
F/YR20/1112/F

Applicant: Murrow AD Plant Ltd

**Agent : Mr Simon Kenny
Rural Partners Ltd**

Anaerobic Digestion Plant, Somerset Farm, Cants Drove, Murrow Cambridgeshire

Formation of a digestate lagoon with a 4.5m high surrounding earth bund and a 1.2m high chain-link fence (relocation approved under F/YR18/0648/F)

Officer recommendation: Grant

Reason for Committee: Parish Council comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The scheme proposes the re-positioning of a second digestate lagoon to serve the established Biocow enterprise operating at Cants Drove, Murrow. An earlier scheme was approved by Planning Committee in October 2018 however site constraints have resulted in a need to relocate the previously consented lagoon 100 metres eastward from the originally approved site.
- 1.2 The lagoon will provide seasonal storage of liquid digestate which arises as a product of the AD process, which also occurs on the site.
- 1.3 The NPPF supports a prosperous rural economy and highlights that decisions should enable sustainable growth and expansion of all types of business in rural areas, including the development and diversification of agricultural and other land-based rural businesses. Similarly, the need to increase the use and supply of renewable energy sources is also supported by the NPPF and as the digestate is a by-product of such an activity it may be inferred that the scheme also achieves policy compliance in this regard.
- 1.4 Whilst the concerns identified by the Parish Council have been duly considered the NPPF is clear that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Similarly matters of highway impact and the condition of the existing road infrastructure have been fully considered and there are no material differences in this regard presenting from the alternative scheme proposals.
- 1.5 In land use planning terms there are no grounds to withhold consent. Odour management has been fully considered within the submission and there are appropriate safeguards in place through environmental protection legislation.

2 SITE DESCRIPTION

- 2.1 The site is located off Cants Drove to the south of Murrow off the B1187 (Murrow Bank). Access to the site is via Cants Drove. The access to Somerset Farm from

the public highway will remain unchanged. However, a new access track on site (within the red line boundary) will be formed along the northern side of the proposed lagoon.

- 2.2 The existing lagoon is situated circa 240 metres south of Cants Drove which is characterised by sporadic dwellings and agricultural fields and structures. Visually the lagoon sits comfortably in the landscape and whilst the bund is apparent from views from the highway it is not unduly dominant and located against the backdrop of the anaerobic digester and structures associated with the farming operation and the Biocow offices.

3 PROPOSAL

- 3.1 This proposal seeks to relocate a previously approved lagoon circa 100 metres eastward of the originally approved lagoon F/YR18/0648/F. The relocated lagoon will be a second lagoon facility on the site and is intended to provide seasonal storage of liquid digestate which arises as a product of the AD process already established on site.
- 3.2 The lagoon will measure 123.2 metres x 109.2 metres with a maximum depth of 6 metres an earth bund 4.5m in height is proposed to provide a level of landscaping around the lagoon with a 1.2 m chain-link fence.
- 3.3 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?keyVal=QIHVGOHE01U00&activeTab=summary>

4 SITE PLANNING HISTORY (most recent)

F/YR18/0966/F	Formation of a digestate lagoon with a 4.5m high surrounding earth bund and a 1.2m high chain-link fence (retrospective) [relates to F/YR13/0868/F – the first lagoon approved on the site]	Grant 28.01.2019
F/YR18/0648/F	Formation of a digestate lagoon with a 4.5m high surrounding earth bund and a 1.2m high chain-link fence [the lagoon which it is proposed to re-position under this submission]	Granted 15.10.2018
F/YR18/2013/CCC	Construction of approximately 1 Kilometre of high-pressure gas pipeline to connect an existing anaerobic digestion plant to the national gas transmission system with a block valve connection, a proposed gas convertor compound, gas flare and associated equipment. The retention of 24 metre diameter, 6 metre high anaerobic digestion tanks (22 metre diameter tanks previously approved by planning permission F/2015/11/CW) and the	Withdrawn 30.03.2020

erection of two 24 metre, 6 metre high anaerobic digestion tanks, feeder plant and a pre-pit (10 metres by 5 metres).

