



**PROPOSED DEVELOPMENT OF A
RENEWABLE ENERGY PLANT AT
SLEAFORD, LINCOLNSHIRE**

PLANNING APPLICATION DOCUMENT

AUGUST 2007





PROPOSED DEVELOPMENT OF A RENEWABLE ENERGY PLANT AT SLEAFORD, LINCOLNSHIRE

Proposed Construction and Operation of a Renewable Energy Plant

August 2007

This document has been prepared as part of the planning application for the Sleaford Renewable Energy Plant and has been prepared on behalf of Eco 2, the applicant. The application has been co-ordinated by AXIS with technical inputs from:

- AXIS – Planning, Transportation and Environment
- Fichtner – Air Quality
- RPS Burks Green – Design
- Argus – Ecology
- NVC – Noise
- AOC – Archaeology



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FOREWORD

This document is the Planning Application Document for the Sleaford REP. It comprises four parts which encompass documents forming part of the application and documents submitted in support of the application. These are divided as follows:

Documents Forming Part of the Application

- Part 1: Planning Application Forms and Certificates and Notices
- Part 4: Planning Application Drawings

15396-200	Site Layout
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552-01-01	Landscape Proposals

Documents Submitted in Support of the Application

- Part 2: Design & Access Statement
- Part 3: Details of Consultations Undertaken by the Applicant

In addition, submitted separately to this document, but also in support of the application, is an Environmental Statement (including a Non-Technical Summary, Main Report with illustrated figures and Technical Appendices. These incorporate a Transport Statement and Flood Risk Assessment).

Part 1: Planning Application Forms, Certificates and Notices

Part 2: Design and Access Statement

Part 3: Details of Consultations Undertaken by the Applicant

1.0 INTRODUCTION

1.1 Eco2 Lincs Ltd (hereafter referred to as Eco2) consider consultation to be an inherent part of the planning process and always seek to engage with the relevant authorities, organisations stakeholders and communities at the appropriate juncture. In the case of the proposed renewable Energy Plant (REP) this has included extensive consultation prior to the submission of this planning application. Consultations have been undertaken with a variety of technical consultees, the local community and other relevant stakeholders. It should also be noted that Eco2 intend to continue consultation activities through the determination period relating to this application.

1.2 Whilst there remains no statutory framework for planning consultations by applicants, North Kesteven District Council has adopted its Statement of Community Involvement (SCI). The SCI States (paragraphs 4.2 – 4.5 extracts).

4.2 Pre-application discussions with planning officers are strongly encouraged for all applications in order to give applicants the best possible advice.....Prospective applicants will be expected to provide any information and clarification necessary to allow officers to form a view on any proposal.

4.3 All advice will be given in good faith, but cannot prejudice the outcome of any formal application, which is subsequently submitted. This is because all applications are subject to full publicity and consultation procedures and ultimately may be determined by one of the Council's development control committees.....

4.4 The new legislation requires local authorities to encourage applicants to undertake discussions with the community before actually submitting a planning application. Applicants should submit details of any consultation that they have undertaken with the community as part of their application.

4.5 The District Council believes that potential developers should engage with the wider community before submitting an application in case of: major

applications of 10 or more dwellings; or of other applications which in the opinion of officers are likely to give rise to issues of significant impact in terms of planning considerations. Early public involvement will benefit everyone by ensuring that schemes are well understood by the community and allow local people to help shape the outcome of proposals that are likely to affect them significantly. The scale and scope of any consultation exercise should be agreed with Council officers on a case by case basis.

1.3 This document sets out how Eco2's consultation activities meet the aspirations of the SCI and enables North Kesteven District Council to take into account the wide ranging consultation that has been carried out by Eco2, in forming its decision on the application. It is divided into two principal sections covering technical consultations and public consultation.

2.0 TECHNICAL CONSULTATIONS

2.1 Table 2.1 below sets out the technical consultation carried out by Eco2 and their consultants in the formulation of the company's development proposals and the preparation of this application. It identifies the relevant technical consultee, the scope of the consultation and any outcomes arising from the consultation process.

