APPLICATION NO: 07/00799/CM   VALIDATION DATE: 25 May 2007

APPLICANT: Cory Environmental (Gloucestershire) Ltd, Units 3-6, Greyfriars Business Park, Frank Foley Way, Greyfriars, Stafford ST16 2ST

SITE: Wingmoor Farm Landfill, Stoke Orchard Road, Bishops Cleeve, Cheltenham, Glos

PROPOSAL: In Vessel Composting Plant

PARISH OF STOKE ORCHARD   SITE AREA: 2.76 ha

GRID REFS: 393126, 227350

RECOMMENDED: That planning permission be granted for the reasons set out in this report and summarised at paragraph 7.15, and subject to the conditions set out in section 8 of this report, and the applicant entering into a legal undertaking (under Section 106 of the Town and Country Planning Act 1990) to provide a sum of £100,000 for improvements to highway safety along Stoke Road.

1. THE SITE

1.1 The site subject to this application comprises part of an operational industrial site known as The Park. The site lies adjacent to a shooting range and further to the south lies Wingmoor Farm West landfill site. The village of Stoke Orchard is located approximately 1.5 kms to the north-west of the application site and Bishops Cleeve lies 2.8 km to the north-east. The site is accessed via an access road that leads directly off Stoke Road. Stoke Road is a class 3 road that runs in an east to west direction from Bishops Cleeve to Stoke Orchard. The access road leading to the application site runs for a length of approximately 900 metres and this road also serves the landfill site and Household Recycling Centre, the gun club and a sewage works.

1.2 The application site lies within the Green Belt and there are distance views into the site from the higher ground of the Cotswolds AONB that lies to the south-east. Approximately 25 metres to the south lie two existing industrial units (Units 1 and 2) that are currently occupied by businesses, and the smaller Unit 3 lies approximately 25 metres to the west of the proposed In Vessel Composting facility. The nearest residential property is Pussy Willows Cattery which lies approximately 400m to the north of the application site, and Cleeve Station House and Court Farm which lie 500m and 600 m to the north respectively.

2. THE PROPOSAL
2.1 This proposal is for the construction of an In Vessel Composting (IVC) Plant on the northern half of The Park site. The IVC Plant is designed to handle 35,000 tonnes per annum of green municipal waste (including kitchen waste).

2.2 The following information has been received from the applicant in support of the application:

“… Site Location and Description
The application site comprises industrial land together with the access road between the public highway and the Cory Wingmoor Farm Landfill Site. The site generally is square in shape and level at approximately 34m AOD. … The site is occupied by six metal clad buildings, access roads, open storage areas and lawns with scattered trees. The current operations undertaken at the site include file storage, skips, pipes and scaffolding storage and paper recycling. … There are several mature trees in the south eastern part of the site. Surface water incident on the site either drains to ground on the permeable areas such as the vegetated areas or on the areas of hard standing drains to gully pots that are linked to a three stage oil interceptor. … Underground sewer pipe work links each of the buildings on the site to a foul sewage treatment plant in the western corner of the site. The sewage is treated by aeration and the effluent is discharged from the site under a consent to discharge reference S/17/26032/S. …

2.3 Need and Sustainable Development
Introduction
The proposed development is for the in-vessel composting of biodegradable waste such as garden and food waste. Consideration of the need for this development is based principally on the need for the management of biodegradable waste to achieve landfill diversion and waste recycling targets in Gloucestershire.

2.4 Waste growth
It is stated in the Waste Local Plan (WLP) that in the financial year 2000/01, MSW arisings were approximately 268,500 tonnes …The WLP considers scenarios of 1% and 3% growth to represent high and low growth scenarios. The need case for the proposed development is, however, based on the variable growth assumption used in the WLP. This predicts that in 2012/13 total MSW waste arisings will be 361,000 tonnes and in 2019/20 they will be 364,500 tonnes – that is levelling out post 2012/13.

2.5 Waste management targets
Currently the majority (circa 70%) of these MSW arisings in Gloucestershire are disposed to landfill. As part of the European, national, regional and local drive towards more sustainable waste management, targets have been set to reduce the amount of biodegradable waste sent to landfill and to move waste management methods up the waste hierarchy. At a European level, the Landfill Directive (Reference 10, Article 2) has specified that Member States shall set up a national strategy for the reduction of biodegradable waste going to landfill. The targets set in the Directive are to reduce the tonnages of biodegradable municipal waste (BMW) to landfill (compared with the amount of BMW produced in 1995) to 75% by 2010, to 50% by 2013 and to 35% by 2020. It is the year of 2013 that sets the reference point for the need case for
the proposed development but, given the 25 years plus design life of the facility, consideration is also given to 2020.

2.6 In 2001, the government set specific statutory local recycling and composting targets for household waste for each waste disposal authority (WDA). The target for Gloucestershire as a whole for 2005/6 is set at 36% in the WLP which adopts the same rate through to 2020. The Draft JWMS adopts more ambitious targets of 40% by 2010 increasing to 50% by 2020. …

2.7 At a regional level, the Regional Waste Strategy for the South West 2004-2020 sets a more challenging recycling and composting target of 45% by 2020 and for less than 20% of the waste produced in the region to be landfilled. …

2.8 The government has since reviewed England’s Waste Strategy and is proposing to increase statutory recycling and composting targets to 40% by 2010, 45% by 2015 and 50% by 2020. The Landfill Directive targets for the reduction of biodegradable waste to landfill will remain unchanged however the government is considering a more ambitious target for the diversion of biodegradable waste from landfill of 25% of 1995 levels by 2020.

2.9 The applicant is of the view that using only the 36% recycling/composting rate given in the WLP to support a need argument for an IVC plant runs the risk of under-achieving on recycling/composting in practice. A flat 36% recycling/composting target to apply for the period 2005/6 to 2020 is unlikely to be politically acceptable as it is known that higher rates can be achieved over time as recognised by the Draft Joint Waste Management Strategy 2006 which proposes 50% recycling and composting by 2020.

2.10 Recycling and composting are also recovery technologies and there is a 67% recovery target set for 2010 in Waste Strategy 2000 …. In the absence of technologies other than recycling/composting coming forward to provide for the difference between the 67% recovery and 36% recycling/composting targets a shortfall of composting capacity is anticipated. …

2.11 **Need for the IVC Plant**

The need for the IVC plant is driven by the need for Gloucestershire to meet its 50% recycling and composting target, although in doing so it will also contribute to the diversion of BMW from landfill. The process will satisfying the Animal By Products Regulations and facilitate the composting of kitchen waste which could not otherwise be recovered. …

2.12 Application of the proximity principle requires that the IVC plant, as part of a network of facilities to treat MOW, is sized to meet local needs. … Cheltenham and Tewkesbury account for 37% of the County’s MSW arisings thereby requiring approximately 29600 tpa of composting capacity.

2.13 The IVC at the Park would have a capacity of 35,000t pa, suitably sized to meet future local MOW treatment demand. Currently there are no treatment facilities in Gloucestershire for the processing of MOW, either by way of AD or by in-vessel composting. Two plants have recently been granted planning permission. Rosehill Farm in the Forest of Dean would be capable of providing an additional capacity of 10,000 tpa. The Bioganix proposal at
Sharpness would have a capacity of 48,000 tpa however its location is such that it could attract waste from adjacent authority areas of South Gloucester and Bristol as well as serving the southern part of Gloucestershire. A proportion of its capacity may therefore not be available to Gloucestershire.

2.14 Conclusion

It is considered that there is a demonstrable pressing need for waste management facilities to meet the Landfill Directive, Waste Strategy 2000 and the local waste management targets for Gloucestershire. The proposed IVC plant is strategically located to serve local needs in accordance with the proximity principle and will provide a significant contribution which will help secure achievement of the targets. It is concluded that the proposed development is an essential facility necessary to support sustainable waste management in Gloucestershire.

2.15 Alternatives

Location

A number of sites with the potential to accommodate waste management facilities have been identified in the Waste Local Plan (WLP) to provide the waste management infrastructure necessary to manage waste arising in Gloucestershire until at least 2012. The site selection process included consideration of brownfield and degraded sites, environmental designations and sensitivity together with transport infrastructure. … The identified sites are specific preferred sites or small areas of search. Sites are designated either as Strategic Sites suitable for facilities that will receive over 50,000 tonnes of waste per annum or Local Sites suitable for facilities that will receive less than 50,000 tonnes of waste per annum. There are six Strategic Sites.

2.16 Each of the six Strategic Sites allocated in the WLP has been assessed with reference to the information provided in the WLP, district local plans, Ordnance Survey plans and the Environment Agency site databases. The main factors considered are the proximity of the site to the main sources of the MSW arisings and outlets for the product, current land use on the site and on the surrounding land, environmental constraints and proximity to residential property. Cory has also investigated the deliverability of the alternative sites in respect of availability and the logistics of the proposed development at the sites. For the purposes of this assessment the six strategic sites and the local sites that are within a 10 mile (16km) radius of Cheltenham are considered.

2.17 … There are issues in respect of access for almost all of the sites, but based on the site profile in the WLP there are potential solutions. All of the sites are in, close to or visible from areas designated for landscape value hence are sensitive in respect of potential impacts relating to landscape and visual intrusion.

2.18 Sudmeadow, Hempsted Site 3 is an attractive option for Cory as the company owns and operates the existing landfill and all the land is within Cory’s control and has the environmental advantages of its close proximity to the local waste arising from Gloucester City and established transport networks. Characteristics that would require careful consideration in any design proposals are the location of the site in the flood plain and the mitigation of potential impact on visual amenity. Products of the composting
process could be used in the restoration of the neighbouring landfill site which because of its considerable area would offer a significant medium term outlet. Developments requiring a large footprint could not be accommodated within the central part of the Sudmeadow site as it is required for permitted landfill void space. Development around the margins of the site such as at the Cricket Square could be accommodated and would require sympathetic design to create a development with low visual impact. Flood plain impact particularly around the margins of the site is also an issue to be considered in the detailed design of the development. The site is located to the south-west of Gloucester city centre therefore is not convenient to serve direct deliveries of waste from the Cheltenham and Tewkesbury areas.

2.19 **Land adjacent to Sudmeadow local site 12** has similar characteristics to Site 3 above, but suffers from poor access and the land is not available to Cory.

2.20 The key criterion for the use of **Sharpness Docks Site 5** as a Strategic Site is the use of sustainable transport, either by water or rail. … It is accepted that waterborne transport of wastes from Gloucester to Sharpness may be sustainable, but only part of the waste stream will arise from Gloucester, and it is unlikely that transport of waste from Cheltenham and other areas of the County to Gloucester by road and then by water to Sharpness will be sustainable. It will be necessary to transport the compost product to offsite possibly agricultural users. The use of rail transport has also been considered, but is not economically viable within the County as the travel distance is too short. Planning permission has recently been granted for an in-vessel composting plant at Sharpness on land adjacent to the allocation site. The plant would have a capacity of 48,000 tpa has potential to serve the southern area of Gloucestershire and northern Bristol.