F/YR19/2061/CCC	Proposed erection of a gas injection plant, to be operated in association with the existing anaerobic digestion plant, to allow injection of containerised gas from remote sites into the transmission and supply network including the construction of 4 coolers, 4 compressors, 4 pressure reducing metering systems (prms) and 2 Low Voltage (LV) board kiosks, 4 off-loading stations (8 trailer bays), 4 instrument air and earthing kiosks, one filling station comprising one dispensing bay, fuel management panel, storage cylinder and trailer bay, a vehicle turning / manoeuvre area, and construction of a ~130m underground pipeline connection to the AD plant	Raise no objection 26.02.2020
F/YR19/3077/ COND	Details reserved by conditions 3 and 4 of planning permission F/YR18/0648/F	Approved 07.10.2019
F/YR20/0737/F	The temporary siting (until 01/01/2031) of up to 4 x mobile homes for farm workers	Granted 06.10.2020
F/YR19/0817/F	Erect 3 x 8.0 metre high (max) lighting columns and 1 x 8.0 metre high (max) lighting/CCTV column (retrospective)	Granted 19.12.2019
F/YR13/0868/F	Formation of a dirty water storage lagoon with 1.2 metre high chain link fence/gates and extension of existing access roadway [retrospective permission granted under F/YR18/0966/F for the relocation of this lagoon]	Granted 25.02.2014

5 CONSULTATIONS

- 5.1 Parish Council:** *'At the meeting of Wisbech St. Mary Parish Council on 14th December 2020, the Council recommended REFUSAL, based on the noise/smell/pollution generated being detrimental to residents. There is a substandard vehicular access and the surrounding roads are incapable of carrying increased traffic without suffering damage. The Council are concerned with the cumulative impact. They also note that the number of vehicle movements must be limited in numbers and restricted to daytime hours'.*
- 5.2 Cambridgeshire County Council Highways Authority:** *'The principle of the lagoon has already received approved. The revised location results in no material highway impact. No highway objections'.*
- 5.3 Designing Out Crime Officers:** *'Having reviewed this application - this office has no objections in terms of community safety or vulnerability to crime'.*

5.4 National Grid Plant Protection (Cadent): *'Searches based on your enquiry have identified that there is no record of apparatus in the immediate vicinity of your enquiry. Cadent and National Grid therefore have no objection to these proposed activities [...].'*

5.5 CCC LLFA: *'We have reviewed the following documents:*

- Flood Risk Overview prepared by RSK (661918-R1(02)-FRO, November 2020*
- Proposed Relocation of Digestate Lagoon Approved under F/YR/0648/F Plan and Typical Section (FP/22/01) 20-09-20*

Based on these we have no objection to the proposed development and can recommend the following condition:

*The surface water drainage scheme shall be constructed and maintained in full accordance with Proposed Relocation of Digestate Lagoon Approved under F/YR/0648/F Plan and Typical Section (FP/22/01) 20-09-20
Reason - To prevent an increased risk of flooding and protect water quality'*

Also recommends an informative regarding IDB consent

5.6 Environment Agency: *'We have no objection to the proposed development but wish to make the following comments.*

National Planning Policy Framework Flood Risk Sequential Test In accordance with the National Planning Policy Framework (NPPF) paragraph 158, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the Local Planning Authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this.

By consulting us on this planning application we assume that your Authority has applied and deemed the site to have passed the NPPF Sequential Test. Please be aware that although we have raised no objection to this planning application on flood risk grounds this should not be taken to mean that we consider the proposal to have passed the Sequential Test.

Review of the Flood Risk Assessment: The application site lies within Flood Zone 3a, defined by the Environment Agency Flood Map as having a high probability of flooding due to the tidal River Nene. The Flood Zones are indicative of the natural undefended floodplain (i.e. does not take into consideration flood defences along the River Nene and pump systems along Internal Drainage Board managed drains) and therefore considered a worst-case scenario.

The Flood Risk Assessment carried out by RSK (Report No: 661918-R1(02)-FRO) dated November 2020 does not mention Flood Hazard Mapping covering the site. The Flood Hazard Mapping contained within the Peterborough Level 2 Strategic Flood Risk Assessment shows the consequences should a breach or overtopping of sea defences occur, including the likely flood depths, velocities and overall hazard that could impact the site over its lifetime. The site has a future hazard classification of 'Danger to Most' as defined in Research & Development report FD2320 'Flood Risk Assessment Guidance for New Development'. It could

experience flood depths of 1-2m arising from a breach in the defences during a flood that has a 1% annual probability including an allowance for climate change. Notwithstanding the residual risk of flooding from the breach of flood defences, the site is classed as 'Less Vulnerable' according to NPPF with no buildings proposed, therefore we have no objection to this application.'

