
F/YR20/1048/F

**Applicant: Mr S Ripley
Pretoria Energy Company (Mepal) Ltd**

**Agent : Mr Richard Simmons
Plandescil Ltd**

North West Of Mepal AD Plant, Iretons Way, Chatteris, Cambridgeshire

Construct an extension to existing anaerobic digester plant (5 x digester tanks, 3 x industrial/process buildings, 10 x CO2 storage tanks, concrete hardstanding areas and floodlights including 7 x mounted on 5.5m high columns)

Officer recommendation: Grant

Reason for Committee: Number of representations received contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks full planning permission for the construction of an extension to the existing Mepal AD plant. The new anaerobic digester plant will only process straw. The gas produced will be fed into the existing pipeline.
- 1.2 The proposal includes equipment and buildings to be used for carbon capture and storage of waste carbon dioxide to be used in the food and drink industry.
- 1.3 Officers have worked with the applicant and professional consultees to bring before Members a scheme which is considered to be acceptable with regard to local and national policy considerations.
- 1.4 Paragraph 154 of the NPPF states that local planning authorities when determining planning applications for renewable and low carbon development should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and b) approve the application if its impacts are (or can be made) acceptable.
- 1.5 Policy LP14 of the Fenland Local Plan 2014 which also supports renewable energy requires proposals to be assessed both individually and cumulatively on their merits. Officers have considered the acceptability of the new AD plant and also the operation of the existing AD plant in conjunction with the proposed new plant.
- 1.6 Officers have taken into account a list of factors considered to be applicable with regard to the individual and cumulative merits of the proposal, such as impacts on: the surrounding landscape and visual amenity; residential amenity (noise, odour, lighting); highway safety; and biodiversity considerations.
- 1.7 Following amendments, Officers now consider that subject to the imposition of planning conditions similar to the existing AD plant, any impacts of the development are acceptable and can recommend approval of the new AD plant in accordance with Paragraph 154 of the NPPF, Policies LP2, LP12, LP14,

2 SITE DESCRIPTION

- 2.1 The application site is agricultural land measuring 4.35ha abutting the Anaerobic Digester (AD) Plant on Iretons Way Chatteris. The site is in the vicinity of the Mepal Outdoor Centre with a range of residential properties to the west and east.
- 2.2 The AD plant was approved in 2014 (F/YR14/0163/F). As part of this permission a Unilateral Undertaking secured the provision of a landscaping scheme to screen the plant.
- 2.3 The application site is partially screened from Iretons Way (A142) by this landscaping scheme. It also separates the existing AD Plant from the application site. The farm access track to Greys Farm marks the northern boundary of the application site.
- 2.4 The site is within Flood Zone 3. Public Footpath No 27 is in the vicinity of the access road and there is a scheduled ancient monument at Greys Farm/ Horseley Fen.

3 PROPOSAL

- 3.1 The proposal is for a new AD plant which will only use straw as its fuel. The existing and new AD plant will use the same access off the A142 roundabout. Traffic will enter and leave the new site via an extension to the existing internal roadway, breaking through the landscaping scheme in two places, along the north western boundary.
- 3.2 The new AD plant will connect to the National Grid using the existing gas pipeline. By-products such as dry and liquid digestate will be pumped below ground and processed at the existing AD plant.
- 3.3 Overview of The Process
 - The straw is to be delivered to the rear of the site where it will be stored, extrusion pre-treated, and fed into the feed hopper.
 - It is estimated that approximately 100 tonnes of straw will be delivered per day. Delivery vehicles will be HGV tractor and trailer units. It is stated that straw bales will be stored on site for 24 hours only.
 - As well as the primary and secondary digester tanks, the proposal includes equipment and buildings to be used for carbon capture and storage (the process of capturing waste carbon dioxide). The stored CO₂ will be collected by HGV tankers to be used in the food and drink industry.
 - The proposed working hours are the same as the adjacent plant: 07:00 – 19:00 each day Monday – Sunday (365 days a year). The AD process is a 24/7 operation which requires constant supervision, testing and general maintenance. This is generally limited to process supervisors, maintenance engineers and laboratory technicians. The supporting documentation

states that the loading of feed hoppers can also occur outside of the proposed working hours.

- It is proposed that the new plant will employ 10 additional staff on site working on a rota basis over a 24 hour period.

3.4 Site Layout and Appearance

- FDC commissioned an independent Landscape Review by The Landscape Partnership (TLP) which was undertaken in February 2021¹. The recommendations have been taken on board by the applicant and the submitted plans revised accordingly. The amended layout and appearance of the scheme is set out below.
- Adjacent to the A142, the landscaping scheme for the existing AD Plant extends into this application site. This will be retained and enhanced to a depth of approximately 18m (Area A). A landscaping bund will be created south of Area A using surplus material from excavation works. This will be up to 4m high and seeded as a wildflower grassland. New landscaping belts are proposed to the northern and western boundaries to a depth of 18m (Areas B, C and D).
- A 4m wide concrete roadway will be extended into the application site from the existing AD plant and follow a one- way system back into the existing site further west. The resulting 6m and 10m wide openings will cause the loss of some of the previously approved landscaping. This road will also need to culvert an existing surface water swale (8m wide).
- Immediately adjacent to the roadway at the front of the site is the carbon capture/ CO2 filling area. This consists of two capture buildings each measuring 12m x 25m and 7m high. 5 gas storage tanks (14m x 2m and 2.5m above ground) are assigned to each capture building. 2 x HGV gas filling points also located here.
- Within the site are 3 primary and 2 secondary digester tanks. These are orientated to be in line (north/south) with those of the existing plant and are of similar size. However, the maximum height of the larger secondary tanks will be 13.35m compared to 14.10m of those on the existing site. The secondary digester tanks are to be constructed between 0.7m and 1m below existing ground level, in order to reduce their overall height and the potential visual impact of the tanks. 2 x flare chimneys are shown at a height of 9.53m.
- Other smaller buildings include: machinery buildings; and a gas upgrade building.
- At the rear of the site will be a water detention basin (lately amended in response to CCC LLFA comments) and is now 145m x 19.6m and 1.3m deep.
- The straw bales will be stored in a concerted area labelled 10 on the plans, measuring 20m x 20m.

¹ Landscape Review for Fenland District Council 2nd March 2021: The Landscape Partnership Bedford

- Area 11 as shown on the Proposed Site Plan is identified as a construction area/ compound (33m x 45m).
- The colour of the walls of the primary and secondary digester tanks will now be olive green in colour as recommended by TLP in their review. The dome roofs will be light grey. The remaining buildings are to be green or grey metal cladding or brick.
- 5.5m high (max) column mounted lighting (x 7) and CCTV cameras (x 8) are proposed, plus wall mounted flood lighting (x 10).

Supporting Documentation

- 3.5 Planning permission F/YR14/0163/F was varied in 2018 (F/YR18/1103/VOC). The reason for the application was to vary some of the conditions attached to F/YR14/0163/F. Minor changes to the site layout were regularised. The approved feedstock was originally maize only. This was amended to include other crops. Some planning conditions were revised to reflect new data and operations.
- 3.6 With regard to noise emissions, the applicant considers that matters have been fully considered as part of F/YR18/1103/VOC and the Noise Impact Assessment completed in April 2019 (AC106526-1R1) and Noise Management Plan (AC106526-2R1). The nearest receptors remain as 'Mepal Outdoor Centre' and the residential property at Grey's Farm, located to the West. The distance from the new AD Plant to the nearest residential receptor has been reduced by 50m (500m to 450m) compared to the existing, and therefore the applicant states that the proposal should not have an adverse effect in terms of noise emissions on the property.
- 3.7 With regard to odour, an Impact Assessment has been submitted. It concludes that the cumulative operation of the existing plant and proposed new plant together, would not result in unacceptable pollution or any loss of amenity. Overall cumulative impacts in the report were classified as not significant.
- 3.8 With regard to transport impacts, a Transport Assessment has been submitted. It states that the proposed development will generate the following movements between 6am to 8pm on a weekday (amended to 7am to 7pm):
- 4 x HGVs each loaded with 25 tonnes of straw;
 - An additional 4 lorry movements per day removing the pelletised by products;
 - The collection of the stored CO₂ gas will generate 2 movements per day; and
 - The proposed 10 new employees are also likely to travel by car to the site due to its location.

In total, there are likely to be 40 new two way movements generated by the proposal each day. It is stated that the existing AD plant generates 102 two way movements, and the planning condition limits movement to 190 two way movements. The applicant concludes that the cumulative movements from the existing and new AD plant would not exceed this threshold.

3.9 With regard to ecological impacts, an updated Ecological Impact Assessment (February 2021) has been submitted. Observations/ recommendations are summarised below:

- The addition of water bodies and organic fuel materials as a result of the operation of the existing AD Plant has enhanced feeding grounds for more species of birds since the last survey in 2013 so the creation of the plant has enhanced biodiversity potential.
- Nesting Birds: The timing of the breakthrough between the two sites should avoid the bird nesting season (late February to August). If this is not practicable then a nesting bird survey should be undertaken by an experienced ecologist prior to site clearance work commencing. A minimum of 8 alternative nesting habitats in the form of nest boxes should be included, as well as the additional landscaping.
- Bats: The site offers good foraging habitat for bats particularly along the hedgerow and tall ruderal vegetation. Tree T1 and Tree T2 should be retained where possible. If works to Tree T1/T2 are to take place, including limb removal, then an aerial climbing tree assessment survey will need to be undertaken by a licenced ecologist.
- There is the potential to enhance the site for bats with new roosting features on the new proposed buildings and/or existing buildings and bat friendly planting. A minimum of three bat boxes should be installed.
- Badgers, Brown Hares and Hedgehogs: It is recommended to cover any trenches/pits created during the works each night to prevent these animals from becoming trapped. Alternatively, a ramp should be installed in these features, including the excavation of the retention basin. The removal of any vegetation along the hedgerow should be undertaken by hand and avoiding frosty days when hedgehogs could be hibernating. Provision should be made to allow free movement of individuals in/out of the site for commuting/foraging. Any clearance works of the arable land should be avoided during the brown hare breeding season, February to September. If this is not practicable a site walkover with a trained pointer dog should be undertaken to locate sheltering leverets. Any found should be left undisturbed until they are independent of their mother.
- European Rabbit: Active rabbit warrens were identified during the walkover survey (TN3). Rabbits are protected under the Wild Mammals (Protection) Act 1996, which makes it an offence to cause unnecessary suffering. Excavation works pose a risk of impacting on rabbit burrows and causing injury to individuals. Therefore, any works to the rabbit warren should be avoided and care should be taken when excavating close to the rabbit burrows to reduce risk of injuring individuals.
- Great Crested Newt: The water bodies within the vicinity were considered to be below average or poor with regard to supporting great crested newts. Therefore, no further recommendations were made. However it is stated that if great crested newts are encountered during any of the onsite works then work should stop immediately and further advice sought from an ecologist.

- Appropriate controls to avoid pollution and/or hydrological draw down of nearby water courses and water bodies should be designed into the project taking into account activities during both construction and post construction. A 10-metre buffer zone should be maintained from the edge of a drain beyond the Southern boundary to avoid potential disturbance to water voles.
- The new landscaping scheme should include wildflower planting within the site margins.
- Lighting has now been revised with light sources moved away from potential bat roosting trees and angled away from surrounding hedgerows where possible.

3.10 An Arboricultural Implications Assessment was submitted in February 2021 which considered the impact of development on Trees T1 and T2 as mentioned above. Key points stated are:

- T1 is in a poor state and can be left to let nature take its natural course. The tree will be retained with no works necessary. The new road will encroach into the root protection area of the tree by about 1m on one side only of the tree. Due to the condition of the tree it is not considered necessary to install a no dig construction.
- T2 is in a similar condition to T1 but is pollarded regularly due to the overhead power lines. It is to be retained in its entirety and current condition. It is too far away from the new link road to be adversely affected by it.

3.11 In response to TLP's independent Landscape Review, a further revised landscaping scheme and maintenance and management plan was submitted in March 2021. Drawing No. 26142/901 Rev B shows the 4 different proposal areas A, B, C and D. The applicant has adopted all the recommendations of the independent review

- Area A (3110sqm) – along the northern eastern boundary with A142, inside the previously approved landscaping scheme. Planting is to be 12 rows deep with 115 plants per row, 1.5m apart (centres). Total of 522 trees and 828 shrubs
- Area B (414sqm) – on the corner of the site between A142 and the access track to Greys Farm and inside the previously approved landscaping scheme. Planting to be 10 rows deep, 15 plants per row, 1.5m apart (centres). Total of 60 trees and 90 shrubs. A new outer hedgerow is proposed consisting of 115 hedgerow plants.
- Area C (3690sqm) – along the exposed north western boundary adjacent to the access track to Greys Farm. Planting is to be 7 rows deep, 136 plants per row, 1.5m apart (centres). Total of 380 trees and 572 shrubs. A new outer hedgerow is proposed consisting of 1025 hedgerow plants.
- Areas D (2610sqm) – along the exposed south western boundary adjacent to the proposed Water Detention Basin. Planting is to be 8 rows deep 96 plants per row. Total 307 trees and 461 shrubs. A new outer hedgerow is proposed consisting of 725 hedgerow plants.

