 178,465 | 7.51% |
| For Treatment | 37,928 | 1.60% |
| Unknown | 607,666 | 25.57% |
| | 2,376,516 | 100.00% |

From the returns approximately 20% of waste exported from management facilities within the market area is sent for energy recovery which is higher than the tonnage disposed of via landfill. There is a higher percentage of waste (29%) which is identified as sent for 'Recovery'. It is possible that this also contains waste which has also been sent for incineration, given that if the waste is sent to a facility which is designated an R1 facility then the energy generated is also deemed recovery. The unknown element at just over 25% is a significant increase on tonnage similarly identified in previous years. The data indicates that this waste is treated/disposed of locally and the waste codes are varied indicating that this not down to specific wastes. It does suggest that there may be at least 1M tonnes in the market area which could be used to supply the proposed facility.



Energy from Waste Competitors



Green – Operational

Yellow – under construction



Leivers Consultancy

Operational

| Operator/Developer | Site Name | County | Capacity | Technology | Comments |
|--------------------|--|-----------|------------------|------------|---|
| Dalkia | Chilton Energy Plant | Durham | 120,000 | | Waste Wood |
| UK Wood Recycling | Wilton International | Cleveland | 292,000 | | Waste Wood |
| Suez | North East Energy Recovery Centre (adjacent to Teesside EfW) | Cleveland | 256,000 | Mass burn | Operational April 2014 - 140ktpa MSW from Durham CC |
| Suez | Teesside EfW | Cleveland | 130,000 | Mass burn | Operational October 2014 |
| Suez | Teesside EfW (extension) | Cleveland | 260,000 | Mass burn | Operational Jan 2009 |
| Suez/Sembcorp | Wilton 11 EfW | Cleveland | 440,000 | Biomass | Operational April 2017 |
| | | | 1,498,000 | | |

Under Construction

| Operator/Developer | Site Name | County | Capacity | Technology | Comments |
|--------------------|-----------|--------|----------|------------|----------|
| | | | | | |
| | | | 0 | | |



Leivers Consultancy

Planning Permission Granted

| Operator/Developer | Site Name | County | Capacity | Technology | Comments |
|------------------------|--|----------------|----------|--|-----------------|
| Estover Energy | Cramlington CHP | Northumberland | 270,000 | Biomass (dedicated) | 12/02699/RENE |
| Sunrise Renewables Ltd | Hudson Dock East Biomass | Tyne and Wear | 72,000 | Biomass (dedicated) | 08/04526/FUL |
| Graphite Resources | Derwenthaugh Ecoparc (resubmission) | Tyne and Wear | 90,000 | Advanced Conversion Technologies | DC/15/00644/FUL |
| | | | 432,000 | | |

Planning Applications

| Operator/Developer | Site Name | County | Capacity | Technology | Comments |
|--------------------|-----------|--------|----------|------------|----------|
| | | | | | |



Summary

Total waste of potentially suitable feedstock in the market area is around 2.4 million tonnes per annum.

20% of this waste is already sent to incineration of which the vast majority is sent to facilities in Stockton-on-Tees and Redcar (323ktp in 2016). The remaining tonnage is generally sent to facilities within the north-east region, however 30kt were sent further afield to Hampshire. There is a current capacity of 1.5M tpa of EfW facilities, however half of this is for biomass only. The current capacity in the market area for general waste is only 646,000 tonnes.

There are no prospective operations coming on stream, Air Products with its hydrogen to local grid facilities was due to provide 900,000 tonnes capacity when fully developed. Due to significant difficulties with the plasma gasification technology the development has now been aborted.

Impetus who were under contract to supply the Air Products plant with 350,000 tonnes of waste per annum had invested in a 500,000 tonne capacity waste transfer station to deal with their waste (the majority of which is municipal waste from Hull Council). Impetus has now gone into administration.

