



Planning Committee Report

Application Number: WNS/2022/2402/EIA

Location: Land South of East Lodge Farm, Quinton Road, Courteenhall

Development: Construction and operation of an Anaerobic Digestion facility associated infrastructure and landscape planting. Application accompanied by an Environmental Statement

Applicant: Acorn Bioenergy Limited

Agent: SLR Consulting Ltd

Case Officer: Chris Burton

Ward: Hackleton and Grange Park

Reason for Referral: Major application

Committee Date: 15 August 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AND THE SATISFACTORY RESOLUTION OF DRAINAGE/ FLOOD AND ECOLOGY

Proposal

Construction and operation of an Anaerobic Digestion facility associated infrastructure and landscape planting. Application accompanied by an Environmental Statement

Consultations

The following consultees have raised **objections** to the application:

- Quinton Parish Council

The following consultees have raised **no objections** to the application:

- Planning Policy, Environment Agency, Environmental Health, Heritage Team, Communities and Opportunities, Highways, Archeology, Crime Prevention Design Advisor, Ramblers Association

The following consultees are **in support** of the application:

- Economic Development, Agricultural Consultant

0 letters of objection have been received and 1 letter of support have been received. 1 letter was also received requesting clarification.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Landscape Impacts
- Amenity Impact, Including Odour and Noise
- Heritage
- Employment and Economic
- Highways
- Environmental Impact Assessment

The report looks into the key planning issues in detail, and Officers conclude that the proposal could be acceptable subject to conditions. Both Ecology and the Local Lead Flood Authority comments are outstanding, Officers have recently approved EIA development in the locality so Officers are of the belief a satisfactory outcome can be reached on both these elements.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The Site is located at East Lodge Farm, south of Northampton and Courteenhall, west of the M1 and east of the A508 Northampton Road and Roade. It covers two fields north and south of an access track which runs past East Lodge, and which also forms part of the Midshires Way, a regional route. The total site area is approximately 6.3ha and is Grade 3 agricultural land which is which is 'good to moderate quality' arable land and in Flood Zone 1 (low risk). The Site is entirely within a Nitrate Vulnerable Zone (NVZ).
- 1.2 Both fields are in arable use. The northern field lies to the southeast of a deciduous woodland (Hereward's Cover) and is bounded by hedgerows. The field is edged to the northeast by eight chicken barns, which were granted permission for the last four barns in 2020 (ref. S/2020/1163/EIA). The chicken barns include a number of tall structures which are visible from the M1. Further north is a small light industrial estate which sits to the east of East Lodge.
- 1.3 The southern field lies east of a plantation of young trees, bounded to the north and west by the access track. It appears to be open and forms part of a larger field which includes a windfarm (Roade Wind Farm) which extends southwards towards Hartwell and Ashwood Farm to the southeast. The presence of overhead electricity lines is a noticeable feature to the north and south of the Site.
- 1.4 There are pockets of woodland around the Site including Hereward's Cover, Fox Covert to the west, Rowley Wood to the south and woodland within and edging Courteenhall Registered Park and Garden to the northwest. The extent of woodland is mixed throughout the 5km Study Area; more prevalent to the east of the site and the M1 with woodland forming part of Salcey Forest.

- 1.5 The Site sits between three main transport routes which run in roughly northwest southeast across the Study Area; the M1 to the east and the A508 and main railway line linking Northampton and Milton Keynes to the west. Several villages including Roade, Stoke Bruerne, Ashton, Hartwell, Quinton, Courteenhall and Blisworth lie around the Site linked by A and B roads. Properties and farmsteads are scattered elsewhere.
- 1.6 This Site appears relatively flat, falling to the southwest and northwest. It sits on a relatively high point compared to its immediate surroundings with a trip point east of the M1 at 130m AOD. Topography around the site is gently undulating with wide river valleys of the River Tove to the southwest and the River Great Ouse to the southeast fed by a series of tributaries. The Grand Union Canal and Grand Union Canal Walk weave alongside the River Tove.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is for Construction and operation of an Anaerobic Digestion facility associated infrastructure and landscape planting. This consists of:

- Slurry tanks, pre-tanks, dirty water tanks (Total 3no 8 x 8 and 3 no 6 x 8)
- A manure reception shed (26.5m x 19.5m, 8m ridge)
- Straw building (48.4m x 16.05m, 8m to ridge)
- Silage clamps x3 (86.25m x 42.5 m x 3.25m)
- Feed hoppers x2 (120m³ each)
- Digester tanks (dome shape buildings up to 17m tall)
- Pasteurisation tanks (3m diameter, 11m tall)
- Separator building (18m x 15m, 8m to ridge)
- Digestate lagoon (Storage capacity 1 x 14,000m³)
- Gas flare (9m tall)
- Biogas upgrade unit (26m x 9m, 3m tall, vent height 7.5m)
- CO₂ capture unit (10m x 16m, 4.75m tall)
- CO₂ tanks 3(.4m tall)
- Various other smaller plant and equipment

- 2.2 Anaerobic digestion is a process through which bacteria break down organic matter—such as animal manure, wastewater biosolids, and food wastes—in the absence of oxygen. Anaerobic digestion for biogas production takes place in a sealed vessel called a reactor, which is designed and constructed in various shapes and sizes specific to the site and feedstock conditions (learn more about AD system design and technology). These reactors contain complex microbial communities that break down (or digest) the waste and produce resultant biogas and digestate (the solid and liquid material end-products of the AD process) which is discharged from the digester.

