



Sam Dumbrell
West Sussex County Council
County Hall
Chichester
West Sussex
PO19 1RH

Our ref: NC/18/0010
Please ask for: Matthew Porter
Email: Matthew.porter@horsham.gov.uk
Contact Tel: 01403 215561
Date: 1st May 2018

Dear Sam Dumbrell,

Recycling, recovery and renewable energy facility and ancillary infrastructure

Britaniacrest Recycling Secondary Aggregate Plant Warnham Brickworks Langhurst Wood Road

I refer to the consultation received by Horsham District Council (HDC) on 16th March 2018 for a proposed Recycling, Recovery and Renewable Energy facility at the above site.

The planning application is a resubmission of a previous application submitted to West Sussex County Council (WSSCC) and to which HDC raised objection (WSSCC/062/16/NH refers). This objection focused, principally, on:-

- environmental protection, in particular air quality and noise
- landscape impact (including the setting of heritage assets)

Warnham Brickworks is located within the northern part of Horsham District. There are a number of receptors within a few miles of the site which includes the properties of 11 Station Road, Graylands Lodge and Bramblehurst, Langhurst Moat, and Wealdon. The northern boundary of the market town of Horsham is some 830 metres to the south. The A264 runs close to the south of the site. The railway line demarks the west boundary.

Given the location of the site within the district and the previous objection raised, HDC has responded to the consultation by submitting the following representation, which is ordered in subject of concern.

Sufficient regard should be had for receptors in the development of Land North of Horsham. This strategic site allocation has planning permission and is expected to provide 2,750 dwellings, a business park and other associated facilities including but not limited to primary schools, a secondary school and sports and recreation uses. The North Horsham development involves the closure of Langhurstwood Road left in / left out junction onto the A264 and re-alignment of the Langhurstwood Road to the east with a new roundabout junction on the A264. This re-alignment of Langhurstwood Road would mean the main access to this site will be through residential parts of the North Horsham development and this is a concern.

Environmental Protection

In the previous application, the submitted information did not adequately demonstrate that the proposal would not lead to unacceptable levels of noise emissions or impacts upon air quality. Amongst other things, HDC requested that the modelling include a receptor location to mimic future

residential properties in the development of Land North of Horsham (planning application DC/16/1677 refers).

There is considerable concern from residents living in Horsham District about the potential adverse effects on health from incinerating waste and the relevant statutory bodies should seek to address those concerns. The Environment Agency (EA) and WSCC both have roles to play in relation to air quality, which should include detailed and critical appraisals of the health impacts of the facility to reassure the public that their concerns are being fully addressed.

It is noted the applicant will be required to apply for an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016 to operate a regulated facility of this nature and the EA is the relevant regulator. During the permit application process, consideration of the health effects from the facility will be necessary and we understand that the Director of Public Health at WSCC, and Public Health England will be consulted. The permit itself will need to set out strict operating requirements which must be complied with and this will include a series of monitoring obligations. Thus if the permit conditions are breached, this will be signaled to the regulator and the operator will be held to account and required to ensure the site is compliant.

Air Quality and Odour

Provided the facility is constructed and run entirely in accordance with the specifications given in the air quality assessment, HDC Environmental Health now raises no objection against the development. It is therefore recommended that a condition is imposed with regard to the throughput to limit it at approximately 180,000 t/yr as this assumption was used to assess the air quality impacts.

The proposed facility is located in the vicinity of an area secured for a large residential development of 2,750 houses. It is essential that the management of the facility adheres to the permit requirements and complies with the process assumptions used in the air quality assessment.

The air pollution control system will form an integral part of the Energy from Waste facility and will ensure the plant complies with the requirements of the Industrial Emissions Directive, as demonstrated by the detailed air dispersion modelling undertaken.

