

Coleshill Anaerobic Digestion Facility
Severn Trent Green Power Group Limited
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January 2021
Reference: JB60602 PS V1



PLANNING STATEMENT

**APPLICATION TO VARY CONDITION 2 (APPROVED
DOCUMENTS AND PLANS) OF CONSENT
NWB/13CM021 AND REMOVE CONDITIONS 4
(LANDSCAPING) AND 5 (FLOOD COMPENSATION)**

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1.0 Introduction

- 1.1 This Planning Statement (PS) has been prepared by Bidwells on behalf of Severn Trent Green Power Limited (STGP) in support of a formal planning application made under Section 73 of the Town and Country Planning Act 1990 (as amended).
- 1.2 The application seeks to vary Condition 2 (approved documents and plans) and remove Conditions 4 (landscaping) and 5 (flood plain capacity compensation) from the implemented consent (reference number: NWB/13CM021) for STGP's Anaerobic Digestion (AD) facility located on the Coleshill Sewage Treatment Works (STW), Marconi Way, B46 1DG.
- 1.3 The site is an operational AD facility for the recycling of organic food waste from residential and commercial sources. The facility provides a valuable recycling service, minimising the environmental impact of the waste treatment in line with the waste hierarchy as set out by Article 4 of the revised EU Waste Framework Directive.
- 1.4 The facility produces 2.4MW of electricity constantly; sufficient renewable electricity to power an estimated 5,000 local homes through the National Grid. Additionally, under consent NWB/17CM017, STGP have installed biomethane 'Gas to Grid' infrastructure on the site, to enable the production of an additional 3.6MWth of renewable energy in the form of gas that can be injected into the national gas grid.
- 1.5 This planning statement is arranged into the following sections:
 - introduction;
 - site description;
 - planning history;
 - development proposal;
 - planning policy;
 - planning considerations; and
 - summary.

2.0 Site Description

Location

- 2.1 STGP's Coleshill AD facility is located in Warwickshire, immediately to the north of Coleshill and 1km to the east of Water Eaton. The 3.2ha AD plant site sits within the confines of the Severn Trent Water Sewage Treatment Works (STW) and is accessed via the entrance to the STW from Edison Road.
- 2.2 Beyond the STW the site is bounded to the east by Coleshill Parkway Railway Station and the Coleshill Rail/Freight Terminal; to the south by the Birmingham-Leicester railway line, and beyond that the Coleshill Industrial Estate; to the west the A446 Lichfield Road and the Birmingham-Derby railway line; and to the north by the River Tame and Hams Hall Distribution Park.
- 2.3 The site is situated wholly in the North Warwickshire Green Belt and within Flood Zone 2 by the Government Flood Map for Planning. However, the site does benefit from existing flood defences along the southern bank of the river Tame.

Anaerobic Digestion

- 2.4 Anaerobic Digestion is the process by which food waste is biologically treated, in the absence of oxygen and light, in order to produce renewable energy and a high-quality agricultural fertiliser. In the case of the Coleshill AD facility the renewable energy is produced as electricity and gas.
- 2.5 Solid and liquid wastes are delivered to site in a wide range of vehicle types and sizes, including Refuse Collection Vehicles (RCVs), bulkers and tankers. All delivery vehicles are weighed on the weighbridge and then proceed into the reception building. The reception building is fitted with automatic fast shutter doors. The delivery vehicles deposit the waste into a bunker, or the liquid tank, before the vehicle exits through another automatic door, again being weighed as it leaves site.
- 2.6 Once the waste has been deposited into the bunker the non-organic contaminants are removed, the particle size is reduced, and it is mixed with liquid wastes. Once this process has occurred, the waste is pumped into the digestion tanks (digesters), where it is gently heated and stirred to encourage the digestion process and the production of biogas.
- 2.7 Once the waste has been deposited into bunkers in the reception building is kept within a fully sealed process for between 50 and 80 days. The air from the reception building is extracted up to two and a half times per hour and treated through a water scrubber, which removes sulphates, and a wood chip and bark biofilter before being vented to the atmosphere.
- 2.8 Apart from food waste sources, the facility uses energy crop (i.e. maize, grass and whole-crop) as a balancing feedstock. These products have properties that stabilise and support the digestion process. The energy crop is stored within the silage bunker to the south of the site and is fed straight into the digester tanks via a loading shovel and the crop feeder. The energy crop is sourced as locally as possible to increase the sustainability of the facility.

- 2.9 The digestion process produces a natural biogas, comprising approximately 60% methane and 40% carbon dioxide with trace elements of water and oxygen. This biogas is stored within the rooves of digestion tanks, under a twin membrane. The inner membrane moves as the gas levels rise and fall while the outer membrane is static, acting as weather protection.
- 2.10 From the storage space, the biogas is fed into two combined heat and power (CHP) engines that are located on the site. These engines power a generator unit to produce renewable energy that can be exported directly into the National Grid via a high voltage connection. Additionally, STGP have installed biomethane 'Gas to Grid' infrastructure on land associated with the AD facility to enable the biogas to be upgraded to pure methane that can be injected into the national gas grid as a renewable source of gas. This helps to contribute to the de-carbonisation of the national gas grid and provides an alternative outlet for excess biogas produced by the AD process.
- 2.11 The digestion process also produces a high-quality fertiliser product (digestate), that is a sustainable alternative to artificial fertilisers. The fertiliser produced by the process meets the criterion set out with publicly available specification (PAS) 110 and is a product suitable for the purpose of spreading to land. The digestate provides essential nutrients such as potassium, nitrogen and phosphate to the soil.
- 2.12 Spreading of digestate can only occur at certain times of the year; therefore, the digestate is pumped into sealed tankers and transported to an offsite lagoon throughout the year, from where it is applied to agricultural land.

3.0 Planning History

- 3.1 Consent was granted in November 2013 for the '*construction and operation of an Anaerobic Digestion Facility on land at Coleshill Sewage Treatment Works, Coleshill*' (reference number: NWB/13CM021). Since the original grant of consent, STGP have sought the discharge of a number of conditions and the subsequent installation of additional infrastructure. The relevant planning applications are summarised in Table 1 below:

REFERENCE	DESCRIPTION	DECISION + DATE
NWB/13CM021	Construction and operation of an Anaerobic Digestion Facility on land at Coleshill Sewage Treatment Works, Coleshill.	November 2013 – Granted with Conditions
NWB/13CM021 (DOC)	Discharge of Conditions 3 (Landscape Scheme), 8 (Surface Water Drainage Scheme), 9 (Foul Water Drainage), 10 (Public Highway Protection Scheme), 11 (External Finishes Material), 12 (Noise Management), 13 (Dust Management Plan), 17 (National Grid Connection), 18 (Finished Floor Levels), 19 (Lighting Scheme), 21 (Traffic Management Plan), 22 and 23 (Construction and Maintenance Method Statement).	February 2014 – Approval
NWB/13CM021 (DOC)	Discharge of Conditions 14 (Odour Management Plan), 15 (Car parks and service areas), 24 and 25 (Bunds and Leak Detection System).	July 2015 - Approval
NWB/17CM017	Installation of a Biomethane Gas to Grid Plant, Coleshill	October 2017 – Granted with Conditions

NWB/19CM019	Retrospective application for installation of ROV kiosk for flow of gas to grid.	February 2020 – Granted with Conditions
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4.0 Development Proposal

4.1 This application seeks to amend the following conditions attached to the implemented consent for STGP's Coleshill AD Facility:

- Condition 2 (approved documents and plans);
- Condition 4 (implementation of landscaping scheme); and
- Condition 5 (flood plain capacity compensation works).