Also provides advice to LPA relating to the Internal Drainage Board and the need to consider flood planning; together with advice to the applicant regarding flood warning and pollution prevention.

- 5.7 Anglian Water Services Ltd:** Notes that the '*Planning & Capacity Team provide comments on planning applications for major proposals of 10 dwellings or more, or if an industrial or commercial development, 500sqm or greater.*'

Highlights that the applicant should check for any Anglian Water assets which cross or are within close proximity to the site, and that any encroachment zones should be reflected in site layout. Also notes that if diverting or crossing over any AWS assets permission will be required.

- 5.8 North Level Internal Drainage Board:** '*My Board has no objection in principle to the above application, however, our No 6 Drain forms the southern boundary to the site and therefore the Board's byelaws apply to this watercourse. In particular I would refer you to Byelaw no. 10 which states that 'no person without the previous consent of the Board shall erect any building or structure whether temporary or permanent within 9 metres of the drain'.*

- 5.9 Natural England:** '*Summary of Natural England's Advice: No Objection - Natural England is satisfied that as long as the previously mentioned high density polyethylene (HDPE) liner, designed to be airtight so that there is no exchange of gas between the lagoon surface and the external atmosphere, is still being used then we would be satisfied that the proposal is unlikely to have any adverse impact on designated sites including the Nene Washes SSSI, SAC, SPA and Ramsar site.*

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.'

- 5.10 CCC Archaeology:** '*I confirm that we have no objection and no recommendation for this proposal to relocate the lagoon.*'

- 5.11 FDC Environmental Protection:** The following response was received from the EP team in respect of the current proposal, however an accompanying email noted that this was a replacement response for the 2018 application, for which conditions were not specifically included by Environmental Health.

'This application was considered in conjunction with the decisions made in connection with the original application for the existing anaerobic digester (AD) plant on this site in 2013. The major environmental health threat comes from odours emitted from the proposed lagoon. The lagoon is of a similar size to the one currently operating on site and also to the one subject to the proposal in F/YR18/0648/F.

The controls in place since the plant has been in operation for years have for the most part, been successful in protecting occupiers of nearby properties from odour nuisances, although complaints have been received by Fenland District Council Environmental Health team. However, no statutory action has been taken under the Environmental Protection Act 1990, in respect of any nuisances.

The current lagoon does have a balloon covering it, which serves to minimise ingress of leaves etc. but also promotes anaerobic conditions by minimising oxygen. As a consequence, most of the potentially odorous gases are contained, although there have been releases to the atmosphere.

The odorous gases are mainly caused by the breakdown of agricultural waste products, referred to as feedstock, which can include cereal and root crop waste. Root crops, such as sugar beet, turnips and swedes, are known to be the source of odorous releases particular, mainly caused by the breakdown of sugars etc.

Whilst the lagoon is stagnant, there is minimal odour release, especially with the balloon in place. However, odours are likely to be released when the surface is agitated, which may occur when digestate, the liquid matter in the lagoon, is transferred from the site. It is imperative that the transfer from lagoon to the transferring tanker for removal.

In transferring the digestate to the tanker, the displaced air from the latter, can be the source of odour release. It is imperative that the tankers are metred to indicate when it is nearly full, in order to prevent over-spill or a throw-back.

During a visit to the site I was advised that the proposal for the relocated lagoon will be similarly treated with a balloon. Whilst this balloon will not be 100% odour-proof, it will minimise the impact on nearby residents.

I recognise that this specific application is a replacement for the previous one in 2018 and this will not in itself increase the impact of odours, as the proximity to the nearest residential properties is virtually the same.

Despite this, in order to minimise the impact of odours, I consider it essential that conditions are attached to any consent to this application. This is recommended, although I recognise that a suite of conditions wasn't specifically applied to the original 2013 consent or the 2018 application, which this current proposal is intended to replace.

