

## CONDITIONS

### Commencement of development

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The operator shall notify the Waste Planning Authority of the date of the commencement of demolition of the existing Materials Recovery Facility / Waste Transfer Station.

Reason: To enable the Waste Planning Authority to monitor compliance with the conditions of the planning permission.

3. The operator shall notify the Waste Planning Authority of the date of the material start of each phase of development in writing at least 7 days prior to each phase commencing. The phases of development shall comprise:
  - a. the commencement of construction;
  - b. the commencement of commissioning trials (“commissioning trials” are defined as operations in which waste is processed under specified trials to demonstrate that the development complies with its specified performance); and
  - c. the date when the development will become fully operational (“fully operational” is defined as the point from which it has been demonstrated that the development operates in accordance with its specified performance once the commissioning trials have been successfully completed).

The operator shall also notify the Liaison Panel of the commencement of each phase of the development.

Reason: To enable the Waste Planning Authority to monitor compliance with the conditions of the planning permission.

### Construction

4. No development shall commence, including any works of demolition, until a Construction Environmental and Traffic Management Plan has been submitted to, and approved in writing by, the Waste Planning Authority. The Plan shall provide for:
  - a) An indicative programme for carrying out of the works;
  - b) The arrangements for public consultation and liaison during the construction works;

- c) Details of site preparation works (prior to construction);
- d) Measures to minimise the noise (including vibration) generated by the construction process setting out the use of best practice measures to mitigate and minimise noise during the construction phase and to include:
  - identification of the methodology and frequency of noise measurement during the agreed construction hours;
  - the selection of plant, equipment and machinery to be installed on site;
  - details of plant and equipment to be installed to ensure the control of noise emanating from all fixed plant associated with the development;
  - the location of plant away from the nearest sensitive receptors or in locations that provide good screening in the direction of sensitive receptors;
  - use of broadband noise reverse alarms (where practicable) on mobile plant;
  - careful handling of materials used in construction processes to avoid unnecessary noise;
  - mitigation measures to be employed on site, how the operational noise criteria will be met at all sensitive receptor locations, as detailed in the Noise and Vibration Assessment of April 2020;
  - use of appropriate noise silencing / noise reducing equipment for noisy elements of plant; and
  - Ensuring plant and machinery are serviced and well maintained.
- e) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination including association measures to limit temporary effects;
- f) The parking of vehicles of site operatives and visitors;
- g) Loading and unloading of plant and materials;
- h) Storage of plant and materials used in constructing the development;
- i) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- j) Wheel washing facilities;
- k) Measures to control the emission of dust and dirt during construction to include construction phase dust mitigation measures specified in Environmental Statement Volume 1, Chapter 8
- l) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- m) Dust management;
- n) Pest Management;
- o) Protocols governing the establishment of the temporary construction compounds;
- p) Confirmation of the construction working hours as set out under condition 10;
- q) proposed method of piling for foundations and penetrative methods and associated timescales and noise mitigation measures;
- r) details for the management of protected species and ecological mitigation as noted in the response from Natural England (August 2020), and also the measures outlined within the ES and additional submissions (including Regulation 25 Response - Ecology (December 2020) and Clarification
- s) Water quality and surface water management;
- t) traffic management measures including:

- details on the daily and total number and size of lorries accessing the site;
- the turning of delivery vehicles;
- provisions for removing mud from vehicles;
- A programme of works;
- restrictions on vehicle delivery hours;
- on-site construction vehicle parking & manoeuvring arrangements;
- an HGV routing strategy;
- staff parking arrangements;
- management and procedures for access by abnormal loads;
- local signage strategy; and the
- details of any temporary highway works necessary for the construction of the facility.

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: To protect the amenities of nearby residential premises during the construction phase of the development and in the interests of highway safety, in accordance with Policies 10 (Protection of health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013), Policies CP27 and CP31 of the East Hampshire District Local Plan Joint Core Strategy 2014, Policies SD19 and SD54 of the Submission version of the emerging South Downs Local Plan, and the revised National Planning Policy Framework (2021). This is a pre-commencement condition required to ensure the development is constructed in a manner which ensures amenity is protected and includes appropriate noise controls and thus goes to the heart of the permission.

5. Prior to the commencement of the development hereby permitted, a scheme shall be submitted and approved by the Waste Planning Authority on the construction and maintenance of the underground storage bunker and securing the dewatering of the site. The scheme shall include a Maintenance Programme. The scheme shall be implemented as approved.