- 2.3 Multiple organic materials can be combined in one digester, a practice called co-digestion. Co-digested materials include manure; food waste (i.e., processing, distribution and consumer generated materials); energy crops; crop residues; and fats, oils, and greases (FOG) from restaurant grease traps, and many other sources. Co-digestion can increase biogas production from low-yielding or difficult-to-digest organic waste.

- 2.4 The facility would accept up to 98,000 tonnes per annum of feedstock (i.e. crop silage and straw arising from the landowner's farm and other farms in the immediate surrounding area). It would also use chicken litter from the nearby chicken sheds. The

crop silage would be brought to the site by tractor and trailer from May to September (depending on the harvest time for the particular crop). Straw and poultry litter would be delivered year-round to the site.

- 2.5 The AD plant would process the feedstock to generate biogas which would be processed to produce carbon negative biomethane before being removed from the site by tanker to a central facility where it will be injected into the national grid.
- 2.6 The AD facility would have the capacity to produce approximately 17,000,000m³ of biogas per annum; this results in approximately 9,000,000m³ of upgraded biomethane.
- 2.7 A second output of the anaerobic digestion process is digestate, which would be used as a bio-fertiliser on local farms in place of raw manures and artificial fertilisers.
- 2.8 The gas upgrading process would also result in the production of CO₂ as a natural by-product. This is often vented to atmosphere by AD plant operators, where the main goal is the production of biomethane. The applicant, however, wishes to further reduce its impact on climate change and sees this product as a precious resource. The AD will be fitted with the equipment required to capture the clean CO₂ to a food grade level standard; which makes it suitable for almost all industrial and commercial applications in the UK. Upgraded CO₂ would be liquefied and transported by road to end users, ideally located locally.

3 RELEVANT PLANNING HISTORY

- 3.1 The planning application site itself does not have an extensive planning history, which reflects its long-standing agricultural use as open land. However, the landowner, Courteenhall Farms, has applied for a variety of different development and uses in recent years across its estate:

Sheds to the north of the site

- S/2018/1783/EIA - Four agricultural buildings for poultry rearing and associated infrastructure (Application accompanied by an Environmental Statement) – APPROVED November 2018 (built)
- S/2020/1163/EIA - Erection of 4 No. poultry sheds, with associated feed bins, and feed blending rooms, erection of a grain store, and installation of ground source heat pumps and ground loops. (Application accompanied by an Environmental Statement) – APPROVED October 2020 (built)

Adjoining land to the west of the site

- WNS/2022/0662/MAF - Erection of 103,607sqm of polytunnels and associated infrastructure to include alterations to farm access road, hardstanding for car park and service yard and attenuation basins. – APPROVED August 2022 (not yet commenced)

Wind farm to the south of the site

- S/2011/1421/MAF - Nine wind turbines, height 90 metres to tip, and ancillary works including access tracks, hardstanding areas, temporary construction compound, switch gear house and the permanent retention of a 60 metre high

anemometry mast (Contains Environmental Statement) – APPROVED May 2013 (built)

3.2 On the site itself an EIA opinion was issued on 05 December 2022 under reference WNS/2022/1878/SCR. The EIA set out that an Environmental Statement would be required with particular regard given to:

- Traffic and impact on the highway network due to the quantity and frequency of trips
- Ecology
- Air quality emissions
- Light/odour/noise pollution (particularly cumulative odour pollution, when considered alongside the existing chicken sheds)
- Local and wider landscape and visual impact (including cumulatively, with the other development already approved on adjoining land (chicken sheds, wind farm and polytunnels)

3.3 As part of this submission an Environmental Statement has been submitted.

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Development Plan

- West Northamptonshire Joint Core Strategy Local Plan (Part 1)
- Local Plan Part 2

Material Considerations

- Supplementary Planning Guidance
- National Policies the National Planning Policy Framework (NPPF)

4.3 The policies in the 2014 Joint Core Strategy Local Plan (JCCLP) were reviewed against the NPPF 2019 in January 2020 and found to be sound. The following policies are relevant:

- Policy SA – Presumption in favour of sustainable development
- Policy S1 – The distribution of development;
- Policy S10 – Sustainable development principles;
- Policy S11 – Low carbon and renewable infrastructure;
- Policy BN2 – Biodiversity
- Policy BN3 – Woodland enhancement and creation;
- Policy BN5 – The historic environment and landscape;

- Policy BN7 – Flood risk;
- Policy BN7A – Water Supply, Quality and Wastewater infrastructure;
- Policy BN9 – Planning for pollution control;
- Policy R2 – Rural economy;
- Policy C2 – New developments.

4.4 The following policies of the adopted LPP2 are considered relevant to the proposed development at the site

- SS2: General Development and Design Principles
- EMP3: New Employment Development
- EMP6: Farm Diversification
- HE1: Significance of Heritage Assets
- HE2: Scheduled Monuments and Archaeology
- HE7: Non Designated Heritage Assets
- NE4: Trees, Woodlands, and Hedgerows
- NE5: Biodiversity and Geodiversity

4.5 Within the NPPF the following paragraphs are applicable:

Paragraph 84

Supporting a prosperous rural economy. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside;*

Paragraph 174

Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst other things) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, and recognising the intrinsic character and beauty of the countryside.

