

## **Application No: WSCC/015/22:**

Change of use of existing hangar building from B2/B8 industrial/storage to sui generis, installation of combined heat and power plant, receipt of up to 15,000 tonnes per year of feedstock, generation and export of up to 1.25mW electricity and 5.5mW thermal and installation of HV meter cabinet.

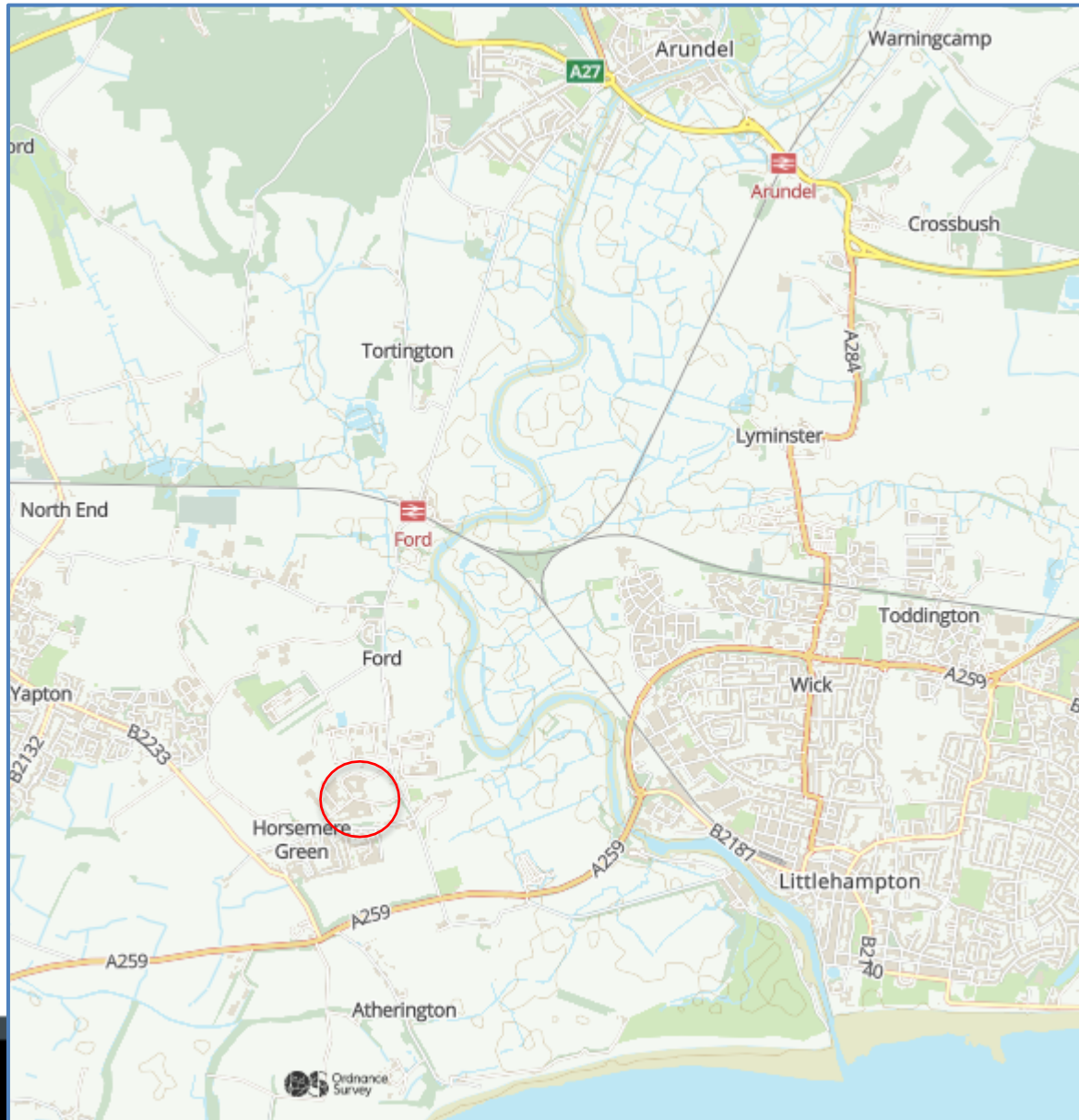
**South Coast Skip Hire, Unit H9-H10 Ford Road, Arundel, BN18 0BD**