- Details of the species of trees and hedging plants is set out in the revised Landscaping Scheme. This includes measures to prevent damage from animals and weed control.
- A new earth bund is to be installed to a maximum height of 4m to the south of Area A, seeded with a wildflower grassland mix.

3.12 With regard to flood risk and surface water drainage, amended/ additional details were submitted in January 2021 in response the LLFA's objection. Key points are:

Flood Mitigation

- The report has evaluated the flood risk to the proposed site, in addition to considering the impact that the proposal will have on the surrounding area.
- This report has shown that the proposed development is potentially at risk of fluvial/tidal, pluvial, and reservoir flooding. The incorporation of the following mitigation measures are proposed to reduce the risk to the site users.
- Flood resilient and/or resistant construction should be utilised within the construction of any buildings on-site.
- Special consideration should be given to the foundations and building design to protect against water ingress.
- The site is located in the Flood Alert and Warning Area, it is recommended that the site registers for the Environment Agency's Flood Warning Service
- In order to know when the pluvial flood events are likely to occur, site users should register to receive Severe Weather Warnings (38) from the Met Office. This will enable the site users to receive advanced warning of an extreme rainfall event, allowing them time to prepare for it.
- A Flood Warning and Evacuation Plan and Business Flood Plan for the site should be prepared.
- Non-return valves should be considered within the foul and surface water drainage system to prevent back flow during a fluvial, pluvial, or groundwater flood event.

Surface Water Drainage

- The proposed development will result in an increase in hardstanding on-site. The surface water runoff from the site is to be contained in a drainage system designed to accommodate the 1 in 100 year event (plus climate change).
- The surface water runoff from the proposed hardstanding (2.039ha including roofs, access and surfacing) will discharge into an attenuation system comprising of a 1.30m deep detention basin, including a freeboard, with a bank slope of 1 in 4.
- This will either be reused within the AD process or pumped at a restricted rate to the reservoir to the south of the site. The existing AD Plant already drains here.

- The detention basin should be lined to prevent groundwater ingress.
- In the event where the surface water system fails or during an exceedance event, consideration should be given to route surface water away from vulnerable areas towards drainage features. Where possible, the external landscape and paving levels will fall away from the buildings, and the access road levels near buildings will be set lower than the finished floor levels of the buildings.

Sequential Test

- The report states that it is the Local Planning Authority's responsibility to apply the Sequential Test to steer proposed new development away from areas at risk of flooding. However, the AD Plant Extension will be located outside of the functional floodplain, and is benefitting from defences along the Environment Agency's main rivers, and the IDB's drainage network. To reduce the risk to site users, mitigation measures have been recommended and should be undertaken.
- The report also states that the development will provide wider sustainable benefits that contribute to the local community through supporting the agricultural industry, providing additional employment, and contributing to the supply of renewable energy.

3.13 In addition to the application drawings, the applicant has submitted 3D visualisation of the existing and proposed views of the site.

Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QI4WF9HE06P00>

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR20/0149/F	Erection of site office, ancillary plant, concrete road and vehicle parking to existing AD Plant (part-retrospective) Mepal AD Plant	Granted	21.05.2020
F/YR19/4004/LACON	Consultation from East Cambs District Council to vary conditions of previously approved 14/00204/FUM for Erection of anaerobic digester plant with maize clamps , involving construction of a new access and formation of a surface water reservoir at land east of greys farm. (This is a duplicate application as part of the site	NOOBLA	27.02.2019

	crosses into East Cambs)(Part Retrospective) Mepal AD Plant		
F/YR18/1103/VOC	Variation of conditions 2, 4, 6, 10, 14, 16, 25, 26, 30, 32, 33, 40 and 43 of planning permission F/YR14/0163/F (Erection of an anaerobic digester plant with maize clamps involving the construction of a new access, and the formation of a reservoir) Mepal AD Plant	Granted	30.05.2019
F/YR15/0058/F	Variation of Condition 2 of Planning Permission F/YR14/0163/F (Erection of an anaerobic digester plant with maize clamps involving the construction of a new access and the formation of a reservoir) to ensure highway works are completed prior to the production and exportation of gas commences	Granted	17.04.2015
F/YR14/3092/CO	Details reserved by Conditions 3 5 7 11 15 27 32 33 38 and 42 of planning permission F/YR14/0163/F (Erection of an anaerobic digester plant with maize clamps involving the construction of a new access and the formation of a reservoir)	Partial discharge (C32 and C33 not discharged)	18.11.2018
F/YR14/0163/F	Erection of an anaerobic digester plant with maize clamps involving the construction of a new access and the formation of a reservoir	Granted	11.07.2014
F/YR13/0534/F	Erection of an anaerobic digester plant with maize clamps involving the construction of a new access and the formation of a reservoir	Refused	02.10.2014

5 CONSULTATIONS

5.1 Chatteris Town Council

Recommend refusal due to the additional traffic which will be generated on an already dangerous road. However, the Town Council takes a pragmatic view that the application is very likely to be granted permission and is therefore insistent that there should be mitigation in the form of the installation of safety/ speed reduction measures on the A142 such as average speed cameras.

5.2 CCC Highways

CCC Transport Assessment team will consider the development's impact on the

wider highway network. The existing access arrangement via the A142 roundabout is suitable to provide further access to this development.
I have no highway objections

5.3 CCC Transport Team

It is noted trip generation for the existing site is 102 two-way movements per working day during the harvest period.

The proposed development is anticipated to generate 40 additional two-way vehicle movements across the working day (20 two-way HGV's; 20 two-way cars associated with the 10 additional employees).

On top of the 102 two-way movements per day generated by the existing permission, the additional 40 two-way movements generated by the proposed expansion of the site would not exceed the current site trip generation limit of 190 two-way vehicle movements outlined in Condition 24 of the existing planning permission which states:

"Unless otherwise agreed by the Local Planning Authority no more than a maximum of 190 two-way vehicle movements shall enter and leave the site in any one day (07:00- 19.00).

A daily record of all vehicles movements, including details of internal and external road movements shall be maintained at the site and made available within one week of a written request by the Local Planning Authority".

The existing A142 site access roundabout has been modelled and is anticipated to operate with ample spare capacity post-expansion of the site.

The accident data submitted has been cross-checked with CCC's accident data record which confirms there are no accident cluster sites present within the study area.

In summary, the additional trip generation proposed for the development is negligible and falls within the site trip generation limit conditioned as part of the existing planning permission for the site.

The development is not anticipated to cause detriment to the capacity of the surrounding highway network.

Therefore, in consideration of the above, CCC Transport Assessment Team have no objections to the proposals subject to the site remaining in operation as per the current restrictions:

Unless otherwise agreed by the Local Planning Authority no more than a maximum of 190 two-way vehicle movements shall enter and leave the site in any one day (07:00 - 19:00).

A daily record of all vehicle movements including details of internal and external road movements shall be maintained at the site and be made available within one week of a written request by the Local Planning Authority.

5.4 East Cambs Council

The Local Planning Authority has the following comments to make;

1. Odour controls will need to be in place in order to protect local residents.

2. The existing units are set back from the road and are screened with established planting. The visual impact of this development needs to be considered. The proposal should not be considered acceptable with a dependence of landscaping, as this cannot be assured in the long term. The Local Planning Authority need to be satisfied the visual impact of the proposal will not prove detrimental to the rural

character. There is a concern that the proposal will detract from the rural nature of the area and as such the Local Planning Authority need to be satisfied that the proposal will in the long term be of benefit to the local area and be able to assimilate into its surroundings.

3. Will the proposal generate a significant amount of traffic? Whilst the Local Highway Authority have not raised any objection to the use of the access in terms of highway safety, there are concerns that it will lead to a significant increase in traffic to the detriment of the overall highway network. It is recommended that the Cambridgeshire County Council Transport Team are consulted to determine the capacity of the highway network to support this proposal.

4. East Cambridgeshire District Council have adopted The Natural Environment SPD which reiterates the need to ensure a significant increase in biodiversity on the site. The Local Planning Authority would like to ensure that the proposals do also include additional biodiversity measures.

In conclusion there are concerns with the proposal due to the overall scale and impact of the proposal on the rural area and whether it meets the criteria of Fenland Local Plan. As such East Cambridgeshire District Council would suggest that until the issues above have been addressed there is a holding objection to the proposal. However it is up to Fenland District Council to determine this application based upon the Fenland District Council Local Plan. Should the Local Planning Authority consider that the proposal is in accordance with the Local Plan then there are no objections to the proposal. Should any amended plans be submitted we would like the opportunity to comment further.

ECDC's response to the revised landscaping proposals (March 2021) will be reported to Members

5.5 Somersham Parish Council

Happy with the proposals, no comments to make.

5.6 Manea Parish Council

No objection in principle. However, members are concerned about the impact and capacity of the A142. There are no details of any s106 contributions for the local communities.

5.7 Mepal Parish Council

Whilst recognising that renewable energy schemes are vital in the move away from fossil fuels, as we already see dangerous levels of traffic on this stretch of the A142, we are really worried about the inevitable significant increase in traffic. We understand that the application relates to an extension fuelled by feedstock consisting exclusively of straw inputs and that this solid feedstock will be delivered 4 times a day via HGVs. Each load will consist of bales with an approximate combined weight of 25 tonnes so we also would like to raise the issue of loose straw littering the road and covering cars during the transportation to the digester, as we understand that the bales are not covered. The daily 100MT feedstock will be temporarily stored in a dedicated area, digested within completely sealed digester tanks. We are led to believe from the odour assessment that any odour from the plant is said to be comparable to well aerated green waste composting and has been assessed as 'not significant'.

Our objection to the application is therefore on the basis of the significant increase in HGV's and the resultant congestion and loose straw flying off the HGV's that is inevitable on the already congested and dangerous A142. In addition, this substantial increase in HGV traffic is also likely to result in increased road surface wear and the traffic chaos that resurfacing causes. Recent road repairs to the A142 had a significant impact on congestion when there were temporary lights installed between the plant and Chatteris, so this is not just a theoretical concern.

Despite the assessment by Highways that the existing access via the A142 roundabout at block fen is suitable, we are also still concerned that the existing increase in traffic resulting from the housing increases in Sutton, Mepal and Chatteris, coupled with an additional 4 HGV's per day, is going to result in unacceptable additional congestion in the area. Whilst we take the pragmatic view that the application is likely to be granted, we would strongly request some sort of mitigation proposals in regard to improving the safety of the road in the form of speed reduction/control measures along the A142, and also to look at whether it is possible to cover the bales to minimise the loose straw during transportation.

5.8 Sutton Parish Council

Concerns about the implications on the highway network as a result of the increase in the number of visits to the site and would like to reiterate that vehicles should be HGVs and not tractors. The Parish Council would also like to restrict times to 7am to 7pm as per the current restrictions.

5.9 Colne Parish Council have no objections to the planning application.

FDC Environmental Health

5.10 14.01.2021

1. This application was considered in conjunction with the decisions made in connection with the original application for the existing anaerobic digester (AD) plant on site and the decisions made in respect of the Variation of Conditions contained in F/YR18/1103/VOC, in particular the conditions relating to odours and noise.

2. In effect, the proposal virtually doubles the size of the operation, so there is potential for an increase in odour and noise nuisances caused by it's activities adversely impacting on nearby residential properties.

3. The controls in place since the plant has been in operation over the last 4-5 years have been mainly successful in protecting occupiers of nearby properties from the nuisances which are of greatest concern to Environmental Health, namely odour and noise.

4. There have been complaints of odours referred to Environmental Health during the time the existing AD plant has been in operation, but no complaints have been substantiated and no formal action taken under statutory nuisance legislation contained in the Environmental Protection Act 1990.

5. The complaints received by Environmental Health concern odours emitted by the site, although I am not aware of which part of the operation was the source of it.

6. One complaint of odour was made by a motorist travelling past the site on the A142. This in itself, wouldn't be actionable by powers contained in the Environmental Protection Act 1990, which is the appropriate legislation to deal with

statutory nuisances, such as odour and noise. No formal action has been taken under this legislation as a result of the complaints

7. The issue of noise can be divided into 3 elements: -

- A Noise from the construction phase*
- B Noise from the operation of the plant*
- C Noise from deliveries associated with the operation of the plant.*

8. The issues which were looked at in detail centre around the increase in noise emitted by the construction phase and the operation of the plant and the potential for odour emissions. Although this proposal is increasing the activity at the site two-fold, the distance between it and the nearest residential properties means that the impact will not be that great, but there is one address which is quite close to the site.

9. On that basis. I would recommend that the conditions pertaining to odour and noise control, which were attached to the consent granted to the original application, F/YR14/0163/F, will suffice, but with some amendments, which reflect the variations contained in F/YR18/1103/VOC.

10. These amendments are mainly related to the Noise Impact Assessment and Odour Impact Assessment, required by conditions attached to that application, have now been undertaken.