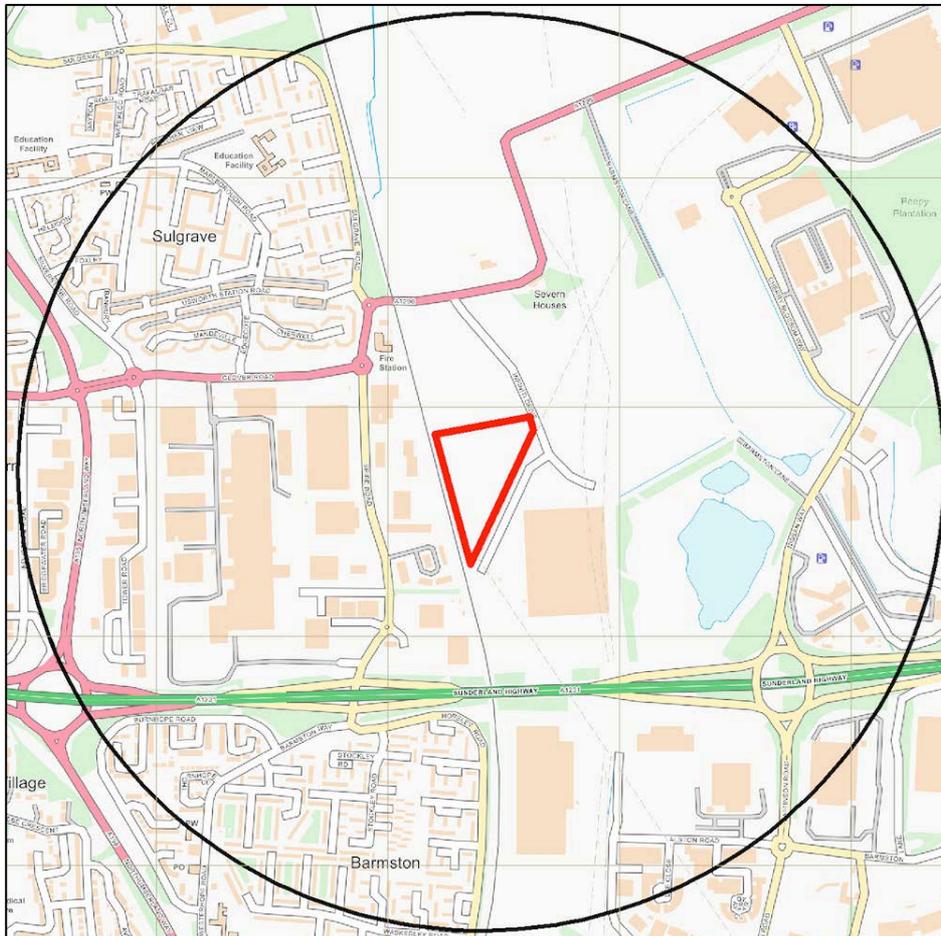
The only other EfW project which may come on line in due course is the Graphite Resources gasification plant, where it would provide capacity treatment of a further 90,000 tonnes. As this site is currently mothballed and up for sale, it is unlikely that this will ever be constructed.

APPENDIX 5

UNEXPLODED ORDNANCE ASSESSMENT

PRELIMINARY UNEXPLODED ORDNANCE (UXO) THREAT ASSESSMENT

Meeting the requirements of CIRIA C681 'Unexploded Ordnance (UXO) – A guide for the Construction Industry' Risk Management Framework



| | | | |
|----------------|--|-------------|---|
| PROJECT NUMBER | P6040 | ORIGINATOR | G. Cooke |
| VERSION NUMBER | 1.0 | REVIEWED BY | R. Griffiths (19 th July 2017) |
| CLIENT | Pegasus Planning Group | RELEASED BY | R. Griffiths (20 th July 2017) |
| SITE | Hillthorn Business Park, Washington, Sunderland | | |
| RATING | LOW – No further action is required to address the UXO risk at this Site | | |



STUDY SITE

The Study Site is described as 'Hillthorn Business Park, Washington, Sunderland', and it is centred on National Grid Reference 432202, 557358.

THREAT POTENTIAL AND RECOMMENDATIONS

UXO PROBABILITY ASSESSMENT = 2 RATING, INDICATING A LOW PROBABILITY OF UXO ENCOUNTER

The rating scale can be seen on Figure 2 (Probability of UXO Encounter). In accordance with current guidelines (CIRIA C681 Chapter 5), the highest threat rating has been determined at this specific site for UXO threat consideration and has been used for the final assessment and recommendations.

