



## NON-TECHNICAL SUMMARY

REGENERATION - WOODHURST



THE HEATH, WOODHURST, HUNTINGDON,  
CAMBRIDGESHIRE, PE28 3BS

ENVAR COMPOSTING LIMITED



JUNE 2021

Non-Technical Summary		
Woodhurst Regeneration	Huntingdon	E001-14

Revision/Version	Comments	Author	Date
1	Draft for client comment	CS	June 2021
2	Submission	CS	June 2021
3	Amendments following validation	CS	June 2021

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# 1 Introduction

## 1.1 Background

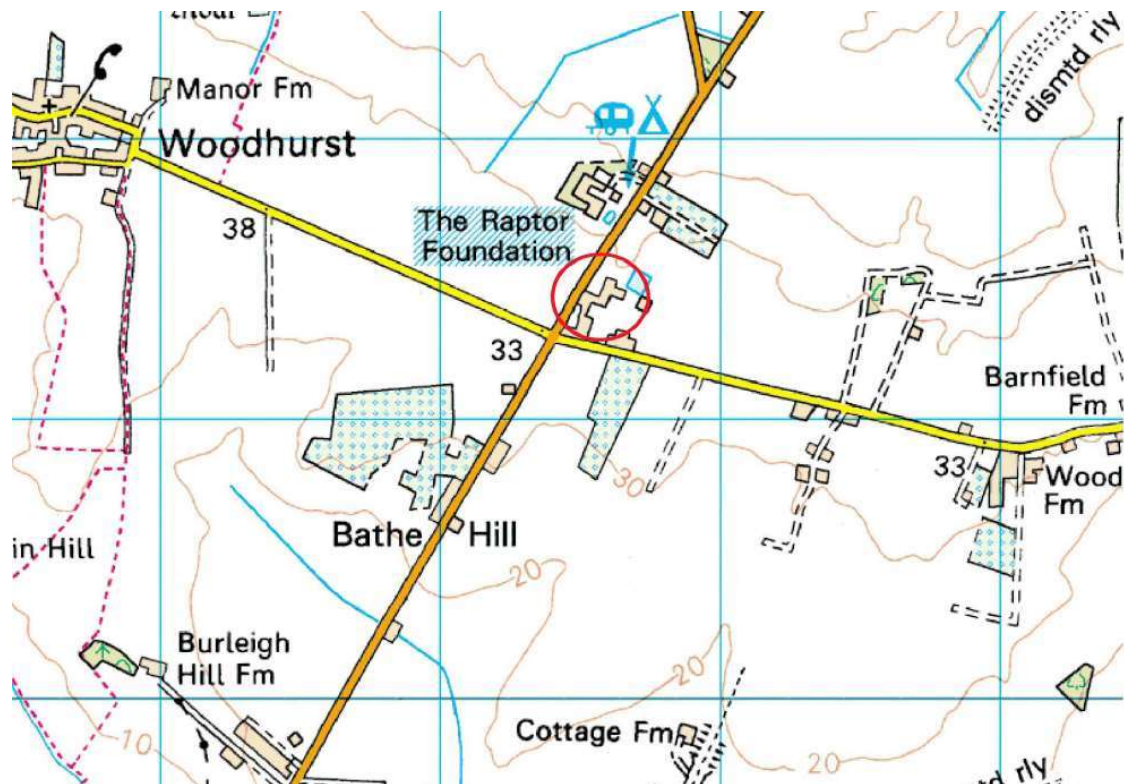
- 1.1.1 The Applicant's existing waste management facility has been the subject of a number of grants of planning permission across the site since the early 1990's. The existing waste management facility currently covers approximately 11 hectares within an 18.5-hectare land holding.
- 1.1.2 Envar Composting Ltd (the Applicant) seeks planning permission for the construction of a Dry Anaerobic Digestion (AD) facility, Pellet Fertiliser Facility, Healthcare Waste Recovery Facility, Waste Transfer Station, Vehicle Re-Fuelling Station and a Biomass Fuel Storage Building, including surface water storage lagoons, extension to concrete pad, demolition of IVC buildings/tunnels and ancillary development at the Applicant's existing waste management facility, The Heath, Woodhurst, Huntingdon, PE28 3BS.
- 1.1.3 This document provides a non-technical summary (NTS) of the findings of the Environmental Statement (ES) to accompany a planning application for the Proposed Development. The ES presents the findings of assessments that were undertaken as part of the Environmental Impact Assessment (EIA).
- 1.1.4 The EIA examines the construction and operational phases of the Proposed Development and considers the environmental effects the development will have on a number of topics. It describes a range of measures that the Applicant will adopt to mitigate the identified effects.

