
Planning Statement

in support of an application under

Section 73 of the Town and Country Planning Act 1990

DEVELOPMENT: - PROPOSED AMENDMENTS TO THE HOUGHTON MAIN ENERGY CENTRE

APPROVED UNDER PERMISSION REFERENCE 2018/1437 INVOLVING AMENDMENT TO CONDITION 1 - ALTERATIONS TO LAYOUT OF FEEDSTOCK RECEPTION HALL AND POSITION OF ANCILLIARY BUILDINGS

LOCATION: - LAND OFF HOUGHTON MAIN COLLIERY ROUNDABOUT, PARK SPRING ROAD, LITTLE HOUGHTON, BARNSELY, S71 5EX

APPLICANT: – RDF ENERGY NO.2 LIMITED

1. Background

- 1.1 The Applicant is intending to construct an energy centre on land off Houghton Main Colliery Roundabout, Park Spring Road, Little Houghton, Barnsley, S71 5EX (the “**Project**”). The energy centre will process waste wood and/or refuse derived fuel using a process technology to be determined combined with energy generation with the intention of producing up to 22MWe of electricity for export.
- 1.2 The current permission 2018/1437 allows for up to 260,000 tonnes of feedstock per annum to be accepted at the Project site. The Planning Statement in support of the application for the current permission (the “**2018 Planning Statement**”) can be seen in **Appendix 3**.
- 1.3 The grant of permission 2018/1437 enabled the Applicant to engage with prospective funders for the Project and this has given rise to the changes set out in the present application, principally to “stress-test” the ability of the plant to accommodate scenarios around the margin of operations, eg at Easter or the Christmas period or if there is a period of delivery interruption due to weather conditions.
- 1.4 Since external storage of feedstock is prohibited under condition 15 of 2018/1437, it is a requirement of the funders to demonstrate that the feedstock reception hall is of adequate size to:
 - 1.4.1 be capable of receiving the amount of feedstock required to maintain the plant at full capacity over a period of 4 - 5 days in order to allow for bank holidays or periods of extreme weather;
 - 1.4.2 cater for short-term bunkering of feedstock being delivered coincident with unplanned interruptions to the plant’s operation;
 - 1.4.3 receive feedstock with variable calorific value and density which could result in more space being required from time to time to store the required amount of feedstock;
 - 1.4.4 isolate any delivered feedstock that does not meet the required specification, pending its removal.

The approach on such matters varies from funder to funder and the approach of the funder presently proposed for the Project only emerged once their technical advisers were retained and started to go into the detail of the Project.

- 1.5 For these reasons it is necessary to adjust the shape and dimensions of the feedstock hall. In doing so this requires locational adjustments in respect of certain ancillary structures and vehicle parking present at the site in order to maintain vehicle movements around the plant.
- 1.6 In addition, it is necessary to include within the site:
 - 1.6.1 a towns water storage tank;
 - 1.6.2 a water treatment plant;
 - 1.6.3 an underground foul water storage tank.

Such items are considered necessary by the plant's designers for the proper operation of the constructed plant.

- 1.7 These changes are the subject of the present application.

2. The Proposal

- 2.1 This proposal is a Section 73 planning application to amend condition number 1 of planning permission 2018/1437 to allow for updated technical drawings and elevations giving effect to the matters described in paragraphs 1.4 to 1.6 of this planning statement. The revised plant layout is included in **Appendix 1** and the revised Elevations are included at **Appendix 2**.
- 2.2 It is proposed to amend condition 1 so that it reads as follows:

The development hereby approved shall be carried out strictly in accordance with the following plans and specifications as approved unless otherwise required by any other conditions in this permission or in Planning Statement 29/07/2019: -

Planning Statement 29/07/2019

Houghton Layout - HP-2729-PS-PL-001_A6

Houghton Elevations - HP-2729-PS-PL-002_A1

CRM.066.006.D.107 P03 Finished Levels

CRM.066.006.D.108 P01 Finished Levels

Schedule of Facing Materials (03 October 2017)

CRM.066.006.EC.R.001 Construction Environmental Management Plan

CRM.066.006.L.D.004.C Planting Details (Sheet 1 of 2) Rev C

CRM.066.006.L.D.005.C Planting Details (Sheet 2 of 2) Rev C

CRM.066.006.L.R.002 Landscape Management Plan

Approved lighting details (LIAS Design Notes and Luminaire Schedule 0400061921 DWG 00 and DWG01).