In accordance with CIRIA C681 Chapter 5 on managing UXO risks, 6 Alpha recommends that **NO FURTHER ACTION** is required to address the UXO risk at this Study Site. Should you have any queries, please contact 6 Alpha.



REPORT SUMMARY

During WWII, the Study Site was situated within *Washington Urban District*, which recorded one High Explosive (HE) bomb strike per 100 hectares; a very low level of bombing.

Luftwaffe aerial reconnaissance photography associated with the Site did not identify a primary bombing target on-site or within 1,000m. However, a railway line located immediately to the west may have been considered a secondary target.

Air Raid Precaution (ARP) records were not available and further research did not identify any bomb strikes on-site or in close proximity to it.

Official bomb damage mapping was not available and an analysis of post-war mapping did not identify any bomb damage on-site or within 1,000m.

As there was no bombing or bomb damage recorded in the Site's vicinity during WWII, there is no evidence to suggest that further investigation into UXO is warranted.

USING THIS REPORT

This Preliminary Assessment is designed to inform environmental and construction professionals of the potential threat of military related explosives and/or ordnance on, or in, the vicinity of the Study Site.

This assessment is designed to be employed as a site-screening tool to meet with the requirement of Phase One of the *CIRIA UXO Risk Management Framework*; there are two broad prospective outcomes; either the threat level requires a detailed threat & risk assessment; or no further action is required. In the former instance we can provide a report within 14 working days (or more quickly upon application).

Two figures accompany the report, the *Second World War* (WWII) High Explosive (HE) Bomb Density and the final Probability of UXO Encounter. The purpose of this approach is to demonstrate that whilst bomb density statistics give an indication for WWII bombing, they should not be relied upon exclusively to generate a holistic assessment.

For further information, please contact 6 Alpha:

Telephone: +44 (0)2033 713 900

Website: <http://www.6alpha.com>

Email: enquiry@6alpha.com

DATA FINDINGS

| Threat Source (within 1,000m) | Detail | |
|--|------------|--|
| | Identified | Comments |
|  Airfields/Military Facilities | ✗ | None recorded within 1,000m. |
|  Ordnance Manufacture/Storage | ✗ | None recorded within 1,000m. |
|  WWII Decoy Bombing Sites | ✗ | None recorded within 1,000m. |
|  WWII Defensive Features | ✓ | Pillboxes (65m north, 605m south-east, 930m south-west) and a weapon pit (815m east-north-east). |
|  WWII <i>Luftwaffe</i> Designated Bombing Targets | ✗ | <i>Luftwaffe</i> aerial photography did not identify a primary bombing target within 1,000m. |
|  Secondary Bombing Targets | ✓ | Railway lines immediately west. |
|  WWII Bomb Strikes Within Site Boundary | ✗ | ARP records were not available. |
|  WWII Bomb Strikes Near Site Boundary | ✗ | ARP records were not available. |
|  WWII Bomb Damage | ✗ | Official bomb damage mapping was not available. |
|  Abandoned Bomb Register | ✗ | The official abandoned bomb list did not identify any abandoned bombs within 1,000m. |
|  WWII Bombing Density Per 100 Hectares | ✓ | The Site was located within <i>Washington Urban District</i> , which recorded one HE bomb strike per 100 hectares. |

IMPORTANT NOTES

1. The term 'Preliminary UXO Threat Assessment' has been used to describe this report, to fall in line with the *CIRIA C681* guidelines. Whilst the term 'Risk' can be justifiably used at this stage, the reader should note that the 'Consequence' function of 'Risk' is not considered. Should it be required, this would be addressed in the 'Detailed UXO Threat & Risk Assessment' (Stages 2 and 3).
2. This report is accurate and up to date at the time of writing.
3. The assessment levels have been generated from historical data and third party sources. Where possible *6 Alpha* have sought to verify the accuracy of such data, but cannot be held accountable for inherent errors that may be in third party data sets (e.g. *National Archives* or library sources).
4. *6 Alpha* have exercised all reasonable care, skill and due diligence in producing this service.
5. Whilst every effort has been used to identify all potential UXO/explosive threats, there were a number of private facilities, which may not have released privately recorded information concerning UXO/explosive threats into the public domain. It is therefore possible that some of the aforementioned sites may not be included within the database.