## 2 The Site & its Setting

- 2.1.1 The Proposed Development will be located centrally and towards the northern extent of the site as shown on drawing no. GPP/E/CWH/20/03 (rev11) entitled 'Proposed Site Layout Plan'. The Application Site is approximately 8.91 ha and is shown edged red on drawing no. GPP/E/CWH/20/01 (rev03).
- 2.1.2 There are two access points on the western boundary of the site off the B1040 St Ives Road, and only the office access point on the southern boundary off Bluntisham Heath Road. Other accesses around the site will be gated and locked for emergency access only.
- 2.1.3 The waste management facility is located towards the south westernmost part of the parish of Somersham, approximately 3km south-west of the village. Bluntisham is approximately 2.5 km to the east, Woodhurst approximately 1.5km to the north-west and Pidley-cum-Fenton approximately 2.5km to the north. Figure 1 below shows the site's location identified by a red circle:



Figure 1: Site location



- 2.1.4 Adjacent land-uses include a redundant mushroom farm to the north-east and agricultural land to the south-east. The north-western boundary is the B1040 St Ives Road, and the south-western boundary is Bluntisham Heath Road, a Class C Road which runs between Woodhurst and Bluntisham.
- 2.1.5 The Raptor Foundation which includes residential properties, a guest house, shops and a tea room is located to the north of the site, on the opposite side of the B1040.
- 2.1.6 There are 6 residential units within a travellers' site immediately to the north of the former mushroom farm and 3 residential properties (Rectory Farm and Rectory Farm Cottages) close to the Raptor Foundation. A joinery business is located 230 metres to the southwest of the site on Somersham Road. There are no other properties within 500 metres of the Envar site.
- 2.1.7 According to the Environment Agency's floodplain maps, the Proposed Development is sited outside of both Flood Zone 3 and Flood Zone 2 i.e. it is located in Zone 1 which represents the lowest probability of flooding at a 1:1000 annual probability.

## Designations

2.1.8 Within 2 kilometres (km) of the Application Site the following designations can be found:

### Historic

#### Listed Buildings

- 2no. Milestones (B1086);
- Granary to Manor Farmhouse (Grade II);
- Manor Farmhouse (Grade II);
- Horseshoe Cottage (Grade II);
- Swans Weir (Grade II);
- Holdick Farmhouse (Grade II\*), and
- Chelsea Rest Penny Farthing (Grade II).

### Ecological

- The St Ives to March Disused Railway (The Parks South) County Wildlife Site;
- Heath Fruit Farm County Wildlife Site, and
- Lawn Orchard County Wildlife Site.

### Landscape

- The site is located within the Bedfordshire and Cambridgeshire Claylands National Character Area (NCA).

### Public Rights of Way

- No Public Rights of Way (PRoW) are affected by the proposal.

## 2.2 Site History

2.2.1 The permitted and developed land includes buildings for in-vessel composting (IVC) and biomass boilers, areas of hardstanding for composting stabilisation/maturation and wood waste storage and processing, water storage lagoons, former residential properties used as offices for educational purposes, concrete storage bays, litter fencing, screening bunds, weighbridges and a waste water treatment plant.

### 3 Summary Description of Proposed Development

- 3.1.1 The Proposed Development comprises of a Dry Anaerobic Digestion (AD) facility, Healthcare Waste Recovery Facility, Pellet Production Facility, Waste Transfer Station, Vehicle Re-Fuelling Station and a Biomass Fuel Storage Building, Surface Water Storage Lagoons, extension to concrete pad and ancillary development.
- 3.1.2 The site currently has planning permission for up to 200,000 tonnes of waste material throughput per annum. There will be no increase in the overall throughput of waste material or traffic movements as part of the Proposed Development. Construction traffic will use primary highway network routes via the St. Ives Bypass link to the A14 or A141 as these are the largest and main access routes to the site which avoid the majority of local residential areas.
- 3.1.3 The extract of the proposed Site Layout Plan below (Figure 2) shows the Proposed Development within the planning application boundary (edged in red). The main new built structures are shown shaded light orange with the proposed surface water lagoons hatched blue in the north and car parking to the south. The existing IVC tunnels and adjacent buildings and structures will be demolished to make room for the proposed Dry AD Plant.