**Edward Anderson**

Planner

10/01/2023

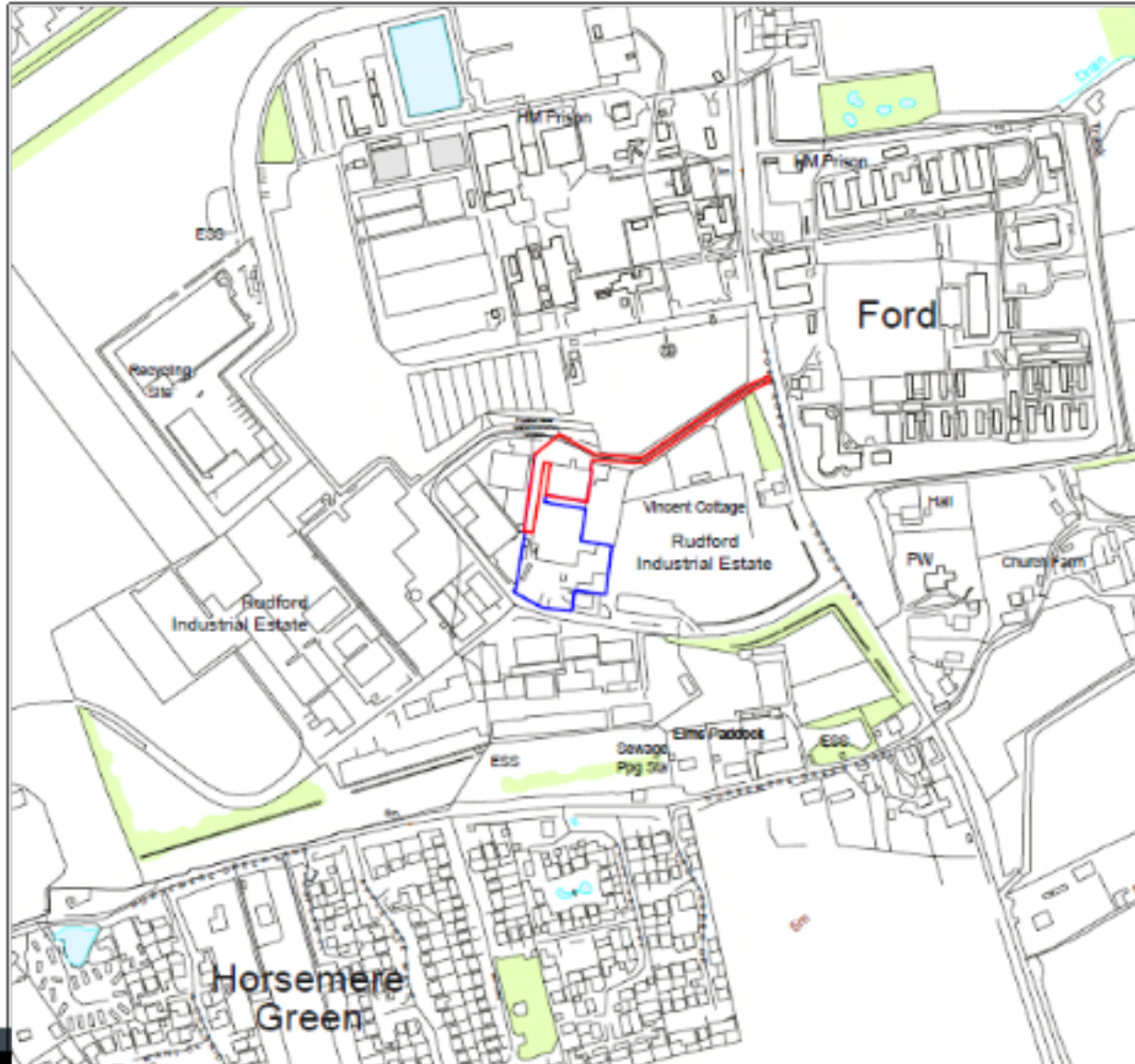
# Site Location



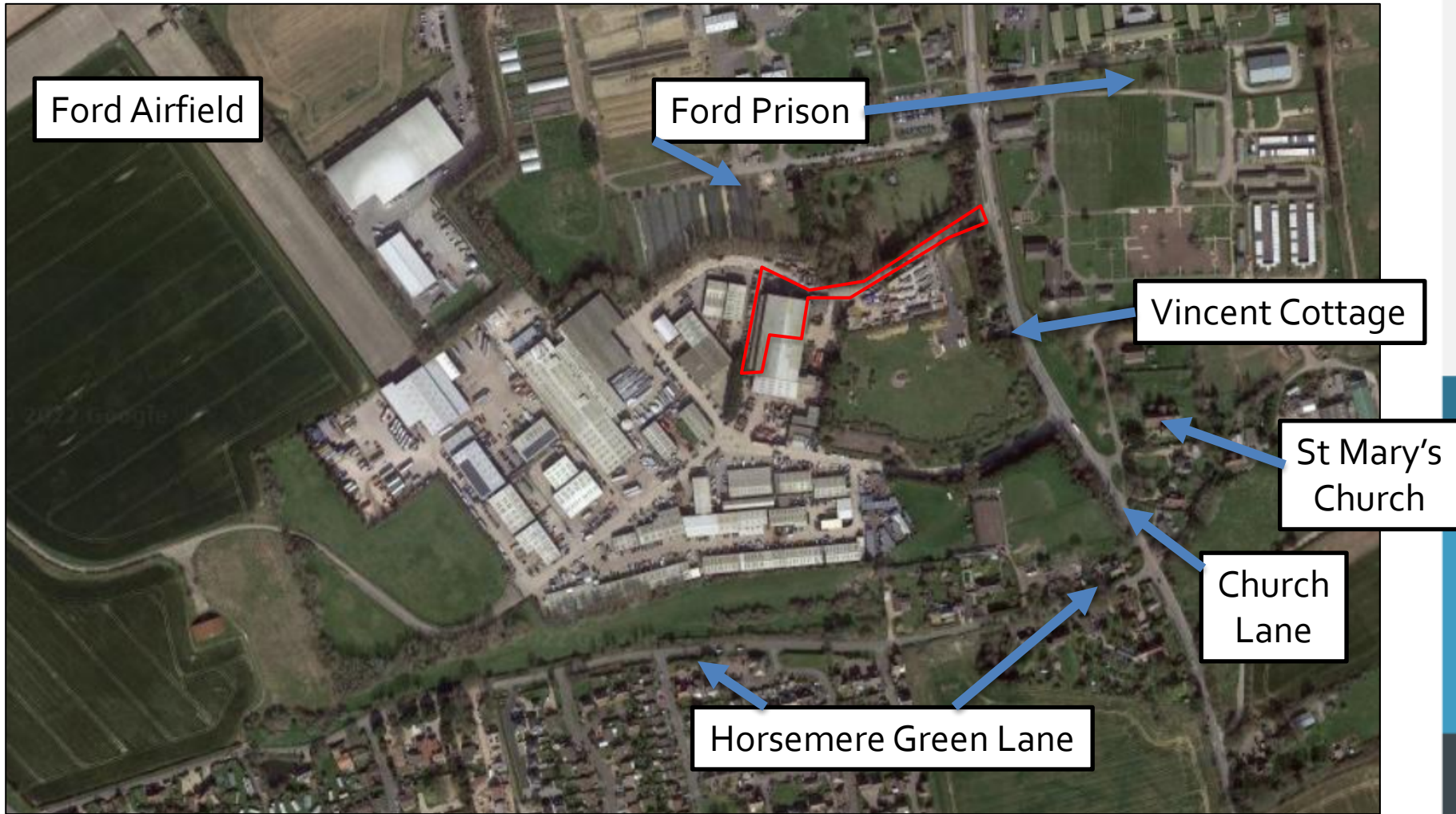
# The Proposal

- Combined Heat and Power Plant (CHP) to provide Energy from Waste (EfW).
  - 1.25MW Electrical Energy
  - 5.5MW Thermal Energy
- Capacity of 15,000 tonnes per annum.
- Feedstock to be Refuse Derived Fuel (RDF) from the applicant's adjacent Waste Transfer Station (WTS).
- 19.77m flue in eastern roof pitch.
- 24h per day operation of EfW.
- HGV deliveries and exports between:
  - 07:00 and 18:00 Mondays to Fridays, 08:00 and 13:00 on Saturdays
  - None at any time on Sundays or Bank/Public Holidays.