Reason: To protect the local amenities and the water environment in accordance with Policies 10 (Protection of health, safety and amenity) and 11 (Flood risk and flooding) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition required to ensure the development is constructed in a manner which ensures amenity is protected and thus goes to the heart of the permission.

6. Prior to the commencement of development, precise details of the external construction materials, finishes and colours shall be submitted to the Waste Planning Authority for approval. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting health, safety and amenity) and 13 (High quality minerals and waste development) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition to ensure that the exact construction materials are acceptable prior to the commencement of the development and thus goes to the heart of the development.

7. The demolition of the existing Materials Recovery Facility / Waste Transfer Station to prepare the site for the commencement of the construction of the development hereby permitted shall only take place once replacement waste management capacity has been secured, as part of the Hampshire Waste Management Disposal Contract. Evidence of this secured capacity should be provided to the Waste Planning Authority prior to the commencement of demolition.

Reason: To ensure that there is no loss of an active waste site before adequate capacity can be secured elsewhere in accordance with Policy 26 (Safeguarding - waste infrastructure) of the Hampshire Minerals and Waste Plan (2013).

8. No development approved by this planning permission shall commence until a Remediation Strategy has been submitted to and approved in writing by the Waste Planning Authority. The Strategy will identify any residual contamination that may be present and ensure that this is remediated as part of the development. The strategy will include the following components:
  1. A preliminary risk assessment which has identified:
    - a) all previous uses;
    - b) potential contaminants associated with those uses;
    - c) a conceptual model of the site indicating sources, pathways and receptors;
    - d) potentially unacceptable risks arising from contamination at the site.
  2. A Site Investigation Scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
  3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  4. A Verification Plan demonstrating the completion of works set out in the approved Remediation Strategy and the effectiveness of the remediation, providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy in (3) are complete and identifying any requirements for longer-term monitoring of

pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Waste Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure the effective management of any contaminated soils to protect the amenity of nearby residential properties and the environment in accordance with Policy 10 (Protecting health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition to ensure appropriate noise controls relating to the construction works and thus goes to the heart of the permission.

9. If, during the construction or operation of the development hereby permitted, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Waste Planning Authority) shall be carried out until a Remediation Strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Waste Planning Authority. The Remediation Strategy shall be implemented as approved.

Reason: To ensure the effective management of any contaminated soils to protect the amenity of nearby residential properties and the environment in accordance with Policy 10 (Protecting health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

10. During the construction of the development, the hours of working shall be limited to 07.00 to 19.00hrs Monday to Saturday only. There shall be no working outside of these hours.

Reason: To minimise the impacts on residential and environmental amenity from the construction of the development in accordance with Policy 10 (Protecting health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

## **Operations**

11. The development is permitted to operate on a 24-hour, 7 days a week basis. Heavy goods vehicles delivering any waste material, process consumables or removing material or residues associated with the operational phase of the development hereby approved shall only take place between the hours of 07.00 and 19.00 daily, outside of these hours (between the hours of 19.00 and 07.00) a maximum of 3 vehicles are permitted to deliver waste to the facility. There shall be no delivery of waste, the export of Air Pollution Residues and the delivery of consumables on Christmas Day or Boxing Day.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

12. The unloading, storage and reloading of waste materials (both incoming and outgoing) shall only take place inside the building hereby approved.

Reason: In the interests of local amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

13. The loading doors to the tipping hall shall only be opened when required to allow vehicles and mobile equipment into and out of buildings, for maintenance or in an emergency. The loading doors shall be fitted with a fast-acting closing system that ensures they are closed rapidly following the safe passage of a vehicle into and out of the building. Doors which allow the movement of personnel into and out of the buildings shall be closed when not in use.

Reason: To minimise noise and odour emissions from the operation of the development to protect local amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

14. Fugitive litter arising from the construction and operation of the development shall be minimised and shall not be permitted to escape the boundaries of the planning application site. The steps to be taken by the operator to control the discharge of litter shall include but not be limited to:

- I. During construction works, the erection of a boundary fence to curtail any windblown litter and regular collection of any fugitive litter emissions which may occur within the fenced off area;
- II. Following the commissioning of the development:
  - a) All waste goods vehicles entering and leaving the site shall be fully enclosed or sheeted or as permitted under Highway Regulations;
  - b) Regular inspections and litter picks shall be undertaken outside the buildings to remove any fugitive litter from the external areas;
  - c) All vehicles leaving the site should be clear of waste to ensure that waste is not carried on to the public highway. In the event that waste from vehicles leaving the site are deposited on the public highway, measures shall be undertaken to clean the highway.

