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Application Number: ADC/0130/08 **Recommendation – APPROVE**

Site: Tesco, Holmbush Centre, Upper Shoreham Road, Shoreham

Proposal: Installation of combined heat and power unit (CHP) in NW corner of car park with cooling towers on store roof

The Application

The application proposes to install a Combined Heat and Power Unit (CHP) at the Tesco Holmbush store in order to provide a sustainable method of energy production at the store.

The unit is to be sited in the North West corner of the store car park, adjacent to an existing service yard. This will result in the loss of three parking spaces. Cooling towers will be located on the roof of the store. The system, which will generate heat, power and cooling for the store, is powered by a gas fired CHP from which the waste heat in the engine's cooling water system is transferred into a heating water system from where the high grade heat is fed into a chiller and/or heating system. It is expected to reduce carbon emissions from the store by 6-15% and provide the store with 60-70% of locally generated electricity, thereby reducing the local network demand.

The store is located within a contained retail complex which is bordered to the north by the A27 and to the west by the A270. It is some distance from any residential properties (approx 150m).

Consultations and Representations

County Transport Planning Services – No highway objection. The proposal will result in the loss of three car parking spaces. However, the site benefits from a significant number of spaces and the loss of three spaces would not result in any detriment.

Environmental Health – No adverse comments to make

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): ERA7, DEV1, DEV5

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1

Supplement to PPS1: Planning and Climate Change (Dec 2007)
PPS22: Renewable Energy (2004) and Companion Guide to PPS22 (2004)

Planning Assessment

Policies

The supplement to PPS1 recognises the urgent need for action on climate change. Both PPS1 and PPS22 state that the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material planning considerations that should be given significant weight in determining whether proposals should be granted planning permission. Planning authorities are advised not to require applicants for energy development to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location.

PPS22 positively encourages local planning authorities to support small scale renewable energy schemes such as CHP in existing and proposed buildings.

The Companion Guide to PPS22 states that CHP plants are particularly beneficial as most of the energy in the waste can be out to good use and the improvement in energy efficiency leads to a corresponding reduction in emissions. CHP plants generate heat and power in a single process, thereby reducing wasted heat and putting to use heat that would normally be wasted to the atmosphere. Fuel efficiency can be around 70-90% of the input fuel, compared with 40-50% for most power stations.

Policy ERA7 of the West Sussex Structure Plan encourages the use of economically viable and environmentally acceptable energy generation schemes.

Visual amenity

The CHP unit will have a functional appearance and will measure approximately 12.8m by 7m and be 4.4m high, with an attenuator and exhaust system on top of the main plant room. It will be largely screened from the north and east by the existing service yard wall and store building and will be mainly visible from the south and west only. However, it will be seen against the backdrop of the larger store and will, consequently, not be unduly intrusive.

The cooling towers will be located on the roof of the store and will project approx 1.5m above the ridge. However, they will be sited towards the centre of the roof and will not be readily visible from the car park. Where they can be seen, they will not be significant features within the large expanse of the store roof.

Access and Parking

The proposal will result in the loss of three parking spaces. In the context of the larger car park serving the store, this loss is not considered to be significant and no highway objection has been raised.

Noise

An acoustic report was submitted with the application. Background noise at this location consists predominantly of vehicular traffic along the A27 and A270. The report concludes that noise emissions will be in line with the level required by Environmental Health and are therefore acceptable. The Council's Environmental Health officer concurs with this view.

Sustainable and Resource Efficient Development

The proposal will help reduce carbon emissions at the store and will go towards meeting UK and global targets. It will therefore comply with PPS1 and PPS22 and is supported in principle.

Recommendation

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Subject to

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2. No development shall be carried out unless and until details of the external finish for the CHP unit and cooling towers hereby approved have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
   Reason – In the interests of visual amenity and to comply with policy DEV1 of the West Sussex Structure Plan

Case Officer Peter Barnett

Date 2/4/08