# Application Site



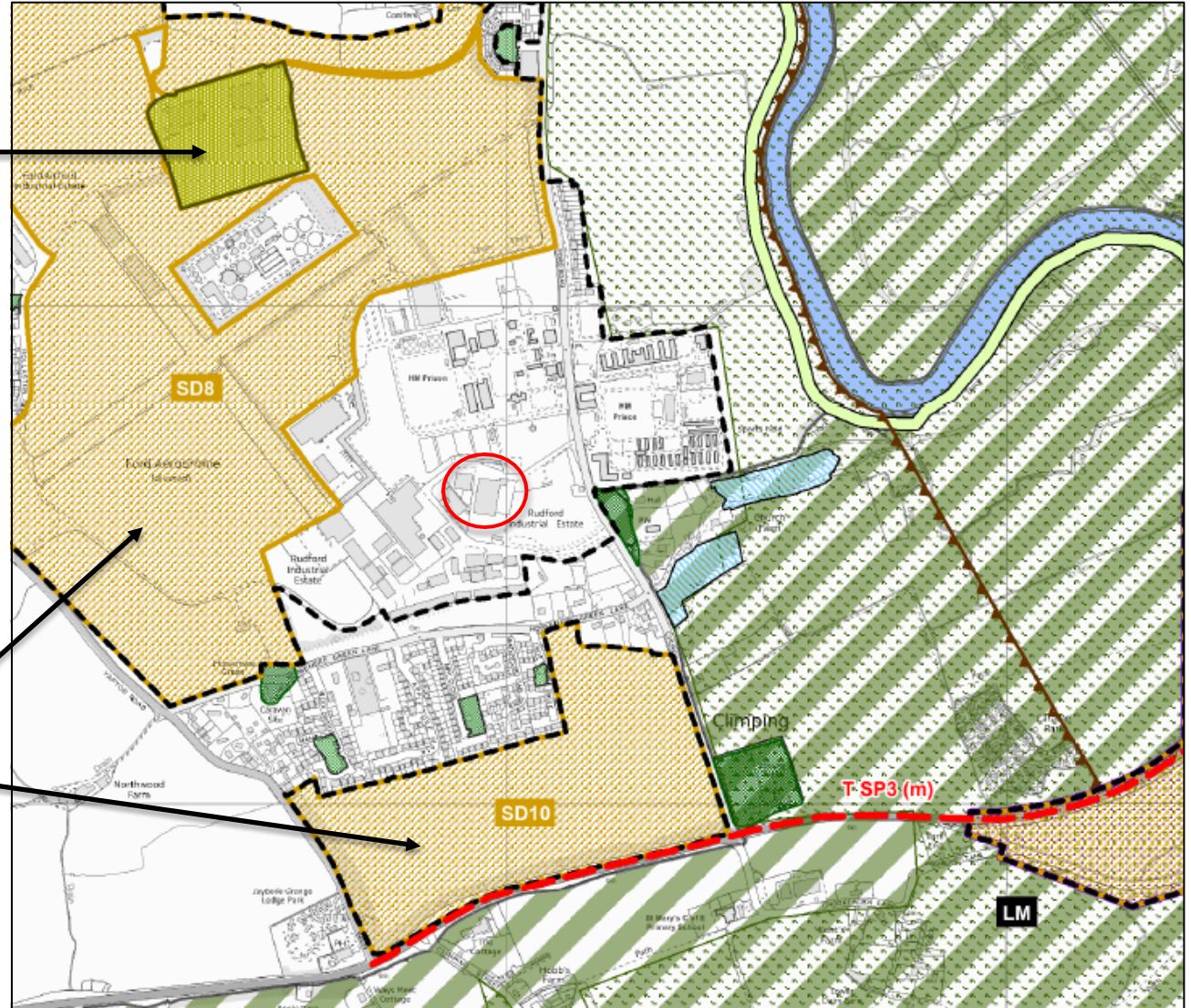
# Neighbouring Receptors



# Arun Policy Map (Arun Local Plan, 2018)

Allocated Waste Site

Allocated housing/mixed use



# Existing Site



Western Elevation

Eastern Elevation



# Site Access and Existing Industrial Estate



Access into Rudford Industrial Estate looking west from Ford Road

Typical unit within estate looking west from application site





# External Appearance (conceptual)



< View from the East

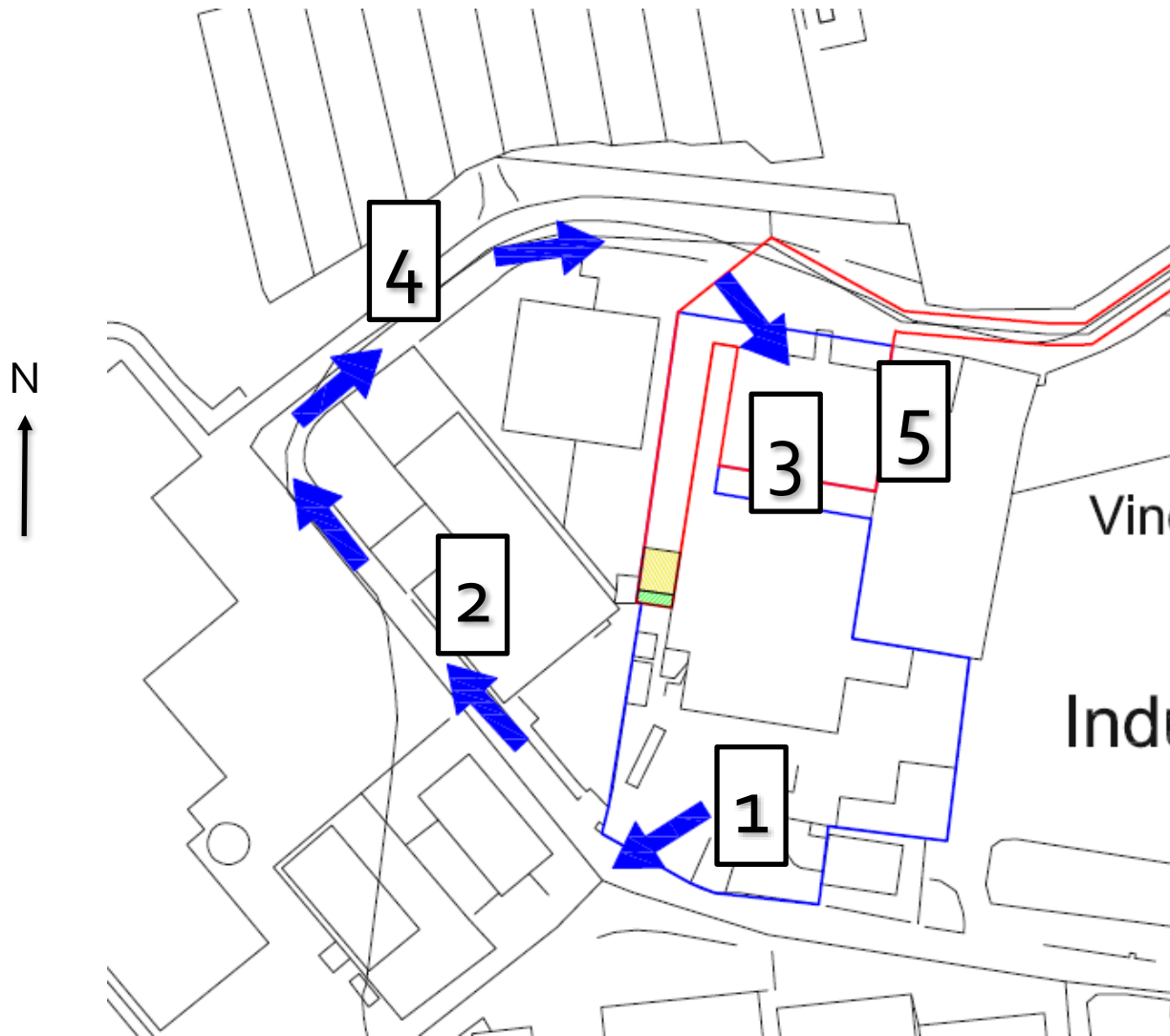
View from the West >



# Proposed Internal Layout



# Fuel/Waste Routing



1. RDF "produced" at southern Waste Transfer Station (WTS)
2. RDF transported to CHP by dedicated transport vehicle (HGV) via internal haul road
3. Fuel delivered to Internal fuel storage area.
4. Transport vehicle travels back to WTS via internal haul road only. 5 to 6 two-way trips per day
5. Residuals collected from northern elevation, exported offsite via industrial estate main access or northern egress.

# Vehicle Movements

- **Delivery of RDF from adjacent facility only.**
  - Requires 5 – 6 two way movements per day (10 – 12 movements) internally within the industrial estate.