2.21 **Netheridge Site 6** is identified in the WLP solely as a transfer station to serve Sharpness Docks and is too small to accommodate the proposed development. The access is not ideal and it will be off a complicated new junction to be constructed on the south-western by-pass.

2.22 Generally there are few constraints in respect of the **Moreton Valence Airfield Site 4** also known as Javelin Park. The site is within 9km of Gloucester city centre, which complies with the proximity principle for the delivery of waste to the site. The owners of the site are promoting the site as a commercial distribution centre and have obtained planning consent for 400,000sq ft of development. The site is substantially larger than the area needed for the waste management development proposed by Cory. It understood that the owners are reluctant to release part of the site for waste management, hence the site is currently not available.

2.23 **Wingmoor Farm West Site 1** (which includes The Park) and **Wingmoor Farm East Site 2** have similar characteristics. In particular both have landfill capacity for the disposal of process residues, are in close proximity to wastes arising in northern Gloucestershire and are in the Green Belt. Site 1 is owned and operated by Cory with the exception of the The Park, which is currently in separate ownership, but which Cory has an option to purchase. Wingmoor Farm East is owned and operated by Grundons Waste Management Limited (Grundons). Both Sites 1 and 2 are identified in the WLP as Areas of Search.
The Park is identified as a Preferred Site, which confers a preference by the Waste Planning Authority for this site compared to Areas of Search. The Areas of Search for both Sites 1 and 2 relate to the landfill sites. There is insufficient area of land not occupied by permitted landfill or other ancillary facilities to accommodate all elements of the proposed development in either the Wingmoor Farm West or the Wingmoor Farm East Areas of Search. Wingmoor Farm West is the only Strategic Site in the WLP with no residential properties in close proximity to the site. The nearest residential property to The Park is approximately 450m from the site. …

2.24 Gloucester Business Park Site 7 is conveniently located to serve waste arising from Gloucester and is of adequate area. The urban location is near to housing and to the environmentally sensitive areas of Hucclecote Meadows and Coopers Hill. Evidence of Roman settlement has been found near to the site and further investigations would be needed prior to development.

2.25 Phoenix House Site 9 … The site area is 0.02 ha insufficient to accommodate a 35,000 tpa IVC development.

2.26 Land to the rear of Dowty at Staverton Site 10 is centrally located between Cheltenham and Gloucester. Whilst it is of adequate area and housing is relatively distant it is allocated for housing in the Tewkesbury local plan and is therefore unlikely to be available for IVC development.

2.27 Railway Triangle Gloucester Site 11 is centrally located in Gloucester, but is 16 km for Cheltenham and 19 km from the Tewkesbury area. The access is poor and housing is in close proximity. The land is prominent in the cityscape and is likely to attract alternative developments.

2.28 Land adjacent to the Gasworks Site 20 is located on the Bristol Road to the south-west of the city centre and is a brownfield site that is likely to require ground remediation prior to development. Access is poor and the site is in close proximity to houses and a school. Whilst the site is convenient for Gloucester it is remote from the areas of Tewkesbury and Cheltenham.

2.29 Alternative sites summary
The Park is identified in the Waste Local Plan as a preferred site for waste management development. It is one of only a few sites in the County suitable for the development of a substantial waste management facility and remote from residential property.

2.30 The Park and The Cricket Square both have the advantages of proximity to landfill and to the sources of waste to be treated. Significantly both sites are available to the applicant whereas other sites are not and so they represent an opportunity for sustainable waste management that is capable of delivery within the requisite time frame for Gloucestershire to meet its MSW targets.

2.31 … It is likely, based on the projected waste arisings that at least two significant facilities will be necessary to manage the total MSW arisings. The Park is conveniently located to serve the north Gloucestershire area and the Cricket Square at Hempsted the City of Gloucester itself.

2.32 Technologies
The purpose of the development is to ensure that the targets for managing biodegradable municipal waste arisings in Gloucestershire are met, by moving the management of municipal up the waste hierarchy and introducing more sustainable waste management processes.

2.33 … Targets will only be met if biodegradable waste is treated. Composting kitchen and garden wastes to make a high quality end product that can be spread to land is the method suggested in the draft JWMS. A network of treatment plants such as in-vessel composting plants will be required to process the collected waste. Suitable treatment plants will also be needed to process the proportion of the waste stream that remains after recyclable and compostibles have been removed. This section therefore considers the alternative technologies that could be selected to process both compostibles and residual waste in the context of Gloucestershire.

2.34 The site itself poses few development constraints in terms of the type of technology that could be accommodated. The developable area of approximately 4 ha places an upper limit on the capacity of the facility that is not restrictive for most technologies. The IVC plant would occupy approximately half the area of The Park. …

2.35 Proposals will be the subject of rigorous environmental controls practiced by Cory and regulated through a waste management licence or a PPC permit issued by the Environment Agency, hence environmental control is not a determining factor. The determining factors in the assessment are the waste hierarchy, the contribution that the technology can make to the waste strategy targets, the scale of buildings or structures given the sensitivity of the landscape at the site and the deliverability of planning permission.

2.36 In considering the options available for treatment of organic waste it is necessary first to define the nature of the waste stream. Two main options are available: green (garden) waste and Mixed Organic Waste or MOW, which comprises both green waste and kitchen waste.

2.37 The Animal By-Products Regulations 2002 prevent the use of kitchen waste in conventional open air composting facilities. To date in the UK this has had the effect of restricting to principally green waste the proportion of MSW that is composted. Increasingly however more sophisticated technology is being introduced into the UK (mainly from mainland Europe) that is able to satisfy the ABPR. As at April 2005, DEFRA has listed 16 MOW facilities throughout the UK that have been approved as being in accordance with the ABPR.

2.38 … the proportion of kitchen waste is over a third of the total MSW stream in Gloucestershire. Cory therefore considers that the development of sustainable waste management in Gloucestershire is dependent on the introduction of process technology to treat this waste, and so divert it from landfill. This view is supported by the Joint Municipal Waste Management Strategy (JMWMS) for Gloucestershire, which indicates that from 2005/6 all waste collection authorities in Gloucestershire will need to put in place collection systems for both green and kitchen waste.

2.39 In theory, green and kitchen waste could be collected in one of two ways: either as separate waste streams at the kerbside or co-collected as a single
MOW stream. Cory believes that the practical difficulties of having separate collection bins, plus the problem of handling kitchen waste on its own, will lead to the co-collection of MOW. In practice however there would be little impact on the process technology whether the waste was delivered to the plant as MOW or as separate green and kitchen waste deliveries that were blended at the plant. The precise arrangements for the collection of green waste and kitchen waste in the future are therefore not a limiting factor.

2.40 **IVC v AD.** Compliance with the ABPR can be achieved either through aerobic treatment using in-vessel composting (IVC) technology or through anaerobic treatment using anaerobic digestion (AD). The use of IVC technology is an appropriate technology choice for many locations, and is often better value for money as AD systems tend to be more expensive. IVC technology produces a compost product that requires no further treatment prior to use on land, and generally the ratio of waste inputs to compost product is higher than with AD (IVC produces about 60-70% compost relative to input waste, compared with AD which produces about 25%). However, AD also produces a biogas in addition to the compost output. This not only contributes to waste BVPI targets but also to national and local targets for renewable energy. …

2.41 In contrast to AD an IVC at The Park would be capable of operation without dependency on an MBT plant and would not generate excessive quantities of water for off-site disposal. Indeed run-off water may be needed to supplement the process.

2.42 The IVC process benefits from being a mechanically simple, reliable and proven technology which may be established relatively quickly. In summary, it is concluded that the treatment of MOW by IVC is the most appropriate organic waste treatment technology for The Park.

2.43 **Incineration** is an appropriate technology choice for many locations, and has the advantage that the technology is proven and reliable. Incineration of the residual waste stream will not only recover value from the waste through the generation of electricity, but will also guarantee that landfill diversion targets are met as the proportion of the waste that remains to be landfilled is low. However, … incineration is not considered to be a preferred technology by residents or politicians in Gloucestershire. …

2.44 To house an incinerator capable of managing 125,000 tonnes to 210,000 tonnes of MSW it would be necessary to construct a building 25m to 35m high with a chimney stack height of 60m to 80m … Given the location of The Park in the Green Belt and the visibility of the site from the Cotswolds AONB it is considered unlikely that an incinerator could be accommodated at the site without a significant degree of landscape and visual impact … This technology option was therefore not pursued further.

2.45 **Gasification** and **pyrolysis** are known as emerging technologies in the context of residual waste processing. … the main factor resulting in these technologies being rejected for The Park is the lack of reference plants (and hence ‘bankability’) for such processes at present.

2.46 **MBT** is a combination of mechanical and biological techniques for processing residual waste. …The mechanical treatment of waste may be a suitable
technology for development at the Park in combination with biological treatment. The application area however is sufficient only for IVC leaving the remainder in its current industrial use.

2.47  **Autoclave** technology in the context of residual waste is a relatively new technology, and is therefore less certain than the proven MBT technologies. Since there also does not appear to be any advantage to autoclaving over and above MBT, Cory decided there was no benefit in considering autoclave technology further.

2.48 One of the key determining factors was that Cory wished to ensure, as a matter of prime concern, that the selected technology was capable of achieving the required targets for diversion of waste from landfill. This meant that any waste treatment process that generated an end product relying on an outlet or ‘market’ for counting towards diversion targets was not going to be acceptable unless that market could be guaranteed over the long term. If such a market were to fail, then Gloucestershire could expect to receive punitive penalties under the LATS system.

2.49 IVC produces a soil conditioner and AD produces either a soil conditioner or a fuel for use in heat or power generation. The soil conditioner market is uncertain however is becoming (more) established. In the short to medium term the product could be used in the restoration of the adjacent landfill during which time longer term agricultural and amenity land markets would be established. The fuel production market is rather more complex. …

2.50 Cory therefore concludes that a proven technology capable of achieving the short to medium term recycling and the BMW diversion targets is required to meet immediate needs. Cory remains aware that additional waste treatment technologies may be needed to meet longer term targets will also be needed and there is adequate land at The Park available for development.