3. Planning History

- 3.1 The following application was submitted to Barnsley Metropolitan Borough Council for this site on 30th May 2014 by Peel Environmental Ltd:

Planning reference 2014/0559- Development of Renewable Energy Park comprising Timber Resource Recovery Centre and Anaerobic Digestion Facility and associated infrastructure.

This was refused.

- 3.2 A second application was then submitted with the support of the Environment Agency, it was identical to application 2014/0559 with the exception of the Anaerobic Digestion Facility which had been removed:

Planning reference 2015/0137- Erection of a Renewable Energy Park comprising of a Timber Resource Recovery Centre and associated infrastructure.

This application was approved with conditions on 17/02/15.

- 3.3 An application (2017/1726) to discharge conditions 5, 6, 7, 9, 12, 13, 16, 23, and 24 – as required for commencement of development, was approved and confirmed on 16/05/18.
- 3.4 Commencement of development was implemented on 26 June 18, the scope of such works as per condition 1 of application 2015/0137 having been confirmed by Barnsley Metropolitan Borough Council on 14 May 2018.
- 3.5 An amendment was made to application 2015/0137 to expand the quantity and variety of feedstock allowed on site, increase the number of feedstock deliveries and associated delivery hours and amending noise levels and hours related to construction:

Planning reference 2018/1437- Variation of conditions (4,17,18,19 and 20) of application 2015/0137 Erection of a Renewable Energy Park to allow for Refuse Derived Fuel (RDF) and waste wood to be used for energy recovery, to increase the capacity limit and daily traffic movements along with amended routing of delivery vehicles and to extend construction hours.

This amendment was approved with conditions on 20/11/18.

- 3.6 An application (2018/1437) to discharge condition 17 was approved and confirmed on 14/05/19.

4. Planning Policy Context

- 4.1 The Planning Policy considerations that were applicable at the time of the current Planning Consent (Decision 2018/1437) and which can be seen in Section 5 of the 2018 Planning Statement attached at **Appendix 3** remain applicable to the present proposal with the following qualifications:
- 4.1.1 **NPPF:** Since the submission of the 2018 Planning Statement, the National Planning Policy Framework (NPPF) was updated on 19 February 2019 following a technical consultation to redefine deliverable housing. The NPPF was further amended on 19 June 2019 to remove paragraph 209a within the Oil, gas and coal exploration and extraction Chapter. None of such changes impact those policies contained in National Planning Policy Framework 2018 (NPPF) which were reviewed as part of the 2018 Planning Statement and which therefore continue to apply to the Project and to the present application.
- 4.1.2 **Local Plan:** Following public consultation and examination by an Independent Planning Inspector, Barnsley's Local Plan was adopted by Full Council on 3 January 2019. The policy review included in the 2018 Planning Statement was based on the Barnsley Draft Local Plan 2016 Publication.
- 4.1.3 **Core Strategy:** Policies CSP 6, 25, 26, 28, 29, 30, 34, 37, 39, 40 and 41 of the Barnsley Core Strategy (adopted September 2011), each of which were reviewed in Section 5 of the 2018 Planning Statement have been superseded by equivalent policies in the Local Plan adopted on 3 January 2019.
- 4.1.4 **Saved Policies:** saved Policies of the Barnsley Unitary Development Plan (adopted December 2000) ED7, T3 and DA4, each of which were reviewed in Section 5 of the 2018

Planning Statement have been superseded by equivalent policies in the Local Plan adopted on 3 January 2019.

- 4.2 The previously reviewed provisions of the Barnsley Draft Local Plan (2016 Publication) together with the Policies of the Barnsley Core Strategy (adopted September 2011) and the Barnsley Unitary Development Plan (adopted December 2000) have been reviewed against the equivalent provisions of the Adopted Local Plan. From this it is clear that the relatively modest nature of the proposed layout amendments are such that the Project remains consistent with the applicable policies of the Adopted Local Plan; in particular:

4.2.1 Policy GD1, Section 8, Policy E1, Policy CC1 and Policy RE1 are not materially changed from the versions which were reviewed in Section 5 of the 2018 Planning Statement and the considerations set out in the 2018 Planning Statement remain equally applicable to the Project including the design changes described in the present application.