The National Planning Policy Framework in para 122 states that in making planning decisions a local planning authority should assume that the Environmental Permitting regime will operate effectively. Therefore we assume this to be the case and expect the following matters to be included in the Environment Agency's regulation of the 3Rs facility:

- The stack dimensions to be based on robust air quality assessments for all relevant pollutants as demonstrated by the detailed air dispersion modelling undertaken and to have regard to the proposed development at the land North of Horsham.
- Independent monitoring of the facility to ensure it meets the permit requirements.
- Independent auditing of the site and process management.
- Details of the monitoring programme shall be provided for the Environment Agency's approval before the development commences.
- We expect that the monitoring sampling will include dioxins, carbon monoxide, VOCs, metals, NOx, particulates (including PM10 / PM2.5 fractions) and odour, with special emphasis given to dioxins, PAHs and arsenic.
- We expect the details of the process management will be provided for the Environment Agency's approval before the development commences and details of the total tonnages of Municipal Solid Waste and Commercial and Industrial Waste delivered to and processed within the application site and the total quantities of metals, incinerator bottom ash and other recovered materials exported from the application site will be submitted annually to the appropriate authority (Environment Agency or WSCC).

Finally a Construction Phase Mitigation Plan should be submitted for the planning authority's review and approval before construction commences. The Plan should include provision for dust deposition monitoring.

Noise

HDC Environmental Health now accepts the submitted assessment methodology and baseline conditions. The assessment indicates noise from the facility will have very low impact on existing noise levels at the site. In fact the only change in the ambient levels as a result of the facility's operation will be at one of the assessed receptors (11 Station Road) during the night-time and this will be by only 1 dB which will be imperceptible.

It is noted that the applicant has offered a post-completion, pre-operational condition for a noise assessment in accordance with the relevant British Standard, to provide assurances that the built facility will meet the expectations stated in the submitted noise assessment:

"The plant will be designed such that the rating level $L_{Ar,Tr}$ of the noise emitted from it shall not exceed the existing representative background sound levels $LA_{90,T}$ (as provided in the Environmental Statement), by more than 3 dB during the appropriate time period at the nearest noise sensitive receptors. The assessment shall be carried out in accordance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound'. Noise monitoring will be carried out post completion to ensure that the operational plant complies with the design requirement presented in this condition. The monitoring procedure will be discussed and agreed with the case officer at WSCC (and/or their consultee on noise) in advance."

If the application is approved, it is considered essential that this condition should be attached.

Landscape and Heritage Asset impacts

In the previous application HDC objected on the grounds of the harmful landscape impact arising from the height and bulk of the proposed facility, including its stack. The proposed structures would encroach into views and detract from the character of the landscape, including the Surrey Hills ANOB. The conclusions of the submitted Landscape and Visual Impact Assessment was also disputed, in regard to the Upper Arun Valley and Faygate and Warnham Vale Landscape Character Areas and the Ancient Monument of Graylands Copse. In addition the mitigation failed to take opportunities available to include woodland planting to assist in reducing the visual impact.

It was suggested previously that an incinerator building of a reduced scale and height, with a softer, less angular form would better integrate into the landscape.

In the current application, the reduction of the overall height of the building is noted and is an improvement. The building bulk has been slightly reduced or streamlined with the roof hiding most of the different blocks. As a result the overall composition looks cleaner and improved. The arched roof over the overall structure assists in creating a less imposing structure. The building is now generally well screened and considered to sit more comfortably with the surroundings as it sits within the existing tree line when appreciated from closer and medium range views. Three colour options have been put forward from a palette development for the High Weald Area of Outstanding National Beauty Colour Study. The proposed muted colour scheme will aid the building to more readily blend in, including on longer range views such as the Surrey Hills AONB. Based on this and the photomontages provided (viewpoints) the softer curved lines of the curvilinear design will help to better integrate the building into the landscape. Low level elements and site activity will be screened by the additional proposed planting within the site boundaries which also contribute to the landscape characteristics of the area and to connect the site to the wider landscape. Whilst this is welcomed, a native deciduous hedgerow species such as hornbeam (which holds its leaves through winter) would be considered more appropriate to the setting than the photina red robin. All of these factors positively contribute to the reduction of the overall harm of the development to wider landscape character and visual amenity although the size of the building and stack mean it will be visible and this impact will need to be fully assessed in comparison to the benefits of the proposal.