- **Export of residuals.**
  - Bottom Ash – 3 movements per week
  - Pollution Control Residue (PCRs) – 15-16 movements per year
- **Overall movements.**
  - Application would allow treatment of RDF at adjacent facility instead of being exported abroad.
  - Net reduction of 2.5 movements on Highway Network per day.

# Representations

## Consultees:

### No Objection/comments:

- Arun District Council (EHO)
- Environmental Agency
- Health and Safety Executive
- Historic England
- WSCC Highways
- WSCC Heritage (Archaeology)
- WSCC Ecology
- WSCC Public Rights of Way
- WSCC Director of Public Health
- UK Health Security Agency

## Objection :

- Ford Parish Council
- Clymping parish Council
- Arundel Town Council

## **Third Parties:**

- 283 Objections
- 2 Support
- 2 Comments

# Key Issues

- Need for the development;
- Location of development;
- Renewable and low-carbon energy generation;
- Design and impacts on character, landscape and visual amenity;
- Impacts on historic environment;
- Impacts on amenity;
- Impacts on public health;
- Impacts on highway capacity and road safety; and,
- Cumulative impacts

# Recommendation

It is **recommended**, that planning permission be granted for the proposed development, subject to:

- the conditions and informatives set out in Appendix 1; and
- the applicant entering into a legal agreement under section 106 and s106A of the Town and Country Planning Act 1990 to maintain agreed routing of traffic for waste exports, consistent with the s106 at the adjacent WTS.

# Updates

- Recommendation:
  - (b) “the completion of a s106 legal agreement controlling movements of HGVs associated with the operation of the EfW CHP unit so as to prohibit the movements of HGVs along Horsemere Green Lane and beyond the northern side of the Ford railway crossing.”
- Condition:
  - Merging of Conditions 14 and 23 and updated heading:

## **Storage and Processing of Waste**

14. No waste types, other than those set out in the approved application details included in Condition No. 2 (RDF Composition), **and any process residuals**, shall be imported, sorted, stockpiled or processed on the site. **All feedstock and residuals shall only be stored within the building, with no materials to be stored outside.**

*Reason: in the interests of safeguarding the amenity of nearby residential and commercial properties.*