Reason: To ensure local amenity and highway safety in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

15. The applicant shall publish air quality information on the facilities website in accordance with an agreed scheme to be agreed by the Waste Planning Authority. This shall be submitted and approved prior to the receipt of the first waste into the plant.

Reason: To demonstrate the facility performance on air quality matters and to ensure local amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### **Tonnages**

16. No more than 330,000 tonnes of residual non-hazardous waste per calendar year shall be delivered to the site. For the avoidance of doubt a calendar year shall comprise the period between 1 January and 31 December. A record of the quantity of residual waste delivered to the site and all residues from the facility shall be maintained by the operator. This should be made available to the Waste Planning Authority on request. All records should be kept for at least 48 months.

Reason: In the interest of the amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013) and to ensure the Waste Planning Authority can effectively monitor capacity and energy / heat produced by the development in accordance with Policies 25 (Sustainable waste management) and 27 (Managing waste management capacity) of the Hampshire Minerals and Waste Plan (2013).

### **Waste types**

17. Only residual non-hazardous waste, in accordance with the requirements of the Environmental Permitting (England and Wales) Regulations (2016) and the Waste (England and Wales) Regulations 2021, shall be imported to the site.

Reason: In the interests of public health, safety and amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### **Storage of waste**

18. There shall be no external deposition or outside storage of waste.

Reason: To protect the amenity of the area in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals and Waste Plan (2013).

### **Recovery status of the development**

19. Prior to the development becoming operational and being brought into use, the operator shall submit to the Waste Planning Authority, confirmation that the development has achieved Stage R1 Status through Design Stage Certification from the Environment Agency. Once operational, alterations to the processing plant may be undertaken to satisfy Best Available Technique or continued compliance with R1.

Reason: To confirm the recovery status of the development and ensure that waste is managed at a higher level of the waste hierarchy to comply with Policy 25 (Sustainable waste management) of the Hampshire Minerals and Waste Plan (2013).

### **Connection to the grid**

20. If within a period of 12 months of the facility hereby approved becoming fully operational, the Energy Recovery Facility has not commenced the export of electricity to the electrical distribution grid, the facility shall immediately cease operations. The facility will only be able to recommence operations once the export of electricity to the electrical distribution grid has been established. The Waste Planning Authority will be provided with evidence of the connection prior to the recommencement of operations.

Reason: To confirm the recovery status of the development and ensure that the waste is managed at a higher level of the waste hierarchy to comply with Policy 25 (Sustainable waste management) of the Hampshire Minerals and Waste Plan (2013).

### **Use of residual heat**

21. Prior to the acceptance of waste at facility hereby approved:
- I. a scheme shall be submitted to and approved in writing by the Waste Planning Authority to identify a route for the supply of heat to the boundary of the site. Thereafter, the proposed route of the heat connection to the boundary of the site shall be safeguarded throughout the operational life of the development;
  - II. a review of the potential to utilise the residual heat from the process shall be carried out. The review shall incorporate further evaluation of the options to export recoverable heat from the process, developing the options identified within Appendix 4.2 of the Environment Statement, specifically incorporating feasibility/market analysis/market testing. The conclusions/findings of this appraisal shall be submitted to the Waste Planning Authority for its approval including a programme for the implementation of any potentially viable options.

In the event that the Waste Planning Authority conclude that viable heat recovery options are not currently available in the local area at the time of this review, the operator shall repeat the heat investigation process every four



years during the operational life of the development. The review shall be submitted to the Waste Planning Authority following its completion.

Reason: To ensure that potential to recover heat energy from the process is not prejudiced, thus satisfying the objectives of European and National Policy, notably the revised EU Waste Framework Directive the Waste (England and Wales) Regulations 2011.

### **Net zero compliance**

22. Details of any external equipment required for CO<sub>2</sub> management or removal should be submitted to the Waste Planning Authority and approved prior to installation.

Reason: To ensure the sustainable management of CO<sub>2</sub> for the duration of the life of the plant in accordance with Policy 2 (Climate change adaptation and mitigation) of the Hampshire Minerals and Waste Plan (2013).