2.51 **Conclusion**
A rigorous selection process in relation to both the site and the technology has been undertaken. Other appropriate sites within Gloucestershire, as identified in the WLP, have been assessed and have found to be less suitable than The Park to serve the central and northern Gloucestershire area. The technology selection process has been undertaken to meet the needs of Gloucestershire and The Park. A range of technology options for MOW and residual waste have been considered and the proposed technology selected on the basis of its ability to contribute effectively to sustainable waste management whilst at the same time being appropriate in terms of scale and impact on the local environment.

2.52 **Development Proposals**
**Introduction**
The proposed development will comprise the establishment of waste treatment activities at The Park. Together with the consented waste management facilities at the adjacent Wingmoor Farm West Landfill the proposals will result in a comprehensive, integrated waste management facility. The waste treatment activities at The Park will comprise the in-vessel composting of biodegradable garden material and discarded food from eg
domestic kitchens and commercial premises together with the potential for composting paper and cardboard. The objectives of the development are

- to contribute to meeting national and local targets for waste recycling and reduction of biodegradable waste disposed of to landfill
- to contribute to the achievement of sustainable waste management in Gloucestershire,
- to retain flexibility to manage the changing waste stream and
- to respond to emerging markets.

2.53 The flexibility of the proposed development is demonstrated by its ability to process a wide range of biodegradable materials and its modular design which can be extended to meet increasing demand. The plant will be built to process up to 35,000 tonnes per year of biodegradable material. The plant is capable of expansion and treating paper, card and other biodegradable materials. Consideration may be given to its expansion in the future.

2.54 The plant is designed constructed and operated to be fully compliant with the Animal By-Products Regulations 2003, to be durable and aesthetically sympathetic to the surroundings and to prevent adverse impact on the local environment and neighbours.

2.55 **General Layout**

… The waste treatment operations will be housed in three main buildings linked together as part of an integrated whole. The main components of the development are as follows

- a reception hall
- enclosed first stage and second composting tunnels
- a maturation hall for the final treatment and screening of the compost material

2.56 The elements described above will be supported by infrastructure works and ancillary development in the form of access roads, parking areas, concrete/tarmac hard standings, site drainage, weighbridge and offices accommodation, fencing and peripheral landscape works.

2.57 **Site Preparation Works**

Prior to the construction of the composting building and infrastructure existing buildings will be demolished and clear the site cleared. …On completion of the site clearance operations the reinforced concrete floors and associated drainage will be laid, buildings erected road ways and site drains constructed.

The hours of construction work would be limited to the following:

07:00 hours to 19:00 hours Monday to Sunday

If temporary lighting and wheel cleaning facilities were required during site construction these would be agreed with the Local Planning Authority prior to works commencing.

2.58 **General Design and Construction**

Introduction

… In line with DEFRA guidelines, the upstream (dirty) and downstream (clean) composting areas would be kept separate. Building design and layout satisfy that requirement.
2.59 A fundamental aspect of the development proposals, in relation to minimising potential environment impacts, is that the reception, initial processing and composting of all waste types would take place in an enclosed environment with appropriate odour, dust and bio aerosol control measures. The maturation and final processing of the compost would be carried out within a “Dutch barn” type structure. …

2.60 Reception
The reception hall would be a steel portal frame construction with the maximum dimensions being approximately 45m x 26m. The building would be 11m high at the eaves and up to 13m high at the ridge. The walls of the buildings would be clad with plastic coated galvanised steel profiled sheeting.

2.61 The floor of the building would be constructed from reinforced concrete and run-off would drain to an internal collection point. Internal concrete push walls would allow waste to be handled by loading shovels without damaging the external structure of the buildings.

2.62 Composting Tunnels
Leading from the reception building would be the composting tunnels. The in-vessel composting system would consist of up to twelve composting tunnels, with six tunnels in each stage. The two stage system where waste is composted at a minimum of 60°C for 2 days at each stage is recommended by DEFRA for the composting of kitchen waste containing meat.

2.63 The two stage composting tunnels including connecting working areas would occupy a floor area of 84m by having maximum height of 7m.

2.64 The floor of the composting area is designed with a fall towards the waste reception area where there would be a gulley, sump and pump arrangement. The sump collects the water from where it would be pumped into a number of storage tanks prior to either being used on site or transferred for further treatment. Some of the liquid would be used to moisten the waste during pre-treatment to aid the composting process. … The design ensures that liquids cannot flow from the untreated material into the material which has been through the treatment process.

2.65 The tunnels include systems to control forced aeration of the material through the use of software and monitoring systems. Extracted air would be passed through a bio filter to remove particulate, odour and other substances.

2.66 Maturation Hall
The maturation and screening area would be approximately 90m by 67m in plan and 11m in height (to the ridge line). The structure would be of an open-sided portal frame design. A concrete push wall would be constructed along the western limit of the maturation area. The roofs of the buildings would be of plastic-covered steel sheeting with around 10% of the roof area and working areas linking the component buildings being translucent plastic sheeting to allow the benefit of natural light.

2.67 An air control system would be provided to control dust and odours emanating from equipment operating inside the reception hall. The extracted air would be
treated through a biofilter system to remove particulates and odour. The composting tunnels would have a separate system for controlling air flows and discharges, with exhaust air passing through a biofilter system.

2.68 Design of the Appearance of the Development

...Layout of Buildings
Development of the eastern part of the site was selected in preference to the western part because of the lower potential for visual impact from viewpoints to the north. The linear nature of the buildings will be broken up by orientation of rooflines in different plains the addition of smaller buildings such as the building housing the site office and welfare facilities.

2.69 The buildings have been designed to be low key, to integrate into their setting. In this respect the buildings do not have a principle elevation and have been designed to reduce the potential as a landmark feature. ... The buildings have the minimum footprint and height necessary to house the plant. Each of the three main buildings has been designed to minimise visual impact by accommodating the specific height requirements of the respective processing equipment, including the related mobile plant and delivery vehicles. ...

2.70 The roof profile has been designed to reduce the impact of single planes in views from long distance receptors. The roof profile will be a simple, minimum dual pitch roof plane in contrasting colours. The elevations of each building have been designed to minimise the visual impact by the use of colour and materials. A dark coloured shadow band will be established on each building to optically reduce the height of the buildings. The elevations will be broken up by using different colours on the corners of the buildings compared with the remainder of the building. The construction of the doors will be uniform and painted dark grey. The doors will be deep set in the walls of the buildings to create shadows in the elevation.

2.71 The only close view of the buildings at the site for the public will be from the access road to the Household Waste Centre at the Wingmoor Farm West Landfill. The views of the buildings from the access road are partially screened by the existing planting to the north and north east of the site. The office building has been positioned near to the eastern boundary of the site and will be screened from the access road by a block of proposed planting. ...

2.72 The materials that will be used to construct the buildings have been chosen for their robust nature and suitability for use with an industrial process. The materials comprise concrete sections and coated metal sheeting systems with a profile to minimise the reflectiveness of the panels and create shade and depth to the elevations of the buildings.

2.73 The materials used will comprise or will be painted in a limited selection of ‘earthy’ coloured tones such as green, brown and dark grey which will blend in with the colours of the planting, ploughed fields and grazing land in the vicinity of the site. ... To minimise the impact of the development in the long distant views from the AONB light colours will be avoided as the buildings will not have the sky as a backdrop in the views and light colours cause reflections and glare which will be highly visible from the area surrounding the site. External structures such as the weighbridge office and the water storage tanks will also be painted in the ‘earthy’ coloured tones.
2.74 ... The doors on the buildings housing the processing plant will close automatically when not in use which will minimise the escape of odours, dust and heat from the buildings. The cladding on the buildings and the automatic doors will also reduce the volume of environmental noise associated with the operation of the plant.

2.75 **Lighting**
The potential for light spillage from the buildings and the site were considered during the design process. To contain the light used in the buildings no roof lights or windows will be located on the western elevation of the maturation building as it is considered that there are sensitive receptors to the west of the site. To prevent light spillage outside of the site boundaries willow walls will be located along sections of the north eastern and north western boundaries of the site where existing screening is less effective or not present. Additional deciduous tree and shrub planting is proposed around the periphery of the site together with an evergreen understorey to restrict potential views of the development.

2.76 **Operation of the Composting Plant**

**Introduction**
The composting operation will be to the standard specified by DEFRA for the composting of catering waste containing meat. The material will be treated on-site before composting to achieve the correct moisture content and physical texture to enable rapid aerobic decomposition. The composting system will comprise enclosed composting tunnels, which process waste on a two-stage batch basis.

2.77 Material movements associated with the in-vessel composting operation will be carried out under cover and within contained vessels. Raw feed materials will be kept separate from the final product. Different equipment will be used to handle the raw materials and final product. The material will be kept at a temperature of 60°C for a minimum period of two days during each composting stage. Retention time in the vessel will be set to give a product that is stable and which is capable of being handled without causing problems from odour, leachate and animal infestation. ...

2.78 **Reception**
Waste will be delivered into the reception hall by lorry; either Refuse Collection Vehicles or bulkers if the waste has been brought from a HRC. The building will be fitted with automatic doors that open only when a vehicle is approaching; at all other times the doors are kept closed. Waste will be discharged onto the concrete floor in the reception bunker where an operative will observe the load and check its compliance with the acceptance criteria. Contraries will be removed and placed in a waste container for disposal off-site and clean materials will be transferred by shovel into a hopper feeding the shredder (e.g Jenz). To prevent odours escaping from the building during vehicle deliveries, the whole of the building is maintained under negative pressure ... In the vicinity of the main doors, there will also be an air curtain to minimise the escape of odours.

2.79 Waste will then shredded and mixed in order for the material to be of optimum size for the second stage of the process, biodegradation in the composting
tunnels. Any material which, having undergone shredding, still exceeds 200 mm will be removed from the process as it is considered unsuitable for composting. The oversize material will be passed through the shredding process again. Any small quantities that remain unsuitable for composting would as a last resort disposed of to landfill. Water may be added to the <200mm material before it passes from the mechanical treatment building to the stage 1 composting tunnels by loading shovel.

2.80 Composting Tunnels
The stage one composting operation consists of six tunnels where the material is retained for up to 6 to 10 weeks, to allow thorough biodegradation of the waste. The stage 2 composting building also consists of six tunnels identical to the stage 1 tunnels in which the material is retained for a further period of 6 to 10 weeks. Composting is actively managed by the injection of air and water to the process, and the maintenance of suitable temperatures for the optimum activity of the micro-organisms. …

2.81 Waste would be loaded into the composting tunnel using a front end loader and would be stacked evenly until approximately level with the top edge of the concrete wall. The steel door would be placed into position by the loading shovel using the quick hitch fittings. The door would fit into a mild steel channel. Additional waste could be loaded over the top of the door to fill the gap behind it and to maximise the waste loaded. The flexible door is then brought down to seal the tunnel. Temperature probes will be inserted through the roof into the biomass.