Detailed information on the changes sought is provided below.

Condition 2 – Approved Plans

4.2 Condition 2 of the implemented consent for the AD facility outlines the documents and plans with which the development should accord. The condition currently reads as follows:

The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. NWB/13CM021 and in accordance with the approved plans reference no. PO35 001 A, PO35 002 and PO35 003 and any samples approved in accordance with the conditions attached to this planning permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

4.3 This planning application seeks the amendment of the condition to reflect the 'as-built' layout of the AD facility. The 'as-built' plan differs from the previously approved plans due to technical progression and site constraints that were discovered during the construction phase of the works in 2015. The proposed plan changes are detailed in Table 1.

PLAN TITLE	CONDITIONED PLAN REFERENCE NUMBER (NWB/13CM021)	NEW PROPOSED PLAN
Site Plan	P035 001 A	JB60602 P001 Rev A ('As-built' Site Plan)
Elevations	P035 002	JB60602 P002 Rev A ('As built' Site Elevations)

4.4 As shown by the resubmission of drawing P035 P003, no change to the planning boundary is proposed as part of this application.

4.5 An additional plan (JB60602 P003 Rev A) has been submitted overlaying the 'As-built' Site Plan (JB60602 P001 Rev A) with site plan approved and conditioned by Consent NWB/13CM021. This is to act as an aid in identifying the onsite layout changes for which this application seeks consent. Those changes are set out in some more detail below.

- 4.6 The amendments detailed below are shown on the replacement site layout plan (reference number: JB60602 P001 Rev A) and site elevations plan (reference number: JB60602 P002 Rev A) that accompany this request for planning consent:
- re-orientation of the 10 no. car parking spaces and the site office cabins;
 - installation of an additional site cabin to accommodate a meeting room and office;
 - increase in size of the biofilter and re-orientation to satisfy Environment Agency permitting requirements;
 - re-location of the pumping containers;
 - re-location of the flare and combined heat and power (CHP) engines;
 - installation of a storage bay on the western elevation of the existing reception building; and
 - reduction in size and amendment to the orientation of the on-site silage clamp.
- 4.7 There is no material change to the height of any of the infrastructure on site, and while the relocation of various elements is noted in the 'As-built' Elevation Plan (JB60602 P002 Rev A) there is no increase, other change, in the height of each of the individual elements when compared to the conditioned elevation plan (P035 P002).
- 4.8 Pre-application advice provided by Warwickshire County Council (dated 28 September 2020) noted that the as-built changes meet with national and local planning policies (as detailed further in Sections 6.0 and 7.0 of this planning statement) and therefore, are considered acceptable to the council subject to consultation.

Condition 2 – Increase to Processing Tonnage

- 4.9 Condition 2 is worded such that it conditions the '*details submitted with application reference no. NWB/13CM021*'. Included within the documents submitted was a planning statement on behalf of the applicant, Agrivert. The planning statement (dated June 2013) set out that the site would process up 48,500 tonnes of food waste per annum; it is now the applicant's intention to increase this to 73,000 tonnes of food waste.
- 4.10 This increase in tonnage, without the need for additional infrastructure (beyond that detailed in the above amendments to the approved plans), is possible due to the previous grant of consent for Biomethane Gas to Grid technology on the wider Coleshill AD Site (NWB/17CM017) which enables the additional biogas produced to provide a valuable renewable gas that will be injected into the national gas grid.
- 4.11 The original application was supported by a Transport Statement from the Hurlstone Partnership (Reference: JPH/130205/Final) which predicted an average of 76 daily HGV movements and 6 daily employee car movements from the activities at the site. The increase in tonnage to 73,000 tonnes per annum will not produce any increase in vehicle movements associated with the plant, above and beyond the previously approved levels. This is due to the average payload of the waste delivery vehicles being significantly higher than was originally predicted.

- 4.12 The increase in tonnage will enable STGP to provide a valuable recycling service to Local Authorities and commercial waste collectors, enabling waste to be managed higher up the waste hierarchy and ensuring that it is treated at the facility closest to its source.
- 4.13 The increase in tonnage is in line with the Environment Agency (EA) operational Environmental Permit for the site, which allows the site to process up to 73,000 tonnes per annum within the parameters it sets out. The operational permit, enclosed with this application, is monitored and enforced by the EA. This is considered to be the appropriate method of control for tonnage at the facility and, therefore, no change is sought to the planning conditions to reflect this change beyond an amendment to condition 2 to reflect the documents submitted in support of this application.
- 4.14 For the avoidance of doubt, it is therefore proposed that the wording of condition 2 be changed to the following:

The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. NWB/13CM021 and [insert reference number for this application] and in accordance with the approved plans reference no. JB60602 P001 Rev A (dated 01.12.2020), JB60602 P002 Rev A (dated 01.12.20), JB60602 P003 Rev A (dated 14.01.21) and PO35 003 (dated 18.06.13) and any samples approved in accordance with the conditions attached to this planning permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

Condition 4 – Landscaping Implementation

- 4.15 Condition 4 of decision notice NWB/13CM021 requires the implementation of a landscaping scheme previously approved as part of the discharge of Condition 3 which was required pre-commencement of the construction works.
- 4.16 Condition 3 was discharged by Agrivert Ltd on behalf of STGP in February 2014, and in a letter dated 19th February 2014 (Appendix 1) Warwickshire County Council (WCC) confirmed that they approved the submitted landscape plan (reference number: CE-Ch0693-DW01) for implementation under Condition 4 of the decision notice.
- 4.17 Condition 4 reads as follows:

The landscaping scheme approved pursuant to Condition 3 of this permission shall be implemented in the first planting season following the completion of the development hereby approved and, unless otherwise agreed in writing by the County Planning Authority, should any plants, trees or shrubs planted as part of the landscaping scheme die, be removed or become damaged or seriously diseased within five years of the initial planting then they shall be replaced in the next planting season with others of a similar size and species.