23. Details shall be submitted to the Waste Planning Authority prior to the installation of hydrogen fuelling points. Installation shall not take place until these details are approved. The installation shall take place in line with the approved details.

Reason: To ensure sustainable energy management in accordance with Policies 2 (Climate change adaptation and mitigation), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

### **Highways**

24. No development hereby permitted shall commence until a Full Travel Plan demonstrating the interventions, incentives and targets which will be implemented to promote a reduction in single occupancy car trips to the site has been submitted to and approved in writing by the Waste Planning Authority. The plan should include details of implementation and monitoring and measures for non-compliance. It should also include provision for car sharing and for low energy vehicle infrastructure. The approved Travel Plan shall be implemented for the duration of the development.

Reason: To support sustainable transport policy in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition to ensure a Full Travel Plan is in place for the life of the development and thus goes to the heart of the permission.

25. Prior to the first delivery of any waste to the site (including for testing and commissioning), the access and turning areas shall be installed in accordance with the approved plans.

The areas shall be maintained and kept free of obstructions once the ERF is operational.

Reason: To ensure the effective movement of Heavy Goods Vehicles within the site in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

26. Prior to the commencement of development, the visibility splays (as set out in 18039-FRA-XX-00-DR-A-90-0003RevP1 and relevant sections of the ES) at the junction of the access road with the public highway shall be provided. These splays shall be kept free of obstacles at all times and maintained for the duration of the development.

Reason: To ensure the effective movement of Heavy Goods Vehicles into and out of the site, protecting highway safety in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

27. Prior to the commencement of the full operation of the development hereby permitted, cycle parking/storage shall be provided in accordance 18039-FRA-XX-00-DR-A-90-0003RevP1.

Reason: To reduce reliance on the private car and increase opportunities for sustainable transportation of employees in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

28. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, shall be fitted with and use effective silencers and be fitted with and use white-noise type reversing alarms.

Reason: In order to protect local amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

29. The approved sign at the site exit advising drivers of the agreed vehicle routes shall be maintained for the duration of the development hereby permitted.

Reason: In the interest of highway safety and local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

30. All goods vehicles entering and leaving the ERF shall be sheeted.

Reason: In the interest of preventing littering and so reducing pollution and local amenity impact in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

## Odour management

31. Prior to the commissioning of the plant hereby permitted, an Odour Management Plan shall be submitted to and approved in writing by the Waste Planning Authority. The scheme to be submitted shall include provisions for regular updating in order to reflect best practice. Development shall be carried out in accordance with the approved Odour Management Plan for the duration of the development.

Reason: In order to protect local amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

## Ecology

32. Prior to the operation of the development hereby approved, a Biodiversity Mitigation and Enhancement Plan shall be submitted to and approved in writing by the Waste Planning Authority. This shall set out the measures that will be implemented to avoid and minimise impacts on biodiversity and cover measure identified in Chapter 6 of the Environmental Statement.

The development shall be carried out in accordance with the approved plan.

Reason: In the interests of nature conservation in accordance with the Habitats Regulations and Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013).

33. Prior to the operation of the development hereby approved, details on the management of dormouse habitats and an associated Enhancement Strategy shall be submitted to and approved in writing by the Waste Planning Authority.

The details and Strategy shall be carried out in accordance with the approved plan.

Reason: In the interests of nature conservation in accordance with the Habitats Regulations and Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013).

## Noise

34. Operational noise contribution from the development hereby permitted at the receptors listed below shall not exceed the maximum permissible levels set out when assessed in accordance with BS 4142:2014+A1:2019 at a height of 1.2m to 1.5m above ground and at least 3.5m away from the nearest reflecting surface other than the ground.

Residential Receptor	Time	Maximum Permissible	Measurement Time Period
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		Rating Level LAeq,T	
R1. Hawbridge Farm	Daytime (07:00 – 19:00)	47	1 hour
	Night-time (23:00 – 07:00)	34	15 mins
R2. Rookery Cottage	Daytime (07:00 – 19:00)	49	1 hour
	Night-time (23:00 – 07:00)	35	15 mins
R3. Bonham's Farm	Daytime (07:00 – 19:00)	48	1 hour
	Night-time (23:00 – 07:00)	35	15 mins

This is to be determined either by way of direct measurement at the stated locations, or where extraneous ambient noise precludes this, by way of a combination of measurement and calculation.