WWII High Explosive Bomb Density



LEGEND

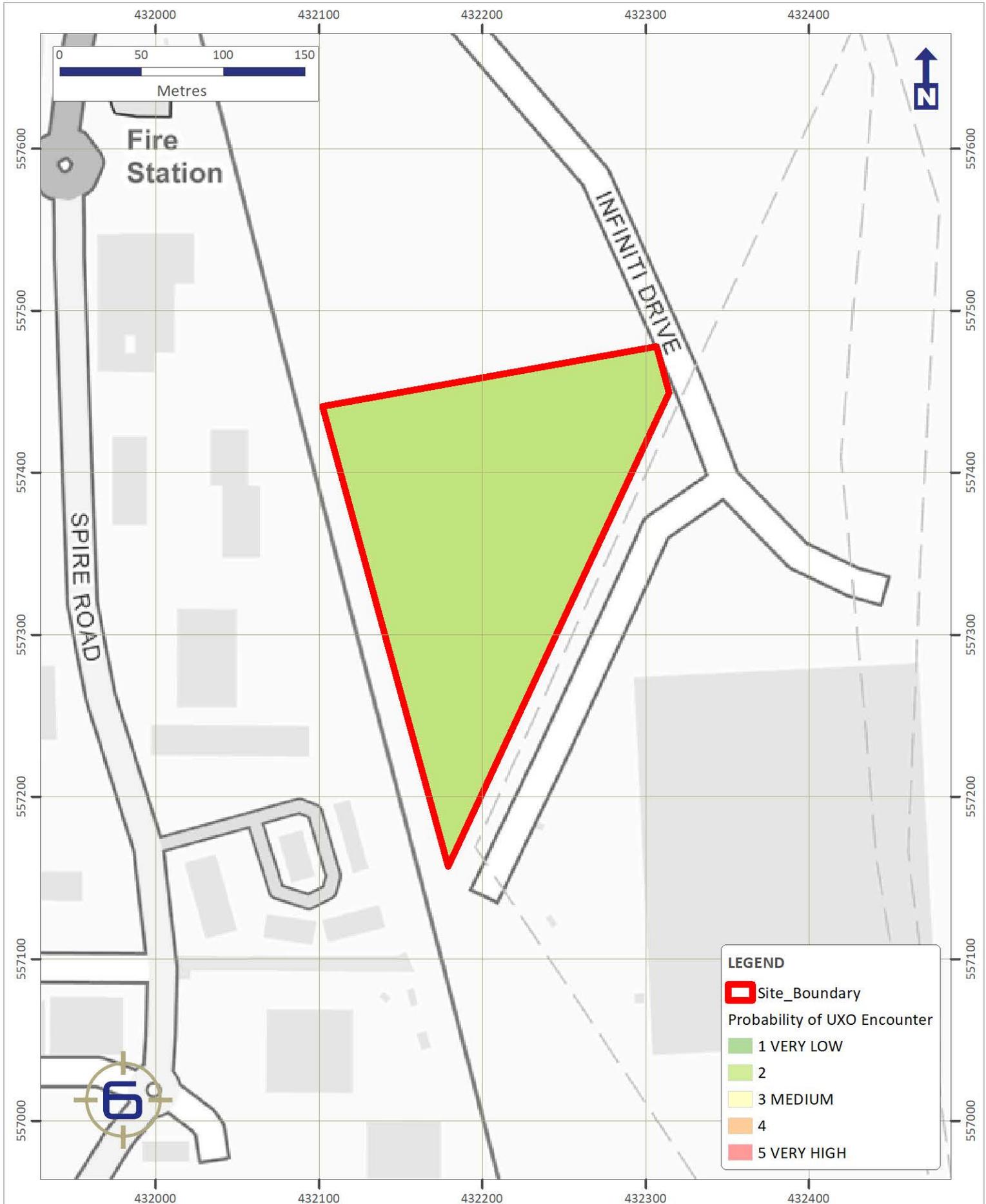
- Site_Boundary
- High Explosive Bomb Density
 - Less than 15 bombs per 100 hectares
 - 16-25 bombs per 100 hectares
 - 26-35 bombs per 100 hectares
 - 36-45 bombs per 100 hectares
 - Over 46 bombs per 100 hectares

| | | | | | | | |
|-----------------------------|--------------------|-------------|---------------|----------------------|--|--|--|
| PROJECT NO. P6040 | FIGURE 1 | DRAWN RG | CHECKED CC | DATE 18 July 2017 | Contains Ordnance Survey data © Crown copyright and database right 2017 | Produced by and Copyright to 6 Alpha Associates Ltd. Users noting any errors please notify 6 Alpha. | |
|-----------------------------|--------------------|-------------|---------------|----------------------|--|--|--|