- 4.18 The works required by Condition 4 of the implemented consent have not been completed and this application seeks the removal of the condition, and therefore any obligation on STGP to complete the landscaping scheme previously approved under the discharge of Condition 3. The reasons for the sought removal of this condition are detailed below.

- 4.19 The approved landscaping plan (CE-ch0693-DW01) identifies 4 areas of planting (W1-W4); figure 1 shows an extract of the plan detailing the locations of these planting areas. Areas W3 and W4 are located on land that has subsequently been the subject of planning applications NWB/17CM017 (consent for the installation of a Biomethane Gas to Grid plant) and NWB/19CM019 (consent for the installation of an ROV kiosk and associated infrastructure). It is considered therefore that the loss of this planting was assessed and approved under the later applications and is no longer required notwithstanding the proposed removal of condition 4.
- 4.20 The two remaining areas of planting identified by landscaping scheme CE-ch0693-DW001 (W1 and W2) fall outside of the land considered by consents NWB/17CM017 and NWB/19CM019.
- 4.21 The AD plant processes food waste for the purpose of recycling it into an agricultural fertiliser product, this process is heavily controlled by Animal By-Product (ABP) Regulations to ensure the safety of the product being returned to land. As part of this control process the site operator is required to keep control over the presence of vermin on site. This control process includes regular attendance by vermin control specialists, and as such it is considered that the installation of woodland/scrub mix as is proposed by the approved landscape scheme may conflict with the operator's accordance with the ABP Regulations by encouraging the presence of vermin on site. This conflict has been a significant reason that Planting Blocks W1 and W2 (Figure 1) have not been completed.

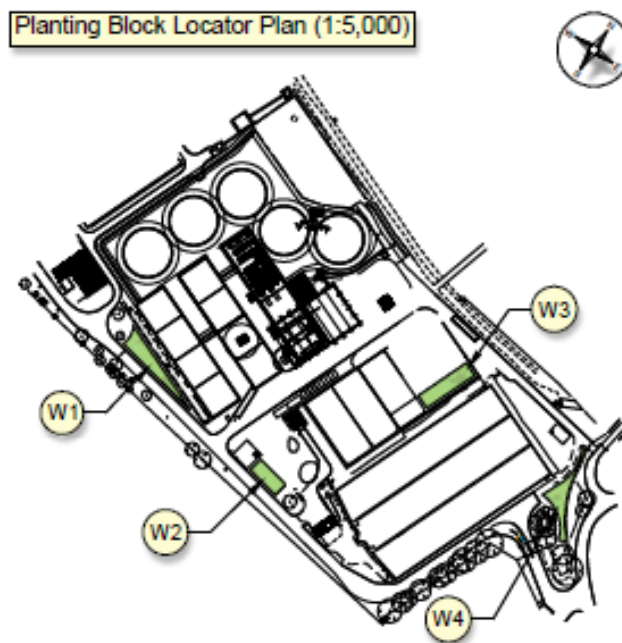


Figure 1: Extract from Approved Landscaping Scheme (Not to Scale)

- 4.22 It is considered that the imposition of condition 4 is unnecessary given the location of the AD facility. Within the decision notice for consent NWB/13CM021 it is identified that conditions 3 and 4 (landscaping) are imposed for the following reason:

In order to ensure the satisfactory appearance of the completed development.

The AD facility, as consented, is located within an active sewage treatment works, which itself sits in an area that is industrial in nature. Given the scale and massing of the infrastructure on site, it is considered that landscape works proposed for areas W1 and W2 provide negligible enhancement or improvement of the appearance of the site. On this basis, it is requested that condition 4 is removed from the consent as sought by this application.

Condition 5 – Flood Plain Capacity Compensation Works

- 4.23 This application seeks the removal of condition 5 of consent NWB/13CM021, which currently reads as follows:

Within one month of the construction of the bunds referred to in condition 24 of this permission flood plain capacity compensations works shall be undertaken on the sewage treatment site in accordance with details which shall have first been submitted to an approved in writing by the County Planning Authority.

- 4.24 This condition represents a departure from the documents and consultation responses received as part of the original application. The EA acted as the flood risk consultant on the original application in 2013. The response provided by Kathryn Taylor of the EA, in an email dated 6th September 2013, noted that STGP do not need to compensate for the loss of flood capacity as the site falls within Flood Zone 2. Subsequently, an addendum to the Flood Risk Assessment was submitted to WCC. This addendum made attenuation provisions on the basis flood capacity compensation works were not required for the development.
- 4.25 This position is supported and confirmed by Paul Burfitt, on behalf of BCL Hydro, who acted as the hydrogeologist consultant on the application in 2014 and a letter setting out the position is included with this application (reference no: B/LH020/DOC/20) as Appendix 2.
- 4.26 On this basis, it is considered that the condition attached to the AD facility's extant consent requiring flood plain capacity compensation works does not reflect the agreed position with the Environment Agency during the application process and should not have been attached to the consent.

5.0 Pre-application Advice

- 5.1 A pre-application meeting was held on site at the Coleshill AD facility, attended by the applicant (STGP), the applicant's planning consultant, Bidwells, and WCC, on 2nd September 2020. Discussion at the meeting concerned the development and operation of the AD facility and the proposed changes set out in this Planning Statement.
- 5.2 Written advice was received on 28th September 2020 detailing WCC's advice and position on the changes proposed by this application. The advice is supportive of the changes proposed by this application and considers that they meet local and national planning policy.
- 5.3 The application hereby submitted accords with the advice provided both verbally, when the applicant met with WCC, and in the formal written advice (Appendix 3).

6.0 Planning Policy

National Planning Policy Framework (February 2019)

6.1 The Government published the amended National Planning Policy Framework (NPPF) in February 2019. The NPPF sets out the national planning policy for England, providing an overarching framework for the production of local policy documents and the consideration of development proposals. Chapters 6, 13 and 14 of the NPPF are considered particularly relevant in this case.

Chapter 6: Building a strong, competitive economy

6.2 Paragraph 80 states that policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. It confirms that the approach should allow each area to build on its strengths.

Chapter 13: Protecting Green Belt land

6.3 The site is wholly located within the North Warwickshire Green Belt, and as such Green Belt policy applies as set out in the NPPF. The NPPF advises that the Government attaches great importance to Green Belts. Paragraphs 133-147 set out the NPPF's policies for protection of Green Belt land. Paragraph 135 notes the five purposes of land allocated as Green Belt:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.4 Paragraph 143 states that "*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*".

6.5 It is established by Paragraph 145 that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt, except in the case that the development is the 'extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'.