Reason: To prevent noise disturbance to the residents of the nearest houses in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

35. Prior to the operation of the facility hereby approved, a Noise Assessment shall be submitted to and approved approval by the Waste Planning Authority. This assessment should demonstrate the additional mitigation measures to be employed on site, how the operational noise criteria will be met at all sensitive receptor locations, as detailed in the Noise and Vibration Assessment (April 2020).

Reason: To prevent noise disturbance to the residents of the nearest houses in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### **Trees**

36. The development hereby approved should be implemented in accordance with Arboricultural Implications Assessment (reference JCA 15934-A/AJB).

Reason: In the interests of the protection of flora and fauna, landscape character and visual amenity in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013) and to

ensure there is adequate provision for the preservation of trees (as required by Section 197 of the Town and Country Planning Act 1990).

37. Prior to the commencement of development, a Tree Protection Plan identifying all trees on the application site and those which are to be retained/protected during development shall be submitted to the Waste Planning Authority for approval in writing. The development shall be implemented in accordance with the approved scheme.

Reason: In the interests of the protection of flora and fauna, landscape character and visual amenity in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013) and to ensure there is adequate provision for the preservation of trees (as required by Section 197 of the Town and Country Planning Act (1990)). This is a pre commencement condition to ensure effective tree protection for the construction and operation of the development hereby permitted and thus goes to the heart of the permission.

### **Landscaping**

38. Within 3 months of the date of this permission, a detailed Landscaping Scheme for the site shall be submitted to and approved by the Waste Planning Authority in writing. The scheme shall specify the types, size and species of all trees and shrubs to be planted; details of all trees to be retained and details of fencing/enclosure of the site, phasing and timescales for carrying out the works, and provision for future maintenance of all landscaping including vegetative walls.

Specified trees, shrubs, and grasses should be consistent with the character of native vegetation in colour/tone.

Any trees that are removed or found to be dead, dying, severely damaged or diseased for the duration of the development shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

The approved details will be adhered to in full for the duration of the development.

Reason: To ensure the protection of flora and fauna, landscape character and visual amenity to ensure compliance with Policies 5 (Protecting the countryside), 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

39. All landscaping set out in the Landscaping Scheme shall be carried out in the first planting and seeding season following the full operation of the Energy Recovery Facility hereby permitted. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

40. Within 6 months of the date of this permission, a detailed visual assessment to help to inform the colour of the stack shall be submitted to and approved by the Waste Planning Authority.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

41. Within 3 months of the date of this permission, a Living Wall Planting and Maintenance Plan shall be submitted to and approved by the Waste Planning Authority. This should provide more information on the species to be used and how the living wall will be maintained for the life of the development. Any vegetation which dies or becomes damaged or diseased during the operational life of the site shall be replaced. The scheme shall be implemented as approved.

Reason: To mitigate the visual and landscape impacts of the development in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

### **Historic environment**

42. Prior to the commencement of development hereby approved, an Archaeological Watching Brief shall be submitted to and approved by the Waste Planning Authority. The brief shall be implemented as approved.

Reason: In the interests of archaeology in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as such details need to be considered to as the development is constructed and thus goes to the heart of the planning permission.

## Lighting

43. Prior to the commencement of the development hereby permitted, a Lighting Scheme shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall include details of all external lighting, including floodlighting, safety lighting and illumination in relation to the construction of the development from within the plant, and measures to prevent light pollution spilling over the site boundary and to ensure surrounding countryside (including the South Downs National Park Dark Skies Reserve) is not impacted.

All lighting shall be in accordance with the standards set out in the Institute of Lighting Engineers 'Guidance notes for the reduction of obtrusive light' (ILE, 2005). The Lighting Scheme should take into account the International Dark Skies Reserve status of the National Park. It should be proportionate to the operational requirements of the site and not introduce an excessive amount of illumination. All lighting should be designed to minimise upward light spill.

The Lighting Scheme shall be implemented as approved for the duration of the development.

Reason: To minimise visual impact and to ensure the development is in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013).