The height of the chimney stack in particular remains a concern and will be seen from afar. Not surprisingly, the additional representative viewpoints, only confirm that views of the stack will be generally available from close, medium and long range due to its height. The chimney stack would

still be a significant physical feature in the landscape and wider countryside. The clarifications provided by the applicant on the height of the stack have been read and it is understood that ultimately it will be the Environment Agency permit regime that dictates the height. Nevertheless, if the permit regime allows for a reduced stack height this should be explored further to reduce the visual impact. It is recognised that there will always be harm arising from the stack due to its size and impossibility to fully mitigate the effect of such a structure, however, it is acknowledged that the nature of the development requires the stack and therefore the harm should be taken into account in the planning balance and judged against the public benefits of the proposal.

Some medium to long distance views are available into the site, due to the rise in the topography and large size of the building, however these are not considered significant for the Environmental Statement purposes. Additional viewpoints have been provided to illustrate views from the A24 (viewpoint 13). The users of the A24 will travel at a fast pace and their primary attention is on the road not the landscape, therefore this is likely to be not significant for the purposes of the Environment Statement.

Along Station Road, Warnham (viewpoint 14), the proposed building is clearly visible from this public footpath and no doubt will result in visual harm to the users of the footpath, however, it is accepted that the proposed height which sits within the existing skyline and muted colours of the building integrate it better within the landscape and the harm is likely to be not significant for the purposes of the Environment Statement. Within the site, this view may benefit from additional planting to further mitigate the visual harm.

From the High Weald AONB (viewpoint 4) the stack and building are in the centre of the view. Whilst this is considered to affect the view, due to distance and the future North Horsham Development the change will not be considered significant for the purposes of the Environment Statement.

Only the stack is visible from the footpath view west of Morris Farm (viewpoint 27). Although this will no doubt introduce an uncharacteristic element to the landscape and result in a negative effect to the landscape character and visual amenity, these will need to be assessed on balance and against the public benefits of the proposal.

In terms of heritage impact, it is considered that less than substantial harm would arise to the setting of surrounding heritage assets, which include the setting of the moated scheduled Ancient Monument of Garylands Copse which lies approximately 265m to the east of the site, just to the eastern side of Langhurstwood Road; the Grade II Listed Westons Place, Dorking Road, Warnham and The Granary, Station Road, Warnham lie approximately 750m to the south west of the site; the Grade II Listed Holbrook Park lies roughly 1.25km to the south east of the site; and, Warnham Conservation Area which lies approximately 1.15km to the south west. In accordance with paragraph 134 of the NPPF this harm is required to be balanced against the public benefits of the development.

Therefore, although the Council still has some concerns about the visual impact from certain locations, it is accepted that the proposal has been sufficiently amended so that this Council could not substantiate planning reasons to object to the proposal but ultimately it is for the decision maker to satisfy themselves on weighing these impacts against the public benefits.

Traffic

It is noted that the potential impacts of traffic generated by the proposal have been assessed. Heavy goods vehicles, including during the construction phase, are likely to be drawn from a wide area concentrated on the primary road network, including the A24 and A264, therefore it will have traffic impacts in Horsham District, including re-alignment of Langhurstwood Road. The impact of this would mean the main access to this site will be through housing in the North Horsham development and WSCC should have particular regard to this, as well as the wider impact of heavy goods vehicle movements when considering the application, as this will be a considerable impact for existing and new residents.

Conclusion

HDC acknowledges that the site is allocated for the proposed use, however on the basis of the information submitted the Council retains some reservations over the impact of the proposed facility in terms of air quality, landscape impact and the potential impact on the North Horsham development. However, while the Council does not believe that these are sufficient enough to formally object to the application on material planning grounds, it will be essential for all of these matters to be suitably addressed and/or controlled by way of conditions or through the Environmental Permit procedures, if permission is granted. In particular, it is considered essential that conditions are attached which limit the number and times of trips and routes used by heavy goods vehicles accessing the site, secure a high quality level of finish and landscape improvement, provide considerable mitigation of the negative visual impact, ensure air quality is protected, and that any noise impact of the facility is appropriately minimised and managed.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Lyons', with a horizontal line extending to the right.

Dr Chris Lyons
Director of Planning, Economic Development & Property