HILLTHORN BUSINESS PARK, WASHINGTON, SUNDERLAND

Probability of UXO Encounter



LEGEND

- Site_Boundary
- Probability of UXO Encounter
- 1 VERY LOW
- 2
- 3 MEDIUM
- 4
- 5 VERY HIGH

| | | | | | | | |
|-----------------------------|--------------------|--------------------|----------------------|-----------------------------|--|--|--|
| PROJECT NO. P6040 | FIGURE 2 | DRAWN RG | CHECKED CC | DATE 20 July 2017 | Contains Ordnance Survey data © Crown copyright and database right 2017 | Produced by and Copyright to 6 Alpha Associates Ltd. Users noting any errors please notify 6 Alpha. | |
|-----------------------------|--------------------|--------------------|----------------------|-----------------------------|--|--|--|

APPENDIX 6

REQUIRED MITIGATION MEASURES

SUNDERLAND RENEWABLE ENERGY CENTRE

POTENTIAL MITIGATION MEASURES

Requirement:

Construction Environmental Management Plan to be submitted to the LPA and approved and for construction to be undertaken in accordance with the approved document, to include:

- Dust management Plan (construction);
- Ground water protection measures;
- Noise Management Plan;
- Ecological protection measures (including pond protection, covered excavations, RAMs for amphibians);
- Land contamination protection measures.

Reason:

To ensure construction phase does not cause unacceptable harm to amenity, ecological interests and ground conditions.

Requirement:

Construction Traffic Management Plan to be submitted to the LPA and approved and for construction to be undertaken in accordance with the approved document, to include:

- wheel washing;
- directional road signage;
- Vehicle routing;
- Construction staff travel plan.

Reason:

To ensure the construction phase does not have unacceptable effects on the local road network and highways safety.

Requirement:

Construction to be undertaken during approved hours and days only.

Reason:

To ensure the construction phase does not have an unacceptable impact on amenity.

Requirement:

Pre-construction badger survey to be undertaken and results to be submitted to the LPA and approved including suitable protection and avoidance measures if evidence of badgers is found and for the construction to be undertaken in accordance with the approved measures, if required.

Reason:

To ensure the construction phase does not have unacceptable effects on ecological interests.

Requirement:

Site clearance to be undertaken outside of bird-breeding season or subject to pre-site clearance survey

Reason:

To ensure the site clearance works do not have unacceptable effects on ecological interests.

Requirement:

Development to be constructed in accordance with the approved drawings

Reason:

To provide clarity on the approved development and ensure visual effects are acceptable and stack height appropriate in relation to emissions dispersal.

Requirement:

Detailed landscaping scheme, including translocation of existing trees within the site to be submitted to the LPA and approved, and for planting to be undertaken in accordance with the approved details in the first planting season following the completion of works.

Reason:

To ensure appropriate landscape and ecological mitigation measures are provided.

Requirement:

Full details of proposed pond and hibernacula to be submitted to the LPA and approved and for these features to be installed in accordance with the approved details

Reason:

To ensure appropriate landscape and ecological mitigation measures are provided.

Requirement:

Landscape and ecological management and maintenance plan to be submitted to the LPA and approved and for the approved measures to be implemented.

Reason:

To ensure continuing effectiveness of landscape and ecological mitigation measures.

Requirement:

Detailed lighting scheme to be submitted to the LPA and approved and for lighting to be installed in accordance with the approved details.

Reason:

To ensure there are not unacceptable visual and ecological effects of the development.

Requirement:

Details of ongoing monitoring of air emissions and procedures in event of unexpected emissions being encountered to be submitted to the LPA and approved and for development to proceed in accordance with the approved details.

Reason:

To ensure the operational phase does not result in emissions which would cause unacceptable harm to air quality and human health.

Requirement:

Details of external materials of all buildings and hard surfacing to be submitted to the LPA and approved and for the approved materials to be used in the development.