## Bird Hazard Management

44. No development shall take place until a Bird Hazard Management Plan has been submitted to and approved in writing by the Waste Planning Authority. The Bird Hazard Management Plan shall include design measures to minimise any increase in the numbers of hazardous species (primarily large or flocking birds) as a result of the development proposed. It should make a provision for the site managers to undertake/organise bird control (using appropriate licensed means) which would address any population of gulls or other bird species occupying the facility, to disperse as many as necessary in order to prevent them from successfully breeding at the site. Such measures should include:
- Provisions to prevent gulls from breeding (using appropriate licensed means) on site;
  - The Bird Hazard Management Plan should ensure that there is safe access to all areas of the roof;
  - The pond should be removed.

The development shall be carried out strictly in accordance with the details set out in the approved Bird Hazard Management Plan in perpetuity or until RAF Odiham is no longer operational.

Reason: To minimise the potential of the works approved to provide a habitat desirable to hazardous large and/or flocking birds which have the potential to pose a considerable hazard to aviation safety which is exacerbated by the proximity of RAF Odiham in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition required to ensure the development does not pose a bird strike risk and thus goes to the heart of the permission.

### **Water environment**

45. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Waste Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure the effective management of surface water protect the amenity of nearby residential properties and the environment in accordance with Policies 10 (Protecting health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

46. No waste material or sediments shall be deposited so that it passes or is likely to pass into any watercourse.

Reason: To prevent pollution of the water environment in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

47. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).



48. The drainage system shall be constructed in accordance with the Drainage Assessment Ref: 4412/DA/Final/v1.2/2020-02-13. Any changes to the approved documentation must be submitted to and approved in writing by Waste Planning Authority. The development shall be carried out in accordance with the approved details.

Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure adequate drainage of the site in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

49. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Waste Planning Authority prior to the first operation of the development hereby approved. The submitted details shall include:

- Maintenance schedules for each drainage feature type and ownership;
- Details of protection measures.

Reason: To ensure adequate drainage of the site in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

### **Restriction of PD rights**

50. Once the ERF is fully operational, notwithstanding the provisions of Schedule 2, Part 4 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order), no extension to the building hereby permitted, or the erection of any building, fixed plant, fixed machinery or fixed structures on the land shall be erected other than that expressly authorised by this permission.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) of the Hampshire Mineral and Waste Plan (2013).

### **Restoration / closure of the site**

51. Following the decommissioning of the plant, a scheme and timetable for the demolition of the building and plant, the decontamination of the plant and the

restoration of the site shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall be implemented as approved.

Reason: To ensure that the land is capable of beneficial use following cessation of use in accordance with Policies 9 (restoration of minerals and waste developments), 10 (Protecting public health, safety and amenity), 13 (High quality design of minerals and waste development) of the Hampshire Mineral and Waste Plan (2013).

### **Monitoring**

52. Prior to the commencement of the first receipt of waste at the ERF, a scheme for the monitoring of waste inputs shall be submitted to and approved by the Waste Planning Authority. This should include the submission of details on the quarterly sampling of waste arisings.

Reason: To ensure the active monitoring of waste inputs into the site to ensure compliance with the waste hierarchy in accordance with Policy 25 (Sustainable waste management) of the Hampshire Minerals and Waste Plan (2013).

### **Plans**

53. The development hereby permitted shall be carried out in accordance with the following approved plans: **18039-FRA-XX-XX-DR-A-90-0001RevP2, 18039-FRA-XX-00-DR-A-90-0002RevP1, 18039-FRA-XX-00-DR-A-90-0003RevP1, 18039-FRA-XX-RL-DR-A-90-0004RevP1, 18039-FRA-XX-ZZ-DR-A-20-0005RevP2, 18039-FRA-XX-XX-DR-A-20-0006RevP1, 18039-FRA-XX-XX-DR-A-20-0007RevP2, 18039-FRA-XX-XX-DR-A-20-0008RevP1, 18039-FRA-XX-XX-DR-A-20-0009RevP1, 18039-FRA-XX-XX-DR-A-20-0010RevP1, 18039-FRA-XX-XX-DR-A-20-0011RevP2, 18039-FRA-XX-XX-DR-A-20-0012RevP1, 18039-FRA-XX-XX-DR-A-20-0013RevP1, 18039-FRA-XX-00-DR-A-90-0014RevP1, 2627-01-01**

Reason: For the avoidance of doubt and in the interests of proper planning.