I suggest that conditions are attached to any consent, which are based on points raised in the response by the Environment Agency to the 2018 planning application.

Conditions I would recommend would be to cover: -

- 1 The balloon installed above the lagoon to be fitted in a manner to minimise the off-take of odours from the digestate.*
- 2 When the digestate is removed from site, it shall be by tanker, with the connector to the tanker sealed to minimise release of odours and minimise the escape of digestate.*

- 3 *An Odour Management Plan should be adopted which includes a requirement to monitor odours at the boundary.*
- 4 *A requirement to record and investigate complaints of odours reported by the public, liaison with local residents, in a format which meets with the approval of Wisbech St. Mary Parish Council and Fenland District Council.*
- 5 *Provision of an anemometer to measure wind direction and speed.*

On that basis I would have no objection to the granting of consent to this application, subject to conditions attached as indicated above.'

5.12 Local Residents/Interested Parties: None received

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Paragraph 2 - Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Paragraph 10 - Presumption in favour of sustainable development.

Paragraph 47 - Planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.

Paragraph 55 - Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Chapter 6 - Building a strong, competitive economy

Para 83 - Supporting a prosperous rural economy

Chapter 9 - Promoting sustainable transport

Para 109 - development should only be prevented or refused on highway grounds if there would be any unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

Chapter 15 - Conserving and enhancing the natural environment

Para 180 - Planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Para 183 - the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

7.2 National Planning Policy Guidance (NPPG)

Applying the sequential test Paragraph: 033 Reference ID: 7-033-20140306

7.3 National Design Guide

Context: C1- Understand and relate well to the site, its local and wider context

Identity: I1- Respond to existing local character and identity

7.4 Fenland Local Plan 2014

LP1 - A Presumption in Favour of Sustainable Development

LP2 - Facilitating Health and wellbeing of Fenland residents

LP3 - Spatial Strategy, the settlement hierarchy and the countryside

LP6 - Employment, Tourism, Community facilities and retail

LP12 - Rural Areas Development Policy

LP14 - Responding to climate change and managing the risk of flooding in the Fenland

LP15 - Facilitating the creation of a more sustainable transport network in Fenland

LP16 - Delivering and Protecting High Quality Environments across the District

LP18 - The Natural Environment

LP19 - The Historic Environment

8 KEY ISSUES

- Principle of Development
- Character and visual amenity
- Residential amenity
- Highways
- Drainage
- Other Considerations

9 BACKGROUND

9.1 The agent within the submission notes that '*Planning Permission was granted by Fenland District Council for the formation of a digestate lagoon with a 4.5m high surround earth bund and a 1.2m high chain link fence in July 2018 ref F/YR18/0648/F. The proposed site whilst immediately adjacent to an existing digestate lagoon (planning refs F/YR13/0868/F) [and F/YR18/0966/F] crossed the line of an existing drain, whilst it would be possible to re-route the drain around the lagoon it has been decided to relocate the lagoon immediately to the East of the existing drain*'.

9.2 *Supplementary information has been provided by the agent in response to the comments of the Parish Council, highlighting that:*

'[...] the application is a direct replacement for the previously approved F/YR18/0648/F. All details are the same as that earlier approval, the only change being a modified alignment to better integrate to the existing field boundary and avoid the need to divert the boundary ditch.

Traffic and odour related impacts are unchanged from that earlier approval and as they were considered to be acceptable previously there would be no basis to refuse the application now on those same grounds.

Odour is addressed further through the assessment submitted with the planning application. We confirm that the plastic covering that was a feature of the previous application still forms part of the current proposal.

We recognise that traffic generation is a sensitive issue and has been a key consideration on other applications at this location. However, the operation of the lagoon will not generate significant traffic. It is filled by pipeline from the AD plant and emptied seasonally for irrigation to local agricultural land. As indicated by the attached information from the previous application the longer term intention is that the additional digestate storage provided by the lagoon will allow more material from the adjacent farm to be treated through the digester (as opposed to being taken off-site as at present) facilitating a reduction in vehicle movements.'