2.82 Once a full tunnel has been loaded then the material is designated as a batch and the process is then monitored to ensure that the process achieves the required time/temperature parameters required to meet the requirements of the ABPR 2003. Once the first barrier composting has been achieved, the material is transferred to the second barrier-composting tunnel, using a different loading shovel.

2.83 Air management system
The air management system is common to both the reception hall and composting tunnels. Air extracted under negative pressure from the reception and mechanical treatment areas will be used in the composting processes. The exhaust air from these processes is ducted through a biofilter before being discharged to the atmosphere. This approach controls all odour emissions to a point source. Ozone treatment of the exhaust from the composting tunnels is an alternative air treatment method. An air scrubber may be installed as a pre-treatment however a standard biofilter has been assumed for the purposes of the odour and bioaerosol risk assessments.

2.84 The first stage of the exhaust air treatment is using a scrubber, which removes dust and ammonia from the air, and also acts to moisten the air to prevent the subsequent biofilter stage drying out. The scrubber involves recirculation of water from a sump at the bottom of the scrubber tower and this is sprayed over a packing to encourage the mass transfer of ammonia and other pollutants from the exhaust air into the water. As ammonia is removed from the exhaust air and transferred to the water, the pH will change; acid dosing will be undertaken to maintain the system pH.
2.85 The exhaust air leaving the scrubber passes through a de-mister to remove water droplets. It is then drawn through the biofilter bed, where bacteria living on the biofilter media biodegrade organic pollutants that may be present in the exhaust air. The cleaned exhaust then passes through ductwork via an induced draught fan and into the exhaust for dispersion into the atmosphere.

2.86 The effectiveness of the air management system will be monitored at the exhaust discharge point to check the performance of the scrubber and biofilter in terms of odorous chemical species removal. The required monitoring parameters, eg. ammonia, hydrogen sulphide, the frequency of measurement, sampling methodology and reporting procedure will be carried out in accordance with the licence requirements.

2.87 Temperature Probes
The number of temperature probes is not fixed. The design of the plant allows for up to eight probes for each composting tunnel; however, this number can be increased if required. The length and location of each probe would be determined in consultation with the SVS.

2.88 Monitoring of Processing Conditions
To ensure the correct processing conditions it is necessary to measure and log accurately the temperature within the composting tunnels. The monitoring system records temperature and time within the composting tunnels, transmits the data to a remote data logger and then downloads the data into a personal computer ...

2.89 The batch management software has been specifically written to assist the compost plant operator and the plant regulator in their ABPR 2003 obligations. Some examples of the design features of the software include:
• Informing the operator when batches pass / fail the required time/temperature conditions.
• Alerting the operator if any probes generate spurious data, which could indicate probe failure.
• Tracking a batch of material through the process and generating a single batch-specific report showing the time and temperature conditions experienced by the material.
• Immediate availability for full records and a graphical representation of the data to the operator for both the current and historic batches.
• Recording all material movements, which take place on the site and storage of data with the time/temperature records.
• Holding records are electronically in a form, which cannot be altered.

2.90 Process Controls
...The preparation and blending of the feed materials is a very important to create suitable conditions for composting activity. A balanced and well-prepared mix of organic waste materials would allow vigorous microbial respiration and the resultant generation of the thermophilic temperatures. This means that the waste will need to be
• blended to give the correct chemical composition eg balance between carbon and nitrogen and the correct moisture content.
• physically homogenised and the particle size distribution balanced to ensure adequate porosity whilst maximising the surface area to volume ratio of the material.
This pre-treatment would be achieved through the blending of shredded garden waste, and source separated kitchen wastes. The shredding and controlled additions of water during pre-treatment ensure the correct starting moisture content and particle size distribution.

Once the material is in the composting tunnels its temperature is monitored continuously. The operator can change the flow and temperature of the air delivered to the composting tunnels to ensure that the optimum temperature is maintained. Adjustments can be made in different ways. Each air delivery pipe has a valve, which can be used to regulate the rate at which air is supplied to any given part of a composting tunnel. The temperature of the air can be adjusted through the mixing of re-circulated and fresh air. No external heating of air is required. Re-circulated air from the composting tunnel will be hotter than ambient (fresh) air. Therefore by controlling the balance between fresh and recirculated air the temperature within the composting tunnel can be regulated. This is controlled by the programmable logic controller in the Air Handling Unit, which adjusts the fresh air vents on the unit according to a return air temperature set point.

Following completion of the active composting stage, the waste that is removed from the tunnels requires a period of maturation to allow the completion of the biodegradation process. The stabilized organic matter is transferred to the maturation hall by loading shovel and placed in low piles for a period of 2 to 3 weeks, during which time it is turned at least 3 times by mobile plant to maintain aerobic conditions. There would be provision for the introduction of water to the windrows during the turning operation.

Matured compost will be screened to produce different sized products according to the final use. The products will be stockpiled within the building before being loaded into bulk trailers. Residue from the final treatment plant which it is anticipated will be a maximum of 6% of the initial waste input would be reprocessed through the plant or transferred to the adjacent landfill.

The finished compost product will primarily be used for agricultural land applications and restoration of the adjacent landfill site. Consideration will be given to the market development of specialist products involving peat free compost and mineral products for recreation and amenity land improvement.

Ancillary Development and Infrastructure

Introduction

To complement the main waste management developments detailed above, there would be a number of ancillary developments.

These would be

• Offices and welfare facilities
• Weighbridge and associated office
• Internal roadways and hard standings
• Landscaping works
• Lighting

Weighbridges and Office
2.97 A weighbridge area will be located approximately 100m from the site entrance. This will comprise two standard weighbridge decks, with in-situ cast concrete approach ramps, and a small office building located between the two weighbridges. A wheel wash will be located between the waste reception building and the site exit.

2.98 Site Office and Welfare Facilities
The office building will be a prefabricated structure connected to mains water, foul sewer and electricity. The building would provide accommodation for a reception, offices, kitchen, shower and toilet facilities.

2.99 Access Roads
Access from the development to the private access road will be via a new entrance separate from the occupants of the remaining units at The Park. ...Lorries removing composted material from site would be accessing the “clean” product areas of the composting building, and therefore would not need to use the wheelwash. Car parking will be provided adjacent to the Site Offices. The internal roadways and vehicle manoeuvring areas will be surfaced with bituminous macadam and be positively drained.

2.100 Lighting
A Permanent lighting system is proposed for both operational and security reasons. Lighting would be mounted on buildings and poles. All lights would be directional in order to minimise light spill, glare and sky glow, ...

2.101 Employment
The proposed composting facility would provide an opportunity to create up to 6 jobs. In addition, a number of suppliers would provide goods and services to the operation.

2.102 Amenity Issues
...Due to the distance from the site of residential properties and the transitory nature of adjacent land uses in the vicinity of the site it is considered that there is a low potential for nuisance associated with litter, birds, pests and vermin. The proposed controls and mitigatory measures will ensure a negligible risk of windblown litter and the presence of scavenging birds at the site and will minimise the attractiveness of the site to pests and vermin. In the event that pests or vermin are recorded at the site appropriate pest control measures will be undertaken efficiently and effectively in accordance with EMS and PPC procedures. The community liaison measures will ensure that any concerns raised by local residents can be addressed before they become a nuisance. It is considered that there is a negligible risk of nuisance due to windblown litter or birds and a low to negligible risk of nuisance due to pests or vermin

2.103 Ecology
...The proposed development has been designed to minimise the impact the species using the site and to improve the habitats in the vicinity of the site to increase local biodiversity. It is considered unlikely that the proposed land take will result in an impact on ecology of more than low significance. Measures are in place to ensure that if present protected species will not be harmed and their favourable population status is maintained. If the protected species are absent there will be no adverse impact but habitat enhancement
will increase the opportunity for protected species to colonise the locality resulting in a positive ecological benefit. Based on the controls proposed it is considered that the site clearance and construction operations will result in a temporary impact of low to moderate significance on badgers in the vicinity of the site. The proposals will result in benefits in terms of biodiversity in the locality of the site of moderate significance.

2.104 **Air Quality**

Operational phase - Bioaerosols

Taking into account the local meteorological conditions the number of days on which there is a risk of wind blow of bioaerosols from the site in any particular direction is low. To minimise the potential impact associated with the emission of bioaerosols from the composting tunnels at the site the tunnels will be sealed, the buildings maintained under negative pressure and the air from the tunnels will be passed through scrubbers and bio filters. The transfer of the waste from the composting tunnel building maturation area will be by loading shovel movements that are inside an enclosed building immediately outside the composting tunnels and outside under cover of the maturation area.

Windrow turning and compost screening will take place in the maturation hall. Wind speed and direction will be taken into account to avoid conducting turning and screening operations at times when there is potential for nuisance at the sensitive receptors. It is specified in the Environment Agency Position Statement on composting and health effects that ‘There will be a presumption against permitting [and to object to any planning application] of any new composting process [or any modification to an existing process] where the boundary of the facility is within 250 metres of a workplace or the boundary of a dwelling, unless the application is accompanied by a site specific risk assessment, based on clear, independent scientific evidence which shows that the bioaerosol levels are and can be maintained at appropriate levels at the dwelling or workplace’.

2.105 There are no dwellings within 250m of the bio filter. Occupied industrial units lie 50 m to the south west of the plant. The site offices associated with the adjacent landfill site and household recycling centre are more than 250m from the bio filter and are not down prevailing wind of the bio filter. All other uses of the surrounding land are transient. In accordance with Environment Agency guidance a site specific risk assessment for the emissions of bioaerosols from the site was conducted Appendix E. In addition a monitoring exercise was conducted to establish background bioaerosol concentrations. The results show that the risk to the site neighbours from bioaerosol emissions from the proposed operations is low to negligible.

2.106 The proposed development is not an open air composting site. The waste processing operations will be contained in buildings that are subject to a comprehensive air management system and the windrow storage and final screening will take place under cover. Screening will take place at the north west limit of the maturation area to provide the maximum stand off from the nearest receptors the occupants of the industrial units. The risk assessment indicates that the bioaerosols emitted from the plant will be substantially lower than those emitted from an open composting site. The risk of the release of a substantial volume of bioaerosols from the plant is low. Based on the low risk of significant bioaerosol emissions, distance to down wind sensitive receptors, prevailing meteorological conditions and the findings of the site specific risk
3. **PLANNING HISTORY**

3.1 There have been a number of planning applications and permissions granted at The Park, some by the Borough Council. The most relevant ones to this application are as follows:

- T.05/316/0623/FUL - Construction of a Resource Recovery Park (application submitted 9th September 2005 and is currently in abeyance pending the determination of the IVC application)
- T.06/00291/FUL – Variation of condition 1 of permission T.00/3176/1514/FUL to extend date of commencement to 27 February 2009. Resolved by members of the Planning Committee to grant permission subject to the applicant entering into a Legal Agreement.