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Quinton Parish Council	Objects	The Parish Council does not object to the principal of the development but does object to the infrastructure and traffic that the application may cause. The Parish Council asks that consideration is given to the cumulative impact of all 5 developments at this location. Specific issue is raised with Washbrook Lane and Wootton Road

		<p>and the impact traffic will have (with an already overburdened highway indicated).</p> <p>Further issues with the partial closure of the road, due to an HGV going into the ditch, and the damage to the verges (due to cars needing to pull over to let HGV's past) have also been raised.</p> <p>The Parish asks that consideration is given to construction traffic and traffic operation at the site.</p>
Planning Policy	No Objection	Planning Policy set out that in principle the application can be supported, though there are material elements that require consideration from officers, these includes the "appropriate scale" of the development.
Environmental Health	No Objection	Subject to conditions on Noise, Odour, Contamination and a Construction Management Plan, no objection is raised.
Heritage	No Objection	The topography and vegetation to the SW of the site means the heritage assets are not visible either from the site or beyond the site further to the south west or from the NE, it is therefore likely that the completed development will not impact the setting of the heritage assets.
Communities and Opportunities	No Objection	A Health Impact Assessment was undertaken which generally sets out Neutral Impacts with positive impacts on Green Infrastructure and Economy and Employment and a local negative impact on the streets and local roads.
Highways	No Objection	A Section 278 Agreement will be required to carry out highway works to facilitate the proposal. Initially a S106 to control HGV routing was requested, but a suitable condition has now been included that allows for the same result.
Archaeology	No Objection	A pre-commencement condition is recommended to undertake a programme of archaeological work.
Economic Development	Supports	Support for the 5 full time equivalent jobs that the development creates and 100 jobs during construction. A request for a S106 contribution has been made or the submission of a

		labour strategy 3 months before the implementation of the first phase of development.
Crime Prevention Design Advisor	No Objection	No Objection raised.
Ramblers Association	No Objection	A request that Bridleway KH3 is not obstructed during construction has been made.
Environment Agency	No Objection	<p>The EA has set out that the proposed anaerobic digestion plant will require a permit under Schedule <1, Section 5.4> of the Environmental Permitting Regulations (England and Wales) 2016.</p> <p>The EA will consider the following areas of potential harm when assessing the permit:</p> <ul style="list-style-type: none"> • Techniques for pollution control including in process controls, emission control, management, waste feedstock and digestate, energy, accidents, noise and monitoring • Emission benchmarks for combustion products, temperature and pH • Air quality impact assessment, including odour and Habitats Regulations Assessment

6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 6.1 There has been one letter of support, from the Anaerobic Digestion and Bioresources Association. There is a letter of objection, which concerns a major housing scheme, this is unrelated to the proposed Anaerobic Digester. A further letter seeking clarification on how the gas will be moved off site was also submitted.

7 APPRAISAL

Principle of Development

- 7.1 Unlike many other renewable energy technologies, the proposed development produces energy in the form of a gas rather than electricity, which allows it to fulfil a somewhat different and complementary function to other technologies:
- Renewable energy production – The proposed AD plant would produce biomethane which could be used directly to heat homes and fuel vehicles. The proposed development at Courteenhall is alleged to provide enough green gas to meet the heating demand of 7,650 UK households (based in 14.1 MWh/y per household). The applicant sets out that the biomethane produced by the AD facility would have

an equivalent saving of 31,230 tonnes of CO₂ each year, equivalent to taking 20,750 cars off the road.

- Stable energy production – AD plants produce consistent and predictable quantities of biogas irrespective of weather conditions and daylight. They do not go ‘offline’ during differed weather conditions.

7.2 Aside from biomethane AD Plants also produce other products, these are:

- Organic fertiliser – Digestate is a nutrient-rich liquid biofertiliser used as a renewable fertiliser. It has high availability of crop nutrients and is a direct alternative to artificial fertilisers, avoiding the use of artificial carbon-intensive compound fertilisers created from natural gas and from mining phosphate and potash fertilisers. In addition to improving crop yields, digestate can improve soil health; healthier soil can store more carbon, as well as support a more diverse ecosystem. If the AD facility developed a partnership with local farmers, the facility would supply its agricultural partners with the organic fertiliser produced at the AD plant; this is used not only on energy crops used to supply the AD facility but also on crops for the wider food supply chain. The digestate can also be used on pastureland to help to improve grazing for dairy farmers. An added benefit of the digestate is that it is considerably less odorous than the undigested slurries and manures typically spread on land.
- CO₂ - This is normally considered to be a by-product of biomethane production and is normally vented off by AD plant operators. The applicant has set out that they are in talks to provide industrial units in Northampton with CO₂ product.

7.3 Other benefits that the applicants have asked the LPA to consider are:

- Support to the local economy - The proposed development could benefit local farmers as it may ensure offtake of agricultural residues, some of which are difficult to manage. Farmers working in partnership with the AD facility would grow crops for the facility which gives them a wider range of viable crop rotations and agronomical planning options. The multi-year crop rotation cycle would ensure diversity on the farm, which benefits soil fertility. These benefits could provide farmers with economic stability at a time when agricultural costs are rising, farming subsidies are being phased out and farmers are being squeezed by supermarkets on price. With regard to the wider community, the proposed development would draw from the local supply chain for a wide range of goods and services, thereby directly supporting individuals and companies providing jobs and services in the local area.
- Agricultural health – The applicants have set out that at present British agriculture is looking for a means of solving two issues, that of the weed black-grass and finding a ‘break crop’ (a crop that can be placed in a wheat rotation to reduce pests and diseases) following cabbage flea beetle issues with oilseed rape:
 - Black grass (*Alopecurus myosuroides*) is one of the biggest challenges to profitable arable farming in the main wheat growing areas of the UK due to increased herbicide resistance with many areas suffering a 13% yield loss in cereals. The use of the AD silages within the farmers crop rotations can dramatically help to control this weed and hence minimise its impacts on following wheat crops.

