

SECTION 13 - CONCLUSIONS

- 13.1.1 This ES sets out the results of an assessment carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 (as amended). It accompanies a planning application for the proposed use of an existing steel framed industrial building for use as a waste Materials Recycling Facility (MRF) at Clark's Farm, Yateley, Hampshire.
- 13.1.2 This assessment should be read in conjunction with the Planning Statement prepared for the application, which provides more detail in relation to the development and the methods to be adopted on which this ES is based.
- 13.1.3 The scope of the EIA and this statement has been agreed with the MPA and the relevant statutory consultees and deals with all of the issues likely to be the subject of impacts on the environment that are considered significant under the terms of the above legislation. It has been carried out independently by Alliance Planning and a team of consultants who have each had extensive experience of the Site and the issues studied.
- 13.1.4 The development proposals are based on a range of environmental, social and economic objectives. To achieve improved operational and environmental control of existing recycling operations and increase recycling activity, which benefits environmental assets and the local community.
- 13.1.5 Overall the EIA concludes that the development proposals generally accord with planning policy and the likely impacts of the application is where relevant, within nationally and locally accepted standards and are therefore, acceptable, providing an appropriate balance between the social, economic, and environmental issues considered.
- 13.1.6 Subject to the adoption of the mitigation measures recommended, the application would mitigate the impacts on the environment and local amenities and would provide benefits to environmental assets and the local community, in particular by relocating the activities within the main building and thereby introducing environmental controls and associated planning conditions that would deliver enhanced site operation. These reduce the potential for amenity or environmental impacts to occur by tackling each issue at source and providing for a direct and

enforceable means of control. There are therefore, no residual impacts that would have an unacceptable adverse effect on the environment or amenities.

- 13.1.7 Although the development proposals have the potential to have some adverse impacts, these are limited in extent and duration and not significant in their effect. Most can be satisfactorily addressed by the implementation of the proposed mitigation measures defined within this ES and by the inclusion of appropriate conditions in the event of the granting of planning permission.
- 13.1.8 The recommendations arising from the EIA and which are set out within this ES, have been incorporated into the development proposed as part of the ongoing design of the development. This influenced the methods of operation and development layout. These are included within the application and the plans forming part of the development proposed. It is anticipated that they will also be controlled by condition on the grant of any related permission.
- 13.1.9 Each of the environmental topic areas studied in the ES reflects a policy context within the existing Minerals and Waste Core Strategy and national planning policy. In each case, the absence of significant impacts ensures that there is no conflict with the relevant policies.
- 13.1.10 As a result of this assessment and subject to the implementation of the proposed mitigation measures, it is considered therefore, that the application provides for an acceptable development in the form and manner now proposed.