4. **REPRESENTATIONS**

4.1 Notices were posted on site on 20th June 2007, and a consultation letter was sent to the nearest residential properties. An advertisement was placed in a locally circulating newspaper.

4.2 At the time of writing this report 3 letters of representation have been received from members of the public. These representations either raise objections or concerns primarily due to the increase in HGV movements this application will entail and also raise noise and odour concerns.

4.3 In addition, the local resident’s group, SWARD (Safety in Waste and Rubbish Disposal) have made comments. SWARD raise no objections subject to a number of recommendations:

- The organisation would object to the facility being developed to accept waste other than that arising in north and central Gloucestershire and request that this be a condition of any proposed planning consent.
- SWARD considers that the site should process source segregated household organic waste and would object to the future inclusion of any other waste types.
- Planning conditions should be imposed to protect local residents from any additional impacts such as noise, odour, dust, flies and vermin.
- A planning condition should be imposed to limit the length of time that waste can be stored on the site before treatment. The condition should also prohibit the storage of untreated waste outside the building.
- The mitigatory measures listed in section 10.19 of the Supporting Statement (such as the sheeting of vehicles and use of sealed composting tunnels, scrubbers and bio filters) should be incorporated as conditions of any planning consent.
- The bio-aerosol risk to ‘transient’ users should not be underestimated. A planning condition is recommended by SWARD requiring the applicant to undertake bio-aerosol monitoring, including seasonal variations, for airborne bacteria including Gram-negative bacteria, Fungi (including aspergillus) and actinomycetes.
• A planning condition be imposed requiring no vehicle movements before 7am and after 5pm Monday to Friday; no vehicle movements before 7.30 am and after 1.30pm on Saturday; no vehicle movements on Sundays and Bank Holidays.

• Any proposals to improve the road access are considered in the light of the rural location and minor road classification of Stoke Orchard Road. SWARD wishes public safety, and not ease of HGV access to be at the forefront of future improvement plans.

• The applicant estimates that there will be no increase in HGV movements but this does not account for potential future changes to collection vehicle size or off-site markets for the compost product. SWARD therefore requests that a cap be placed on HGV movements to and from the Cory sites to reach no higher than the current levels.

4.4 The local Member for Bishops Cleeve has made written representations in support of IVC as a technology but requesting that wastes are separated prior to treatment, only the county’s wastes are handled at the site and there being no increase in HGV traffic along Stoke Road.

5. CONSULTATIONS

5.1 Tewkesbury Borough Council
Tewkesbury Borough Council makes the following comments:
“Whilst there is considered to be no objection in principle to such a facility given the history of the site, existing uses and advice in PPS10, there are concerns about the mass and scale of the building and its impact on the rural area. Conditions are recommended which aim to minimise its visual impact in the landscape such as the external finishes of the buildings and landscaping. A condition regarding colour control should also be applied.”

5.2 Stoke Orchard Parish Council
Stoke Orchard Parish Council do not formally support or object to the application but wish to make the following comments:
“It is too large a scale in a rural area and the location is not ideal for Gloucestershire, several smaller facilities spread around the county on the edge of each large settlement would be more sensible.

There will be an unacceptable impact on the inadequate local highway. There is no agreed improvement or contribution to highway improvements making it safer etc. Any contribution should be targeted locally i.e. to Stoke Orchard and Bishops Cleeve and not just for Gloucestershire County Council to allocate as they see fit.

The screening appears too low and not dense enough on the Stoke Orchard side.

The facility life should be linked to the life of the landfill and it should be decommissioned and removed once the landfill is full. The alternative is for it to become a transit processing facility with twice as many vehicle movements.

Visually the building looks hard and like a factory. It could be softened by using natural; cladding such as wood on the sides.
They state that there is no increase in traffic – this should be a condition of the consent.

They don’t pick up on the local plan inspector’s comments that the Stoke Orchard Road is inadequate and should be improved. No permission should be granted until the ‘commuted sum’ (Section 12 Page 9 9.3) has been agreed as a substantial contribution to highway improvements.”

5.3 Bishops Cleeve Parish Council
Bishops Cleeve Parish Council makes the following comments:
“The Planning Committee of the Parish Council has the following concerns, comments and suggestions:-

The proposed planning permission is conditional on the site accepting source segregated household organic waste from north and central Gloucestershire only.
Conditions are imposed to protect already inconvenienced local residents from any additional impacts such as noise, odour, dust, flies, vermin and scavenging birds.
Conditions are included which limit the length of time that waste can be stored on the site before treatment and also prohibits the storage of untreated waste outside the building.
Specific ambient bio-aerosol monitoring, including seasonal variations, for airborne bacteria including Gram-negative bacteria, Fungi (including aspergillus) and actinomycetes are required.
Working hours are restricted to 7am to 5pm Monday to Friday, 7.30m to 1.30pm Saturdays and no working on Sundays and Bank Holidays.
A limit on the volume of HGV traffic using the site not above current levels.
Any road “improvements” are in line with the rural nature of the area and the minor road classification of Stoke Orchard Road.
Confirmation that the proposed site is available. It is currently occupied by another company.”

5.4 Uckington Parish Council
Uckington Parish Council neither supports nor objects to the application but makes the following comments:
“The Parish Council still has concerns regarding increase in insects, especially flies and vermin i.e. rats.”

5.5 Elmstone Hardwicke Parish Council
Elmstone Hardwicke Parish Council supports the application.

5.6 Environment Agency
The Environment Agency makes the following comments:
“The Environment Agency has no objections, in principle, to the proposed development but wishes to make the following comments and recommends that if planning permission is granted the following planning conditions are imposed:

Pollution Prevention
The operation will be regulated by us through the Waste Management Licensing Regulations. As such the following matters will be controlled through this process. We have recommended conditions below where necessary for details to be submitted and secured through the planning process.

**Odour**

Section 10.10 of the report submitted mentions daily olfactory monitoring to detect odours outside the building. We would recommend that this monitoring should be carried out by personnel who do not routinely work at the site, as it is likely that during the day they would become desensitised to any odours produced by the compost. This is likely to be controlled by any licence/permit issued by the Environment Agency.

Appendix D Odour Risk Assessment states that the odour risk potential from screening has a low level of strength and offensiveness. We would consider that although the odour of the material is reduced through the process, there is likely to remain the potential for odour complaints.

**Bioaerosols and Dust**

Section 10.19 of the report states that mitigatory measures to control atmospheric emissions (dust and bioaerosols) will include ‘monitoring the effectiveness of the air management system to check the performance of the scrubber and biofilter’. We note that screening and storage will be carried out in the maturation hall, which is not fully enclosed and is not generally protected by the scrubber/biofilter. We would recommend that dust monitoring should be carried out around the maturation hall.

Dust described in the risk assessment contains particle sizes that are not visible to the naked eye and so other methods of monitoring may be required. Whilst mitigation measures include avoiding screening during periods of strong wind, there remains the potential for dust and odour from the maturation hall. We would recommend that an odour neutralisation system should be installed around the maturation hall to be used should any problems arise. Dust suppression equipment in the maturation hall should also be considered.

**Waste**

It is unclear from the proposal if all the compost will be stored post-treatment in the maturation hall. If the compost can be shown to meet the PAS 100 standard in the WRAP Protocol for compost, it would cease to be waste and would therefore be outside the control of the Waste Management Licensing Regulations (1994). However the Council may still like to consider possible negative amenity impacts from the storage of compost (post-treatment), e.g. dust, odour, as these could not be controlled under Waste Management Licensing. …

A condition is recommended by the Environment Agency concerning the storage of oils, fuels and chemicals and for foul drainage. These conditions are included in section 8 of my report.
“Land Contamination

… At this stage our conceptual understanding of the site is that there may be sources of contamination from contaminated land at this site. An investigation will establish if this is the case. There is the potential for contamination to leach into the groundwater within the sands and gravels. Again, a site investigation will clarify if this is occurring.

In line with the advice given in Planning Policy Statement 23: Planning and Pollution Control (PPS23), we consider that a precautionary approach to land contamination should be taken. The information submitted in the report, and that submitted under previous consultations for this development, indicates that it will be possible to deal with contamination problems that may arise. As such, we do not raise a precautionary objection in line with the guidance in PPS 23,…

The Environment Agency recommended further planning conditions concerning a methodology for dealing with contaminated land.

5.6 Natural England
Natural England raises no objections to the proposals as from the evidence provided there does not appear to be any impact on protected species. However, if a further survey indicates the presence of great crested newts then the applicant will have to take sufficient measures to ensure that there are no adverse impacts.

5.7 County Highways Representative
The County Highways representative raises no objection to the proposals but makes the following comments:
“The large site is presently used for many uses including file and data storage, the previously mentioned paper processing, and consent for a waste transfer and materials facility. The waste transfer and materials facility, whilst not time limited will in practical terms have a finish date as the landfill area is not infinite. This time constraint will have been a material consideration, in previous applications, and would have reflected the requirement and amount of highway improvements requested. This use has no such time limit suggested and therefore the associated vehicles could continue indefinably.

The existing access onto Stoke Road is approximately 6.0 metres wide and has fairly tight ingress radii, and the available visibility could be improve by the setting back vegetation, and improving the lines to ensure all year provision therefore I consider that the access would benefit from improvement.

The Stoke Road, has no footway, off carriageway cycle provision, and is not kerbed for much of its length. In 2005 Gloucestershire County Council commissioned a Feasibility Report for a Footway link between Bishops Cleeve and Tredington School. The report was commissioned due to local concerns about road safety along Stoke Road. It was envisaged that funding for remedial works would then be made available through Section 106 contributions from developments along the Stoke Road. The report sought to improve pedestrian safety by the provision of a footway along the length of Stoke Road. I propose that the developer contribute towards the ongoing
improvements of Stoke Road to improve highway safety, which would include rural footway construction and kerbing.

I have calculated the contributions on the basis of cost of surfacing, kerbing and the necessary edge restraint construction to enable the footway construction. The developer has agreed within the Transport Assessment to contribute towards a shuttle signal scheme which was identified in the 2005, Feasibility Report for a Footway link between Bishops Cleeve and Tredington School. This contribution was estimated in 2005 at £87,000, and was based on term maintenance rates at that time. The rates for road construction have changed and also inflation has been taken into account therefore I have increased the level of contribution to take account of new rates, and is estimated at £100,000.”

The County Highways representative recommended planning conditions be imposed requiring improved vehicular access onto Stoke Road, no more than 20 vehicles per day bringing material into the site, no public retail operation being carried out from the site.