11. I would also like to suggest that a forum is set up to meet say, every 3 months, from the date of commencement of operations of the 'extended' part of the plant. This forum would discuss issues concerning odours and noise, in particular, any complaints received by Fenland District Council during that period.

The suggested forum would constitute: -

- 1 A representative of Fenland District Council Planning Services*
- 2 A representative of Fenland District Council Environmental Health Services*
- 3 A representative of Mepal Parish Council*
- 4 Representatives of the operators of the site*
- 5 A Representative of East Cambridgeshire District Council Environmental Health Services*
- 6 Any member of the public who may be deemed to be appropriate.*
- 7 Any other organisation or individual you consider beneficial or desirable to include*

13. In addition, I would recommend a further condition concerning floodlighting.

Any means of artificial lighting provided and installed, either on columns or attached to buildings as part of this development, shall be adequately oriented and shielded in order to prevent light trespass and glare to nearby residential properties.

14. There are no objections to this proposal receiving consent, but would recommend that the conditions from the F/YR14/0163/F consent, taking into account the various variations in F/YR18/1103/VOC, incorporating suggested amendments, plus the additional condition relating to lighting and the suggested 'forum'.

Other planning conditions suggested by Environmental Health Officer replicate the previous permissions:

Construction Management Plan
Use of Plant and Machinery Restricted hours
Mobile mechanical handling
Noise management Plan etc
Odour management etc
Response to complaints
AD Plant feed restriction
Storage and removal of digestate
Vehicle movements
Wheel Washing

26.01.2021 Environmental Health's Response to Issues raised by Greys Farm

- 1 *Condition 11 of the original planning application in connection with this site, F/YR14/0163/F, required there to be a noise management plan to be submitted and approved by Fenland District Council. This one carried out and submitted as document REC AC 106526 – 2R1 as part of the later application F/YR18/1103/VOC. It was approved and applied in Condition 3.*
- 2 *One of the requirements of the original consent was that overall noise levels should not exceed 35dB(A) at the boundary of the nearest sensitive receptor. This is Condition 13.*
- 3 *Conditions 11 and 13 were not conditions which were varied as part of the 2018 application, so are still in force. In fact Condition 5 of the 2018 variation was re-iterated as Condition 5.*
- 4 *The Noise Management Plan (NMP), which after is dated April 2019, addresses actions to be taken to achieve compliance with these conditions.*
- 5 *The wording of the NMP, which is quite broad brush, is appropriate for the present day activities at this site and would be applicable in the event the proposal now under consideration was granted consent. It would be incumbent upon the operators to comply with it and any conditions attached.*
- 6 *On that basis I do not consider that another noise impact assessment, which would identify an increase in noise, but would result in conditions being recommended in the consent, which are basically the same as existing.*

The overall requirement of Condition 13 of 35dB(A) in the 2014 consent and re-iterated as Condition 5 in the 2018 consent, could be applied to the current proposal.
- 7 *The only issue which may be a concern is an increase in vehicular activity on site, which originally was restricted by time at Condition 3 of the 2014 consent, but appears to be 'relaxed' by Condition 14 as part of the 2018 variations. On that basis I do not see any merit in requesting a further noise impact assessment, but*

careful wording of appropriate conditions would be sufficient to restrict the impact of noise from this site upon local residents.

- 8 *With regard to lighting issues, a lighting survey may be of assistance, as the photographs submitted indicate there may be excessive light trespass. Although any conditions relating to artificial light would only address light emanating from the extension to the site, it would not address any light overspill from the existing site. From the photographs submitted, there could well be a statutory nuisance actionable under the Environmental Protection act 1990 in respect of the current situation.*
- 9 *I think that an appropriately worded condition in respect of light could be acceptable, but this may be best be done in liaison with the operators, as there are site security issues to be taken into consideration.*
- 10 *I consider that luminaires could be adequately located, angled and shielded to minimise light trespass and glare impacting on local residential properties. On that basis, whilst I don't consider a light survey essential, but would not be averse to one taking place. If it is considered to go down that route, I would suggest that whoever undertakes this, does it in conjunction with Environmental Health.*

Environmental Health's response to the revised lighting proposals (March 2021) will be reported to Members

5.11 Natural England

No Objection. 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.

5.12 CCC Archaeology

Our records indicate that the site is located in a landscape of high archaeological potential. Nationally important Neolithic enclosures and bowl barrow at Horseley Fen are to the west. Scheduled Monuments (SAM 20805, 24434.)

Further non designated heritage assets in the vicinity include enclosures, linear features and barrows. Ring ditches recorded to the south are further evidence for the importance of this site in the Bronze Age (HER 09482). Archaeological investigations in advance of development to the immediate south identified a rectilinear field system of uncertain date and several pits containing artefacts dated to the Neolithic and early Bronze Age periods.

It is likely that important archaeological remains will survive in the area and that these would be damaged or destroyed by the proposed development.

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a planning condition.

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing.

5.13 Anglian Water

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account. The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to the sewer seen as the last option. The Local Planning Authority should seek the advice of the Lead Flood Authority or internal drainage board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a water course.

5.14 PCC's Ecologist

04.01.2021

The ecological survey identified two trees with bat roost potential on the boundary between the existing site and the extension right where the access road would be. There is no arboricultural impact assessment or tree protection plan so it is not clear whether and what impacts there might be to these trees. If the trees are to be affected then at least one of them would need an activity survey, which would need to be done pre-determination so that any mitigation could be secured by condition.

PCC's Ecologists response to the revised landscaping proposals (March 2021) will be reported to Members

5.15 Cambs Constabulary Designing Out Crime Officer

I can confirm this office has reviewed the application and are supportive. We are happy that community safety and reducing vulnerability to crime have been considered.

5.16 Environment Agency

No objection to the proposed development but make the following comments. 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.

The mitigation measures proposed in the submitted Flood Risk Assessment (FRA) (Plandescil, ref 26142, dated October 2020) should be adhered to. In particular, the FRA recommends that:

Flood resilient / resistant measures will be incorporated into the development; and A Flood Plan will be prepared for the development.

5.17 CCC Lead Flood Authority

03/02/2021

We have reviewed the following documents:

Flood Risk Assessment & Surface Water Drainage Strategy, Plandescil Ltd, Ref: 26142/FRA&SWDS/RevA/CES, Dated: October 2020

Flood Risk Assessment & Surface Water Drainage Strategy – Addendum A, Plandescil Ltd, Ref: MJH/CES/26142, Dated: 7 January 2021

Pump Route Plan, Plandescil Ltd, Ref: 26142/406 Rev 0, Dated: 7 January 2021

Proposed Site Drainage Plan, Plandescil Ltd, Ref: 26142/400 Rev B, Dated: 7 January 2021

Based on these, as Lead Local Flood Authority (LLFA) we can remove our objection to the proposed development.

The above documents demonstrate that surface water from the proposed extension to the anaerobic digester plant can be managed by directing surface water into a detention basin. This is designed to attenuate all flows up to and including the 1% Annual Exceedance Probability (AEP) storm event including a 40% allowance for climate change. Surface water from this basin will be pumped into the existing AD lagoon on site.

We request the following conditions are imposed:

Condition

No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Surface Water Drainage Strategy prepared by Plandescil Ltd (ref: 26142/FRA&SWDS/RevA/CES) dated October 2020 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the site.

Reason -To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Condition

Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason- To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

5.18 Historic England

No comment to make

5.19 FDC Tree Officer

25.01.2021

No objections to the landscaping proposals/maintenance and appreciate the inclusion of the Black poplars in the scheme. The proposed planting and new wildflower margin will make a substantial improvement to the biodiversity of the area and provide significant foraging and nesting opportunities for wildlife.

I also note that the applicant will address the replacement of failed trees in the original scheme and increase planting at the entrance to that site.

With reference to the tree report, I am particularly pleased that they can retain the decaying willow as is and allow nature to take its course; the pollarded willow will always be subject to pruning by UKPN who have a statutory obligation to maintain power supplies.

The Tree Officer's response to the revised landscaping scheme (March 2021) will be reported to Members

5.20 Local Residents/Interested Parties

Over 200 neighbour consultation letters were sent out. 24 objections were received from:

Greys Farm (immediate neighbours) (2);

Residents of Chatteris (10);

Mepal (5);

Stocking Fen (2); and

The Gault, Sutton (5)

expressing the follow concerns:

Traffic/ Access

Existing AD Plant traffic is impacting on the A142,

Vehicles are large, slow moving, noisy sometimes 24 hours a day.

Mud and debris is deposited on the road at the entrance to the site and on the roundabout.

Shredded maize in open trailers is blown onto the roads.

Loud, heavy machinery is being driven fast on narrow roads (The Gault) with little respect for the verges or driveways to homes.

Large vehicles should be restricted to the main roads only.

Tractors and trailers have overturned at the roundabouts due to speed.

The roads are not being cleaned. The existing access is not adequate

Visibility is restricted by established hedgerows/ difficult to exit (Greys Farm) and traffic has increased since AD plant opened. Impatient drivers attempt dangerous overtaking. New landscaping will impede junction with access track

Considering the Plant is in operation 24 hours per day, the numbers of vehicle movements permitted outside of 19.00 - 07.00 should also be formally limited by condition.

Principle

This isn't a productive use of waste, the fuel source is being grown in vast quantities, the system is being abused.

Light Pollution

The existing AD Plant is lit from dusk-to-dawn by external lighting which impacts on the character, appearance and rural tranquillity of the area, ecology/

biodiversity; and the residential amenity of the residents of Greys Farm and their outlook. The proposed external lighting would cause unacceptable additional

harm, closer to Greys Farm. Vehicular headlights will cause further harm.

Considered must be given to appropriate screening of this part of the site.

Although the site as existing may not have received any complaints via

Environmental Health, this does not indicate that the proposed additional lighting is acceptable.

Noise from Plant

A new Noise Assessment should have been prepared. It is inappropriate to rely on an old Noise Assessment which considers only the noise impact of the existing development and provides no assessment of the new sources of noise - either alone or in combination with the established AD Plant. The applicants

acknowledge that the extension would see the introduction of noise sources 50m closer to Greys Farm, including an internal vehicular route within close proximity of the north western site boundary. As this has the potential to be subject to ongoing vehicular movements (including by HGVs) 24 hours per day and 365 days per year, its noise impacts must be properly considered

The April 2019 Noise Assessment contains the following errors:

Background Noise Surveys were carried out for the daytime only (09.59 - 13.00). This is insufficient as the Plant is in operation 24 hours per day. It is highly likely that background noise is much less during unsociable hours, meaning the noise impact of the Plant will be more keenly felt. The lack of any noise complaints to date does not provide any evidence to the contrary.

Exposure of feedstock

The straw feedstock will be left uncovered, increasing possible odour, increased risk of vermin and potential for harm to wildlife. The feedstock should be covered. Piles of straw have been sitting in the field next to Greys Farm for over 2 months. Whilst the applicants indicate that the straw is unlikely to degrade on site, the objectors' main concern is the encouragement of vermin.

In the event that the Council considers the exposure of feedstock can be supported, the objectors' consider that controls should be put in place to ensure that feedstock is exposed for no longer than a day, as indicated by the applicants. The objectors would expect appropriate enforcement action to be taken if this condition is not conformed with.

Odour/ Air Pollution

The smell from the AD plant is awful, it has become more acrid recently. In south Chatteris in the summer the smell is so bad it causes vomiting and windows having to be kept closed. The odour is apparent when you drive past it, have to keep windows closed. Expanding the site will increase the odour.

Forum

No decision should be made until COVID allows a meeting to be arranged between the Council, residents and representatives from the AD Plant to discuss neighbours' concerns.

Visual Impact/ Design

The site looks out of place in the open countryside, this will worsen if it is extended. The proposal will see a large increase in built form, which is completely out of character with the area. The existing buildings are unsightly and no doubt the proposed will be too.

Over development of the site, the extension cannot be absorbed by the open landscape.

A scheme was refused in 2013 because of "its visual impact, appearance and scale when viewed in the context of the open Fenland landscape. The application was approved in 2014 because the scale of the plant had been reduced.

If the Council consider the expansion to be acceptable, it should require improvements to the proposed landscaping along the boundary with Greys Farm and improve all year round screening.

The applicant has admitted that a considerable portion of the existing landscaping has failed. Therefore, landscaping should not be relied upon to make an unacceptable development acceptable.

Mepal Outdoor Centre

Has recently been approved as a crematorium. These are not compatible neighbour operations.

Community Benefits

What are the benefits to the local community? No S106 money for Chatteris.

Ecology

The potential for impacting on foraging and commuting bats.

Loss of Agricultural Land

Object to the loss of agricultural land, both in the expansion of this site and also in the 'fuel' used in the digester. Surely priority should go to land that is in active food production rather than actively encouraging the production of nominally edible food just for it to rot.

6 STATUTORY DUTY

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.