- 9.3 They also note within the submission that '*For the avoidance of doubt both lagoons would not be constructed.*'

10 ASSESSMENT

Principle of Development

- 10.1 The principle of development has been firmly established through the earlier grant of consent which was a committee decision in October 2018.
- 10.2 This submission seeks merely to relocate the previously approved lagoon due to on site construction issues (the presence of a drain). It remains pertinent that the NPPF supports a prosperous rural economy and highlights that decisions should enable sustainable growth and expansion of all types of business in rural areas, including the development and diversification of agricultural and other land-based rural businesses, albeit caveated under Para. 84 with the need to ensure that proposals do not have an unacceptable impact on local roads.
- 10.3 The need to increase the use and supply of renewable energy sources is also supported by the NPPF and as the digestate is a by-product of such an activity it may be inferred that the scheme also achieves policy compliance in this regard.
- 10.4 Having previously accepted the principle of delivering an additional lagoon on this established site, it would be unreasonable to revisit the 'common' features of both scheme proposals, i.e. the operation of the facility and highway impact etc. Furthermore, safeguarding measures previously secured with regard to archaeology, pollution control are easily transferable to a new consent and as such it would be unreasonable to revisit these.

Character and visual amenity

- 10.5 The repositioned lagoon will remain sited some distance from the main highway adjacent to the existing facility. It is evident, from viewing the existing installation that the additional lagoon will not have any adverse impact on the character of the area. In glimpse views from the main road it will appear slightly higher than the existing landform, but it will not be unduly prominent and will sit amongst the established Biocow enterprise. Accordingly, there are no issues to address with regard to Policy LP16 of the Fenland Local Plan (2014).

Residential amenity

- 10.6 The consultation response of the EP team in respect of this scheme has identified a number of conditions which did not feature on the earlier planning decision, this having been acknowledged in their response. Whilst it is noted that the lagoon cover will remain a feature of the scheme as per the earlier approval, as has been confirmed by the agent, the other recommendations do not explicitly form part of the current proposal which as identified merely seeks to move the lagoon within the site boundary. Given that the EP team acknowledge that the revised location of the lagoon *'will not in itself increase the impact of odours, as the proximity to the nearest residential properties is virtually the same'* there would appear to be no reasonable grounds to revisit the conditions as suggested.
- 10.6 Paragraph 55 of the NPPF clearly identifies that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. In this regard it is not considered that to impose additional conditions over and above the original decision would be reasonable given that there are no additional residential amenity impacts associated with the revised position of the location.
- 10.7 In addition Paragraph 183 identifies that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.
- 10.8 The earlier lagoon proposals were fully assessed in terms of residential amenity impacts and there are no additional matters arising which fall to be considered as a result of the relocation now proposed. It is further acknowledged that there are mechanisms in place to deal with nuisance under Environmental Protection legislation.

Highways

- 10.9 Again it must be noted that the earlier scheme proposals, which remain consistent with the current scheme, excepting that the facility is to be relocated some 100 metres eastward, were the subject robust assessment of the intended vehicular movements both during the construction and operational phases; whilst it was accepted that there would be an increase in vehicular movements of 21 two-way movements per week during construction and an additional 42 two-way movements per week in respect of lagoon emptying it was also accepted that there would be a reduction of 95 two-way movements per week as manure and bedding associated with the existing site operation would be utilised in the digesters.
- 10.10 Reproduced below are comments contained within the earlier officer report to Committee relating the LHA consultation response and consideration of highway impacts:

'Further detail was sought with regard to how the reduction in movements would be arrived at and following clarification in this regard the LHA have confirmed that 'based on the agent [...] comments regarding vehicle movements, it is evident that once the secondary lagoon has been constructed, there will be a reduction in vehicle movements and a lesser impact on the highway network. I can therefore raise no highway objection to this application.' Against this backdrop it is

considered that the scheme demonstrates compliance with Policy LP15 of the FLP (2014)'

- 10.11 Against this backdrop there remains no grounds to withhold consent in terms of highways impact. Whilst the comments of the Parish remain consistent with their earlier recommendation in respect of the additional lagoon proposals there are no new matters which would render the earlier conclusions invalid or inappropriate.