5.8 Health Protection Agency
The Gloucestershire Primary Care Trust has no significant concerns regarding increased risk to the health of the local population from the proposed development.

5.9 County’s landscape consultants
WS Atkins, who are providing landscape advice on planning applications for the County Council, originally requested further information from the applicant on a number of matters. Following the receipt of this additional clarification, which included the replacement of the proposed willow wall with a hedge, the landscape consultants were generally satisfied with the proposals. Atkins did have reservations regarding the ability of the applicant to control additional planting that is being proposed outside of the red-lined area. Atkins consider that plant species are acceptable, but concern was also raised at the sizes of planting proposed, which are very small and that no densities are shown.”

6. POLICIES

Planning Policy Statement 10 (PPS10) was published to encourage communities to take responsibility for their own waste and to enable waste to be disposed of in one of the nearest appropriate installations. The statement promotes sustainable waste management whereby waste is moved up the waste hierarchy of reduction, reuse, recycling and composting and waste to energy, with waste disposal to landfill as a last resort.

When determining planning applications the PPS is a material consideration which may supersede policies in development plans and Waste Planning Authorities (WPAs) should therefore not place requirements on applicants which are inconsistent with the PPS.
PPS 10 removes the formal requirement for applicants to undertake a BPEO analysis. However proposals should be fully consistent with PPS10, and as such many of the aspects of BPEO analysis will still be need to be demonstrated. The analysis or ‘test’ required of applicants is a test against the key planning objectives of PPS10 with the aim of achieving sustainable waste management.

The key planning objectives of PPS10 are considered below:

- **Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one that must be adequately catered for.**

  The proposal does appear to contribute to this objective. Waste is being addressed as a resource. IVC is a proven technology and provided that the Animal-By-Products-Regulations (ABPR) can be satisfied useful soil conditioners can result from material that would have otherwise gone to landfill.

- **Provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities.**

  The proposal does appear to contribute to this objective, particularly in terms of those ‘communities’ who may be involved, now or in the future, in the source segregation of biodegradable waste to be picked up by kerbside collections. Having the capacity to handle Biodegradable Municipal Waste (BMW) allows communities to participate in ensuring that less of their household waste goes to landfill.

- **Help implement the national waste strategy, and supporting targets…**

  The proposal contributes to this objective, reducing waste to landfill. Government targets for recycling and composting are highlighted under the national waste strategy. Gloucestershire currently does not have the composting capacity to meet this target, but this proposal could make a significant contribution.

- **Help secure the recovery or disposal of waste without endangering human health and without harming the environment, and enable waste to be disposed of in one of the nearest appropriate installations.**

- **Reflect the concerns and interests of communities, the needs of waste collection authorities, waste disposal authorities and business, and encourage competitiveness.**

  It is likely that the proposal will contribute to this objective. It is in the interests of all communities in Gloucestershire to meet LATS targets.

- **Protect Green Belts but recognise the particular locational needs of some types of waste management facilities when defining detailed Green Belt boundaries and, in determining planning applications, that these locational needs, together with the wider environmental and economic benefits of sustainable waste management, are material considerations that should be given significant weight in determining whether proposals should be given planning permission.**

  The site is in the Green Belt, albeit on an industrial estate with existing buildings.

**Planning Policy Guidance 2: Green Belts**
PPG2 was published in 1995 and contains guidance on development in Green Belts. The following sections of PPG2 are of particular relevance with regards to this application:

“There are five purposes of including land in Green Belts:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

**Presumption against inappropriate development**

The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances. …

Inappropriate development is, by definition, harmful to the Green Belt. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In view of the presumption against inappropriate development, the Secretary of State will attach substantial weight to the harm to the Green Belt when considering any planning application or appeal concerning such development. …

**New buildings**

The construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:

- agriculture and forestry …;
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it …;
- limited extension, alteration or replacement of existing dwellings …;
- limited infilling or redevelopment of major existing developed sites identified in adopted local plans, which meets the criteria in paragraph C3 or C4 of Annex C.

**Planning Policy Statement 23: Planning and Pollution Control - 2004**

Planning Policy Statement 23 (PPS 23) states that the planning and pollution control systems are: “separate but complementary” and that in considering proposals for development, Local Planning Authorities “should take account of the risks of and from pollution and land contamination, and how these can be managed or reduced”. PPS23 goes on to state that: “the planning system should focus on whether the development itself is an acceptable use of the land, and the impacts of those uses, rather than the control of processes or emissions themselves. Planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced. They should act to complement but not seek to duplicate it.”
Planning Policy Statement 9: Biodiversity and Geological Conservation
Planning Policy Statement 9 (PPS 9) was published in August 2005 and it replaces PPG 9 on Nature Conservation. PPS 9 sets out policies on the protection of biodiversity and geological conservation through the planning system. PPS 9 (paragraph 1 (ii)) states that: “In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity … within the wider environment.”

RPG 10 interprets the national planning policy framework at the South West regional level and is part of the statutory development plan and therefore must be considered.

The Regional Assembly has prepared a Regional Waste Management Strategy, which will feed into the Regional Spatial Strategy. This is a material consideration. Relevant policies are:

Policy P10.2 indicates that waste should be managed in a way that takes account of the waste hierarchy.

Gloucestershire Structure Plan Second Review, adopted 1999

Policy GB.1 seeks to maintain the open character of the Green Belt. 
Policy WM.1 refers to BPEO so has been largely superseded by the advice in PPS 10. 
Policy WM.2 relates to the provision of an integrated network of waste management facilities in the county, and their potential environment impacts. 
Policy WM.3 refers to establishing, in appropriate locations, facilities to cater for Gloucestershire’s waste. 
Policy P.1 relates to the potential polluting impacts of development. 
Policy W.1 relates to the potential impacts on the water environment. 
Policy NHE.2 seeks to protect and enhance where possible the county’s biodiversity.

Gloucestershire Structure Plan Third Alteration, Deposit Draft
Although Gloucestershire County Council has decided not to proceed to adoption, the Gloucestershire Structure Plan Third Alteration policies are a material consideration that have been through an Examination in Public. The policies of the Third Alteration that do not deal with housing allocations or Green Belt should be accorded a degree of weight not significantly less than those of an adopted plan.

Policy SD.8 is unchanged from Policy GB.1 of the Structure Plan Second Review. 
Policy SD.21 refers to the need for waste management facilities to contribute to a sustainable waste management system. 
Policy MR.9 relates to the need to only permit development where it will not result in unacceptable pollution impacts or contamination. 
Policy MR.4 is largely unchanged from Policy NHE.2 of the Structure Plan Second Review.
Section 38(6) of the Planning and Compulsory Purchase Act 2004 indicates that the status of the adopted Waste Local Plan must be considered.

Policy 4 – Waste Management facilities for Strategic Sites
Strategic waste management facilities, processing more than 50,000 tonnes per annum, on sites illustrated in Schedule 1 of the Plan, will be permitted where it can be demonstrated:
That the facility is essential to support sustainable waste management subject to the demonstration of BPEO for that waste stream; and
That the facility meets the relevant policies and criteria of this and other parts of the development plan.

Policy 9 – Composting
Proposals for the development of:
A. Indoor composting schemes will be permitted in appropriate locations, and may be permitted as a re-use of appropriate rural buildings or as part of an integrated waste management facility.

Policy 35 – Green Belt
In the Green Belt, waste management development will only be permitted where it can be demonstrated to be the Best Practicable Environmental Option and does not conflict with the purposes of Green Belt designation in the following instances:
A – The construction of a waste management facility will only be permitted where it comprises an essential facility which is genuinely required and whose form, bulk and general design is in keeping with its surroundings and where waste management operations of a temporary nature include the likely duration of the waste management operation.

The following policies of the Waste Local Plan also apply:

Policy 33 – Water resources – Pollution Control
Policy 34 – Water resources – Flood Control
Policy 37 – Proximity to other land uses
Policy 40 – Traffic
Policy 45 – Planning obligations

Tewkesbury Borough Council Local Plan to 2011, dated March 2006
On the 31st March 2006 Tewkesbury Borough Council adopted The Tewkesbury Borough Local Plan to guide development within the Borough during the period to 2011. The adopted plan was challenged during the six week period following advertisement of its adoption. On the 3rd April 2007 the High Court quashed policies BA1 and SD2, the parts of policy HOU1 which specifically relate to these housing sites, and the part of policy GRB2 which specifically relates to the BA1 site. The remaining part of the Tewkesbury Borough Local Plan to 2011 is now part of the Statutory Development Plan for the area.

Policy GRB1
In the Green Belt planning permission will not be granted for development other than:
a) the construction of new buildings for the following purposes:
i. necessary for the efficient use of agriculture and forestry;
ii. essential facilities for outdoor sport and recreation …
iii. limited extension, alteration or replacement of dwellings …

c) the carrying out of an engineering operation or other operation or the
making of a material change in the use of land provided that it maintains the
openness of the Green Belt and does not conflict with the purposes of
including land in it.

Policy EVT4
When judging the environmental suitability of any development any effect on
air quality will be taken into account. Appropriate measures should be taken to
ensure there is no risk to public health from the release of airborne pollutants.

Policy TPT1
Development will be permitted where:
(c) the traffic generated by and/or attracted to the development, together with
that arising from other existing or planned development, would not impair the
safety or satisfactory operation of the highway network,
(d) highway access can be provided to an appropriate standard…

Policy LND4 refers to the need to protect the character and appearance of
the rural landscape.
Policy EVT2 seeks to minimise light pollution from new development
Policy EVT3 seeks to minimise noise pollution from new development

7. OBSERVATIONS OF THE HEAD OF PLANNING AND DEVELOPMENT

7.1 Archaeology
The County’s Archaeological advisor has no objections to the proposals.

7.2 Ecology
An ecological assessment was undertaken and submitted as part of the
Resource Recovery Park application, which is currently in abeyance. This
information was re-submitted as part of the IVC Plant application. In order to
account for the time that has elapsed since the 2004/2005 ecological surveys,
the County’s Principal Ecologist has recommended that no objections be
raised to the proposals subject to appropriate planning conditions being
imposed to ensure updated method statements are completed. The applicant
has proposed measures such as enhanced planting that should benefit
biodiversity and I consider that this proposal accords with Policy NHE.2 of the
Structure Plan Second Review.