6.6 It is also considered that Paragraph 147 is relevant to this proposal. The paragraph advises that in the case of developments for many renewable energy projects, the development will comprise inappropriate development and as such developers will need to demonstrate very special circumstances if projects are to proceed. The paragraph goes on to state that "Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."

Chapter 14: Planning and flood risk

- 6.7 Paragraph 163 of the NPPF identifies the considerations that local planning authorities should have to ensure that flood risk is not increased elsewhere by a development. It is identified by footnote 50 that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.

National Planning Policy for Waste (2014)

- 6.8 The National Planning Policy for Waste (NPPW) sets out detailed planning policies for waste management and is to be read in conjunction with the NPPF and the National Waste Management Plan for England.

Determining Planning Applications

- 6.9 Paragraph 7 of the NPPW notes that the Waste Planning Authorities (WPAs) should ensure that waste management facilities are well-designed, so that they contribute positively to the character and quality of an area in which they are located.

Waste Management Plan for England (2013)

- 6.10 The Waste Management Plan for England (WMPE) provides an analysis of the waste management situation in England and aims to bring waste management policies under an overarching national plan. The WMPE notes that local planning authorities should have regard to both the Waste Management Plan for England and the NPPW when discharging their responsibilities as they relate to waste management.
- 6.11 The WMPE notes the importance of the proximity principle, which requires waste to be disposed of in the nearest facility to the source of the waste. Additionally, it highlights the importance of putting waste infrastructure in the right place at the right time.

National Planning Practice Guidance

- 6.12 In March 2014, the Government published the National Planning Practice Guidance (NPPG). The NPPG is a web-based resource. The application has been assessed in relation to the relevant sections of that guidance, including paragraph 6 (proximity principle) and paragraph 37 (factors driving the siting of required waste management facilities).

The Development Plan

- 6.13 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that development be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of this application, the adopted Development Plan comprises:
- Warwickshire County Council Waste Core Strategy Adopted Local Plan (July 2013); and
 - North Warwickshire Core Strategy 2014.

- 6.14 Whilst ultimately a matter for WCC (as the WPA) to decide, it is considered that significant weight should be given to the North Warwickshire emerging local plan which is undergoing examination by the Planning Inspectorate. This process has been further delayed by guidance issued by the Planning Inspectorate in relation to the ongoing Covid-19 pandemic.
- 6.15 The policies considered to be of relevance to the application are listed below, and an assessment of the proposals against the requirements of these policies, and other material considerations, is contained at section 7.0 of this statement.

Emerging North Warwickshire Local Plan (Draft submission November 2017)

- LP1 – Sustainable Development;
- LP3 – Green Belt;
- LP31 – Development Considerations; and
- LP37 – Renewable Energy and Energy Efficiency;

Waste Core Strategy Adopted Local Plan (July 2013)

- Policy CS1 – Waste management capacity;
- Policy CS5 – Proposals for re-use, recycling, waste transfer/storage and composting;
- Policy CS6 – Proposals for other types of recovery;
- Policy DM1 – Protection and enhancement of the natural and built environment;
- Policy DM2 – Managing health, economic and amenity impacts of waste development;
- Policy DM3 – Sustainable transportation; and
- Policy DM6 – Flood risk and water quality.

North Warwickshire Core Strategy (2014)

- NW1 – Sustainable development;
- NW3 – Green belt;
- NW10 – Development considerations; and
- NW11 – Renewable energy and energy efficiency.

7.0 Planning Considerations

- 7.1 The material planning considerations associated with this proposal are considered to include: the principle of proposed condition amendments; environmental impacts; transport and highways considerations; visual impact; and flood risk.

Principle of Proposed Condition Amendments

- 7.2 The AD facility was granted consent in 2013 on the basis that the facility would process up to 48,500 tonnes of food waste per annum. Alongside amendments to the approved plans and drawings, this application seeks to increase the approved tonnage to 73,000 tonnes per annum of food waste.
- 7.3 The WMPE identifies that waste should be treated in line with the proximity principle and treated in the location closest to its original source. An increase in tonnage levels at the Coleshill AD facility is in line with growing demand for the recycling of food waste in the West Midlands and will enable waste produced in the local area to continue being processed in the facility closest to the source of the waste.
- 7.4 While it is considered that the process undertaken at the Coleshill AD facility is a recycling treatment, AD is identified under policy CS6 of the Warwickshire Waste Core Strategy (WWCS) as 'proposal for other types of recovery'. Under this policy it is stated that 'proposals for anaerobic digestion, mechanical-biological treatment and other energy or value recovery technologies will be encouraged'.
- 7.5 It is considered that the principle of the proposed changes to the existing consent for the AD facility is supported by policy at a national level and within the development plan. Furthermore, the proposal doesn't change the principle of the approved development which accords with national and local policy.

Green Belt Policy

- 7.6 The AD facility is located within the North Warwickshire Green Belt, meaning it is subject to the Green Belt policies set out in national and local policy documents. The NPPF sets out that the construction of new buildings is inappropriate in the Green Belt (paragraph 145). However, amongst the exceptions to the inappropriate development assumption is the extension or alteration of buildings 'provided it does not result in disproportionate additions over and above the size of the original building'.
- 7.7 This application seeks minor amendments to the approved layout of the facility, it is considered that scale and nature of these amendments meet the criteria set out above as not disproportionate to the size of the original building. Therefore, it is our assessment that the layout amendments do not constitute inappropriate development in the Green Belt and are in keeping with Green Belt policy set out in the NPPF.
- 7.8 The emerging North Warwickshire Local Plan is currently

Environmental Impacts

Noise

- 7.9 AD is not a particularly noisy activity, and the Coleshill AD facility was designed to further minimise any potential noise impact that may arise during operation of the facility. A Noise Impact Assessment was undertaken by Resource and Environmental Consultants (REC) Ltd in June 2013 (reference number: 90288r2) which established that the proposed development met the criteria level agreed with North Warwickshire Borough Council’s Environmental Health Officer. Since the plant began operating in 2015, there have been no recorded noise complaints associated with the facility.
- 7.10 This application does not seek approval for any additional noise generating plant. It is therefore considered that the proposals make no amendment to the noise levels when compared to the levels assessed and approved under application NWB/13CM021.