- Oilseed rape is the standard break crop grown in British agriculture and has come under pressure over the last few years. Flea beetle has always been a pest in oilseed rape, but some farmers have been forced to drop the crop after the neonicotinoid seed treatment ban commenced in April 2018. This seed treatment helped control the flea beetle but also had a detrimental effect on bees. Use of energy crops destined for the AD plant as break crops can form an alternative economically viable solution to assist oilseed rape production.
- Agricultural diversity - Inserting silage crops within the wheat rotation leads to a more diverse number of crops being grown, having benefits outside of greater crop yields. It has several benefits for soil and crop systems: lower incidence of weeds, insect pests, and plant diseases, as well as improvements of soil's physical, chemical, and biological properties. Improvements in the soil's physical properties include better water holding capacity and aggregate stability, whereas the improvements in the biological properties include an increase in organic matter, which replenishes soil nitrogen and carbon. Crops grown in rotation reduce greenhouse gas emissions because of the lower amount of nitrogen fertiliser needing to be added.
 - Biodiversity - Wider benefits also occur where organic fertiliser (digestate) replaces artificial fertilisers in terms of the wildlife living within the cropping area, with demonstrable benefits to soil invertebrates, insect numbers and diversity, leading in turn to larger and more diverse mammal and bird populations.
- 7.4 The application site is not located within any of the District's defined settlement confines and so is located in 'open countryside' (SNP2LP Policy SS1).
- 7.5 Policy S1 of the WNJCS sets the framework for the distribution of development. Whilst S1 limits new development in the rural areas, the policy does support proposals which strengthen rural enterprise. Furthermore, WNJCS policy S2 states: *"Proposals which sustain and enhance the rural economy by creating and safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land"*. The policy also identifies seven types of development which are considered to be acceptable. The proposal does not appear to fit directly within any of the criteria, however criteria b) and g) could be applicable:
- b) schemes for farm diversification involving small-scale business and commercial development that contribute to the operation and viability of the farm holding;*
f) small scale employment development to meet local needs;
- 7.6 There is no definition of 'appropriate scale' or 'small scale' in the context of this policy. The application site is approximately 6.3ha, which is unlikely to be considered 'small scale'. However, the policy also refers to proposals being "of an appropriate scale for their location". As will be noted in the planning history, there has been a substantial shift in the surrounding area, with a number of recently granted applications for large development. In isolation such a scheme may be inappropriate but within the setting of its current surrounds the development is felt to be *"of an appropriate scale"*.
- 7.7 With respect to criterion b) the submission states that the feedstock would be provided by the landowner's farm, however it is not clear from the submission if and how the proposed development would contribute to the vitality and viability of the farm holding. The applicant has provided a 'feedstock' map, showing the surrounding areas that they

would also look to source feedstock from. Though it is not possible to tie the applicant to only receiving feedstock from this location it is certainly a useful, indicative, tool to show the benefit that may be derived by surrounding farm holdings.

- 7.8 WNJCS Policy S10 sets sustainable development principles for development including:
g) maximise the generation of its energy needs from decentralised and renewable or low carbon sources.
- 7.9 Paragraph 5.105 of the WNJCS identifies that the deployment of larger scale low carbon and renewable energy schemes can have both positive and negative effects on nearby communities. WNJCS Policy S11 relates to low carbon and renewable energy and requires: *“Proposals should be sensitively located and designed to minimise potential adverse impacts on people, the natural environment, biodiversity, historic assets and should mitigate pollution”.*
- 7.10 The proposal has the potential to make a very positive contribution to achieving the sustainability aims of the WNJCS in terms of producing biogas and reducing carbon emissions. With regards to S11, further discussion is contained below with officers view being that the application has been sensitively located and designed.
- 7.11 Policy EMP3 of the SNP2LP directs new employment and commercial development to the most sustainable locations, in accordance with Policy SS1: The Settlement Hierarchy. As noted above, the site is not within any of the defined settlements. Therefore part 2 of EMP3 applies, which allows for employment development on suitable sites outside of the settlement confines where one of the listed criteria applies. The Planning Design and Access Statement asserts that the proposal would meet criterion iii. as AD facilities are best located in open countryside locations, away from built up areas due to their size and need for 24 hour processing. In addition, the statement highlights the fact that, as the source of the feedstock and the end users of the digestate is farmland in the surrounding area, having the facility on this site would reduce road miles. The statement also describes the site assessment process and the Environment Agency’s guidelines for this type of facility, which this site would comply with. Based on the submitted the information, there would appear to be a reasonable justification for the proposal to be located within open countryside.
- 7.12 Policy EMP6 of the SNP2LP supports the principle of farm diversification, subject to four criteria:
- a. The proposal would not prejudice the continued viable operation of the existing use; and;*
 - b. The character, scale and type of proposal is compatible with its location and landscape setting; and*
 - c. Existing buildings are reused wherever possible; and*
 - d. Where new or replacement buildings are required, the proposal is in scale with the surroundings and well related to any existing buildings on the site*
- 7.13 In terms of a) the site is well established, with space for the different elements of the farm to be undertaken without impact on each other. There are no existing buildings to reuse so c) can not be applied. With regard to b and d, the wider site holds an ‘*agricultural industrial*’ landscape. The inclusion of the chicken sheds, wind turbines and M1 has distinctly changed the immediate landscape setting, with the proposed buildings sitting in lowered land that has no far-reaching views. Though such a proposal could be considered incongruous in some landscapes it is felt that in this specific

example the development is compatible with its location and landscape setting and that it is in scale with its surroundings and existing buildings.