- 3.1.4 The proposed Dry AD facility will process up to 70,000 tonnes of green and food waste per annum (the site is currently permitted to process 135,000 tonnes of green and food waste). The proposed Dry AD Plant will process imported co-mingled food and green waste via biological activity in the form of anaerobic bacteria. This process creates a usable bio-methane product which can be pressurised, cleaned, and fed into the national grid as a source of renewable power replacing finite fossil fuels. At the end of the process, the proposed Dry AD facility will produce a quality compost (nutrient rich fertiliser) for use on surrounding farming land as soil improver.
- 3.1.5 The Dry AD facility requires approximately 5MW of heat which will be supplied by the proposed Healthcare Waste Energy Recovery facility, which will thermally treat difficult waste streams that cannot be recycled. The proposed Healthcare Waste Energy Recovery facility is small-scale and is designed to manage up to 12,000 tonnes of healthcare waste material per annum. The management of healthcare waste is an essential part of ensuring that health and social care activities do not pose a risk of infection. The Healthcare Waste Energy Recovery facility has been designed to produce the heat requirement for the dryer associated with the Dry AD Plant.
- 3.1.6 The proposed Pellet Fertiliser Plant complements Envar's compost production by offering a granular fertiliser option in addition to the standard organic soil conditioner. In very simple terms, some of the organic output post digestion through the Dry AD is diverted to the pellet production facility where a specific Nitrogen, Phosphorus and Potassium (NPK) fertiliser product is produced which will match a traditional 100% chemical NPK fertiliser, but with a significantly reduced carbon footprint.
- 3.1.7 Most farmers need to use a traditional NPK fertiliser. This will enable the Applicant to offer both the soil conditioner, which does provide nutrients but primarily organic matter and the bespoke NPK fertiliser to provide specific nutrient support for plant growth.
- 3.1.8 The proposed Waste Transfer building will facilitate an additional side of the business, to collect commercial wastes from local businesses in and around Cambridgeshire & Peterborough. One of the primary aims will be to provide a food waste collection service to businesses, especially those using certified compostable packaging for food products as this material is best suited to IVC or Dry AD rather than wet AD. In addition, and to make the business commercially viable, other commercial and industrial (C&D) wastes will be collected, brought back to the transfer building, bulked up and transferred to end re-processors.

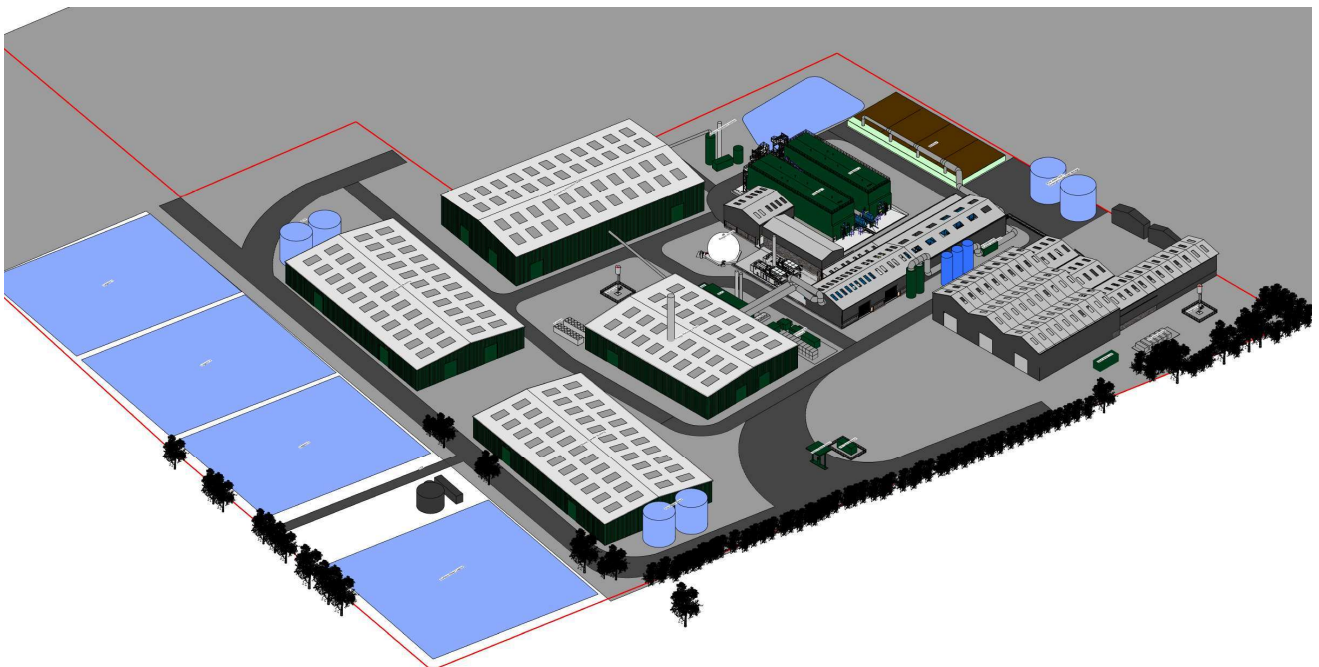
3.1.9 The proposed Biomass Woodchip Storage building will be used for the storage of clean woodchip, prior to being used as a fuel within the existing biomass facility on the site.