Chapter 16 - Conserving and enhancing the historic environment

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
- LP6 – Employment, Tourism, Community Facilities and Retail
- LP12- Rural Development
- LP13 – Supporting and Managing the Impact of a Growing District
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in 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 Historic Environment
- LP19 – The Natural Environment

7.5 The Resource Use and Renewable Energy SPD (2014):

- B1: Surrounding landscape, townscape and heritage assets
- B2: Residential and visual amenity
- B3: Noise impact
- B4: Highway safety, designated nature conservation and biodiversity considerations
- B5: High quality agricultural land

8 KEY ISSUES

- **Principle of Development**
- **Landscape and Visual Amenity**
- **Residential Amenity**
- **Highway Safety**
- **Flooding and Drainage**
- **Archaeology**
- **Ecology and Biodiversity**
- **Other**

ASSESSMENT

9.0 Principle of Development

- 9.1 The application site is located in open countryside close to the boundary between Fenland District Council and East Cambs District Council. In such locations there is strict control over new development, and it is generally restricted to that which is essential to the efficient operation of agriculture, horticulture, outdoor recreation and limited other uses specified within the Fenland Local Plan 2014.
- 9.2 Notwithstanding this, the proposal would extend the existing AD plant which gained approval in 2014. Due to the nature of AD plants, they are usually located away from sensitive receptors for example, residential properties. Or locations where there is a high density of dwellings, such as settlements. Therefore, siting the new plant in this rural location is not considered to be unacceptable.
- 9.3 Furthermore, the existing AD plant already has a connection to the national grid. The increased generation of gas which would be fed directly into the grid would be of benefit in terms of providing energy from a renewable source. This would

reduce reliance on fossil fuels thereby reducing carbon emissions and would provide increased energy security.

- 9.4 Also relevant is Paragraph 154 of the NPPF which states that local planning authorities when determining planning applications for renewable and low carbon development should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and b) approve the application if its impacts are (or can be made) acceptable. The principle of the development is therefore considered to be acceptable subject to acceptable impacts.
- 9.5 With paragraph 154 (b) in mind, it is appropriate to consider Policy LP14 of the Fenland Local Plan 2014 which also supports renewable energy but proposals should be assessed both individually and cumulatively on their merits. It seems clear that in determining the application Officers and Members should not only take into consideration the acceptability of the new AD plant, but also look at the operation of the existing AD plant in conjunction with the proposed new plant.
- 9.6 LP14 requires decision makers to take into account a list of factors considered to be applicable with regard to the individual and cumulative merits of the proposal, such as impacts on: the surrounding landscape and visual amenity; residential amenity (noise, odour, lighting); highway safety; and biodiversity considerations. Policies B1-B5 of the Resource Use and Renewable Energy SPD (2014) are also applicable.
- 9.7 Officers have worked with the applicant and professional consultees to reduce any potential impacts of the proposal. These are considered in detail below.

10.0 Landscape and Visual Amenity

- 10.1 Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. The applicant has not submitted a Landscape and Visual Appraisal (LVA) or Landscape and Visual Impact Assessment (LVIA) and consequently there was no detailed assessment of the effects of the proposed development on landscape and visual receptors.
- 10.2 However, FDC commissioned a Landscape Review by The Landscape Partnership (TLP) which was undertaken in February 2021. The purpose was twofold. Firstly, to review the landscaping undertaken as part of the previous permission for the existing AD Plant. Included in this assessment was the impact of the lighting current in place on site. Lighting is considered under “**Residential Amenity**” later in this report. The second part of the study was to assess the proposed landscaping and lighting for the extended AD Plant, and the cumulative impact of the proposal.

Existing AD Plant

- 10.3 In summary, the assessment identified that areas of planting adjacent to the A142 had established well. In a couple of places plant losses have resulted in small gaps which should be replanted. To the south of the access road the planting is generally establishing well, with few plant losses. In some areas the planting is too dispersed with plant spacings of approximately 3m centres and too few rows of planting. Some planting has created a formal appearance that is not characteristic

of naturally growing woodland. Some shrub species have been planted as trees. The overall effect is one where some of the planting is establishing well, but it is too open and formal in appearance, with insufficient density and understorey bushy growth, and consequently the planting does not provide an effective screen in winter.

- 10.4 In some areas the planting has almost entirely failed, with little or no indication that this planting has been maintained or plant replacements undertaken. No weed control membrane has been used. The failure may be due to wet ground condition, poor ground preparation prior to planting, and/or lack of maintenance. These areas need to be replanted. Scots pine and holly were proposed, but except for a couple of Scots pine, both species have either failed or were not planted. Consequently, there is a lack of evergreen content.
- 10.5 The applicant has accepted the findings of the Landscape Review and is committed to addressing the matters raised. This will be referred to the Planning Enforcement Team to secure the replacement planting etc as agreed as part of the discharge of condition application F/YR14/3092/COND and the Unilateral Undertaking of 2014.

Proposed Extension to AD Plant

- 10.6 TLP has provided the following assessment. *A key factor in determining the visual impact of the new AD plant arises from the presence of the existing AD plant which has altered the visual and landscape character of the area. A number of elements of the existing AD Plant restrict the visual influence of the proposed extension, these include the existing: primary and secondary digester tanks; silage clamps (silage storage approximately 8m high); reservoir; woodland belts around Mepal Outdoor Centre and adjoining lakes; and establishing tree belts that form part of the existing AD Plant.*
- 10.7 *Visual receptors using Public Byway 221/12 (Blockmore Drive), immediately south-east of the AD Plant, would have views of the proposed development obscured by the existing AD Plant. Walkers using Public Footpath 161/11, further to the south-east, would be prevented from having views mainly as a result of the intervening vegetation.*
- 10.8 *Road users of the A142 Ireton's Way approaching the AD Plant from the south-east, would have views of the proposed development obscured by intervening farms and vegetation along the road and the woodland belts around the lakes neighbouring Mepal Outdoor Centre. Walkers using the footpaths along the Old Bedford River would be largely unaffected, due to distance and intervening copses and trees, and the existing AD Plant features, in particular the silage clamps. The tops of the secondary digester tanks would be just visible, when walking on the raised levee along the Public Footpath 161/5.*
- 10.9 *To the south of the proposed development, Users of Public Byway 221/11 (Short North Drive) approaching the AD Plant from the south-east, experience the existing AD Plant at the centre of the view, which would largely obscure views of the proposed development. This is primarily influenced by the current height of the silage in the silage clamps, so may change. The top of the proposed secondary digester tanks would be just visible above the silage clamps, resulting in a minor new and cumulative adverse effect. Closer to the AD Plant, the banks of the reservoir create the primary screening influence preventing views of the proposed development. Road users using the Long North Fen Drove to the south and west*

of the AD Plant, see the AD Plant as a distant but noticeable feature on the horizon. This is mainly experienced where the road is more open within views from the south, where the proposed development would be largely obscured by the existing AD Plant.

- 10.10 *Further to the north along the road, where the proposed development would potentially be more visible, views are obscured by the earthworks around the sand and gravel works at Mepal Quarry next to the road. Along Horseley Fen Middle Drove views are largely screened by other intervening vegetation. There are a couple of locations along the road where open views of the proposed development would be possible, where there would be a minor adverse effect on views, but these are fleeting experiences. Views from the north-west are also largely obscured by intervening vegetation. Views from Public Bridleway 45/24 are mainly contained by hedgerows along the bridleway.*
- 10.11 *Similarly views from Chatteris and the A142 Ireton's Way up to Langwood Hill Drove mainly have views obscured by intervening vegetation and buildings. Views of the proposed development along Langwood Hill Drove would also be largely obstructed by hedgerows and trees along the road, with just fleeting glimpses. There are no other publicly accessible locations to the north in the mid to longer distance. This leaves a concentrated and restricted area where visual receptors would experience a notable adverse effect on views. This occurs for road users approaching the AD Plant on the A142 Ireton's Way from the north-west (between the junction with Langwood Hill Drove and the AD Plant) and the south-western end of Langwood Hill Drove where there would be open views of the proposed development.*
- 10.12 *Whilst this would be mainly seen against the backdrop of the existing AD Plant, there would be an evident increase in the visual scale and massing of the AD Plant. The proposed secondary digester tanks would be the main noticeable new feature, extending the presence of these features in the view. The increased scale and massing would become increasingly apparent on approaching the proposed development along Ireton's Way, resulting in a moderate adverse new and cumulative effect on views. On reaching the northern corner of the site, the existing tree belt would largely screen views of the proposed development in summer and provide filtered views through the vegetation in winter.*
- 10.13 *The other main effect would be on users of Public Byway 45/26 (Horseley Fen Drove) moving south towards the AD Plant. Views are partially broken up by intervening fragmented hedgerows and trees, and a woodland belt to the south of Greys Farm, but where open views occur the proposed development would be a prominent new feature in the view, evidently increasing the scale of the AD Plant.*
- 10.14 *This would have a moderate adverse effect on more distant views, becoming a major adverse effect on views in close proximity to the proposed development, prior to the establishment of the proposed planting. Once established, the planting would provide a partial screen reducing the effects.*

Summary and Proposed Mitigation

- 10.15 *The proposed AD Plant would increase the presence of built form within the arable landscape, creating a feature that is not typical of the broader landscape character, and would notably increase the scale of the existing AD Plant as an intrusive feature within the landscape. The changes are more evident in an open flat landscape where the sky and horizon are a distinctive feature of the landscape.*

- 10.16 *The colour of the primary and secondary digester tanks also draws attention and makes these features more apparent in the landscape. Whilst the proposed new AD plant will be experienced in the context of the existing AD Plant, the changes would result in a notable increase in the overall scale of the AD Plant and therefore is a cumulative effect.*
- 10.17 *However, the changes do occur within a disturbed landscape, where sand and gravel extraction have had a prominent effect. Some of the existing planting for the AD Plant has demonstrated that appropriate mitigation can be provided that mitigates the adverse effects, if designed and maintained appropriately.*
- 10.18 *In conclusion, with appropriate mitigation and ongoing maintenance the proposed development could be successfully integrated into the landscape, forming part of the characteristic wooded 'islands' and extending the existing woodland belts present around the lakes next to Mepal Outdoor Centre. It is considered that the proposed development would have a short to medium term, significant cumulative adverse effect on the landscape character, but over a relatively small area (approximately 1km) to the north and north-west of the site and this can be mitigated to make it acceptable.*
- 10.19 TLP provided information on appropriate effective mitigation which has been accepted in full by the applicant and amended drawings/ reports submitted to Officers. These include:
- Increase the width of the proposed planting in Area B, C and D to the same or similar width as Area A. It is advised that the number of rows are increased and the spacing of plants is provided at 1.5m centres;
 - Hedges should be provided on the outer edge of the proposed planting for Areas B, C and D. This should be provided as a doubled staggered row using native species, with a predominant content of common hawthorn (*Crataegus monogyna*);
 - A more balanced mixture of trees and shrubs is required, as trees are important to provide screening for the taller features within the proposed development. It is recommended that a 40% tree: 60% shrub mix is used;
 - Take account of the species that have been most successful or failed in terms of establishment from the existing planting;
 - The species mix is more varied to reflect the location within the site and increase the proportion of white willow (*Salix alba*) and goat willow (*Salix caprea*);
 - Planting non-native species of evergreen trees is not an appropriate approach with regard to the character of the landscape. Rather, a sufficiently wide and dense planting of deciduous plants is the most appropriate solution, which would provide a largely effective screen in winter;
 - Animal guards/ weed control;
 - Change colour of proposed buildings to brown/ green or olive green as they would primarily be viewed against hedgerows and trees; and
 - Raised landscaping bund up to 4m in height to front of site, to be seeded with wildflower/ meadow mix.

- 10.20 There is one exception which is the proposed colour of the dome to the secondary digester tanks which are to remain light grey as these are more UV colour stable and avoid unwanted solar heat gain.
- 10.21. Consideration has been given to the comments received from ECDC, objectors and in particular the neighbours at Greys Farm. The revised landscaping scheme is considered to reduce the landscape and visual impacts of the development and to make it acceptable in accordance with paragraph 154 part b) of the NPPF. The proposal has also been assessed against the factors set out in LP14 and B1 of the SPD with regard to the individual and cumulative impacts of the proposal with regard to the surrounding landscape and is also considered to be acceptable. It will be important to monitor the planting and its long term management and maintenance (which can be secured by condition) to ensure the longevity of the proposed mitigation.

11.0 Residential Amenity

- 11.1 Policy LP2 and Policy LP16 (e) and (l) seek to ensure that development does not adversely impact on the amenity of neighbouring properties (such as noise, air emissions and light pollution). Paragraph 170 e) of the NPPF states that local planning authorities should prevent new and existing development from contributing to unacceptable levels of air or noise pollution.
- 11.2 Paragraph 180 of the NPPF states that 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 and where possible should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development. They should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 11.3 The closest residents to the proposal site are the occupants of Greys Farm approximately 450m to the west. They have raised a number of concerns with regard to the operation of the existing plant and likely impacts of the new plant. These include noise and light pollution. Other representations raise odour from the existing plant as a concern. The cumulative effect of the intensification of the use of the AD Plant and any potential increase in detrimental impacts is considered in detail below.