Odour and Air Quality

- 7.11 An Odour Assessment (reference number 33432-2r2) and Air Quality Assessment (reference number 33432-1r2) were undertaken by REC Ltd in support of the 2013 grant of permission. Both reports concluded that the construction and operation of an AD facility on the site would not contribute to significant odour or air quality impacts.
- 7.12 This application seeks consent for minor layout amendments driven by detailed design work undertaken during the construction process and incorporates the increase in waste tonnages. Neither of these amendments make a material change to the processes that occur on site, and therefore it is considered that the conclusions reach by the previous air quality and odour assessments remain relevant to this application.
- 7.13 As noted below, the increase in tonnage is achievable without exceeding the vehicle movements predicted by the 2013 application. As a result of this it is considered that the increase in tonnage, makes no impact on air quality beyond that assessed and approved by application NWB/13CM021.
- 7.14 It is therefore considered that odour impact and air quality are not issues needing to be considered further in the grant of planning permission for the amended AD Facility.

Transport and Highways

- 7.15 Vehicle movements are not conditioned under the implemented consent for the AD facility (NWB/13CM021) and as such the previously approved vehicle numbers have been taken from the 2013 Transport Statement (reference number: JPH/130205/Final). These levels are set out in table 2 below.

VEHICLE TYPE	AVERAGE DAILY MOVEMENTS	PEAK DAILY MOVEMENTS
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HGV (including agricultural vehicles)	76	142 (up to 65 days per annum)
Car/Van	6	-

7.16 In 2019 the AD facility processed 48,954 tonnes of food waste; delivery of this waste primarily comprised of Roadside Collection Vehicles (RCVs), bulkers and tankers. All waste deliveries travel over the weighbridge on site to provide data on the source, weight and time of deliveries. Based on this data it is understood that in 2019 5,069 vehicles entered the site for the purpose of delivering waste material. Table 3 sets out the data associate to waste delivery vehicles in 2019.

TOTAL NO. OF VEHICLES 2019	AVERAGE PAYLOAD WEIGHT (TONNES)	AVARGE NO. OF DAILY VEHICLE MOVEMENTS ¹	PEAK NO. OF DAILY VEHICLE MOVEMENTS	DATE OF PEAK
5,069	9.7	36	56	29 th Nov 19

7.17 In addition to the import of waste materials, the site also exports the high-quality fertiliser ‘digestate’ product produced by the AD process. This export is undertaken in tankers which have a maximum capacity of 28m³ of material per load. On average the ratio of tonnes of waste imported to cubic metres of digestate exported is 1:1. In 2019 the export of digestate averaged 7 vehicles per operational day.

7.18 Based on the 2019 data the site receives an average of 50 HGV movements (25 in/25 out) per day, well within the previously assessed and approved average levels of 76 movements (38 in/38 out). Additionally, if the facility is operating at peak capacity for both importing waste and exporting digestate it would have received a maximum of 110 (56 waste import/54 digestate export) vehicle movements in any one given day. The peak calculated above is theoretical in nature as it is actually highly unlikely that the peak for the two vehicle generating activities would occur on the same day in a year; in the case of 2019, the waste import peak occurred on the 29th November and the digestate export peak on the 12th June.

7.19 The 2019 data has been used to predict vehicle movements for the proposed increase in tonnage levels at the facility, and the outcome of these predictions are demonstrated in table 4. As is shown by this table, even when considering the increased tonnage level (73,000 tonnes per annum) average vehicle movements still do not exceed the levels predicted by the 2013 transport statement. This is due to an increased average payload of waste delivery vehicles than was previously envisaged. Based on this, it is considered that proposals put forward by this application make no

¹ Based on an average 5.5 working day week (286 working days per annum), however, as per the original application the applicant reserves the right to work across 6 days of the week.

additional average impact on the local road network beyond that already assessed and approved by application NWB/13CM021.

VEHICLE TYPE	AVERAGE NO. OF DAILY MOVEMENTS @ 73,000 TPA	PEAK NO. OF DAILY MOVEMENTS @ 73,000 TPA
Waste Import Vehicles	54	84
Digestate Export Vehicles	20	78
Total HGVs	74	162

- 7.20 Table 4 demonstrates that the theoretical peak could exceed the previously identified peak of 142 movements on up 65 days per annum, however, as previously discussed this peak is purely theoretical and the nature of the activities being undertaken on site mean it is highly unlikely to occur in practice. Therefore, it is considered highly unlikely that the previously established and accepted peak of 142 movements (71 in/71 out) will be breached by operations on the site.
- 7.21 Paragraph 109 of the NPPF identifies that development should only be prevented or refused on highways grounds in the event there would be an 'unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. In this case, although there is a small increase in the theoretical peak for HGV movements associated with the site due to the proposed increase in tonnage input it is considered that in accordance with the guidance set out in the NPPF this increase poses no increased impact on highway safety and therefore, the proposals should not be rejected on transport grounds.

Visual Impacts

- 7.22 The Coleshill AD facility is located in an area that is highly developed, comprising large-scale industrial buildings housing manufacturing and distribution facilities, sewage treatment works and major electricity infrastructure. It was noted by the Landscape and Visual Impact Assessment (LVIA) completed by LDA Design in June 2013 (Reference Number: 3549_AvdN) the project constituted a small and largely undistinguishable development within a much broader and complex urban landscape with large industrial infrastructure.
- 7.23 The changes sought by this application include small amendments to the approved layout of the AD facility; however, it is considered that the changes proposed are in keeping with the scale and massing of the wider AD scheme and the sewage treatment works. Given the limited views of the site and the general site context it is considered that these changes have no material impact on the landscape and visual considerations for the site.
- 7.24 This application seeks the removal of condition 4 of the consent, removing the requirement for the applicant to implement the landscaping scheme as approved under condition 3 of the same consent (NWB/13CM021). The LVIA undertaken in 2013 concluded that there was no requirement for landscape mitigation works to address landscape or visual impacts. As such, it is considered that

the removal of the requirement to implement the limited planting set out in plan CE-ch0693D-WO01 makes no impact on the overall landscape and visual impact of the AD site.

Flood Risk

- 7.25 The AD Facility is located in Flood Risk Zone 2, as identified by the Environment Agency (EA). It benefits from flood defence along the southern bank of the River Tame, which constitutes a 'main river'. Flood Risk Zone 2 is identified as having an Annual Exceedance Recovery of between 1 and 0.5%.
- 7.26 As per the requirements of Footnote 50 of the NPPF, a Flood Risk Assessment (FRA) was submitted for the development of the facility during the 2013 application (NWB/13CM021). This application seeks no changes that are material when considering the Flood Risk posed by the development, and it is considered that the conclusions reach by the 2013 FRA continue to apply.
- 7.27 The 2013 FRA concluded that the development proposals have insignificant potential to adversely affect flooding risk in the locality.