7.3 Planning
This application is for the construction of an In Vessel Composting Plant at
The Park, Wingmoor Farm. The Park site is an existing industrial estate within
the Green Belt. The entire site is a preferred site within the Waste Local Plan
(Site 1B) and one of the potential waste management options is for
composting. Therefore this application has not been advertised as a departure
from the development plan. There is currently a planning application, in
abeyance, for a Resource Recovery Park that would take up the entire Park
site, whereas the IVC Plant would be on half of The Park site.
7.4 The proposed IVC Plant consists of a reception area, composting tunnels and maturation hall as well as a site office portacabin and associated works. The maturation hall is the largest of the proposed new buildings and will have a double-pitched roof and will be open-sided. The application originally proposed the installation of a water tank to the east of the reception building and composting tunnels. However, this has now been changed to a pond as this would provide an ecological and visual improvement.

7.5 The waste to be composted could either be source segregated or mixed organic waste. The operations will also be regulated via the Environment Agency’s waste management licence regime and Animal Health (formerly the State Veterinary Service) will also regulate the composting process. Bishops Cleeve Parish Council and SWARD have requested a planning condition be attached to ensure that only local waste is treated at the site. Whilst this would not be enforceable in planning terms, the letting of the waste disposal contract and the nature of the material to be transported, can ensure that waste is not travelling large distances to be composted at this site.

7.6 **Green Belt**

The proposed development is to replace an existing building, albeit on a larger footprint, that lies within the designated Green Belt. In PPG2 terms this proposal would constitute ‘inappropriate development’ as, for instance, it is not for agriculture, forestry or outdoor recreation use. It would therefore be incumbent on the applicant to demonstrate ‘very special circumstances’ why this ‘inappropriate development’ is acceptable. Although PPS10 reiterates the need to protect Green Belts, it does specify that the particular locational needs, together with the wider environmental and economic benefits of sustainable waste management, are material considerations that should be given significant weight in determining whether proposals should be given planning permission. Whilst this site is within the Green Belt, I consider that the fact that this is a replacement of existing industrial buildings on the same overall industrial site, means that the proposal would not contribute to either urban sprawl or the other reasons for including land in the Green Belt. The applicant has submitted an analysis of alternative sites and technologies to help demonstrate the suitability of this site. I consider that a good case has been made for IVC as a technology and the merits of this site in relation to the other sites identified in the Gloucestershire Waste Local Plan. I consider that the need for a waste management facility in this location does represent ‘very special circumstances’, particularly in the light of PPS10 guidance. Therefore I consider that the proposed IVC Plant is acceptable in terms of PPG2, PPS10, Policy 35 of the Waste Local Plan and Policy GRB1 of the Tewkesbury Local Plan to 2011.

7.7 **Traffic and Highway Safety**

One of the main issues pertaining to this application is the potential impact on the local highway network and residential amenity caused by the proposed IVC Plant. The applicant has submitted a Transport Assessment (TA) as part of the planning application. The traffic surveys in the TA indicated that the occupied industrial buildings within The Park currently generate in the region of 32 HGV movements per day. Extrapolated from this, the TA calculated that the use of the buildings the IVC Plant will replace would have generated an estimated 20 HGV movements per day. Added to this is the fact that most of
the deliveries of waste to the IVC would previously have gone to the landfill site. These two factors mean that the IVC Plant will not increase HGV movements in the area and may actually decrease HGV movements for the time that the landfill and IVC are both in operation. Should planning consent be granted, a planning condition is proposed to limit the daily number of deliveries to no more than 20 deliveries per day.

7.8 A report was commissioned by Halcrow to examine the potential for improvements, particularly for pedestrians and cyclists/horse riders, along Stoke Road from Tredington to Bishops Cleeve. The County Highways representative is mindful of this report and he raises no objections to the proposal subject to the imposition of suitable planning conditions and the applicant entering into a legal agreement to provide £100,000 for highway safety improvement works along Stoke Road. Subject to the imposition of appropriate planning conditions, I consider that this proposal is acceptable in highway safety and congestion terms and is in accordance with Policy 40 of the Gloucestershire Waste Local Plan and Policy TPT1 of the Tewkesbury Borough Local Plan to 2011.

7.9 **Odour, Dust, Bioaerosols, Flies and Vermin**

The nearest residential properties to the proposed IVC are approximately 450 metres away, and there are industrial units that are less than 50m to the south and west of the proposed IVC. In addition, there are staff that work on the landfill site and visitors to the HRC and gun club. The operations at the site will be regulated by the Environment Agency under the terms of a waste management licence and Animal Health will also regulate the operations. PPS 23 indicates that planning should not duplicate the regulatory powers of other regimes. In order to reduce the risk of odour and bioaerosols, the IVC Plant will operate negative air pressure and biofilters and scrubbers.

7.10 Three of the Parish Councils, SWARD and some local residents have raised concerns about issues of odour, flies and bioaerosols. The Environment Agency did not object to the proposed development but did recommend that planning conditions should require schemes for the monitoring and control of these matters. It is important to ensure that untreated material is only kept within the reception hall and that it is not left there for prolonged periods of time. In addition, the external storage of composted product will need to be controlled. I consider that proper management of the site, that can be secured via both planning conditions and the other regulatory regimes, can provide appropriate safeguards to ensure the proposed IVC Plant will not have any impact on the residential amenity for those living or working near to the site itself. It is important that the proposed mitigation measures are maintained for the duration of operations and that regular monitoring takes place. Therefore should planning consent be granted, planning conditions will be attached to this consent to require a scheme and programme of measures to be implemented and maintained. With these conditions in place, I consider that this proposal does not give rise to an unacceptable risk of odour, dust, bioaerosols, flies and vermin and therefore accords with Policy 37 of the Gloucestershire Waste Local Plan and Policy EVT4 of the Tewkesbury Borough Local Plan to 2011, dated March 2006.

7.11 **Visual Impact**
This application is within the Green Belt on an existing industrial site and there are distance views to the site from the higher ground of the Cotswolds AONB. Nevertheless, the proposed development will result in buildings of a larger size than are currently on the site. In order to mitigate this, the application proposes the enhancement of existing planting on the north and west of the site boundary, and the provision of small areas of additional landscaping within the site itself. Both Tewkesbury Borough Council and Stoke Orchard Parish Council have raised concerns about the size of the proposed buildings. However, the applicant maintains that buildings of this size are required in order to effectively carry out the operations. The maturation hall is the largest of these buildings but will be open-sided, and therefore its visual impact will be less than a fully clad industrial building.

7.12 The County’s Landscape consultants initially queried some aspects of the applicant’s original submission. However, following further clarification provided by the applicant’s consultants, no objections were raised by the County’s landscape consultants. Should planning consent be granted, a landscaping scheme will be required as a planning condition to reflect the County’s landscape consultant’s concerns about the size and density of proposed new planting. It is important that the scheme for the cladding and roofing materials helps to break up the visual bulk of the development, particularly the roof of the maturation hall. It is proposed that a planning condition be imposed requiring the submission of samples of building materials. I consider that this proposal will not have a significant adverse impact on the rural, Green Belt landscape and it is therefore in accordance with Policies 35 and 37 of the Gloucestershire Waste Local Plan and Policy LND4 of the Tewkesbury Borough Local Plan to 2011.

7.13 Hours of Operation
The hours of operation applicant proposed by the applicant include working from 07:30 to 13:00 on Bank Holidays. The reason for this is that Household Recycling Centres (HRCs), which are open on Sundays and Bank Holidays have limited storage capacity. The IVC Plant would therefore need to be able to accept waste from HRCs on Bank Holidays. In addition, if working were not allowed on a Bank Holiday it would mean that as the site is not operational on Sundays, waste might be treated until the following Tuesday, which may not be acceptable. Therefore, I consider it necessary to allow operations on the morning of a Bank Holiday.

7.14 Human Rights
From 2 October 2000 the Human Rights Act 1998 has the effect of enshrining much of the European Convention on Human Rights in UK law. Article 8 of the Human Rights Act 1998 guarantees a right to respect for private and family life, and Article 1 of the First Protocol guarantees the right to peaceful enjoyment of possessions. The information submitted by the applicant together with the comments from some of the statutory consultees indicate that this proposal is not incompatible with the rights of local residents and users of nearby facilities under Articles 1 and 8. Objections have been received by some local residents relating to the potential impact of vehicle movements, and increases in odour, flies, vermin and bioaerosols associated with this proposal. However, I am of the opinion that the proposal does not represent an undue interference in those rights. These rights are qualified,
and have to be set against the need for an establishment of this nature, and therefore this interference is considered to be justified.

7.15 Conclusions and summary reasons for grant of planning permission and relevant development plan policies and proposals.
This proposal is for the construction of an In Vessel Composting Plant on part of The Park industrial site. Whilst the proposed site is within the Green Belt, it is already developed with industrial units. In addition the site is designated as a preferred site in the Waste Local Plan. At the moment there are no planning restrictions on HGV movements to and from the Wingmoor Farm West landfill site, and the existing industrial units on The Park already generate HGV movements. Taking this into account, I consider that this application is acceptable and accords with the relevant development plan policies, particularly policies 4, 9, 35, 37 and 40 of the adopted Gloucestershire Waste Local Plan, and policies GRB.1, EVT.4 and LND.4 of the adopted Tewkesbury Borough Local Plan. This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government’s current planning policy guidance and the relevant circulars, together with the relevant Development Plan policies, including the following:

Gloucestershire Structure Plan Second Review - policies GB1, WM.1, WM.2, WM.3, P.1, W.1 and NHE.2.
Gloucestershire Waste Local Plan– policies 4, 9, 33, 34, 35, 37, 40, 42 and 45.
Tewkesbury Borough Local Plan to 2011, March 2006 – policies GRB1, TPT1, EVT2, EVT3, EVT4 and LND4.

The summary of reasons for granting approval are as follows:

The Council is of the opinion that the proposed development gives rise to no material harm, is in accordance with the development plan and that there are no material considerations that indicate that the decision should be made otherwise.

8. RECOMMENDATIONS

Therefore I recommend that planning permission be GRANTED subject to the following conditions, and the applicant entering in to a legal undertaking under Section 106 of the Town and Country Planning Act 1990 to provide a sum of £100,000 for highways safety improvements.

CONDITIONS

Commencement

1. The development hereby permitted shall commence within three years from the date of this permission, and written notification of the date of commencement shall be sent to the Waste Planning Authority within 7 days.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of Planning and Compulsory Purchase Act 2004.
Method of Working

2. Unless varied by other conditions of this consent, or unless otherwise agreed in advance and in writing by the Waste Planning Authority, this planning permission shall only relate to the site edged red on Figure 2 dated 13th February 2007 (‘the Site’) and the development shall only be carried out in accordance with the details outlined in the submitted application form, supporting information and plans M04101 Revision A dated February 2007, M04101(a).01b Revision B dated July 2007.

Reason: To ensure that the development is carried out in accordance with the details in the submitted planning application in the interest of the amenity of the area in accordance Policy 37 of the Gloucestershire Waste Local Plan.