Reason:

To ensure the appearance of the development is acceptable.

Requirement:

Full details of security fence and substations appearance in accordance with approved parameters to be submitted to the LPA and approved and for these to be erected/installed in accordance with the approved details.

Reason:

To ensure the appearance of the development is acceptable.

Requirement:

Staff Travel Plan to be submitted to the LPA and approved and for approved measures to be implemented during the operation of the plant.

Reason:

To ensure highways effects are minimised during the operational phase.

Requirement:

HGVs accessing the site to use permitted routes shown on approved routing plan only.

Reason:

To ensure the operational phase does not have unacceptable effects on the local road network and highways safety.

Requirement:

Deliveries during the operational phase to be made during approved hours and days only.

Reason:

To ensure the operational phase does not have an unacceptable effect of amenity.

Requirement:

Detailed drainage scheme in accordance with outline drainage strategy to be submitted to the LPA and approved and for scheme to be implemented in accordance with the approved details prior to the operation of the facility.

Reason:

To ensure the operational phase does not have unacceptable effects on the land drainage.

Requirement:

Management and maintenance plan for the drainage scheme to be submitted to the LPA and approved and for management and maintenance to be undertaken in accordance with the approved details.

Reason:

To ensure continuing effectiveness of drainage scheme during operational phase.

Requirement:

Measures to protect against land contamination during operational phase to be submitted to the LPA and approved, and including these measures within the development proposals and operation.

Reason:

To ensure the development does not give rise to unacceptable level of pollution and ground contamination.

APPENDIX 7

MINISTRY OF DEFENCE SAFEGUARDING EMAIL

From: DIO-Safeguarding-Statutory (MULTIUSER)
To: [James Walker](#)
Subject: RE: Request for pre-application advice- Land at Hillthorn Farm, Washington, Sunderland
Date: 11 August 2017 09:57:41
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)

Good morning James

Thank you for your enquiry. On assessment of the information you have provided for the proposed Renewable Energy Centre at Hillthorn Farm, Washington, I can confirm the MOD has no concerns with such a development at this location.

If you require any further assistance please let me know.

Many thanks and regards

Debbie

Debbie Baker
Assistant Safeguarding Officer - Environment & Planning Support – Safeguarding
DIO Safety Environment & Engineering
Defence
Infrastructure
Organisation
Kingston Road, Sutton Coldfield, West Midlands, B75 7RL

MOD telephone: 94421 3847 | Telephone: 0121 311 3847 | Fax: 0121 311 2218 | Email: DIOSEE-EPSSG1A2@mod.uk |
Website: <https://www.gov.uk/government/publications/wind-farms-ministry-of-defence-safeguarding>

From: James Walker [mailto:James.Walker@pegasuspg.co.uk]
Sent: 11 August 2017 09:19
To: DIO-Safeguarding-Statutory (MULTIUSER)
Subject: Request for pre-application advice- Land at Hillthorn Farm, Washington, Sunderland

WARNING: An attachment to this email may contain a potentially harmful file. If this email is unsolicited **DO NOT** open the attachment and advise your local help desk immediately. If you requested the attachment ensure that a virus scan is carried out before the file is opened.

Dear Sirs

I am writing to request pre-application advice regarding a proposed Renewable Energy Centre (energy from waste) on land at Hillthorn Farm, Washington, Sunderland.

Site location plan attached, together with a parameters Plan schematically setting out the

development.

The development involves a main building of max. height 36m, ancillary buildings of max. height 26m and a chimney stack. Note that the chimney stack maximum height is 60m, but will possibly be somewhere nearer 50m following air quality assessment work. However, I would be grateful if you could base your advice on 60m to factor in the worst case.

For avoidance of doubt, the site Grid Reference is:

Easting: 432215

Northing: 557364

I would be grateful if you could provide advice at your earliest convenience to allow us to understand implications in taking this development forward. If you have any questions or need any further information please do not hesitate to contact me however.

Best regards

James Walker

Principal Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT

T 01285 641717 | M 07884 655248 | DD 01285 886585 | E James.Walker@pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds
| Liverpool | London | Manchester



The Cirencester Office's Environmental Management System is certified to the international ISO 14001:2004 standard.



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