8.0 Summary

- 8.1 This application seeks permission for a number of changes to the implemented consent (reference number: NWB/13CM021) for STGP's Coleshill Anaerobic Digestion facility. It is considered that the changes are in line with the requirements of national and local policy as set out within section 7 of this PS and have the in-principal support of the Planning Authority, as established during pre-application enquiries.
- 8.2 For the avoidance of doubt this application seeks the following changes to conditions attached to consent NWB/13CM021:

CONDITION	CHANGE SOUGHT
2 – Approved Plans	Amendment of condition to read as follows: The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. NWB/13CM021 and [reference number for this application] and in accordance with the approved plans reference no. PO35 001 A, PO35 002 and PO35 003 and any samples approved in accordance with the conditions attached to this planning permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.
4 – Landscaping Plan Implementation	Removal of condition in line with position set out within PS (section 4).
5 – Flood Capacity Compensation Requirements	Removal of condition in line with position set out within PS (section 4).

- 8.3 It is considered that the changes proposed by this application make no material amendment to the environmental impacts, including highways, odour, air quality and noise, that were assessed and considered acceptable under the original application. It is therefore considered that there are no grounds for refusal of the application based on the environmental impacts of the proposals.
- 8.4 It is therefore trusted that this proposal will be met with officer support and approval from the waste planning authority without delay.

APPENDIX 1

DISCHARGE OF CONDITIONS APPROVAL

COPY



**Warwickshire
County Council**

Communities Group

Planning & Development
PO Box 43 Shire Hall
Warwick
CV34 4SX

Tel: 01926 412645
iangrace@warwickshire.gov.uk
www.warwickshire.gov.uk

Agrivert Ltd,
The Stables
Radford
Chipping Norton
Oxfordshire
OX7 4EB

19th February 2014

Dear Mr Simm,

Construction of an anaerobic digestion plant and associated plant and equipment at Coleshill Sewage Treatment Plant, Coleshill, North Warwickshire.

Local Authority Reference No. NWB/13CM021

I refer to your submissions dated 28th November 2013 and 12th February 2014 and the plans and information attached to them seeking to discharge the pre-commencement planning conditions attached to the above mentioned planning permission.

I can advise you that for the purposes of condition 3 of the planning permission granted by Warwickshire County Council under local authority reference no NWB/13CM021 on 13th November 2013 approval is given for the implementation of the landscape scheme indicated in the plan, reference no CE-Ch0693-DW01 which was attached to your submission made on 12th February 2014.

Furthermore for the purposes of condition 8 of the same consent approval is given for the implementation of the surface water drainage scheme indicated in the written statement prepared by BLC Hydro and the plan, reference no 6158 - Coleshill attached to that statement all of which were attached to your submission made on 12th February 2014.

Furthermore for the purposes of condition 9 of the same consent approval is given for the implementation of the foul water drainage works indicated in the written statement and the plans, reference no PB 1 and PB 2 attached to that statement all of which were attached to your submission made on 12th February 2014.

Furthermore for the purposes of condition 10 of the same consent approval is given for the implementation of the public highway protection scheme detailed in the written statement attached to your submission made on 28th November 2013.

Furthermore for the purposes of condition 11 of the same consent approval is given for the use of the external finish materials indicated in appendices 1, 2 and 3 attached to your submission made on 28th November 2013.

*Working for
Warwickshire*

Furthermore for the purposes of condition 12 of the same consent approval is given for the implementation of the noise management plan detailed in the written statement attached to your submission made on 28th November 2013

Y4703

Furthermore for the purposes of condition 13 of the same consent approval is given for the implementation of the dust management plan detailed in the written statement attached to your submission made on 28th November 2013.

Furthermore for the purposes of condition 17 of the same consent approval is given for the implementation of the connection to the National Grid in the manner detailed in the written statement attached to your submission made on 28th November 2013 and as clarified by your e-mail dated 17th February 2014.

Furthermore for the purposes of condition 18 of the same consent approval is given for the construction of the development to the finished floor levels shown on the plans 1754-13-01 C, 1754-13-02 and 1754-13-03 attached to your submission made on 28th November 2014.

Furthermore for the purposes of condition 19 of the same consent approval is given for the implementation of the lighting scheme indicated in the written statement prepared by Nick Smith Associates Ltd and the plan, reference no 1955-D-01 A, and attached to that statement all of which were attached to your submission made on 12th February 2014.

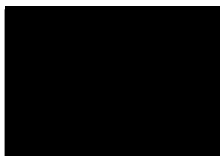
Furthermore for the purposes of condition 21 of the same consent approval is given for the implementation of the construction traffic management plan indicated in the written statement and the plans attached to that statement contained within appendices 1, 2 and 3 of the statement all of which were attached to your submission made on 28th November 2013, with the proviso that any signage located in the public highway or on highway street furniture shall be agreed with County Council as Highway Authority before their installation.

Furthermore for the purposes of condition 22 of the same consent approval is given for the implementation of the construction and maintenance method statement and risk assessment detailed in the written statement attached to your submission made on 28th November 2013.

Furthermore for the purposes of condition 23 of the same consent approval is given for the construction of the works detailed in the construction and maintenance method statement and risk assessment (submitted to discharge condition 22 of this consent) attached to your submission made on 28th November 2013.

I shall attach this letter to the planning file as a record of the formal discharge of these planning conditions and I would advise that it is also retained by your clients as a record of that fact.

Yours sincerely,



ian crabb

Principal Planner
WCC Planning and Development Group.

APPENDIX 2

HYDROGEOLOGIST CONSULTANT COMMENTS CONDITION 5 (REF: B/LH020/DOC/20)

Your Ref:
Our Ref: B/LH020/DOC/20

Ms R Woodman
Bidwells
Seacourt Tower
West Way
Oxford
Oxfordshire.
OX2 0JJ

3rd September 2020

Dear Ms Woodman,

[Severn Trent Green Power -
Coleshill Anaerobic Digestion Facility.
Planning Permission No. NWB/13CM021. Condition 5 – Flood Plain Storage.](#)

Following a recent review of planning matters relating to the above site I am writing in relation to the requirements stated at Condition 5 of the above planning permission.

Planning permission NWB/13CM021 was granted in 2013. Condition 5 relates to the provision of flood plain storage compensation as part of the development for construction and operation of an Anaerobic Digestion Facility at the Coleshill Site. This followed extensive discussion with the Environment Agency (EA) as the Site was located close to the River Tame (a 'Main River') and within the EA defined flood zone.

Condition 5 of the aforementioned planning permission states:

Within one month of the construction of the bunds referred to in condition 24 of this permission flood plain capacity compensation works shall be undertaken on the sewage treatment site in accordance with details which shall have first been submitted to and approved in writing by the County Planning Authority.

Following preparation of the Flood Risk Assessment for the development, the need for flood plain storage compensation was discussed with the EA and a copy of the relevant email exchange is appended to this letter.

The outcome of discussions was that no compensation was required, as the site was located within the defined Flood Zone 2 (FRZ2 – defined as having an Annual Exceedance Probability of between 1% and 0.1% [essentially the 1 in 100 and 1 in 1,000 year return period events]).