Drainage

- 10.12 The original proposal was accepted by the relevant statutory agencies in terms of drainage and flood risk and there are no matters arising from the latest consultation undertaken that would render the relocated unacceptable in drainage or flood risk proposals
- 10.13 It is noted that the EA have made comments relating to the sequential test, albeit this was not flagged up in their initial consultation response relevant to the original proposal for the second lagoon. In this regard it is accepted that the proposal has a clear synergy with the existing on-site operation and as allowed for under Planning Practice Guidance the LPA may reasonably take a pragmatic approach on the availability of alternatives. Mindful that the guidance identifies that *'in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere'* there are no matters to reconcile with regard to the sequential test.
- 10.14 Given that the scheme has no implications in terms of flood risk and in light of no formal objections being received it is established that the scheme achieves compliance with Policy LP14 of the FLP (2014).

Other considerations

Archaeology

- 10.15 A programme of archaeological investigation was previously secured on the original consent, and investigation works were evidenced and subsequently discharged under F/YR19/3077/COND. The Archaeology team at CCC have confirmed that they have no further archaeological requirements for the site as a consequence of the relocation of the lagoon.

Biodiversity

- 10.16 As per the earlier evaluation it is noted that the Nene Washes are less than 3km from the application site however as per the earlier scheme proposals Natural England have clearly indicated that there will be no impact to this, or indeed other statutory designated sites within the area.
- 10.17 It is noted that the then Wildlife Officer recommended that the proposed earth bund was sown with an appropriate native wild-flower seed mix, as was the case previously this detail can be secured by condition; although an opportunity has been given to the agent to incorporate the landscape proposals within this submission to avoid the need for a further submission. Again, an update will be reported to committee in this regard.

Delivery of only one additional lagoon

10.18 Given that the 2nd lagoon originally approved under F/YR18/0648/F and the revised scheme proposal now under consideration overlap it would not be possible to deliver both schemes in parallel whilst adhering to the approved plans; however, for the avoidance of doubt a condition will be imposed in this regard.

11 CONCLUSIONS

11.1 In land use planning terms there are no grounds to withhold consent. Odour management has been fully considered within the submission and there are appropriate safeguards are in place through environmental protection legislation.

11.2 In the absence of any material considerations which would indicate otherwise, and mindful of the original grant of consent for an additional lagoon at these premises, the scheme may be recommended favourably in light of its policy compliance

12 RECOMMENDATION: Grant

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Only one lagoon shall be constructed on the site in addition to that delivered under retrospective planning permission F/YR18/0966/F (originally approved under F/YR13/0868/F)</p> <p>Reason – for the avoidance of doubt and to define the scope of the consent</p>
3	<p>The surface water drainage scheme shall be constructed and maintained in full accordance with Proposed Relocation of Digestate Lagoon Approved under F/YR/0648/F Plan and Typical Section (FP/22/01) 20-09-20</p> <p>Reason - To prevent an increased risk of flooding and protect water quality</p>
4	<p>Prior to the first use of the development a landscape plan which includes landscaping details for the bund area to comprise a native wild-flower seed mix shall be submitted to and approved in writing; the scheme shall then be carried out in the first available planting season following commissioning of the lagoon.</p> <p>Reason - To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site in accordance with Policy LP19 of the Fenland Local Plan (2014).</p>
5	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents.</p>