3. No other material other than putrescible waste (defined as organic waste readily able to be decomposed by bacterial action) shall be handled at the Site.

Reason: To ensure that the development is carried out in accordance with the details in the submitted planning application in the interest of the amenity of the area in accordance Policy 37 of the Gloucestershire Waste Local Plan.

4. Unless otherwise agreed in advance and in writing by the Waste Planning Authority, the total amount of putrescible waste imported into the Site shall not exceed a level of 35,000 tonnes per calendar year (defined as being from 1st January to 31st December inclusive). The 35,000 tonnes per annum shall comprise no more than 5,000 tonnes of imported waste per calendar month.

Reason: In order that the Waste Planning Authority can control the throughput of the site in the interests of highway safety and amenity in accordance monitor the operation of the Site in accordance with Policy 37 of the Waste Local Plan.

5. The operator shall maintain records of the monthly importation of waste to the Site and the monthly exportation of composted material from the Site and shall make them available to the Waste Planning Authority within 7 days of a written request. All records shall be kept for at least 36 months.

Reason: In order that the Waste Planning Authority can monitor the operation of the Site in accordance with Policy 37 of the Waste Local Plan.

6. Deliveries of waste material for composting, deliveries of composted product from the site, and the shredding and screening of material shall only take place between the following hours:

07:00 to 17:00 Mondays to Fridays;
07:30 to 13:00 Saturday;
07:30 to 13:00 Bank Holidays

There shall be no deliveries to or from the site on Sundays.

Reason: In the interests of the visual amenity of the area in accordance with Policy 37 of the Gloucestershire Waste Local Plan.
7. Prior to the commencement of development, samples of all external materials for the roof and walls of the buildings shall be submitted to, and approved in writing by, the Waste Planning Authority. Thereafter only the approved materials shall be used.

**Reason:** To protect the amenity of the local environment in accordance with Policies 35 and 37 of the Gloucestershire Waste Local Plan.

**Drainage and Pollution Control**

8. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall include Sustainable Drainage Systems (SuDS) where possible and be implemented in accordance with the approved details and timescale.

**Reason:** To prevent pollution of the water environment and increased flood risk in accordance with Policies 33 and 34 of the Gloucestershire Waste Local Plan.

9. Prior to the commencement of development approved by this planning permission a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Waste Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Waste Planning Authority.

i. A desk study identifying:
   - all previous uses
   - potential contaminants associated with those uses
   - a conceptual model of the site indicating sources, pathways and receptors
   - potentially unacceptable risks arising from contamination at the site.

ii. A site investigation scheme, based on (i) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

iii. The results of the site investigation and risk assessment (ii) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

iv. A verification report on completion of the works set out in (iii) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express written consent of the Waste Planning Authority.

**Reason:** To protect controlled waters from pollution in accordance with Policy 33 of the Gloucestershire Waste Local Plan.

10. If, during development, 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 the applicant has submitted, and obtained written approval from the Waste Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

**Reason:** To protect controlled waters from any unsuspected contamination in accordance with Policy 33 of the Gloucestershire Waste Local Plan.

11. Any facilities for the storage of oils, fuels or chemicals shall be sited on impermeable bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%.

**Reason:** To prevent pollution of the water environment in accordance with Policy 33 of the Gloucestershire Waste Local Plan.

12. There should be no discharge of foul or contaminated surface water from the site into either the groundwater system or other surface waters. Foul water should be directed into the main sewerage system provided that adequate capacity for such flows is available.

**Reason:** To prevent pollution of the water environment in accordance with Policy 33 of the Gloucestershire Waste Local Plan and Policy P.1 of the Gloucestershire Structure Plan Second Review.

**Highways**

13. No works shall commence on site until details of an improved vehicular access onto Stoke Road, including improved visibility, has been submitted to and approved in writing by the Waste Planning Authority. The access shall then be completed in all respects in accordance with the approved details before the development is brought into use and shall be maintained as such thereafter.

**Reason:** In the interests of highway safety in accordance with Policy 40 of the Gloucestershire Waste Local Plan.

14. No more than 20 vehicles per day shall deliver material to be composted at the proposed In Vessel Composting Plant, unless otherwise agreed in advance and in writing with the Waste Planning Authority.

**Reason:** To ensure that the authority can restrict the number of HGV vehicle movements, to enable monitoring and regulation, in the interests of highway safety in accordance with Policy 40 of the Gloucestershire Waste Local Plan.

15. No public retail operation shall be carried out from the site in association with the development hereby authorised.

**Reason:** To prevent public retail use in the interests of highway safety in accordance with Policy 40 of the Gloucestershire Waste Local Plan.

**Odour and Dust**

16. The development hereby permitted shall not be brought into use until a scheme and programme of measures for the control and monitoring of odour...
and dust has been submitted to, and approved in writing by, the Waste Planning Authority. Thereafter the approved scheme shall be implemented and maintained for the duration of operations at the site.

**Reason:** To protect the locality from the effects of odour and dust arising from the development in accordance with Policy 37 of the Gloucestershire Waste Local Plan.

17. All composting activities and operations shall take place within the confines of the buildings as defined on plan M04101 Revision A dated February 2007. There shall be no storage of finished compost product outside of any of the buildings depicted on plan M04101 Revision A dated February 2007.

**Reason:** To protect the locality from the effects of odour and dust arising from the development in accordance with Policy 37 of the Gloucestershire Waste Local Plan.

18. Untreated waste shall not be stored outside of the Reception Building at any time.

**Reason:** To protect the locality from the effects of odour and dust arising from the development in accordance with Policy 37 of the Gloucestershire Waste Local Plan.

19. Untreated waste shall not be stored within the Reception Building for longer than 48 hours before being placed in the composting tunnels.

**Reason:** To protect the locality from the effects of odour and dust arising from the development in accordance with Policy 37 of the Gloucestershire Waste Local Plan.

20. The reception building and IVC Plant building shall be maintained so as to provide an appropriate integrity of seal throughout the life of the facility.

**Reason:** To protect the locality from the effects of odour and dust arising from the development in accordance with Policy 37 of the Gloucestershire Waste Local Plan.

**Bioaerosols**

21. The development hereby permitted shall not be brought into use until a scheme and programme of measures for the control and monitoring of bioaerosols has been submitted to, and approved in writing by, the Waste Planning Authority. Monitoring shall include seasonal variations of gram-negative bacteria, and fungi. Thereafter the approved scheme and programme of measures shall be implemented and maintained for the duration of operations at the site.

**Reason:** To protect the locality from the effects of bioaerosols arising from the development in accordance with Policy 37 of the Gloucestershire Waste Local Plan.
Flies and vermin

22. The development hereby permitted shall not be brought into use until a scheme for the control and monitoring of flies and vermin has been submitted to, and approved in writing by, the Waste Planning Authority. Thereafter the approved scheme and programme of measures shall be implemented and maintained for the duration of operations at the site.

Reason: To protect the locality from the effects of flies and vermin arising from the development in accordance with Policy 37 of the Gloucestershire Waste Local Plan.

Lighting

23. Within 6 months of the date of this consent, a scheme depicting all external lighting on the application site shall be submitted to, and approved in writing by, the Waste Planning Authority. Thereafter the approved scheme shall be implemented and maintained for the duration of operations.

Reason: To protect the amenity of the local environment in accordance with Policy 37 of the Gloucestershire Waste Local Plan, and EVT2 of the Tewkesbury Borough Local Plan to 2011.

Ecology

24. Prior to the commencement of development a badger survey shall be carried out. Thereafter a Method Statement based on all badger surveys and assessments shall be submitted to the Waste Planning Authority for its written approval, and then implemented as approved.

Reason: To ensure that badgers and their setts are protected from any harmful impacts during the construction and operation of the site in accordance with Planning Policy Statement 9 and Policy NHE.2 of the Gloucestershire Structure Plan Second Review.

25. Prior to the commencement of development an updated Method Statement for the mitigation and enhancement of amphibian and reptile populations shall be submitted to the Waste Planning Authority for its written approval, and then implemented as approved.

Reason: To ensure that amphibians and reptiles and their habitats are protected from any harmful impacts during the construction and operation of the site in accordance with Planning Policy Statement 9 and Policy NHE.2 of the Gloucestershire Structure Plan Second Review.

Landscape

26. Prior to the commencement of development a landscaping scheme, based on Plan M04101(a).18 dated July 2007, but detailing the size and density of proposed planting shall be submitted to the Waste Planning Authority for its written approval. Thereafter the approved scheme’s off-site planting shall be carried out in the first available planting season following the commencement of development. All other planting depicted on the approved landscaping scheme shall be carried out within the next available planting following the commencement of operations at the site.
Reason: In the interests of the visual amenity of the area in accordance with Policy 37 of the Gloucestershire Waste Local Plan and Policy LND4 of the Tewkesbury Borough Local Plan to 2011.

27. Within five years of planting, any trees, shrubs, or other plants that die or become diseased, are removed or damaged, shall be replaced in the first available planting season with others of a similar size and species in accordance with the details of the approved scheme.

Reason: In the interests of visual amenity in accordance with Policy 37 of the Gloucestershire Waste Local Plan and Policy LND 4 of the Tewkesbury Borough Local Plan to 2011.

Aftercare

28. Within 2 years of the date of this consent an aftercare scheme for the planting as depicted on Plan M04101(a).18 dated July 2007 shall be submitted for the written approval of the Waste Planning Authority. This scheme shall include under-planting, establishment of dead-wood habitat, re-establishment of ground flora and removal of ‘weed;’ species. Thereafter the approved aftercare scheme shall be maintained for the duration of operations at the site.

Reason: In the interests of biodiversity enhancement in accordance with Policy NHE.2 of the Gloucestershire Structure Plan Second Review.

Notes to Applicant

Any oil storage facility of 200 litres or more must include a bund and comply with the Oil Storage Regulations (2001).

The highway authority will seek contributions towards improving the highway safety along Stoke Road for pedestrians walking from Stoke Orchard and Bishops Cleeve. Level of contribution £100,000 which will be the subject of an agreement under Section 106 of the Town and Country Planning Act 1990.

This decision involves off site highway works and whilst it gives you planning permission it does not give you the required consents to work in the highway. In this respect you will need to liaise directly with the Development Co-ordination Group of the County Council, submitting full engineering drawings for approval and including in any contract you have a specifically tailored document for how such highway works can proceed.

BACKGROUND PAPERS

Application form, plans and supporting information. Consultation responses.

CONTACT OFFICER:

Gavin Jones, Principal Planning Officer – Development Control  01452 426884
Gillian Parkinson, Team Manager Environmental Services, Legal Services  01452 425212
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