It therefore appears the requirement for provision of attenuation capacity has been included erroneously.

I trust the foregoing details meet with your approval but please do not hesitate to contact me on 07773 319 269 should you wish to discuss this matter further or require any additional details.

Yours sincerely



Paul Burfitt
Senior Hydrogeologist
BCL Hydro



Technology Centre
Wolverhampton Science Park
Wolverhampton, WV10 9RU

tel: 01902 824111
fax: 01902 824112
email: info@bclhydro.co.uk
web: www.bclhydro.co.uk

From: Taylor, Kathryn <kathryn.taylor@environment-agency.gov.uk>
Sent: 06 September 2013 14:10
To: 'Paul Burfitt' <paul@bclhydro.co.uk>
Cc: 'Andrew Simm' <ASimm@agrivert.co.uk>
Subject: RE: Anaerobic Facility on land at Coleshill Sewage Treatment Works, UT/2013/111723/02-L01
Importance: High

Hi Paul,

Myself and a colleague in my team have reviewed your questions and have the following comments;

Point 1) yes, please provide a statement clarifying where surface water from each of the drainage areas is to go to. FRA seems to imply some surface water will be discharged off-site (section 3.2) but your comment below contradicts this. Discharge of all surface water from all areas needs to be accounted for.

Point 2) yes, can confirm do not need compensation in FZ2.

I apologise that our Partnership and Strategic Overview team (flood risk) are unavailable today to discuss this with you over the phone. If you have any further questions or comments please do not hesitate to contact me.

Kind regards,
Kathryn Taylor

From: Paul Burfitt [<mailto:paul@bclhydro.co.uk>]
Sent: 06 September 2013 11:48
To: Taylor, Kathryn
Cc: 'Andrew Simm'
Subject: RE: Anaerobic Facility on land at Coleshill Sewage Treatment Works, UT/2013/111723/02-L01

Many thanks for your response Kathryn.

Sarah's response to our FRA raised a couple of points:

1. The need for additional details on the management of surface water at the site.
2. That there is no need for provision of floodplain compensation resultant from the development, as the site is only located within Flood Zone 2.

Re. point 1 - I was going to suggest to Sarah that I draft a letter providing additional detail on the drainage scheme. Note - it is intended that all water will be held on site within the various attenuation ponds for subsequent use within the digestion process (pumped from the attenuation features to the Reception Building).

Re. point 2 - the reason for inclusion of the floodplain compensation volume is because the area around the AD tanks is to be bunded to a level above the 1 in 1000 flood event i.e. this will locally reduce the capacity of the Zone 2 flood plain. My understanding of the policy aim for flood Zone 2 is to seek to reduce overall flood risk in the locality. I was wanting to reiterate the site design to Sarah

and subsequently to confirm that the EA do not require the floodplain compensation. This being the case I will provide a redraft FRA for submission.

Many thanks in advance for your assistance in this matter. Please do not hesitate to give me a call on 07773 319 269 should you wish to discuss.

Regards

Paul

Paul Burfitt

BCL Hydro

www: <http://www.bclhydro.co.uk>

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mob: 07773 319269

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From: Taylor, Kathryn [<mailto:kathryn.taylor@environment-agency.gov.uk>]

Sent: 06 September 2013 10:34

To: 'paul@bclhydro.co.uk'

Subject: Anaerobic Facility on land at Coleshill Sewage Treatment Works, UT/2013/111723/02-L01

Importance: High

Hi Paul,

Unfortunately Sarah Kirkman and a number of her colleagues are not in the office today.

Please can I ask to you send me an email detailing what issues you need to discuss and will try to find a suitable colleague to answer your questions.

Kind regards,
Kathryn

Kathryn Taylor
Planning Advisor
Sustainable Places
Midlands – Central Area



01543 404904 (Internal 722 – 4904)



kathryn.taylor@environment-agency.gov.uk



Environment Agency, 9 Wellington Crescent, Fradley Park, Lichfield, Staffordshire, WS13 8RR

APPENDIX 3

PRE-APPLICATION ADVICE (WARWICKSHIRE COUNTY COUNCIL)

My ref: PREAPP 0070



Communities Directorate

Peter Anderson
Planning Case Officer
Planning Delivery
Environment Services
PO Box 43 Shire Hall
Warwick
CV34 4SX

peteranderson@warwickshire.gov.uk
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www.warwickshire.gov.uk

Ms Rachel Woodman
Senior Planner
Bidwells
Seacourt Tower
West Way
Oxford OX2 0JJ
By email to rachel.woodman@bidwells.co.uk

28 September 2020

Dear Rachel,

**PRE-APPLICATION ADVICE
ON PROPOSED AMENDMENTS TO PLANNING CONDITIONS.
ANAEROBIC DIGESTION FACILITY and BIOMETHANE GAS TO GRID PLANT
OPERATED BY SEVERN TRENT GREEN POWER LTD.
LOCATED AT COLESHILL SEWAGE TREATMENT WORKS
Ref: PREAPP 0070 Coleshill STW AD and G2G**

Thank you for your Pre-Application Advice (P-AA) Request in your email dated 22 June 2020. Please accept my apologies for the delay in responding.

Your 51-page submission covers the issues comprehensively. It relates to two different planning permissions. These will be dealt with separately below, and separate planning applications for Condition amendments will be needed. In future, please keep all correspondence relating to each planning permission separate, to avoid unnecessary duplication on case files, and possible misunderstandings.

Your conducted tour of the Severn Trent Green Power Ltd. (STGP) facilities was appreciated. It is noted that the STGP facilities are independent to the operation of the Sewage Treatment Works (STW), and could have been located elsewhere.