- 7.14 As such, it is felt that the Principle of Development can be supported.

Landscape Impacts

- 7.15 The Site is identified in the Northamptonshire Current Landscape Character Assessment, 2005 and supporting Current Landscape Strategy and Guidelines, 2005 as located within LCT 6 Undulating Claylands / LCA 6a The Tove Catchment.
- 7.16 At circa 3 km to the north are two Landscape Character Types (LCTs); west of Northampton LCT 13 Undulating Hills and Valleys (LCA 13b Bugbrooke and Daventry) and to the east, LCT 12 Limestone Valley Slopes (LCA 12a Wollaston to Irchester). At circa 1.5 km to the southeast lies LCT 8 Low Wooded Clay Ridge (LCA 8B Salcey Forest and Yardley Chase), whilst further to the south is LCT 17 River Valley Floodplain (LCA17b River Tove Floodplain). Due to the distances and limited visibility identified on the ZTVs, there is no further consideration of LCTs 17b, 12a or 13a within this appraisal. LCT 6 and LCA 6A, and LCT 8 and LCA 8b is discussed in greater detail below.
- 7.17 A relatively small part of the south-eastern edge of the Study Area, at over 3.5 km away at its nearest point, is covered by the Milton Keynes Landscape Character Assessment, 2016. Due to the distances and limited visibility identified on the ZTVs, there is no further consideration of this publication within this assessment.
- 7.18 There can be no dispute that the proposal is both vast and unsightly. The applicant has provided a sensible landscaping scheme, which provides for mitigatory planting, they have also selected a colour to paint the built form which helps to 'blend' the building into the landscape. Such work, though welcome, will not hide the proposal from the public footpath which runs immediately adjacent to the site and the scheme will be perceived by users of that footpath.
- 7.19 Though accepting the proposal will cause harm to the landscape, this harm is very localised to immediate area. There are no long views into the site nor public roads that will have a perception of the development.
- 7.20 Mitigation measures are recommended within the Environmental Statement, these are:
- the existing hedgerows around the northern parcel of the Site would be managed to allow additional emergent trees to mature. The aim would be to increase the average height and width of woody growth to greater than 1.5m along the length of the hedgerow, with at least one mature tree per 30m stretch. Any gaps would be infilled with native shrubs and any non-native invasive plant species would be removed, as appropriate. Access to hedge bases would be managed (restricted) to improve habitat value. Where space permits, these boundaries would also be strengthened with a belt of new native tree and shrub planting on the inside / Site-side (0.7ha);
 - 0.2 km of new native species-rich hedgerow with trees would be introduced around the southern parcel of the Site to provide beneficial screening of the covered lagoon and vehicle parking for visual receptors along the local rights of way network. The hedgerow would be planted at five plants per linear metre and once established the aim would be to increase the average height and width of woody growth to greater than 1.5m along length of the hedgerow, with

at least one mature tree per 30m stretch. Access to hedge bases would be managed (restricted) to improve habitat value; and

- 1ha of species rich grassland within the remaining perimeter standoffs and buffers, where space allows (in both northern and southern parcels) to improve overall biodiversity, with 0.1 ha of wet grassland around the rainwater basin to the north of the site.

- 7.21 Officers agree that the mitigation is proportionate.
- 7.22 Policy SS2(b) of the Part 2 Local Plan requires new development to use “*a design-led approach to demonstrate compatibility and integration with its surroundings and the distinctive local character of the area in terms of type, scale, massing, siting, form, design, materials and details*”.
- 7.23 The above policy is in line with Section 12 of the NPPF which emphasises the importance of good design and well-designed places.
- 7.24 The proposed buildings are utilitarian in appearance and, therefore, cannot be considered as a positive addition to the site. However, they are typical of modern agricultural buildings and are not therefore alien features in an agrarian landscape. By virtue of their form and proposed colour scheme, Officers do not consider they will be a prominent addition in the wider landscape but from closer viewpoints they will be more conspicuous and potentially intrusive compared to the undeveloped character and appearance of the site at present. This harm should, however, be considered in the context of the adjoining motorway, existing poultry units and, to lesser extent, the window turbines to the south, which have unfortunately already diminished the value of the landscape.
- 7.25 When using the public footpath the impact on the landscape dissipates very quickly as the user leaves either to the west, through woodland, or east over a pedestrian motorway bridge. In either direction the enjoyment of the countryside will have already been diluted by the surrounding buildings.
- 7.26 As such, officers concur with the findings of the Environmental Statement.

Amenity Impact, Including Odour and Noise

- 7.27 One issue regularly raised with anaerobic digestion unit applications is the level of odours and smells. The proposal is for an AD plant which predominantly digests ensiled maize, and ensiled whole crop rye. It is considered that at this early stage the odours and smells are likely to be minimal and not particularly unpleasant. There could be a planning condition on the input of digestate, limiting it to farm produced material only, and restricting produce from other farms or from non-farm sources, such as food waste being utilised in the digester.
- 7.28 The anaerobic digestion process has to be airtight, which ensures that the process can occur and generally means that no odours are emitted. The digestate which is the end product will then be spread upon the fields as a fertiliser. The storage of the products is proposed to be in a covered lagoon, this acts to reduce the quantity of rain water entering the lagoon and will restrict odour release.
- 7.29 Removal of digestate from the lagoon is via motorised pump into a bowser before being injected into the ground or dribbled on the surface. This ensures that smells will be kept to a minimum, and can ensure that spreading will only occur when ground conditions

are suitable. However, there may be some smells at certain times, though the distance and prevailing wind should limit this impact significantly.