Noise and Odour

- 11.4. The proposal would nearly double the size of the existing operation, so there is the potential for an increase in odour and noise nuisances which could adversely impact on the nearby residential properties. The Environmental Health Officer considers that the controls put in place as part of the 2014 and 2018 permissions have been mainly successful in protecting the occupiers of nearby properties from noise and odour from the existing plant.
- 11.5 Odour complaints have been referred to Environmental Health during the time the existing AD plant has been in operation, but no complaints have been substantiated and no formal action taken under statutory nuisance legislation contained in the Environmental Protection Act 1990. It is noted that the nearest neighbour does not raise odour as an issue.
- 11.6 Of the complaints received, one complaint of odour was made by a motorist travelling past the site on the A142. This in itself, wouldn't be actionable by powers contained in the Environmental Protection Act 1990. No formal action has been

taken under this legislation as a result of any complaint. The site operator/ applicant has confirmed that they have not received any complaints with regard to odour. The Environmental Health Team recommend similar planning conditions to control odour as was applied to the 2014 consent and as amended for the 2018 consent.

- 11.7 With regard to noise, the distance between the new plant and the nearest residential property (Greys Farm) will be 450m compared to 500m to the existing plant. The applicant has chosen not to prepare a new noise impact assessment as he considers the noise limits set by the existing report at the site boundaries have worked well as they have not received any complaints. The Environmental Health Team was asked to provide a response to the specific concerns of the immediate neighbours at Greys Farm. They agree with the applicant that a new noise assessment isn't necessary. Although another noise impact assessment is likely to identify an increase in plant noise and vehicle noise, the recommendations and noise limits set at the boundaries would be the same.
- 11.8 For example it would result in a planning condition setting the rating level of noise emitted from the cumulative sites not exceeding the background noise level as existing 35dB(A) as set out in Condition 13 of the 2014 consent and re-iterated as Condition 5 in the 2018 consent. The Environmental Health Team recommend the same condition should be applied to the new AD Plant.
- 11.9 With regard to vehicular noise, this mainly pertains to the construction phase of the development. The requirement for a Construction Method Statement can be conditioned as with the 2014 permission. The Environmental Health Team has also suggested that a forum is set up to meet periodically to discuss issues concerning odour and noise, in particular, any complaints received by Fenland District Council. This may be appropriate but would not form part of any formal planning decision.

Lighting

- 11.10 With regard to light pollution, the Environmental Health Team were also asked to respond to the photographic evidence contained within the objection from the neighbour at Greys Farm. They concluded that the existing plant may be causing excessive light trespass and a statutory nuisance actionable under the Environmental Protection Act 1990.
- 11.11 TLP who undertook the Landscape Review were also asked to consider the photographic evidence provided by the neighbour illustrating the light spill and light pollution being created by the lights in use at the existing AD Plant.
- 11.12 The previously approved lighting plan (18033/2007/0 Site External Lighting & CCTV Plan) submitted as part of the 2018 application indicates the location and type of the proposed lighting. It also states that 'light units to be adjusted to ensure that there is no light spill above the horizontal plane or outside of the site boundaries'.
- 11.13 TLP considered that it was evident from their site visit that the LED mounted floodlights were not adjusted to prevent light spill and would appear to create a wide light spread and result in the observed light pollution and effect on the road users of A142 and local residents.

- 11.14 If similar lighting is used for the new AD Plant this will extend this intrusive effect in night time views in a rural location. This would be intrusive to both road users of Ireton's Way and local residents, and from users of the neighbouring public byways at dusk and dawn. The proposed lighting would be seen in the context of the existing street lights at the Ireton's Way roundabout junction and access into the AD Plant. Consequently, the location is already affected by artificial light, but the light spread from the street lights is restricted, controlled through the use of cut off luminaires. It is important that any proposed lighting prevents light spill and light pollution through the use of appropriate positioned and directed light sources and use of cut-off luminaires.
- 11.15 The applicant acknowledges that the existing lighting needs adjustment and has advised that they will work with the Environmental Health Team and the Planning Enforcement Team on this matter, as well as the specific lighting arrangements for the proposed development. A revised lighting scheme has been submitted for the new plant. The response from Environmental Health will be reported to Members.
- 11.16 In summary, consideration has been given to the comments received from neighbours and statutory consultees with regard to impacts of the existing and proposed development. The proposal has also been assessed against: the factors set out in LP14 with regard to the individual and cumulative impacts of the proposal; Policy LP2 and LP16 (e) and (l), Policies B2 and B3 of the SPD and paragraphs 170 and 180 of the NPPF. It is considered that the imposition of the proposed planning conditions (similar to the 2014 and 2018 permissions) along with the applicant's commitment to working with Officers to address the light pollution of the existing plant would result in an acceptable form of development in accordance with paragraph 154 part b) of the NPPF.

12.0 Highway Safety

- 12.1 A considerable number of comments have been received expressing concerns about highway safety and in particular the capacity of the local road network to accommodate the extra traffic that would be generated. Comments also include concerns about the use of the existing plant.
- 12.2 The applicant's submitted Transport Statement states that in total, there are likely to be 40 new two way movements generated by the proposal each day (between 7am and 7pm on a week day) and that the existing AD plant generates 102 two way movements. The existing planning permission has a planning condition attached which limits movement to 190 two way movements. The applicant concludes that the cumulative movements from the existing and new AD plant would not exceed this threshold.
- 12.3 CCC Transport Team consider that the existing A142 site access roundabout has been modelled and is anticipated to operate with ample spare capacity after the expansion of the site. The accident data submitted has been cross-checked with CCC's accident data record which confirms there are no accident cluster sites present within the study area (the northern and southern approaches to the roundabout). One recorded incident was identified at the roundabout which occurred in the early hours on 7 July 2018. A young male driver misjudged the roundabout resulting in only minor injuries.

- 12.4 They go on to say that the additional trip generation proposed by the expansion is negligible and falls within the site trip generation limit conditioned as part of the existing planning permission for the site. Therefore, the proposal is not anticipated to cause detriment to the capacity of the surrounding highway network, subject to the same condition being attached to this planning permission restricting the maximum number of daily as was previously attached to the 2014 and 2018 permissions.
- 12.5 The site currently generates 102 two way movements over a 12 hour period, which equates to 8.5 movements per hour. Or approximately 4 vehicles entering the site then leaving again each hour (one every 15mins). The proposal would result in an increase of approximately 1 vehicle entering and leaving the site each hour.
- 12.6 Objectors have commented on the volume of traffic using the A142, slowness of vehicles and/ or speed approaching the roundabout. If only 8.5 vehicles per hour are travelling to the AD plant, it is apparent that the vast majority of vehicles using the A142 are not visiting the AD Plant.
- 12.7 The applicant is a minority user of the A142 and this will continue after the proposal comes into use. It must also be the case that not all slow-moving vehicles are travelling to the AD plant. Chatteris Town Council has requested the installation of safety/ speed reduction measures on the A142 such as average speed cameras. However, traffic generated from the development is unlikely to contribute to a speeding problem. If there is an issue with speeding traffic in general along the A142, then this will be a police enforcement issue and it would not be incumbent upon development to resolve an existing problem or reasonable to request such mitigation by planning condition.
- 12.8 In light of the above, the proposal would not cause unacceptable harm to the A142 or the roundabout.
- 12.9 The applicant was asked to respond to the objections regarding other traffic issues, erosion of highway verges, dropping material onto driveways and general inconvenience to members of the public. In response, the applicant is reviewing their practices to establish if improvement can be made. As these complaints have not been raised directly to the applicant, they have not had the opportunity to address these issues.
- 12.10 It is considered that some of the complaints are unfortunately related to issues in general with modern farming machinery, the unavoidable interaction of the public who live in rural areas, and modern farming practices. As such, the proposed application will have no material impact on traffic away from the principle road network and cannot address directly the complaints raised in this regard.
- 12.11 In summary, consideration has been given to the comments received from neighbours and statutory consultees with regard to impacts of the existing and proposed development. The proposal has also been assessed against: the factors set out in LP14 with regard to the individual and cumulative impacts of the proposal; Policy LP15 with regard to highway safety and Policy B4 of the SPD . It is concluded that the proposal would not cause any additional impacts to the highway network, subject to the imposition of the planning condition restricting the maximum two-way movements to what was previously considered to be acceptable in 2014 and 2018.

13.0 Economic Considerations

- 13.1 The number of additional jobs (10) to be created at the proposed plant would be limited but in general terms would be beneficial. It is also noted that the proposal site is on Grade 2 agricultural land. Policy LP6 seeks to encourage employment opportunities and economic growth and lists 9 criteria for business proposals to be assessed against. These assessment criteria consist of: the Council's spatial strategy; availability of and accessibility to public transport services; site suitability in terms of physical constraints; infrastructure capacity and impact in terms of landscape character. LP6 requires businesses in rural areas to also comply with the criteria as set out in Policy LP12 (avoid the loss of good quality agricultural land).
- 13.2 Paragraph 80 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
- 13.3 With regard to supporting a prosperous rural economy, paragraph 83 states that 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; and b) the development and diversification of agricultural and other land-based rural businesses
- 13.4 In this instance the loss of grade 2 agricultural land to the proposal is regrettable, but the benefits of the scheme in terms of its contribution to the rural economy and facilitating business expansion in a rural area is considered to outweigh the loss in this instance.

14.0 Flooding and Drainage

- 14.1 The site is located within Flood Zone 3 and within the Sutton & Mepal Internal Drainage Board area. A Flood Risk Assessment (FRA) and various addendums have been submitted in response to the Lead Flood Authority's concerns. These have now been fully addressed and they do not object to the development. Similarly, there is no objection from the Environment Agency. Both recommendations are subject to the development being undertaken in accordance with the FRA.
- 14.2 With regard to the Sequential Test, the development falls within the 'less vulnerable' category where development in flood zones 1, 2 and 3 is appropriate. The aim of the sequential test is to steer new development to areas with the lowest probability of flooding. The existing AD plant passed the sequential test in 2014 due to the nature and extent of land required for that development. There are obvious links between the existing and proposed sites, not least the availability of a connection to an existing gas pipeline, which would weigh heavily in favour of locating the new development next to the existing AD plant.. Therefore, the Sequential Test is considered to have been passed.
- 14.3 A surface water detention basin is proposed to take the surface water runoff from the proposed hardstanding areas. This will either be reused within the AD process or pumped at a restricted rate to the reservoir to the south of the existing site. The existing AD Plant already drains there.

15.0 Archaeology

- 15.1 The site is located in a landscape of high archaeological potential which was identified previously. Archaeological investigations prior to the commencement of development for the existing AD plant identified a rectilinear field system of uncertain date and several pits containing artefacts dated to the Neolithic and early Bronze Age periods. It is therefore likely that important archaeological remains survive on the application site and these could be damaged or destroyed by the proposed development. Therefore, the County Council has requested a programme of archaeological investigation work prior to the commencement of development and this will be conditioned accordingly.

16.0 Ecology and Biodiversity

- 16.1 Originally there was some concern about the potential loss of two trees to allow for the proposed new access road to break through into the new site. The applicant has clarified the situation and FDC's Tree Officer is satisfied that due to the poor condition of tree T1, it can be left for nature to take its course. Although the new road will encroach into the tree protection area by about 1m, due to the condition of the tree, it is not necessary to install a no dig construction method. T2 is in a similar condition to T1 and is pollarded regularly due to the overhead power lines. However, it is too far away from the proposed access road to be affected.
- 16.2 An Ecological Impact Assessment (February 2021) was undertaken by the applicant. It recognised that the operation of the existing AD Plant has enhanced feeding grounds for more species of birds since the last survey in 2013 so the creation of the plant has enhanced biodiversity potential. It also makes recommendations as set out in paragraph 3.8.
- 16.3 The new landscaping proposals include 1299 trees, 1951 shrubs and 1865 new hedgerow plants. Also included is a landscaping bund which will be seeded with a wildflower grassland mix. The views of the Council's Ecologist on the revised scheme will be reported to Members as an update at Planning Committee.
- 16.4 The applicant has agreed to undertake a bat survey of potential bat roosts prior to commencement of development which can be conditioned. Therefore subject to the development being undertaken in accordance with the recommendations in the submitted Ecological Impact Assessment (February 2021), the net gain in biodiversity from the proposal is likely to be considerable.

17.0 Other Considerations

Onsite Storage

- 17.1 The applicant states that the new plant shall only receive and consume whole hay/straw bales on a just in time basis. The intended holding time onsite will be 24 hours. In the event of a breakdown, storage could increase to 2 days. Bales already en route will be delivered but subsequent deliveries would be cancelled until the back log has been cleared. Notwithstanding this, it is appropriate to add a planning condition to control the number of bales stored on site, in particular, the height of the stack.
- 17.2 The occupiers of Greys Farm are concerned that onsite storage would encourage vermin. The storage area labelled 10 on plan reference 101 Rev B would be approximately 400m from Greys Farm, with agricultural land and landscaping

between the two areas. It is considered that due to this separation distance and the likely presence of other wildlife on the land/ within the ditches etc, limited weight can be given to this concern. The neighbour has asked that the bales be covered. The large circular bales stored in fields are sometimes covered in black plastic. But it is understood that the digesters can receive wet straw, which removes the need to cover the bales. As the bales are unlikely to be on site for more than 24 hours, in this instance it is not considered appropriate to ask that they be covered.