3.1.10 The final element of the proposal seeks planning permission for a small-scale Compressed Natural Gas (CNG) fuelling station on the site. The gas fuelling station will utilise gas that has been produced on site during the Dry AD process to power the Company's fleet of vehicles together with the potential to export biogas to the national grid to replace fossil fuels.

3.1.11 The main built components and heights within the development plot comprise:

- Dry AD Facility (15m)
- Healthcare Waste Energy Recovery Building/Stack (10m/26m)
- Pellet Fertiliser Facility Building (11m)
- Waste Transfer Station Building (10m)
- Biomass Woodchip Storage Building (10m)
- Compressed Natural Gas Vehicle Fuelling Station (2.5m)

3.1.12 The site layout area is shown on Figure 3 below as 3D representative model.



**Figure 3: Site layout – 3D Model**



## 4 Planning Policy Context

4.1.1 There are many planning policies at national and local level that are relevant to the scheme. The Proposed Development has been assessed against the following main planning policy related documents:

- Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD adopted July 2011;
- Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals DPD adopted February 2012, and
- Huntingdonshire Local Plan adopted May 2019.

## 5 EIA Scoping

5.1.1 In order to establish the scope of the EIA, a formal Scoping Opinion request was submitted to the Council on 28<sup>th</sup> July 2020. The formal Scoping Opinion is appended to the accompanying ES at Appendix 1. The Council concluded that the following main environmental topics should be the subject of the EIA:

- Air quality (including Human health, Odour and Dust);
- Noise and,
- Landscape and visual impact.

5.1.2 The accompanying Planning Statement addresses any other relevant environmental issues (e.g. Flood Risk/Surface Water Drainage and Transport) that are not considered to be significant in terms of the EIA Regulations and will not need to be assessed to the same level of detail as the impacts identified above.

## 6 The Environmental Statement

### 6.1 Introduction

6.1.1 Regulation 18(3) of the EIA Regulations states that an Environmental Statement is a statement which includes at least:

- e) a **non-technical summary** of the information referred to in sub-paragraphs (a) to (d); and

6.1.2 An ES chapter was provided for each of the topics scoped into the EIA and the overall findings for each are presented in this NTS. For each topic, environmental baseline conditions and significance of environmental effects before and, where necessary, after mitigation were identified. The ‘significance’ of

effects was generally based on a combination of the extent of change (or ‘magnitude’) of the impact and ‘sensitivity’ of the receptor (e.g. people, flora or fauna, watercourse etc.) to the impact.

6.1.3 The ES reports the likely significant effects of the Proposed Development. Cumulative effects arising from the interaction of the Proposed Development and other nearby planned and operative developments were also identified and considered,

6.1.4 The ES for the Proposed Development comprises the following chapters:

- Chapter 1 - Introduction
- Chapter 2 – The EIA Process and Environmental Statement
- Chapter 3 – Existing and Permitted Development
- Chapter 4 – The Proposed Development
- Chapter 5 – Planning Policy Context
- Chapter 6 – Air Quality (including odour, traffic and human health)
- Chapter 7 – Noise Assessment
- Chapter 8 – Landscape and Visual Impact
- Chapter 9 – Assessment of Main Alternatives
- Chapter 10 – Cumulative Effects
- Chapter 11 – Conclusions

6.1.5 The following section summarises, in non-technical language, the findings and recommendations of each of the technical chapters of the ES.

## 6.2 Air Quality

6.2.1 A detailed Air Quality Assessment study has been undertaken to assess the likely impacts from the proposed discharges to atmosphere associated with the development proposal, which include:

- A single point source release from the Healthcare Energy Recovery Facility (HERF);
- Emissions from the biofilter servicing the dry Anaerobic Digestion (AD) plant;
- A single point source release from the Biogas Up Grade facility (BUG);
- A single point source release from the Fertiliser Pellet Production Plant abatement technologies (fertiliser plant);
- Two exhaust stacks, each serving one of the two proposed Combined Heat and Power (CHP) units;
- Emissions from the two existing biomass boilers.