Table 2.1 Technical Consultations

Ref.	Consultee	Scope of Consultation	Outcome
1	Various members of NKDC planning, economic development and environmental teams.	Meeting, 9 February 2007 Broad introduction to the project; outline of proposed consultation and content of an Environmental Statement. County Council Highways dept submitted initial comments by email.	The Applicant was asked to provide further information on: <ul style="list-style-type: none"> • stack height; • stack colour; • auxiliary fuel proposals. The following were discussed and agreed: <ul style="list-style-type: none"> • the planning and PPC processes would run in parallel; • the Environmental Statement would include a full review of the sequential site search; • the format of the ES section on noise. The Applicant was asked to give due consideration to: <ul style="list-style-type: none"> • the use of sustainable urban drainage systems; • installation of further renewable

			<p>energy such as PV;</p> <ul style="list-style-type: none"> • lighting schemes. <p>Various consultant details were tabled for further consultation on aspects of the ES such as archaeology.</p>
2.	<p>As (1) but with also:</p> <ul style="list-style-type: none"> • County council highways; • Environment Agency 	<p><u>Meeting, 6 March 2007</u></p> <ul style="list-style-type: none"> • discussion of highways impacts; • opportunity for Environment Agency comment. 	<p>The Applicant tabled an advice note describing the current vehicle movements at the junction along with a summary of the added movements. This concluded that the junction was adequate for the increased traffic flows.</p> <p>The Environment Agency tabled nothing that had not already been considered by the Applicant and indicated that it would not require any further consultation until PPC application preparations were underway.</p>
3	Central Networks Systems	<p><u>Meeting, 22 March 2007</u></p> <ul style="list-style-type: none"> • discussions on likely grid connection. 	Subject to detailed network analyses, the distribution network operator believes that the plant will be able to export into the adjacent 132 kV line.
4.	<p>As (2) but without Environment Agency. NKDC Sustainability Officer also attended.</p>	<p><u>Meeting, 18 April 2007</u></p> <ul style="list-style-type: none"> • feedback from Highways; • general update. 	<p>Public consultation</p> <ul style="list-style-type: none"> • the proposals for public consultation were agreed in principle; • the applicant agreed to set up a web-site to allow the public access to information about the project when the planning application was submitted. <p>Highways</p> <ul style="list-style-type: none"> • several subjects to be covered in the ES were agreed; • highways' consultation ongoing <p>Environmental</p> <ul style="list-style-type: none"> • the applicant requested any information on potential uses for any topsoil that needed to be removed from site; • the applicant was asked to consider possibilities for rain water harvesting.
5	NKDC Planning NKDC Economic Development	<p><u>Meeting 25 July 2007</u></p> <p>Discussion of general progress towards planning submission and review of the first public exhibition</p>	
6	Natural England	To discuss key biodiversity issues in the	Determined that it would be necessary to undertake dusk surveys

		vicinity of the site.	for marsh harrier.
7	North Kesteven District Councils Ecological Consultants	Scope of ecological investigation sought from NKDC ecological consultants.	Agreed upon the following scope of survey: <ul style="list-style-type: none"> • extended Phase 1 habitat survey of site and immediate surrounds, including adjacent woodland; • breeding bird survey of site and surroundings, comprising 3 visits to the site, and 2 dusk surveys for barn owl / marsh harrier; and • protected species survey, to include a search of ditches for water vole, search for signs of use by badger, and risk assessment of any trees or other structures which could support a bat roost; • subsequent bat activity survey on a tree identified as having potential for roosting bats.
8	Lincolnshire Environmental Records Centre	Ecological data search	Supplied data on protected species and non-statutory nature conservation sites within a 2km radius of the site.
9	North Kesteven District Council – Planning Department	Inquiry regarding the availability of a strategic floor risk assessment for the Sleaford area.	No assessment is available at present, although one is in the process of being procured.
10	The Environment Agency Flood Risk Team	Confirmation that the site did not lay within the extreme flood outline.	Consultations with representatives from the EA have confirmed that there is no historical or anecdotal evidence of any flooding in the vicinity of the proposed development site.
11	Representatives of the Black Sluice Internal Drainage Board.	To establish the existing land drainage regime in the immediate locality	Consultations with representatives from the IDB have confirmed that there is no historical or anecdotal evidence of any flooding in the vicinity of the proposed development site. The IDB did not consider that there would be any unacceptable impacts from the development and acknowledged the proposal to introduce attenuation. The IDB also confirmed that there was a levy system in place relating to off-site discharges into the land drainage network. This works on a sliding scale depending upon the extent of attenuation
12	North Kesteven District Council Environmental Health Officer: Noise	To establish the nearest sensitive receptors, proposed noise monitoring methodologies and	It was agreed that the appropriate noise criteria relevant to this proposed development would include PPG24: 1994 'Planning and Noise', BS4142: 1997 'Method for rating industrial