Access to Greys Farm

- 17.3 The occupiers of Greys farm have expressed concerns that any new landscaping could impede their visibility when exiting the access road to their property, and the amount of traffic using the A142 has caused delays when joining or leaving the A142.
- 17.4 As already considered, the existing and proposed AD plant makes/ will make a limited contribution to the traffic usage of the A142. The existing landscaping at this junction (approved in 2014) is set back from the highway with sufficient visibility to exit safely. The new landscaping proposed with this application will be planted inside the existing, away from the junction. Therefore, it is expected that the visibility splays will remain unaffected by the proposal.

Lack of S106 Contributions

- 17.5 Objectors have asked why the local community is not benefitting from the proposal, by way of S106 contributions. With this proposal, there is no method for securing such benefits. It may be argued that the contribution being made to generating energy from a renewable source would reduce reliance on fossil fuels. Thereby reducing carbon emissions and increasing energy security within the population in general.

18 CONCLUSIONS

- 18.1 Officers have worked with the applicant and professional consultees to bring before Members a scheme which is considered to be acceptable with regard to local and national policy considerations.
- 18.2 Paragraph 154 of the NPPF states that local planning authorities when determining planning applications for renewable and low carbon development should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and b) approve the application if its impacts are (or can be made) acceptable.
- 18.3 Policy LP14 of the Fenland Local Plan 2014 which also supports renewable energy requires proposals to be assessed both individually and cumulatively on their merits. Officers have considered the acceptability of the new AD plant and also the operation of the existing AD plant in conjunction with the proposed new plant.
- 18.4 Officers have taken into account a list of factors considered to be applicable with regard to the individual and cumulative merits of the proposal, such as impacts on: the surrounding landscape and visual amenity; residential amenity (noise, odour, lighting); highway safety; and biodiversity considerations.

18.5 Following amendments, Officers now consider that subject to the imposition of new planning conditions and conditions similar to the existing AD plant, any impacts of the development are acceptable and can recommend approval of the new AD plant in accordance with Paragraph 154 of the NPPF, Policies LP2, LP12, LP14, LP15 and LP19 of the Fenland local Plan 2014 and Policies B1-B5 of the Resource Use and Renewable Energy SPD (2014).

19 RECOMMENDATION

Grant subject to the following conditions:

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>No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Surface Water Drainage Strategy prepared by Plandescil Ltd (ref: 26142/FRA&SWDS/RevA/CES) dated October 2020 has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the site.</p> <p>Reason -To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
3	<p>Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason- To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.</p>
4	<p>The mitigation measures proposed in the submitted Flood Risk Assessment & Surface Water Drainage Strategy prepared by Plandescil Ltd (ref: 26142/FRA&SWDS/RevA/CES) dated October 2020 shall be implemented prior to the first use of the development hereby approved, namely: The flood resilient/ resistant measures; and A Flood Plan which shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.</p> <p>Reason- In order for the development to comply with Policy LP14 of the Fenland Local Plan 2014.</p>

5	<p>The development hereby approved shall be carried out in strict accordance with the submitted Ecological Impact Assessment revised Feb 2021. In addition, prior to the commencement of development a bat survey of potential bat roosts shall be undertaken and a report setting out any necessary mitigation shall be submitted to and approved in writing by the local planning authority. This should include any impact of the proposed lighting on any identified roosts.</p> <p>Reason- In order to reduce the impacts of the development on ecological receptors in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
6	<p>Unless otherwise agreed by the local planning authority no more than a maximum of 190 2-way vehicle movements shall enter and leave the existing AD plant and the proposed extension hereby approved combined in any one day (07.00 - 19.00). A daily record of all vehicle movements for both AD Plants, including details of internal and external road movements, shall be maintained at the site and made available within one week of a written request by the local planning authority.</p> <p>Reason- In the interests of amenity and highway safety in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
7	<p>No works shall commence on site until a Construction Method Statement for all traffic associated with the development during the period of construction has been submitted to and approved in writing by the local planning authority, and such a scheme together with proposals to control and manage traffic using the agreed route, and to ensure that no other local roads are used by construction traffic unless otherwise agreed in writing by the local planning authority.</p> <p>Reason- In the interests of maintaining highway efficiency and safety and residential amenity in accordance with Policies LP2, LP15 and LP16 of the Fenland Local Plan 2014.</p>
8	<p>Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction in accordance with a detailed scheme which shall include wheel washing facilities to be submitted to and approved in writing by the local planning authority prior to the commencement of development.</p> <p>Reason- In the interests of highway safety.</p>
9	<p>Working hours for the AD plant are limited to:</p> <p style="text-align: center;">07:00 - 19:00 each day Monday - Sunday</p> <p>Unless otherwise agreed in writing with the LPA. The only activities permitted on the site outside of these hours are for access by employees and contractors for purposes of security and undertaking emergency maintenance and repairs.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP2 and LP16 of the Fenland Local Plan 2014.</p>
10	<p>Prior to commencement of development a management plan shall be submitted and agreed in writing with the local planning authority regarding</p>

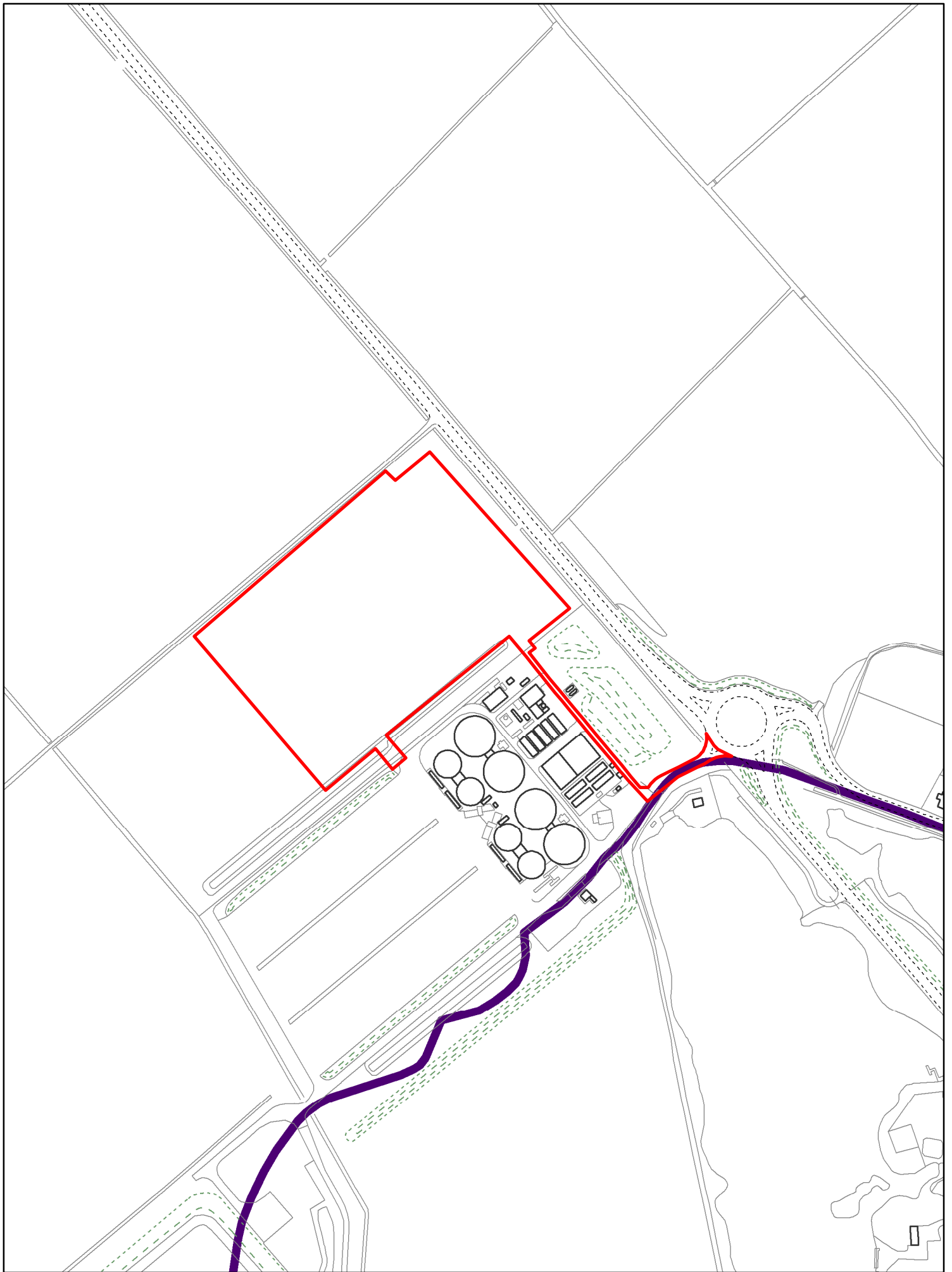
	<p>mitigation measures for the construction phase. These shall include, but not be limited to, a schedule of works, plant to be used, times of use etc, and shall be adhered to at all times during the construction phase, unless otherwise agreed in writing with the local planning authority.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
11	<p>The use of plant and machinery during the construction phase shall be limited to 07:00 - 18:00 each day Monday - Friday and 08:00 - 13:00 on Saturdays unless prior written agreement with the LPA has been given.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with LP16 of the Fenland Local Plan 2014.</p>
12	<p>Deliveries to the site during the construction phase shall be limited to 07:00 - 18:00 each day Monday - Friday and 08:00 - 13:00 on Saturdays unless prior written agreement with the local planning authority has been given.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
13	<p>All mobile mechanical handling equipment operated within the site that require the use of reversing alarms shall be fitted with broadband reversing alarms or similar.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
14	<p>The development hereby approved shall be operated at all times in accordance with the details contained within the Noise Management Plan AC106526-2R1.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
15	<p>The doors to all buildings housing machinery shall remain closed at all times except to allow ingress and egress.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
16	<p>The rating level of noise emitted from the site shall not exceed 35dB(A). The noise levels shall be measured and/or calculated at the boundary of any nearby residential dwelling. The noise level shall be measured and/or calculated in accordance with BS4142.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
17	<p>Delivery and collection times during the operational phase shall be limited to:</p> <p>07:00 - 19:00 each day Monday - Sunday</p> <p>Unless otherwise agreed to in writing by the local planning authority following the submission of an appropriate noise assessment.</p>

	Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.
18	<p>The development hereby approved shall be operated at all times in accordance with the Odour Management Plan AQ106442-1.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
19	<p>Emissions from activities taking place on the approved site shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Local Authority, unless the operator has used appropriate measures, including, but not limited to, those specified in an approved odour management plan, to prevent or where that is not practicable to minimise the odour.</p> <p>However, even if the operator is using all appropriate measures, if the Local Authority consider the residual odour is at such a level that it is unreasonable it will be necessary for the operator to take further measures to reduce odour pollution or risk having to reduce or cease operations.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
20	<p>At the reasonable request of, and following a complaint to, the local planning authority, the operator of the development hereby approved shall measure and assess at its own expense the level of noise or odour emissions from the development at the site boundary adjacent to the sensitive receptor location in accordance with methods approved in writing by the local planning authority prior to the assessment.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
21	<p>The feeders to the AD plant hereby approved shall be sealed when not being filled.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
22	<p>Liquid digestate shall be transferred by sealed pipes from the process area underground and stored in the reservoir where it will be passed to an irrigation main for direct application to agricultural fields. If required any surplus liquid digestate shall be stored in a sealed container and removed by tanker via a sealed pipe connection, to ensure the process is completely enclosed.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
23	<p>The application of any liquid digestate to the adjoining land shall be carried out in accordance with good agricultural practices.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>

24	<p>Solid digestate shall be removed from the site daily.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
25	<p>For the avoidance of doubt, nothing other than hay or straw bales shall be accepted as feed stock for the digester.</p> <p>Reason- The impacts of other crops has not been assessed, the use of alternative products may give rise to adverse impacts which would need to be assessed in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
26	<p>At all times the best practicable means shall be employed to control and minimize any possible odour resulting from the storage of raw materials or the storage of liquid digestate. Measures shall be taken to suppress odour arising from the operations hereby approved. If control measures are found by the local planning authority to be inadequate, operations shall cease until additional measures are provided and demonstrated to be adequate to limit and control the cause(s) of concern.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
27	<p>No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including details of the precise colour finish, have been submitted to and approved in writing by the local planning authority. All development shall be carried out in accordance with the approved details.</p> <p>Reason - To safeguard the character and appearance of the countryside in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
28	<p>The development hereby approved shall be screened in accordance with the Landscaping Scheme and Maintenance and Management Plan prepared by Plandescil dated March 2021 and drawing reference 26142/901 Rev B.</p> <p>The proposed landscaping scheme and planting shall be completed in the first suitable planting season within a 12 months period following the commissioning and operation of the AD plant, or in agreed phases whichever is the sooner.</p> <p>Reason - The screening is needed in order to mitigate the impacts of the development, to protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site in accordance with Policy LP16 and Policy LP19 of the Fenland Local Plan 2014.</p>
29	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of ten years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in</p>