4.2.2 Concerning the superseded Core Strategy Policies reviewed and commented on in Section 5 of the 2018 Planning Statement, these have been replaced by the Adopted Local Plan policies shown in the following table:

Core Strategy	Policy Issue	Adopted Local Plan
CSP6	Development that produces renewable energy	RE1
CSP25	New development and sustainable travel	T3
CSP26	New development and highway improvement	T4
CSP28	Reducing the impact of road travel	T5
CSP29	Design Principles	D1
CSP30	The Historic Environment	HE1-HE6
CSP34	Protection of the green belt	GB1, GB3, GB6
CSP37	Landscape character	LC1
CSP39	Contaminated and Unstable Land	CL1
CSP40	Pollution control and protection	Poll1
CSP41	Development in Air Quality Management Areas	AQ1

The considerations and conclusions contained in Section 5 of the 2018 Planning Statement continue to be applicable to the Project in its amended form.

4.2.3 Concerning the superseded Saved Policies reviewed and commented on in Section 5 of the 2018 Planning Statement, these have been replaced by the Adopted Local Plan policies shown in the following table:

Saved Policy	Policy Issue	Adopted Local Plan
T3	Existing Strategic highway network for Barnsley	T1
DA4	Potential employment development.	ES22
ED7	Employment policy areas	E1, E3, E4

The considerations and conclusions contained in Section 5 of the 2018 Planning Statement continue to be applicable to the Project in its amended form.

5. Planning Issues

- 5.1 The Applicant is requesting to amend planning permission 2018/1437 to allow for the following design changes to the currently consented layout:

- 5.1.1 Relocation of the sub-station compound and related ancillary structures approximately 15 metres to the north of its current location in order to facilitate traffic movement around the plant;
- 5.1.2 Adjustment of the firewater pumphouse footprint (~72m²) to allow for the expected detailed design of this ancillary structure;
- 5.1.3 Addition of a towns-water storage tank (~75m²) and a package water treatment plant (~50m²);
- 5.1.4 Extensions (~1,745m² increased footprint) to the Feedstock Reception Hall to allow for extended internal storage of feedstock;
- 5.1.5 Tapering of the corners of the principal buildings (~55m² reduced footprint) to facilitate traffic movement around the plant; and
- 5.1.6 An underground foul water storage tank (~800m²) will also be added to the facility during the design phase but this is not shown on the plans attached at Appendix 1 since the final location remains to be determined.

These changes are to allow the Project to be financeable by ensuring the energy centre is capable of operating at full capacity where feedstock deliveries cannot be accepted for 4-5 days (for example during bank holidays or extreme weather) or the characteristics of the feedstock vary requiring extended storage.

- 5.2 In submitting the present application, the only consequential planning issue identified by the Applicant for consideration is the Visual Amenity of the proposals. It is not considered that the proposals give rise to a materially adverse impact on visual amenity since:
 - 5.2.1 Item 5.1.1 does not change in size and the relocation is minor. In addition, the relocation takes the compound further into the raised bank of the dismantled railway along the north of the site;
 - 5.2.2 Items 5.1.3 and 5.1.7 are below-ground;
 - 5.2.3 The increased footprint to the fire-water pumphouse and the addition of a towns-water storage tank and a package water treatment plant will be hidden by the larger structure of the already consented Air-Cooled Condensers; and
 - 5.2.4 The increases and decreases in the currently consented footprint of the principal building structures are chiefly to the lower structures and the effect is masked by the taller structures of the process building.
- 5.3 In all other respects, the Project remains as previously conceived and as currently consented under permission 2018/1437, including approved applications 2017/1726 and 2018/1437 to discharge conditions, and except as discussed in this planning statement, the suite of supporting reports and documents, including the Environmental Statement, will continue to apply to the Project with any adjustments limited to those necessary to accommodate the contents of this planning statement.
- 5.4 The present application constitutes a 'Subsequent Application' for the purposes of Regulation 9 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The Applicant has not identified any changes in the present application that require a supplemental Environmental Statement and considers the environmental information already provided to the Planning Authority in connection with permission 2018/1437 continues to be adequate to assess the significant effects of the development on the environment.

Conclusion

- 6.1 In summary, the proposal to change the wording of condition 1 and subsequent technical drawings, raises no new planning issues since:
- the changes remain within the planning boundary and would not affect any other elements of the Planning Consent or the Environmental Statement;
 - the heights of the consented buildings would not increase;
 - the increase in size of the feedstock reception hall would be negligible when viewed from the surrounding areas; and
 - movements of ancillary buildings are to be expected in large projects such as this and are purely for convenience and efficiency.
- 6.2 The Applicant therefore requests the Planning Authority to approve the amendments proposed by the Applicant under Section 73 of the TCPA 1990.

29 July 2019

Appendices

Appendix 1: Houghton Layout - HP-2729-PS-PL-001_A6

Appendix 2: Houghton Elevations - HP-2729-PS-PL-002_A1

Appendix 3: 2018 Planning Statement