- 7.30 Bioenergy research Journal no.16 in October 2006 published an article by Torben Skøtt stated that if designed and operated correctly smells are kept to an absolute minimum. The longer the retention time, the more the mal-odorous substances will be broken down and the less odour will be passed onto tanks and subsequently the field, which is the intended system at this site.
- 7.31 The Environmental Health Officer has requested an odour management be secure via condition.
- 7.32 It is understood that the potential noise emissions will be similar to any existing arable harvesting operation that has occurred on the holding in recent years. The equipment is relatively large scale, but not particularly noisy when compared to similar arable farming equipment such as combine harvesters for normally harvested cereals. Moreover, the proposed anaerobic digestors will be framed by the other large-scale buildings surrounding the site. The crops will be harvested once only per year, as neither rye nor maize offers the opportunity for plant regrowth at mature stages of development.
- 7.33 The Environmental Health Officer has noted that the baseline noise survey was undertaken between Thursday 12th and Monday 16th May, this was during on-going roadworks ("smart motorway" between junctions 13-16). As such the data is not considered representative and a further survey will be required, this can be conditioned.
- 7.34 The submitted Lighting Assessment has been considered acceptable by the Environmental Health Officer.
- 7.35 There is no suspected contamination, with Environmental Health requesting a condition to monitor the land quality.

Heritage and Archaeology

- 7.36 The Heritage Statement provides a reasonable premise for assessment, identifying heritage assets within a 1km radius of the site and a number of additional assets just beyond the boundary. The report goes on to state that an assessment was made to ascertain the necessity to provide a full statement of significance. That assessment found that as there was no intervisibility between all but one of the assets and demonstrates that there is little or no intervisibility from the church to the site.
- 7.37 The Heritage Officer has criticised the methodology used in the report but found the topography and vegetation to the SW of the site means the heritage assets are not visible either from the site or beyond the site further to the south west or from the NE, it therefore likely that the completed development will not impact the setting of the heritage assets. Whilst not agreeing with the methodology the Heritage Officer concurred with the outcome in that they do not consider the proposed development will harm the setting of the heritage assets in the vicinity of the proposed development.

Highways

- 7.38 There is no objection from Highways.

- 7.39 The comments from Quinton Parish Council have been noted and the applicant has agreed to a financial contribution to setup and police a system to monitor and restrict HGV's from using the weight restricted route towards Quinton.

Employment and Economic

- 7.40 The development will provide 100 full time equivalent (FTE) Jobs during construction and 5 FTE jobs during operation.
- 7.41 The applicant has confirmed that there would also be additional jobs for vehicle drivers, local suppliers and contractors who service and maintain the site machinery (though the number is not quantified).
- 7.42 The Economic Development Officer has supported the application and has requested either a S106 or condition is applied requiring a labour strategy. The applicant has requested that a condition is applied, which they will then work with to develop local employment opportunities.

Environmental Impact Assessment

- 7.43 The development has been subject to both a screening and scoping opinion, required under the relevant Environmental Impact Assessment (EIA) regulations. The screening opinion provided by the Council advised that an Environmental Statement (ES) would be required, and the subsequent scoping opinion advised on the matters that should be addressed in the ES.
- 7.44 Where an ES is submitted with an application there is a legal duty for the Local Planning Authority to have regard to it. This means examining the environmental information, reaching a reasoned conclusion on the significant effects, integrating that conclusion into the planning decision and, if granting permission, considering whether to impose monitoring measures.
- 7.45 An ES which has been submitted in support of this application considers the proposal in detail against the matters identified within the scoping opinion which include Landscape Character and Visual impact, Biodiversity / Ecology, Noise, Light, Odour Traffics, and Cumulative and Interactive impacts, with other ES factors, including nearby similar developments ay. These matters are regarded as scoped in within the ES.
- 7.46 The ES does not identify any significant adverse effects either individually or cumulatively from the proposed development. The term 'significant' is important. It does not mean that no effects whatsoever will occur as a result of the development; where impacts still need to be weighed in the planning balance these are noted in the relevant sections below. The absence of significant environmental effects in EIA terms does not necessarily imply that a development is acceptable in planning terms, or indeed vice versa if adequate mitigation and monitoring is put in place.
- 7.47 Having assessed the ES Officers agree that on all matters aside from Ecology they will not result in significant environmental effects. having regard to the criteria established by the EIA regulations. In particular, those projects that have been assessed for cumulative or combined impacts are each sufficiently far away from the proposed development for direct cumulative/combined effects to be negligible.

- 7.48 A review of the Ecology submission continues and Officers await the verdict of internal Consultee.

Planning and Environment Agency

- 7.49 The process of gaining consent for an AD Plant sits with a number of bodies, including the planning department, the Environment Agency and the Hazardous Substance Consent Process. Planning and permitting decisions are separate but closely linked. Planning permission determines if the development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution.

Both decisions:

- Take account of environmental risks and impacts.
- Are needed before a developer can operate the proposed development.
- May be granted or refused according to their respective legal requirements.