	<p>the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
30	<p>Within 3 months of the AD plant coming into use, an Odour Validation Report shall be submitted to the local planning authority to demonstrate that the site is not exceeding a 98th percentile hourly mean concentration of 1.5 ouE m-3 at the nearest sensitive receptors.</p> <p>Reason- To safeguard the residential amenity of neighbouring occupiers in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
31	<p>The details shown on drawing No. 26142/107 Rev B and 26142/108 Rev A for the provision of external lighting and CCTV shall be installed accordingly and retained thereafter for the duration of the operation of the site. The external lighting shall not exceed more than 2LUX at all site boundaries.</p> <p>Reason: In order to ensure adequate safety and security on site and to comply with Policy LP17 of the Fenland Local Plan 2014.</p>
32	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) previously submitted to and approved in writing by the local planning authority.</p> <p>For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include:</p> <ul style="list-style-type: none"> a) The statement of significance and research objectives, b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c) The timetable for the field investigation as part of the development programme; and d) The programme and timetable for the analysis, publication and dissemination, and deposition of resulting material. <p>Informatives:</p> <p>Partial discharge of the condition can be applied for once the fieldwork at part c) has been completed to enable the commencement of development.</p> <p>Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.</p> <p>Reason- To ensure that the significance of historic environment assets is conserved in line with NPPF section 16.</p>
33	<p>The maximum onsite storage of straw and hay bales brought in to feed the digester shall only be a block sufficient to cover 2 days worth of product storage in a breakdown event. Bales are only to be stored within area 10 as shown on drawing reference 101 Rev B. Bales shall be Hesston type, 1.2m x</p>

	<p>1.2m x 2.4m in size, stored in blocks 4 bales high (maximum), at a height of 4.8m (maximum) above slab level.</p> <p>Reason- To prevent the bales impacting detrimentally on the visual amenity of the area, in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
34	Approved plans



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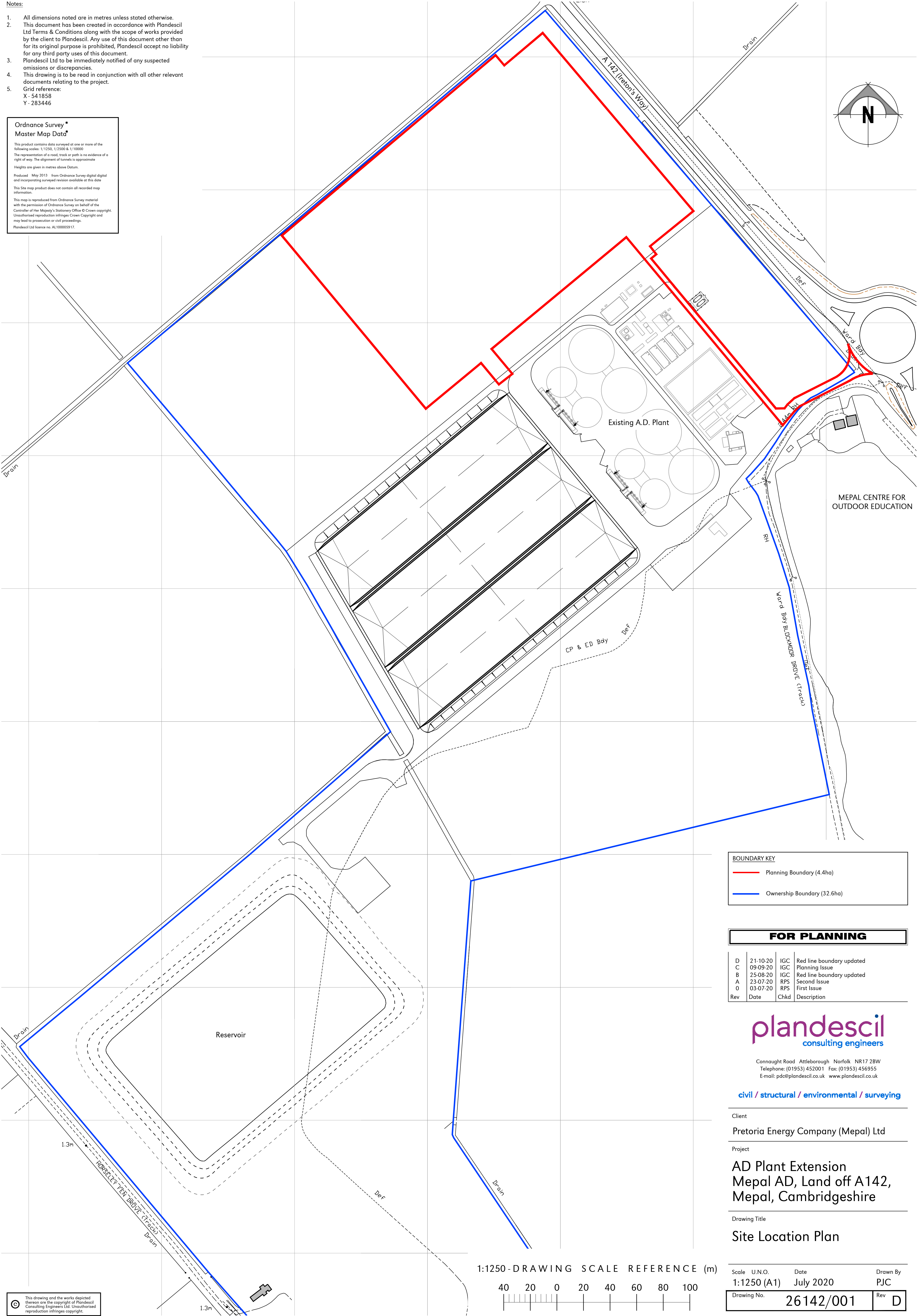
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BOUNDARY KEY	
—	Planning Boundary (4.4ha)
—	Ownership Boundary (32.6ha)

FOR PLANNING			
D	21-10-20	IGC	Red line boundary updated
C	09-09-20	IGC	Planning Issue
B	25-08-20	IGC	Red line boundary updated
A	23-07-20	RPS	Second Issue
O	03-07-20	RPS	First Issue
Rev	Date	Chkd	Description

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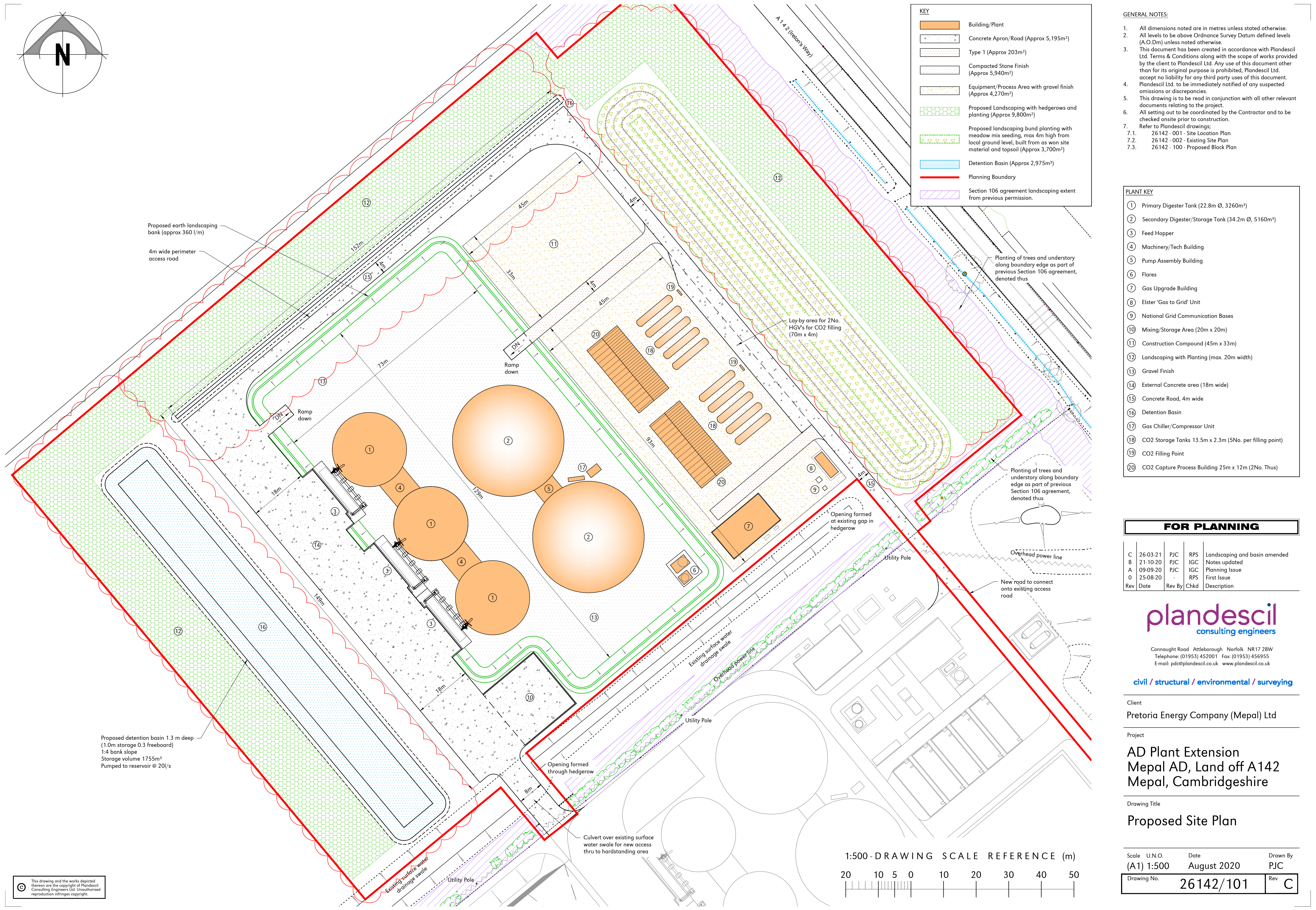
civil / structural / environmental / surveying

Client
Pretoria Energy Company (Mepal) Ltd

Project
AD Plant Extension
Mepal AD, Land off A142,
Mepal, Cambridgeshire

Drawing Title
Site Location Plan

Scale	U.N.O.	Date	Drawn By
	1:1250 (A1)	July 2020	PJC
Drawing No.	26142/001	Rev	D



KEY

- Building/Plant
- Concrete Apron/Road (Approx 5,195m²)
- Type 1 (Approx 203m²)
- Compacted Stone Finish (Approx 5,940m²)
- Equipment/Process Area with gravel finish (Approx 4,270m²)
- Proposed Landscaping with hedgerows and planting (Approx 9,800m²)
- Proposed landscaping bund planting with meadow mix seeding, max 4m high from local ground level, built from as won site material and topsoil (Approx 3,700m²)
- Detention Basin (Approx 2,975m³)
- Planning Boundary
- Section 106 agreement landscaping extent from previous permission.

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 - Refer to Plandescil drawings:
 - 7.1. 26 142 - 001 - Site Location Plan
 - 7.2. 26 142 - 002 - Existing Site Plan
 - 7.3. 26 142 - 100 - Proposed Block Plan

- PLANT KEY**
- ① Primary Digester Tank (22.8m Ø, 3260m³)
 - ② Secondary Digester/Storage Tank (34.2m Ø, 5160m³)
 - ③ Feed Hopper
 - ④ Machinery/Tech Building
 - ⑤ Pump Assembly Building
 - ⑥ Flares
 - ⑦ Gas Upgrade Building
 - ⑧ Elster 'Gas to Grid' Unit
 - ⑨ National Grid Communication Bases
 - ⑩ Mixing/Storage Area (20m x 20m)
 - ⑪ Construction Compound (45m x 33m)
 - ⑫ Landscaping with Planting (max. 20m width)
 - ⑬ Gravel Finish
 - ⑭ External Concrete area (18m wide)
 - ⑮ Concrete Road, 4m wide
 - ⑯ Detention Basin
 - ⑰ Gas Chiller/Compressor Unit
 - ⑱ CO₂ Storage Tanks 13.5m x 2.3m (5No. per filling point)
 - ⑲ CO₂ Filling Point
 - ⑳ CO₂ Capture Process Building 25m x 12m (2No. Thus)

FOR PLANNING				
C	26-03-21	PJC	RPS	Landscaping and basin amended
B	21-10-20	PJC	IGC	Notes updated
A	09-09-20	PJC	IGC	Planning Issue
0	25-08-20	-	RPS	First Issue
Rev	Date	Rev By	Chkd	Description

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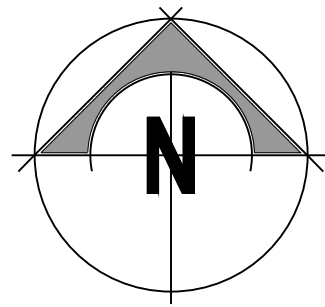
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Client
Pretoria Energy Company (Mepal) Ltd