- 6.2.2 Each of the plant incorporated into the assessment is assumed to operate continually throughout the year. The proposal will also include a small gas-fired boiler which will discharge emissions to atmosphere. However, this will only be used on the few occasions that the HERF is not available to provide heat to the Dry AD plant and will not therefore need to operate at the same time as the HERF. Therefore, the assumption of a continuous release from the HERF is considered to provide a worst-case assessment and there is no requirement to model the gas-fired boiler in addition to the HERF. Additionally, two emergency flares will be incorporated into the site operations. However, as these will operate in occasional maintenance or emergency conditions only, they have not been modelled.
- 6.2.3 The assessment employed atmospheric dispersion modelling to determine the likely impact of the releases. Meteorological data sets from the RAF Mildenhall measurement station, which is located approximately 36 km to the east of the site, were applied within the model.
- 6.2.4 The results of the modelling show that, although the maximum process contributions of Nitrogen Dioxide cannot readily be screened as insignificant, the major source of ground level concentrations of NO<sub>2</sub> were the two existing biomass boilers and the point of maximum impact occurs well within the site boundary, dispersing rapidly from that point. Process contributions and the predicted environmental concentrations of NO<sub>2</sub> at all sensitive receptors were screened as insignificant. Contributions of other pollutant species were also screened as insignificant, when considering normal, short-term or other than normal operating conditions.
- 6.2.5 When considering the potential impact of air pollutants at sensitive receptors, all species were screened as insignificant at either the initial or secondary assessment stage and when considering human health or ecological receptors. Contributions to ecological Critical Levels and Critical Loads were also screened as insignificant.
- 6.2.6 Further modelling predicted that eight out of 10 of the most local sensitive receptors would not experience odour concentrations above the assessment level of 3 OU<sub>E</sub> m<sup>-3</sup> expressed as the 98<sup>th</sup> percentile of the hourly average, and the overall impact at all receptors was considered to be of slight significance at most.
- 6.2.7 In overall terms, there will be a net reduction in odour impacts when compared to the existing IVC facility. Even the highest modelled concentrations occur for very short periods with the worst-case exceedances over the five years' worth of meteorological data modelled resulting in the odour concentrations at the



boundary exceeding 3 OUE m<sup>-3</sup> for less than 7 % of the year, and with concentrations continuing to disperse quickly from the site boundary.

### **Health Impact Assessment**

- 6.2.8 Detailed atmospheric dispersion modelling of emissions from the 26 m high chimney was undertaken using atmospheric dispersion modelling to predict increases in pollutant concentrations at nearby sensitive receptors such as residential properties, schools and locations where people may congregate for significant periods of time.
- 6.2.9 The results from the health impact assessment confirm that there is no significant health risk associated with potential exposure to emissions of pollutants from the proposed HERF.
- 6.2.10 The overall conclusion from detailed modelling of emissions from the Proposed Development is that the potential impact on local air quality is likely to be small and is unlikely to result in a significant threat to the health of people living and working nearby.

### **Traffic – Air Impact Assessment**

- 6.2.11 The proposal does not seek to increase tonnages of material above that already permitted at the site and therefore the potential traffic impacts associated with the Proposed Development are insignificant. No unacceptable air quality issues will therefore arise from significant traffic movements.

### **Overall Conclusions**

- 6.2.12 There will be an overall net reduction in odour impacts from the proposal. The overall conclusion from detailed modelling of emissions from the proposal is that the potential impact on local air quality is likely to be small and unlikely to result in a significant threat to the health of people living and working nearby in compliance with Policy CS34 of the Minerals and Waste Core Strategy, Policy LP14 of the Huntingdon Local Plan and emerging Policy 18 of the Minerals and Waste Core Strategy.

## **6.3 Noise**

- 6.3.1 A Noise Assessment has been undertaken with due regard to National planning policy and British Standards relating to the assessment of noise impacts including the World Health Organisation guidance, which provides additional guidance upon potential effects in relation to noise.

- 6.3.2 British Standard 4142 is the British Standard for rating and assessing noise of a commercial or industrial nature and is relevant to the noise associated with the operation of the proposed plant. BS 4142 is a comparative standard in which the estimated noise levels from the Proposed Development are compared to the representative / typical background noise level from existing uses. BS 4142 relates the likelihood of complaint to the difference between the Rating Level of the noise being assessed and the background noise level.
- 6.3.3 Calculations and an assessment of the noise levels has been made at the surrounding properties, attributable to the future operation of the site, with the new plant operational.
- 6.3.4 The assessment concluded that the operations during the early morning, daytime and evening period would result in noise levels equivalent to the present operations and would not result in adverse noise impacts during these periods.
- 6.3.5 Overnight, the Dry AD and Healthcare Waste energy recovery plant would continue to operate. The preliminary calculations indicated that the night-time operation of the plant, would have the potential to result in adverse impacts at surrounding properties.
- 6.3.6 Additional mitigation measures would therefore be incorporated into the final design of the plant, to ensure noise levels were reduced to a satisfactory standard to minimise the potential for adverse impacts. Calculations made on the basis of likely mitigation measures demonstrated that it would be possible to reduce noise levels satisfactorily. The plant and mitigation measures would be developed during the detailed design stage.
- 6.3.7 If planning permission is granted, it is proposed that a further noise assessment would be carried out at the design stage to demonstrate that the operation of the proposed new plant would not result in adverse noise impacts in the locality.