**ANAEROBIC DIGESTION FACILITY (ADF)
LOCATED AT COLESHILL SEWAGE TREATMENT WORKS
Planning Permission Ref: NWB/13CM021, dated November 2013**

1. The Proposal

- 1.1 Amendments to:
Condition 2 - Approved Documents and Plans
Removal of:
Condition 4 – Implementation of Landscape Scheme
Condition 5 – Flood Plain Capacity Compensation Works

2. Amendments to Condition 2 – Approved Documents and Plans

- 2.1 The existing Condition 2 states:
The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. NWB/13CM021 and in accordance with the approved plans reference no. PO35 001 A, PO35 002 and PO35 003 and any samples approved in accordance with the conditions attached to this planning permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.
- 2.2 STGP wish to make the following changes to the approved details:
- * An increase in the annual tonnage throughput to 73,000 tons.
 - * A revision to the approved plan to reflect the as-built layouts, as given in drawing reference JB58661 P-002 Rev A, attached as Appendix 2 to this P-AA request.
- 2.3 These as-built revisions include:
- * Re-orientation of energy crop storage area.
 - * Re-orientation of the parking and welfare facilities, including installation of additional welfare building to include an office and meeting room area.
 - * Re-location of the Combined Heat and Power Engines and associated flare stack.
 - * Increase in size of biofilter.
- 2.4 The increase in annual tonnage throughput to 73,000 tons is permitted by the Environment Agency (EA), Permit No. EPR/BP3537VX dated 12 June 2019, given in Appendix 1 of the P-AA Request.
- 2.5 The Warwickshire Waste Core Strategy (WWCS) was adopted in July 2013. Its policies reflect national Government planning policy to re-use waste as a resource where possible. Policy CS6 of the WWCS states that “Proposals for anaerobic digestion, mechanical-biological treatment and other energy or value recovery technologies will be encouraged”.
- 2.6 The consequent as-built changes meet national and local policies, and are acceptable subject to consultation on the planning application for amendments to the Condition.

3. Removal of Condition 4 - Implementation of Landscape Scheme

- 3.1 The existing Condition 4 requires the implementation of a landscaping plan approved under Condition 3 on 19 February 2014. This landscape work has not been undertaken because the consents NWB/17CM017 (Consent for the installation of a biomethane gas to grid plant) and NWB/19CM019 (Consent for the installation of an ROV Kiosk and associated infrastructure) are mostly sited on top of land previously identified for planting in drawing reference CE-Ch0693-DW01. It is considered therefore, that the loss of this planting was assessed as a part of the later applications and is no longer required.
- 3.2 The remaining approved landscape areas, outside these later consents, are not seen as making any significant difference to the appearance of the area within the context of the STW. In addition, planting within the site boundary may attract vermin, the control of which is strongly required and monitored by the Environment Agency (EA) permit for the site.
- 3.3 The removal of Condition 4 is therefore seen as acceptable, subject to consultation on the planning application for deletion of the Condition.

4. Removal of Condition 5 - Flood Plain Capacity Compensation Works

- 4.1 The existing Condition 5 states:
Within one month of the construction of the bunds referred to in condition 24 of this permission flood plain capacity compensations works shall be undertaken on the sewage treatment site in accordance with details which shall have first been submitted to an approved in writing by the County Planning Authority.
- 4.2 This Condition departs from the documents and consultation responses received during the application process for the ADF facility. The Environment Agency (EA) acted as the Flood Risk Consultant on the application in 2013. The response provided by Kathryn Taylor of the EA, in an email dated 6 September 2013, noted that STGP do not need to compensate for the loss of flood capacity as the site falls within Flood Zone 2.
- 4.3 Subsequently an addendum to the Flood Risk Assessment (FRA) was submitted to WCC. This addendum made only attenuation provisions on the basis that flood plain capacity compensation works were not required for the development.
- 4.4 On this basis, it is considered that the Condition attached to the ADF consent requiring flood plain capacity compensation works does not reflect the agreed position with the EA during the application process and therefore, should not have been attached to the consent for the development.
- 4.5 The removal of Condition 5 is therefore seen as acceptable, subject to consultation on the planning application for deletion of the Condition.

**BIOMETHANE GAS TO GRID (G2G) FACILITY
LOCATED AT COLESHILL SEWAGE TREATMENT WORKS
Planning Permission Ref: NWB/17CM017, dated October 2017**

1. The Proposal

- 1.1 Removal of Condition 4 - Flood Plain Compensation Works
Amendments to Condition 6 – Landscape and Ecological Management Plan

2. Removal of Condition 4 – Flood Plain Compensation Works

- 2.1 The existing Condition 4 states:
Within 9 months of the commencement of the development the flood plain compensation works detailed in paragraphs 4.2.6 and 4.2.7 of the Flood Risk Assessment submitted to support this application and the area of the flood compensation works shown on the plan BM11374-005B, shall be completed in full.
- 2.2 The land upon which the G2G was proposed, and has been developed, is designated as Flood Zone 2. The position presented by the Environment Agency (EA) during the previous planning application for the Anaerobic Digestion Facility (ADF) was that flood capacity compensation works are not required for developments within Flood Zone 2. On this basis, it is considered that the compensation works required by Condition 4 are superfluous to the flood requirements for the development.
- 2.3 In support of the discharge of Condition 3 of consent NWB/17CM017, STGP submitted to the WCC a Surface Water Drainage Scheme. The scheme demonstrated the provisions that have been put in place for surface water drainage and the attenuation of rainwater on the site. Condition 3 was discharged based on the information provided.
- 2.4 STGP considers that the information contained within Document Reference: B/LH024.DOC/13 satisfies the requirements for development within areas designated Flood Zone 2, and that therefore, in line with the comments from Kathryn Taylor of the EA dated 6 September 2013, Condition 4 should be removed from the consent.
- 2.5 The removal of Condition 4 is seen as acceptable, subject to consultation on the planning application for deletion of the Condition.

3. Amendments to Condition 6 - Landscape and Ecological Management Plan

- 3.1 The existing Condition 6 states:
Within 6 months from the commencement of development a detailed Landscape and Ecological Management Plan relating to the flood alleviation area only, shall be submitted to and approved in writing by the County Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used, and sourcing of plants should be included. They should also include details of habitat enhancement/creation measure and future management of that habitat, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bird and bat boxes and log piles). The plan shall also contain a Biodiversity Impact Assessment to demonstrate that net gains can be achieved. Such approved measure thereafter be implemented in full.
- 3.2 This requires that the plan relates to the flood alleviation area in Condition 4. With the removal of Condition 4 above, as providing flood capacity compensation for development in an area designated Flood Zone 2 is not required, the provision of a biodiversity scheme on this land is no longer appropriate.
- 3.3 In addition, the proposed HS2 rail route runs through the west of the STW site, and there is a consent for: *Installation of Interim Sludge Dewatering Facility and the relocation of the Sludge Destruction Plant and Grit Plant to accommodate the proposed route for High Speed 2 (HS2) (NWB/16CM022).*
- 3.4 This HS2 related consent, NWB/16CM022, requires extensive provision of biodiversity works to the west of the development, and it could therefore be beneficial to co-locate any required biodiversity enhancements for the G2G development with those proposed as part of an application for the relocation of the Sewage Treatment Works. This would however be very complicated.
- 3.5 Of particular importance, is the understanding that there is nothing of ecological value within the G2G site, and an Ecological Management Plan (EMP) should not have been required.
- 3.6 The removal of Condition 6 is seen as acceptable, subject to consultation on the planning application for deletion of the Condition.

Yours sincerely,

PETER ANDERSON
Planning Case Officer



BIDWELLS

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