Local planning authorities are responsible for determining planning applications. When deciding on a planning application, planning authorities should:

- Be confident the development will not result in unacceptable risks from pollution when considering if the development is an appropriate use of the land.
- Not focus on controlling pollution where it can be controlled by other pollution regulations, such as EPR.
- Take advice from other consenting bodies, such as the Environment Agency, in pre application discussions about fundamental issues that could affect whether a development is acceptable. Where any significant issues are identified, we recommend that other consents needed, such as environmental permits, are processed at the same time as the planning application to resolve any issues as early as possible.

- 7.50 As such there may be issues raised in planning that objectors feel strongly about, but that fall within the remit of the Environment Agency and their permitting scheme. As such it may not form a planning reason for refusal but could form a Permitting refusal.

- 7.51 The EA will continue to monitor compliance with their permit, this includes unannounced spot checks. Enforcement action can be taken by the EA, including both stop notices and fines.

Outstanding Comments

- 7.52 There are two outstanding matters that have yet to be resolved, these are Ecology and Lead Local Flood Authority Comments.

- 7.53 The applicant has produced a high-quality Environmental Statement which address Ecology and the submitted Flood Risk Assessment and Surface Water Strategy has been undertaken by a well-respected consultant. Officers are also able to review the surrounding planning history and consider what was found acceptable on neighbouring sites.

7.54 The current officer view is that both Ecology and Flood Risk should be acceptable, however, the application in EIA so thorough scrutiny is required. As such

8 FINANCIAL CONSIDERATIONS

8.1 CIL is not payable.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 Much like other renewable energy schemes the base position is that significant positive weight should be given to the scheme (to help achieve net zero carbon emissions by 2050 (2045 is the target WNCs have set). As with other renewable schemes there are also a host of negatives which must be included in the planning balance; these include landscape impacts, highways concerns, biodiversity issues, contamination, the rural location and the potential overbearing nature of the buildings and ancillary infrastructure.
- 9.2 There is a well-established farming operation on the Courteenhall Estate. The proposed anaerobic digester facility will allow the Estate to further diversify securing its future and will allow the applicant Acorn Biogen Limited to deliver a successful rural-based development which will add to local economic prosperity and local employment opportunities. The principle of development is therefore acceptable in planning terms.
- 9.3 The secluded rural location will not adversely impact the surrounding area with the proposed site location not being visible from any neighbouring properties. The noise would be the only potential issue arising from the construction of proposed site. Existing and proposed landscaping, and the existing neighbouring large-scale built form, will assist with assimilating the proposed scheme into the local landscape.
- 9.4 National and Local Plan Policy support the diversification of farm and the erection of new farm buildings which are considered necessary for farm businesses. There is caution with regard to buildings that are likely to be in highly visible locations however in this particular case the proposed development is well screened by vegetation and existing neighbouring buildings. The proposed development is considered to in-keeping and in-scale with the surrounding development. It is not considered that the development will harm local or wider landscape visual amenity.
- 9.5 The site is well located to benefit from the existing array of good farm tracks and roadways across the farm holding and an upgraded access and egress point into and out of the farm. The resultant gas product will be exported via road tankers.
- 9.6 Noise and smell issues can be kept to a minimum with the design and layout proposed such that the impact of the development could be very limited on the surrounding area. The growth and harvesting of the proposed crops is not likely to increase mechanical and harvesting noise to the local area over and above existing arable cropping processes and net farm traffic in the locality could be reduced as part of the proposal.
- 9.7 The use of the main waste/bi-products – carbon dioxide which will be captured and re-used and liquid and solid digestate as soil improvers is good agricultural practice to increase yields and improve soil structure. If managed correctly the digestate should not increase levels of odour either on site, or in-field.

- 9.8 National and local planning policy offers support for on-farm diversification, new buildings and renewable energy projects provided that certain criteria are met.
- 9.9 Given the distance from much of the residential accommodation in nearby villages and the benefits to the overall farming operation, we consider that there are no major reasons from an agricultural or rural based business perspective to not support this application.

10. CONDITIONS

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by t Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The approved plans are:

Figure 001	Site Location
Figure 002	Planning Application Boundary
29384/100 Rev G	Site Layout
29384-010 F101 Rev B	Site Plan and 3D Images
29384-010 F102 Rev A	Site Elevations
29384/120 Rev A	Proposed Paving Plan
29384/110 Rev A	Proposed Site Levels
29345/1000	Fermentor Tank Plans, Section and Elevations as Proposed
29346/1001	Liquid Storage Tanks A & B Plans, Section and Elevations
29346/1004 Rev A	Straw Bunker and Chicken Shed Plans and Elevations
29346/1005 Rev A	Straw and Chicken Shed Elevations and Sections
29346/1006	Separator Building Plans, Section and Elevations
29535/116 Rev A	Welfare Office External Layout
29353/115 Rev A	Welfare Office Internal Layout
Figure 006	Landscape Strategy
SK-02	Assessed Scheme of Lighting
404.11923.00004.0015.001	Site Access Design
404.11923.00004.0015.002	Access Design

Reason: To clarify the permission and for the avoidance of doubt.