### **Note to Applicants**

1. In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2021), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

3. The Minerals and Waste Planning Authority, in accordance with the Hampshire Minerals and Waste Plan (2013), recommends that the site operator should set up and run a regular liaison panel to aid in addressing public complaints about the existing activities on the site, to assist resolution of any possible future issues, and support community relationships. The Panel should be set prior to the demolition of the MRF / WTS. More guidance on the establishment of a liaison panel is found here: <https://documents.hants.gov.uk/mineralsandwaste/LiaisonPanelProtocolformineralsandwastesites.pdf>
4. Under the Environmental Permitting (England and Wales) Regulations 2016 the operator of a waste site will require an environmental permit for the importation, storage and treatment of waste.
5. The Environment Agency has advised that any fuel or oil storage must comply with the Oil Storage regulations. The Best Available Technique (BAT) for the design of a containment system for fuel and oil are:
  - All storage vessels are contained using a bund
  - The capacity of the bund is either 110% of the largest vessel or 25% of the aggregate capacity of all the vessels that it contains, whichever is greater;
  - The bund is capable of withstanding the hydrostatic head of liquid when full;
  - The bund is constructed of a material which is impermeable to crude oil and water and is resistant to fire;
  - If there are joints in the bund construction, then metal water stops are installed to prevent leakage from joints;
  - Sealants used in bund joints are resistant to crude oil and water and are capable of maintaining a seal with thermal expansion and contraction of the bund;
  - Pipework, cables and instruments do not penetrate the bund walls or floor;
  - The bund is fitted with a high level alarm;
  - The bund is fitted with a sump to allow removal of accumulated liquid.
6. The operator should be aware they are responsible for any littering of waste from this site. It is acknowledged that the opportunities for the operator to clean up of litter on public highways are limited, but the operator should take all reasonable and necessary measures to prevent litter and to collect and dispose of any that does occur, on or off their site.
7. Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.
8. Hampshire Act 1983 Section 12 – Access for Fire Service - Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.
9. High reach appliances currently operated by the HFRS exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows. Structures such as

bridges, which a high-reach appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

10. Additional water supplies for fire-fighting may be necessary. The Applicant is advised to contact the Community Response Support, Hampshire Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (risk.information@hantsfire.gov.uk) to discuss the proposal.
11. Hampshire Fire and Rescue Service (HFRS) would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems (AWFSS) to promote life safety and property protection within the premises.
12. Hampshire Fire and Rescue Service strongly recommends that, upon commissioning, all fire safety systems are fully justified, fully tested and shown to be working as designed. Thereafter, their effectiveness should be reconfirmed periodically throughout their working lifecycles.
13. Premises' occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.
14. The applicant's attention is drawn to the Fire Authority's advisory recommendations relating to access for High-reach Appliances, water supplies, fire protection, the testing of Fire Safety Systems and fire-fighting and the environment as set out in representations received as part of the planning process.
15. Network Rail's request that the applicant contacts Asset Protection and Optimisation (ASPRO) team prior to works commencing if permission is granted and provide more information as noted in their planning application consultation response. The Alton branch line rail connection should be safeguarded for the duration of the development.
16. In advance of the construction of the development, the applicant's attention is drawn to the CAA procedures for cranes and tall equipment.
17. The applicant will need to gain the necessary formal approval of the construction compound under [Part 4 Schedule 2 of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#).
18. Land adjoining the application site is proposed for the construction and operation of the Southampton to London Pipeline (SLP) project, a nationally significant infrastructure project. The Council strongly advises the Applicant to liaise closely with Esso Petroleum Company, Limited over the timing and detailed implementation of the application proposals and the SLP, to seek to agree a detailed approach that avoids or reduces conflicts between the two development proposals, and that seeks to mitigate any impacts arising.
19. The Waste Planning Authority advises that the facility should be fitted with carbon capture storage as soon as national policy and regulations, including Environmental Permitting, determine it is requirement for ERFs. This will ensure that potential and future CO<sub>2</sub> emissions are effectively managed for the life of the development.
20. Any opportunities for the potential future connection of the site to the rail network should be explored.

21. There is a legal agreement attached to this decision. This covers mitigation concerning Heavy Goods Vehicle routing, the installation of an ANPR camera at the A31 Hen and Chicken Inn junction, ongoing monitoring of the Travel Plan, a Landscape Management Plan, provision of connections to enable the export of heat from the facility and a number of ecological improvements and enhancements including additional offsite mitigation measures and a Preliminary Ecological Appraisal with respect to the construction compound.