		appropriate noise criteria.	noise affecting mixed residential and industrial areas' for any fixed plant equipment relative to any fixed industrial noise. For construction noise BS5228: Part 1 1997 'Noise and Vibration Control on Construction and Open Sites' is relevant.
13	British Geological Survey.	To acquire baseline geological information	Receive the plan covering the relevant part of Lincolnshire.
14	Environment Agency: Hydrogeology	Establish the groundwater vulnerability for the area local to the site and the presence of any aquifers	Received information from the EA in respect of both groundwater and aquifers.

3.0 PUBLIC CONSULTATION

3.1 Public consultation encompasses meetings, discussions, correspondence, presentations, websites, and exhibitions etc which have taken place with:

- the general public;
- local organisations or interest groups;
- stakeholder groups such as Town or Parish Councils;
- individual stakeholders such as local members which are not deemed to be categorised as technical consultees.

3.2 Table 3.1 below sets out details of pre-application consultation undertaken by Eco2 and their representatives / consultants in terms of:

- the identification of the consultee;
- the nature of the consultation (i.e. by correspondence or meeting etc);
- key outcomes from the consultation that have been duly considered by the applicant.

Table 3.1 Public Consultation

Ref.	Consultee	Nature of Consultation	Outcome
1	Local press and radio	Press conference, 12 July 2007	The project was unveiled for dissemination by the press.
2	Sleaford Chamber of Commerce Lincolnshire Chamber of Commerce	Meeting, 12 July 2007	The project was introduced. It was received favourably. There was some concern about whether jobs would go to local people or incomers. The Applicant was able to provide reassurance on this point.

3	Sleaford National Farmers Union (NFU) Lincoln NFU	Meeting, 12 July 2007	<p>The project was received favourably. Details of fuel types and quantities were discussed.</p> <p>The representatives wanted details on price but it was accepted that the meeting was not an appropriate forum for that type of discussion.</p>
4	Chairman, Kirkby La Thorpe Parish Council	Meeting, 12 July 2007	<p>Neutral response pending further information.</p> <p>Expressed concern about traffic on Boston Road and its junction with the A17 and particularly the impact during school transfer times and when the football ground is in use.</p>
5	Sleaford Town Council	Meeting, 13 July 2007	<p>Wary to begin with due to memories of the previous proposal for a gas fired power station on the outskirts of Sleaford.</p> <p>Keen to ensure that any Section 106 arrangements (as yet none are tabled) directly benefit Sleaford.</p> <p>The applicant asked the Town Council to consider potential heat users since it would be mutually beneficial to make use of waste heat from the plant.</p>
6	Sustainability, Lincolnshire County Council Climate Investment Programme, Lincolnshire Enterprise for	Meeting, 13 July 2007	<p>Very favourable response.</p> <p>Keen to see links between this scheme and the other biomass promotions (particularly biomass for heat).</p>
7	Members of the public	Public exhibition in Kirkby La Thorpe, 24 July 2007	See Appendix 3.1
8	Members of the public	Public exhibition in Sleaford, 26 July 2007	See Appendix 3.2

4.0 CONCLUSIONS

4.1 In accordance with the requirements of paragraph 4.4 of the authorities Statement of Community Involvement, Eco2 has provided full written details of consultations carried out by and on behalf of the company.

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- 4.2 Eco2 and their consultants have undertaken widespread technical and public consultation as part of the formulation of their development proposals and planning application for the Sleaford REP. These have informed the development and planning processes.
- 4.3 The consultations undertaken demonstrably meet / conform with the requirements / guidance set out within North Kesteven's Statement of Community Involvement. Furthermore, Eco2 propose to continue active consultation throughout and beyond the determination process including the creation of a development specific web-site at www.sleafordrep.co.uk.

Appendix 3.1

Comments arising from Public exhibition in Kirkby La Thorpe, 24 July 2007

Appendix 3.2

Comments arising from Public exhibition in Sleaford, 26 July 2007

Part 4: Planning Application Drawings