## **6.4 Landscape and Visual Impact**

- 6.4.1 A Landscape and Visual Impact Assessment has been carried out for the proposal site with a view to understanding how it is visually placed within the landscape and enable recommendations on how the Proposed Development should be implemented and integrated into the landscape.

- 6.4.2 The site sits within an existing small developed industrialised area with a number of other buildings / sheds within a wider area. The existing small industrialised area already hosts buildings, large sheds, moving machinery and fencing that that are characteristic of the Proposed Development.
- 6.4.3 The assessment of potential landscape impacts is primarily focused upon the Proposed Development, placed within its landscape context. The predicted residual magnitude of landscape impacts of the Proposed Development is localised in scale and restricted to the site, immediate environs and a further 2km, mainly due to the undulating nature and topography of the surrounding area and the presence of the Envar Composting site adjacent to the development site.
- 6.4.4 The localised nature of the landscape impacts mean that the Proposed Development would result in low adverse impacts on the wider landscape at a regional level. Landscape mitigation if provided would enhance the scenic quality of the area providing age structure, colour and texture to a site. It is therefore concluded that the overall magnitude of the landscape impacts would be **low**.
- 6.4.5 The assessment of potential visual impacts is, primarily, focused upon the Proposed Development, placed within its visual context. In terms of visual impacts, this proposal likely to swing to the 'Moderate Level' of Significance. It would be considered Major if the development was highly visible on its own, but due to the existing buildings on the Envar Composting site, and the immediately surrounding local buildings means the area has already been subject to significant development / urbanisation / humanisation in close proximity of the site boundary. The Proposed Development site will be seen as an extension of the existing vernacular / a consolidation of built development that is already breaking the skyline, and blocky in nature.
- 6.4.6 When considered in an increasingly broad context of the landscape, the Proposed Development is anticipated to be assimilated into the existing landscape and views. The existing area is considered to have the capacity to absorb the introduced characteristic elements without overarching change to the landscape character of the area and the loss of moderate to low sensitivity and uncharacteristic elements is considered acceptable. Where the visual impacts of the Proposed Development have been assessed to be the highest the impacts are considered to be sufficiently localised and contained that the impacts are acceptable. Where the majority of views of the Proposed Development are possible, they are generally seen against a backdrop of similar elements, therefore the introduction of the Proposed Development into these views will not appear as uncharacteristic to the existing views.
- 6.4.7 It is therefore concluded that no unacceptable landscape and visual impacts will arise.

## 6.5 Employment & Socio Economic

- 6.5.1 The proposal represents a significant financial investment into the development of the existing waste management facility. The Proposed Development will generate 22 full time jobs together wider indirect and induced employment. As well as direct employment, the Proposed Development will create indirect and induced employment opportunities as a consequence of how the supply chains operate.
- 6.5.2 During construction, the Proposed Development will give rise to direct employment at full time equivalent levels of around 30 jobs annually over a two to three-year construction phase.
- 6.5.3 As well as employment and economic opportunities, the proposal will:
- Provide biogas methane to the local gas grid network reducing the UK's reliance on fossil fuels;
  - Contribute to sustainable waste management and Government's climate change ambitions by providing a solution that assists the transition by diverting residual waste from landfill, energy recovery and moving the means of management up the waste hierarchy.
  - Heat that is generated in the Healthcare Waste ERF will be used in the Dry AD Plant process and Pellet Fertiliser Production Facility providing significant energy efficiencies.
  - The power plants will generate a significant percentage of the electrical power required by the Proposed Development with the heat being utilised throughout the system.
  - The proposal includes a Combined Heat and Power Plant to meet onsite power demand.
  - Reduced pressure on the current IVC process allowing for greater retention tunnel time and a greater odour removal before stabilisation and maturation on the existing concrete pad.
  - Direct capture of Carbon dioxide during the pellet fertiliser production process.
- 6.5.4 In summary, the proposal will provide major socio-economic benefits for the local community, business community and the economy. The proposal will also involve wider socio-economic benefits associated with sustainable waste management. The creation of temporary construction jobs and full-time jobs during the operation of the facility contributes significant levels of Gross Value Added (GVA) to the local economy through direct, indirect and induced employment.
- 6.5.5 Overall, it is considered that the proposal will contribute significantly to the socio-economic standing of the area and wider economy.