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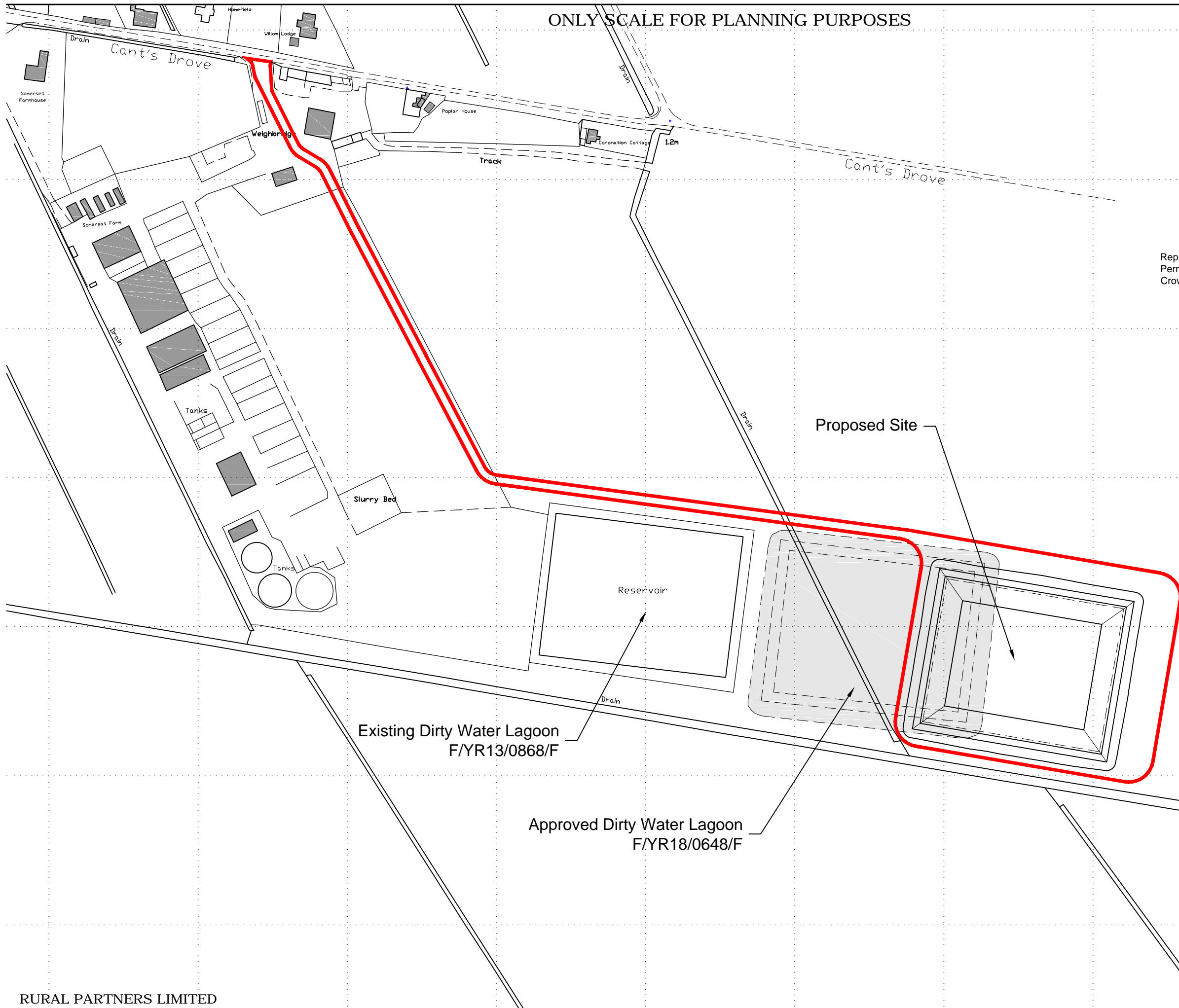
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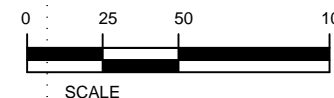


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CLIENT
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 Murrow, Wisbech, PE13 4HN

DRAWING
 Proposed Relocation of
 Digestate Lagoon
 Approved under F/YR/0648/F
 Site Plan

REV	DESCRIPTION	DATE	BY
A	Added road name to Cant's Drove	10/11/2020	BAJ

SCALE
 1 : 2500 on A3

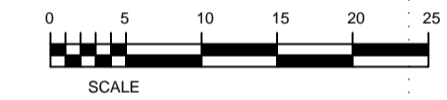
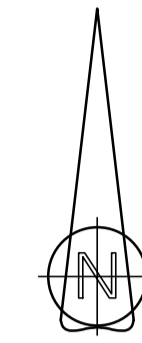
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isting
ter Lagoon
3/0868/F

Hardcore Access Track

Proposed
Site

Drain

Approved Dirty Water Lagoon
F/YR18/0648/F



Parkhouse Farm, Harbottle
Morpeth, Northumberland, NE65 7BD
Tel: 01669 650250 Mobile: 07836 675966
www.ruralpartners.co.uk

CLIENT
Murrow AD Plant Ltd
Somerset Farm, Cants Drove
Murrow, Wisbech, PE13 4HN

DRAWING
Proposed Relocation of
Digestate Lagoon
Approved under F/YR/0648/F
Block Plan

REV	DESCRIPTION	DATE	BY

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DATE
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