Compliance with Ecology Appraisal

3. The development hereby permitted shall be carried out in accordance with the mitigation, conclusions and enhancements in the Environmental Statement and Biodiversity Gain Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Biodiversity

4. A method statement for enhancing biodiversity shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter, the biodiversity enhancement measures approved shall be carried out prior to occupation and retained in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

Contamination

5. No part of the development hereby permitted shall take place until:
 - (a) a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)', and
 - (b) has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core Strategy and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

6. If a potential risk from contamination is identified as a result of the work carried out under condition 5 above, then no part of the development hereby permitted shall take place until:
 - (a) a comprehensive intrusive investigation in order to characterise the type,

- nature and extent of contamination present has been carried out;
- (b) the risks to receptors and to inform the remediation strategy proposals has been documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
 - (c) both (a) and (b) above has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

7. If contamination is found by undertaking the work carried out under condition 6, then no development hereby permitted shall take place until
- (a) a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use has been prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
 - (b) has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

8. If remedial works have been identified in condition 6, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 6. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

9. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Construction method statement

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) Construction traffic routing
 - ii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - iii) wheel washing facilities
 - iv) measures to control the emission of dust and dirt during construction
 - v) how the hedgerows around the site will be protected during construction

Reason: To protect the amenities of nearby residents and users of the public rights of way and to protect highway safety and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Archaeology

11. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
- (i) Approval of a Written Scheme of Investigation;
 - (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
 - (iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
 - (iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly

examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

Surface water drainage

12. Before any above ground works commence full details of the surface water drainage scheme for the site, based on FRA & SWMP, 221128 404 11923 Flood Risk Assessment and Surface Water Drainage Strategy November 2022 prepared by SLR will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions, sections and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins. Attenuation basins will provide 300mm freeboard above the extreme event plus climate change water level. The sides of the basin should generally be 1 in 4 or shallower, and no steeper than 1 in 3. Details of the drainage system will be supported by cross referenced calculations.

b) Cross sections of all control chambers (including site specific levels m AOD) and manufacturers' hydraulic curves for all hydro-brakes and any other flow control devices.

c) A detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site

Reason : To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

Economic Development

13. Prior to the commencement of the development, a local labour strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The development hereby approved shall then only be used in accordance with the approved strategy.

Reason: To support the retention of skilled resident workforce in the area, in accordance with Policy EMP1 of the South Northamptonshire Part 2 Local Plan 2011-2029

Highways

14. Prior to the commencement of development an Operational Traffic Management Plan (OTMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The development hereby permitted shall not become operational until the approved OTMP has been implemented and retained thereafter. The OTMP shall provide for the following:

- Site access and site traffic management.
- HGV routeing.
- Vehicle scheduling.

- Wheel-wash and other measures to prevent detritus being transferred onto the highway.
- All site users will be made aware of the OTMP, which will be provided during the contract agreement process, and must follow the measures stated.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the development.

Odour

15. A site management scheme shall be submitted within three months of the date of this permission and approved in writing by the Waste Planning Authority, which specifies the provision to be made for the control of odour and vermin from the site. The scheme shall be reviewed and approved periodically to reflect operations on site.

The report should:

- specify the name and contact details of the main point of contact for complaints from the public
- state that daily checks, maintenance and training shall be documented and made available to the regulator when requested.
- Include documented odour boundary checks, specifically when delivery of energy crops occur and when spreading occurs.
- Specify management methods are in place to minimise odour and vermin
- Document wind direction when receiving deliveries and spreading and during any emission event.
- Specify the requirements for trucks to be securely covered.
- State that The Odour Management Plan will be reviewed annually and submitted to the LPA for approval

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Noise

16. Prior to use a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014 (+A1:2019). Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Materials

17. A schedule of materials and finishes to be used in the external surfaces of the buildings and structures hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Landscaping

18. A scheme for landscaping the site (including screen planting and any additional thorny planting for security) shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of any means of enclosure

(d) All species used in the planting proposals associated with the development shall be native species of UK provenance.

The proposed planting shall be designed to screen or soften the appearance of the development (buildings and attenuation basin) in the rural landscape and maximise its ecological value.

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season following the development first being brought into use.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy SS2 of the South Northamptonshire Local Plan, Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

Landscape maintenance

19. The approved landscaping details listed under Condition 10 shall be maintained in accordance with a management plan that shall be submitted to and approved in

writing by the Local Planning Authority prior to first use of the development hereby permitted.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with policies SS2 of the South Northamptonshire Part 2 Local Plan.

Security

20. Full details of the proposed CCTV installation (and any other security measures) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall proceed in accordance with the approved details.

Reason: To ensure the site possess suitable CCTV in accordance with policy SS2 of the South Northamptonshire Part 2 Local Plan.

External lighting

21. Details of all external lighting to be installed on the site, including the design, position, orientation and any screening of the lighting, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

Drainage verification

22. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved FRA & SWMP, 221128 404 11923 Flood Risk Assessment and Surface Water Drainage Strategy November 2022 prepared by SLR s has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

No adverts

23. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(a) No advertisement shall be sited or displayed so as to:-

- (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(b) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

(c) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

(d) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: By virtue of Regulation 14 (1) (a) and Schedule 2, of the Town and Country Planning (Control of Advertisements) (England) Regulations.

Hours of Use (relating to delivery of agricultural by-products and export of digestate)

24. Other than with the prior written approval of the Local Planning Authority, the delivery of agricultural by-products and export of digestate shall only be permitted to take place between the hours of:

- Monday – Friday 08:00 – 18:00; and
- Saturday 08:00 – 13:00.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the development.

Informative: The Statement required to discharge the Construction Management Plan of this consent is expected to cover the following matters:

- the parking and turning of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
- design of construction access
- hours of construction work
- measures to control overspill of light from security lighting

- a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.
- All of the "highly recommended" and "desirable" measures detailed in table 7-1 Air Quality Assessment prepared by SLR, dated July 2022, reference: 404.11923.00004 phase 3.

Informative: Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.