## 6.6 Alternatives

- 6.6.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) states in Schedule 4 (paragraph 2) that an Environmental Statement must include:

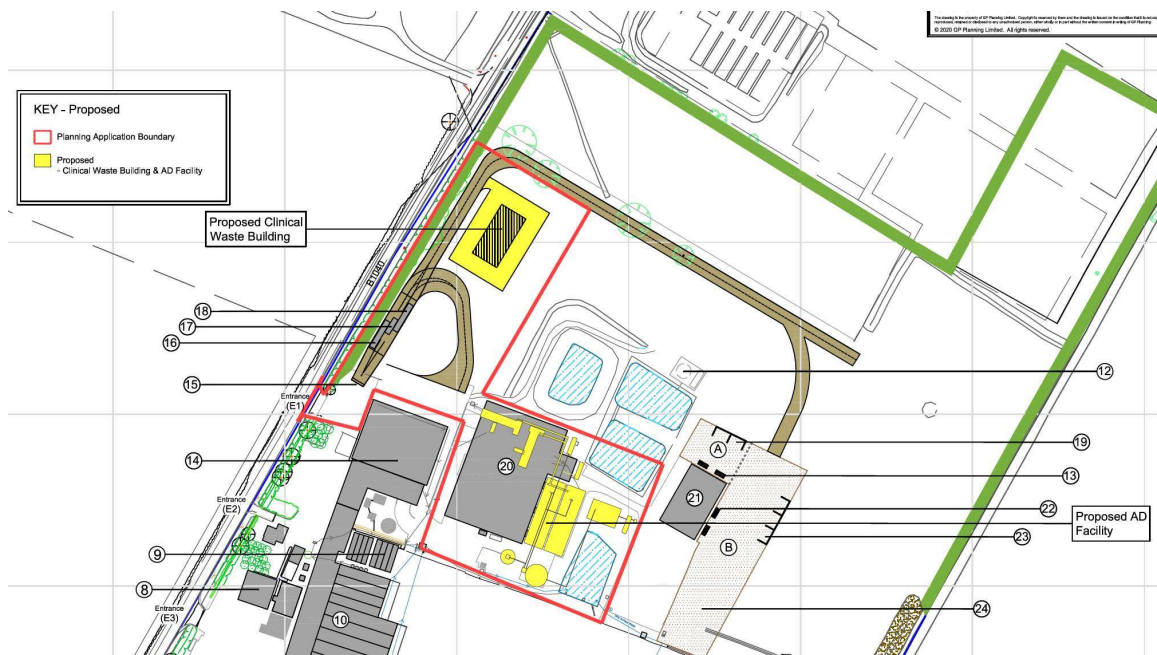
*A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.*

### Appropriate Locations in Principle

- 6.6.2 The proposal will be located on the Applicant's existing land holding and on land (in part) which benefits from planning permission(s) for existing waste management and energy related uses. The Applicant's existing land holding is also a preferred location for the recycling and recovery of waste; in-vessel and open windrow composting of green and food waste. The emerging Minerals and Waste Local Plan proposes to allocate the entire Envar site boundary as a future 'Waste Management Area' (WMA). The location of the proposal is therefore acceptable in principle and there is no land use planning related reason to consider alternative site locations for the proposed development.

### Site Specific Location Options

- 6.6.3 The proposed layout has been informed by the constraints and opportunities afforded by the Site and its surrounding area, together with a consideration of the proposals potential impact within its setting and the requirement for the most environmentally friendly option which maximises the sustainability credentials of the scheme.
- 6.6.4 The Applicant submitted an early site layout option to the Council as part of the pre-application and scoping opinion request on 28<sup>th</sup> July 2019. At that time, the plan was to site the Healthcare Waste Energy Recovery Facility on the western boundary of the site and the Dry AD plant to the east of building number 20, as shown on the plan extract below.



