

**TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) REGULATIONS 2011**

‘SCREENING OPINION’ (REG: 5 &7)

Proposal Construction of up to 1.2MWh Anerobic Digestion Plant for the treatment of food waste, agricultural waste and rotational crops, including construction of access road, associated buildings and plant, and landscaping
at: Hartley Park Farm, Selborne Road, Alton Hampshire GU34 3HP

County Council Ref: 22267/016

Received 20 June 2013

Refer to footnote before assessing proposal

Is the development listed in Schedule 1? No

Is the development listed in Schedule 2? Yes

3. Energy Industry

(a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1).

The area of the development exceeds 0.5 hectare (The site is approximately 3.2ha)

11. Other projects

(b) Installations for the disposal of waste (unless included in Schedule 1)

(ii) the area of the development exceeds 0.5 hectare (The site is approximately 3.2ha)

Summary of the site, surroundings and the proposal

This screening opinion relates to a proposed anaerobic digestion plant to treat existing agricultural waste and rotational agricultural crops together with commercial food waste streams on land near Hartley Park Farm, Selborne Road, Selborne, Hampshire GU34 3HD.

There is a maximum estimated annual capacity of

- i. The Storage of up to a maximum of 6,000 tonnes of rotational agricultural crop.
- ii. The processing of up to a maximum of 20,000 tonnes of Commercial Food Waste (pa).
- iii. The processing of up to 500 tonnes per year of Agricultural farm waste



- iv. A total processing capacity of a maximum of 26,000 tonnes of both food waste and rotational agricultural crops
- v. New 24,900m³ lagoon for liquid bio-fertilizer (separated digestate liquor) storage
- vi. The plant is sized at up to 1.2 Mega-watt Hour (Electrical Power Output).
- vii. Annual generation of up to 8,500 Mwhr of renewable energy (based on 8409 annual running hours).
- viii. Waste Heat Generation of up to 5,070 Mwhr of thermal energy.

The development would extend across a site area of approximately 3.2ha and the proposal would include:

- i. Silage clamp- 1800m²
- ii. Food waste reception building- 720m²
- iii. 2 digester tanks- 24 m x 11m
- iv. Combined Heat and Power: Engine & generator & stack- 7.2m
- v. Emergency Gas Flare- 7m
- vi. Control & Pump room-4.5m
- vii. Digestate Pasteuriser
- viii. Liquid fertilizer (separated digestate liquor) storage lagoon with cover- 24,900m³
- ix. Security fencing & access control
- x. Electrical HV infrastructure
- xi. The maximum number of vehicle movements associated with the proposal is estimated at 15 in and out (30 in total). HGVs would be directed to avoid travelling through Selborne village.

Tree planting and landscaping would be carried out to screen the site, with particular regard to the South Down National Park (SDNP).

The existing site is located on land to the east of Hartley Park Farm, which is also a Business Centre. The AD plant and buildings would be 200m from the Business Centre, and the liquid fertilizer storage lagoon would be 700m away. The site locations are on agricultural land (poor quality agricultural land Grade 3) and considered to be countryside. The South Down National Park boundary is 680m to the east, 600m to the south and 1km to the west from the AD plant site.

Access to the site would be from the existing Hartley Park Farm/ Business Park, on the B3006/ Selborne Road. This is 2 miles south of the junction of the A31, and 1.5 miles north of Selborne village. The nearest house, 'Hartely Mead' is next to the collection of buildings which make up Hartley Park Farm/ Business Park and is 200m east of the AD plant site. Also within this area is Hartely Park Farm House, which is a Grade II listed building, approximately 300m to the east of the site. The Scheduled Ancient Monument of the Medieval Village of Hartley Mauditt lies within 500m to the east.

The site lies within Western Weald Lowland and Heath Landscape Character Area. It is within the natural valley, so is on a lower level than other aspects. The rural area includes mature trees and hedgerows, which offer screening from some views.

The site is within Flood Zone 1, but approximately 180m north west of the lagoon is an area of Flood Zone 2 & 3 and the site overlies major aquifer. There is a pond adjacent to the AD plant site.

Adjacent to the access and running east to west of the lagoon, is a RoW footpath (where 2 footpaths join).

Is the development likely to have significant effects on the environment?

3(a) and 11(b)(ii) of Schedule 2 state a site area threshold of 0.5ha, due to the proposed development being approximately 3.2ha, the site is greater than this threshold and so within Schedule 2 of the EIA Regulations.

When considering whether or not a proposal would be an EIA development, guidance in Circular 2/1999 states in para A36 that 'EIA is more likely to be required where new capacity is to be created to hold more than 50,000 tonnes per year, or to hold waste on a site of 10 hectares or more.' The annual throughput of waste and size of the site as proposed falls below the thresholds stated within this guidance and so EIA is not likely on these grounds.

In addition to this, it is expedient to consider Schedule 3 of the EIA Regulations. Whilst the site is in close proximity to a Grade II listed building, the proposed location of the development is not within a sensitive area as defined in The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

The existing site would sit within the valley, reducing the visual impact and there is partial screening of the site from existing mature trees, hedges and the farm/business centre buildings. However, it would be possible for the site to be seen through gaps in hedgerows and trees from the footpaths and potential for views from the SDNP hills to the south west. There is planting proposed as part of the development aiding as a screen to the site, therefore limiting the potential for views.

The site would sit over a major aquifer, but the potential risk of pollution from the development to this resource is seen as low and could be adequately addressed through site design and appropriate management methods.

The proposed site is adjacent to a working farm and a Business Centre so there is the potential for cumulative impacts, mainly in terms of traffic, however due to the nature and scale of the proposal is not considered likely that these will have a significant environmental impact.



In summary, it is considered that due to the size of the site, the scale, nature and proposed location of the development an Environmental Statement is not required as the proposal is not an Environmental Impact Assessment development.

The proposed development **is not** an EIA development under the *Town & Country Planning (Environmental Impact Assessment) Regulations 2011* **as the site is not in a 'sensitive area' and it is considered that the size of the site, the scale, nature and proposed location of the development is unlikely to have significant environmental effects.**

Director of Economy, Transport & Environment
Date 19 July, 2013

*Note: An EIA development must **either**:
be within Schedule 1 **or**;
be within Schedule 2 within a 'sensitive area' **and/or** above thresholds/criteria
and/or 'likely to have significant environmental effects'.*