- 6.6.5 Since the early site location assessment work which was carried out on 2019/2020, the Applicant has added additional built elements to the proposed development in the form of a Waste Transfer Building, Biomass Woodchip Storage Building and Pellet Fertiliser Building.
- 6.6.6 The Dry AD Plant will replace the existing IVC facility in its current location and will take advantage of replacing the IVC tunnels thereby minimising the amount of new built form. In order to ensure that heat loss is minimised, and operational efficiency is optimised, the Healthcare Waste Energy Recovery Facility is required to be located as close to the Dry AD Plant as possible. There is also a need to provide safe and effective internal access areas for vehicles within the site. It is therefore proposed to relocate the Healthcare Waste Energy Recovery Facility further east and closer to the Dry AD Plant from the original concept. The proposed location of the Healthcare Waste Energy Recovery Facility will therefore maximise the sustainability credentials of the proposal in this regard.
- 6.6.7 The location of the stack on the Healthcare Waste Energy Recovery Facility has undergone numerous iterations as part of the Air Quality Assessment work. The finalised and proposed location of the stack minimises the potential air quality impacts upon the surrounding environment, and it therefore represents the best environmental option.
- 6.6.8 The overall design of the proposed development has had a number of minor iterations to maximise efficiency and minimise any environmental related impacts. The proposed final scheme was established

by a number of key factors that has influenced the layout and distribution of the proposed buildings and infrastructure including:

- The orientation and shape of the Site;
- Access into the Site and circulation/configuration of the internal movement of HCVs and plant;
- Adjoining uses and sensitive receptors;
- Topography;
- Operational and sustainability efficiency;
- Security and safety;
- Noise;
- Air quality, and
- Scale and visual impact.

6.6.9 The EIA work has considered site-specific impacts of the proposal and concludes that no significant impacts are predicted to arise. The Applicant has considered a variety of site-specific alternatives with a view to presenting the most environmentally acceptable scheme. It is considered that the submitted scheme represents the preferred scheme in terms of environmental acceptability. The choice of the site layout design delivers an energy efficient operation minimising heat loss and energy consumption.

## 6.7 Cumulative Effects

6.7.1 The Environmental Impact Assessment Regulations 2017 state that the cumulative effects of the Proposed Development must be considered as part of the application. The assessment has considered whether, when taken together, the individual environmental impacts create unacceptable environmental effects. The assessment of cumulative impact also considers whether the Proposed Development will combine with other developments in the locality (existing and planned) to give rise to unacceptable effects.

6.7.2 In this case, the assessment concluded that there the potential for adverse cumulative impacts to arise is low. Any negative impacts can be suitably controlled by planning conditions to avoid unacceptable combined effects arising.

6.7.3 No further mitigation measures are therefore proposed over and above those summarised above and in the relevant chapters of the ES. No further mitigation measures have been identified as being required to specifically reduce cumulative effects, and as such the residual cumulative effects are concluded to remain not significant.



## 7 Conclusions

- 7.1.1 This Non-Technical Statement summarises the information submitted in support of a planning application by Envar Composting Limited. The proposal has been assessed against the most relevant planning policies and it is considered to be compliant with the Development Plan when read as a whole and the National Planning Policy Framework.
- 7.1.2 The Environmental Impact Assessment process has considered an appropriate range of environmental issues as established during the scoping exercise with the Planning Authority and statutory and non-statutory stakeholders.
- 7.1.3 The findings of the EIA concluded that having taken into account the proposed mitigation the effects of the Proposed Development are not considered to be significant. The impacts which could be considered to be contentious (air quality/human health, noise and landscape and visual impact) have been fully mitigated as a result of the iterative design process and through careful consideration of emissions control and abatement techniques.
- 7.1.4 The findings of the EIA work demonstrate that the Proposed Development will not give rise to significant adverse noise or air quality effects for either human or ecological receptors in either the short-term or the long-term.
- 7.1.5 In respect of the landscape and visual impact the Proposed Development is located within an established waste management area and the scale and design of the building have taken into account this location. The conclusions of the landscape and visual impact assessment work are that no significant adverse impacts will arise.
- 7.1.6 The Environmental Statement concludes that there will be no individual or combined unacceptable environmental impacts arising from the Proposed Development.
- 7.1.7 With mitigation in place, where appropriate, the majority of environmental effects identified through the EIA for the Proposed Development have been classified as not significant.



## 8 Copies of the Full Environmental Statement

- 8.1.1 Electronic copies of the full submission will be available on the Council's Planning Applications portal.
- 8.1.2 Electronic copies of the Non-Technical Summary will be available free of charge. Copies of the Environmental Statement will be available at a charge of £25 (on CD). Copies of the Technical Appendices to the ES will be available at a charge of £25 (on CD) from:

[info@gplanning.co.uk](mailto:info@gplanning.co.uk)

# GPP

GP PLANNING LTD

## GP PLANNING LTD

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