Project
AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

Drawing Title
Proposed Site Plan

Scale	U.N.O.	Date	Drawn By
(A1) 1:500		August 2020	PJC
Drawing No.	26142/101	Rev	C



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 - 7.1. 26 142 - 001 - Site Location Plan
 - 7.2. 26 142 - 002 - Existing Site Plan
 - 7.3. 26 142 - 101 - Proposed Site Plan

KEY	
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	Concrete Apron/Road (Approx 5,195m²)
	Type 1 (Approx 203m²)
	Compacted Stone Finish (Approx 5,940m²)
	Equipment/Process Area with gravel finish (Approx 4,270m²)
	Proposed Landscaping with hedgerows and planting (Approx 9,800m²)
	Proposed landscaping bund planting with meadow mix seeding, max 4m high from local ground level, built from as won site material and topsoil (Approx 3,700m²)
	Detention Basin (Approx 2,975m³)
	Planning Boundary
	Ownership Boundary

FOR PLANNING

Rev	Date	Rev By	Chkd	Description
C	26-03-21	PJC	RPS	Landscaping amended
B	04-01-21	RPS	IGC	Landscaping and basin amended
A	21-10-20	PJC	IGC	Boundary line and notes updated
0	09-09-20	-	IGC	Planning, First Issue

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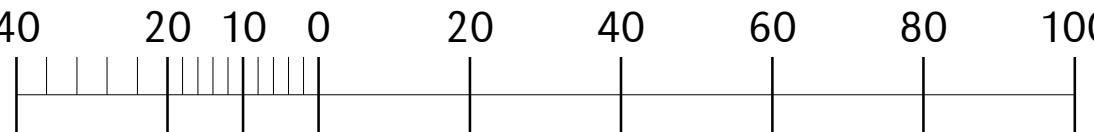
Client
Pretoria Energy Company (Mepal) Ltd

Project
AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

Drawing Title
Proposed Block Plan

Scale	U.N.O.	Date	Drawn By
(A1) 1:1000		August 2020	PJC
Drawing No.	26142/100		Rev
			C

1:1000 - DRAWING SCALE REFERENCE (m)





NORTH ISOMETRIC VIEW (1)



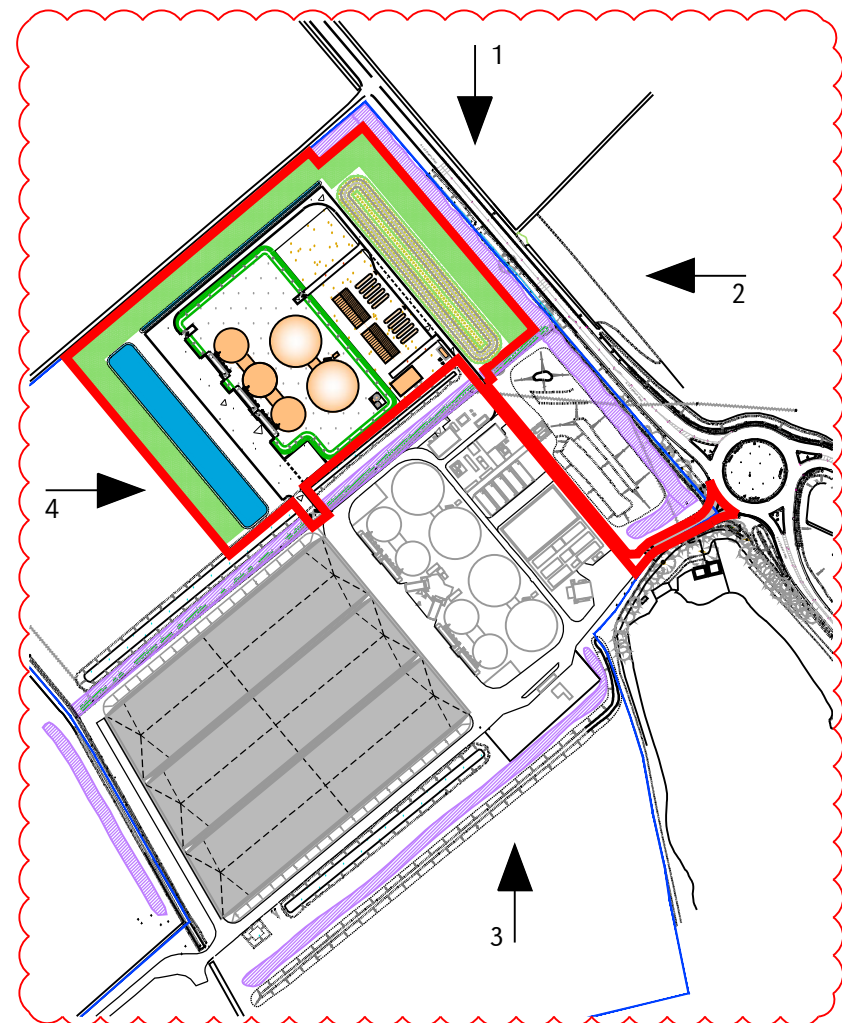
EAST ISOMETRIC VIEW (2)



SOUTH ISOMETRIC VIEW (3)



WEST ISOMETRIC VIEW (4)



SITE PLAN

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Client

Pretoria Energy Company (Mepal) Ltd.

Project

AD Plant Extension,
Mepal AD, Cambridgeshire

Drawing Title

3D Visualisation Isometric
Views (Proposed)

FOR PLANNING

Rev	Date	Rev By	Chkd	Description
A	26-03-21	PJC	RPS	Updated landscaping & tank colours
0	21-10-20	RPS	RPS	First Issue
Scale U.N.O. Date September 2020 Drawn By PJC				
(A3) NTS		Drawing No. 26142/401 Rev A		

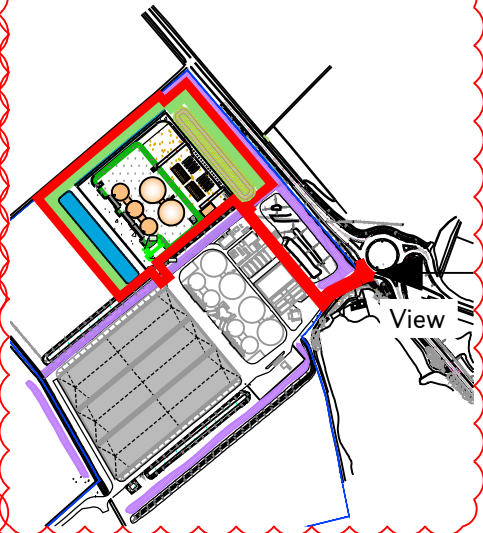


PROPOSED VIEW FROM THE ROUNDABOUT
(NORTHBOUND CARRIAGEWAY, 2M ABOVE GROUND LEVEL)



EXISTING VIEW FROM THE ROUNDABOUT
(NORTHBOUND CARRIAGEWAY, 2M ABOVE GROUND LEVEL)

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- Grid Reference of view point: X: 542044
Y: 283370



VIEW PLAN

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Client
Pretoria Energy Company (Mepal) Ltd.

Project
AD Plant Extension,
Mepal AD, Cambridgeshire

Drawing Title
3D Visualisation
Northbound View A142

FOR PLANNING

Rev	Date	Rev By	Chkd	Description
A	26-03-21	PJC	RPS	Updated landscaping & tank colours
0	21-10-20	-	RPS	First Issue

Scale U.N.O.
(A3) NTS

Date
September 2020

Drawn By
PJC

Drawing No. 26142/402

Rev A



EXISTING VIEW FROM THE ROAD
(SOUTHBOUND CARRIAGEWAY, 2M ABOVE GROUND LEVEL)

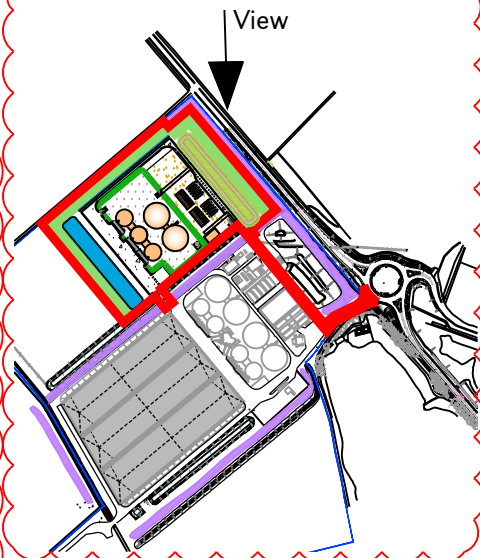


PROPOSED VIEW FROM THE ROAD
(SOUTHBOUND CARRIAGEWAY, 2M ABOVE GROUND LEVEL)

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Grid Reference of view point: X: 541718
Y: 283732



VIEW PLAN

FOR PLANNING

Rev	Date	Rev By	Chkd	Description
A	26-03-21	PJC	RPS	Updated landscaping & tank colours
0	21-10-20	-	RPS	First Issue

Scale	U.N.O.	Date	Drawn By
(A3)	NTS	September 2020	PJC

Drawing No.	26142/403	Rev	A
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Client
Pretoria Energy Company (Mepal) Ltd.

Project
AD Plant Extension,
Mepal AD, Cambridgeshire

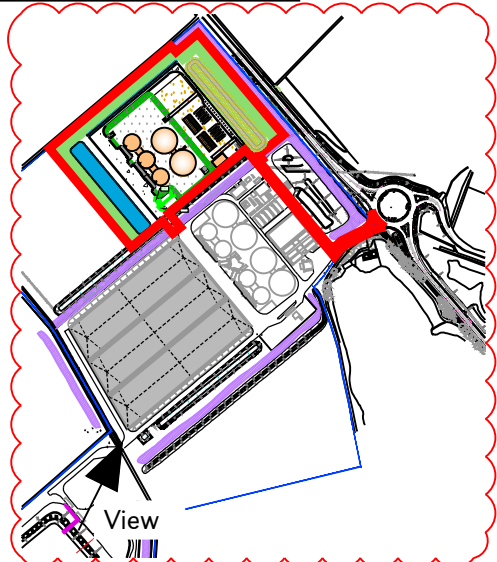
Drawing Title
3D Visualisation
Southbound view, A142



PROPOSED VIEW FROM THE RESERVOIR
(8M ABOVE GROUND LEVEL)



EXISTING VIEW FROM THE RESERVOIR
(8M ABOVE GROUND LEVEL)



VIEW PLAN

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Grid Reference of view point: X:541654
Y:283009

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Client

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Project

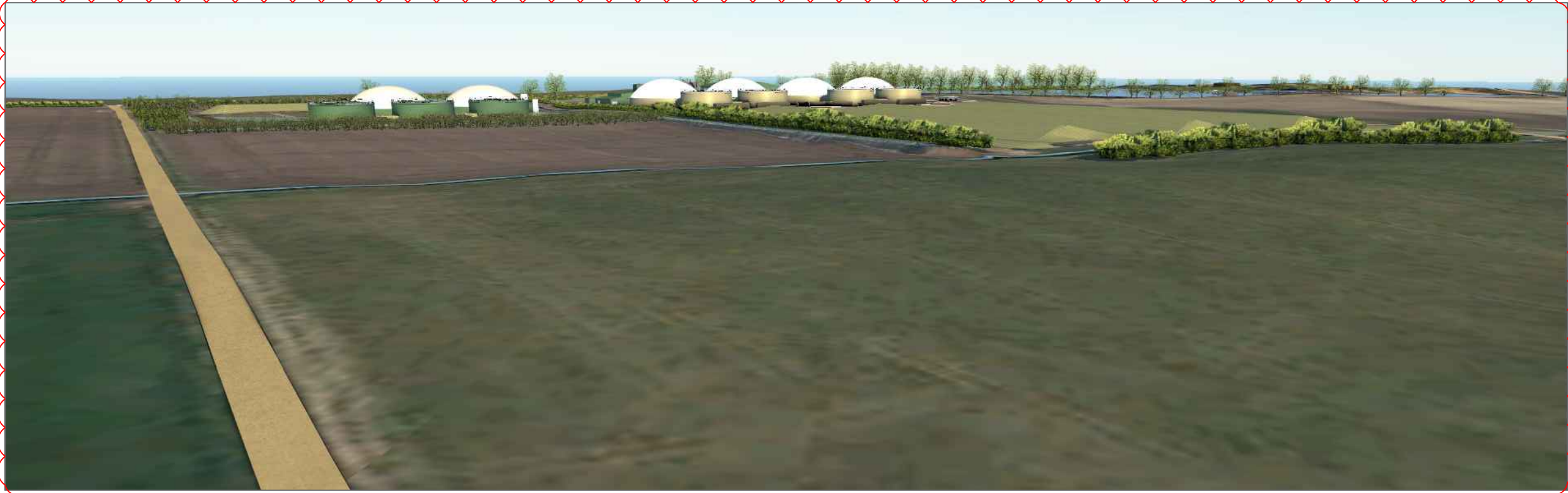
AD Plant Extension,
Mepal AD, Cambridgeshire

Drawing Title

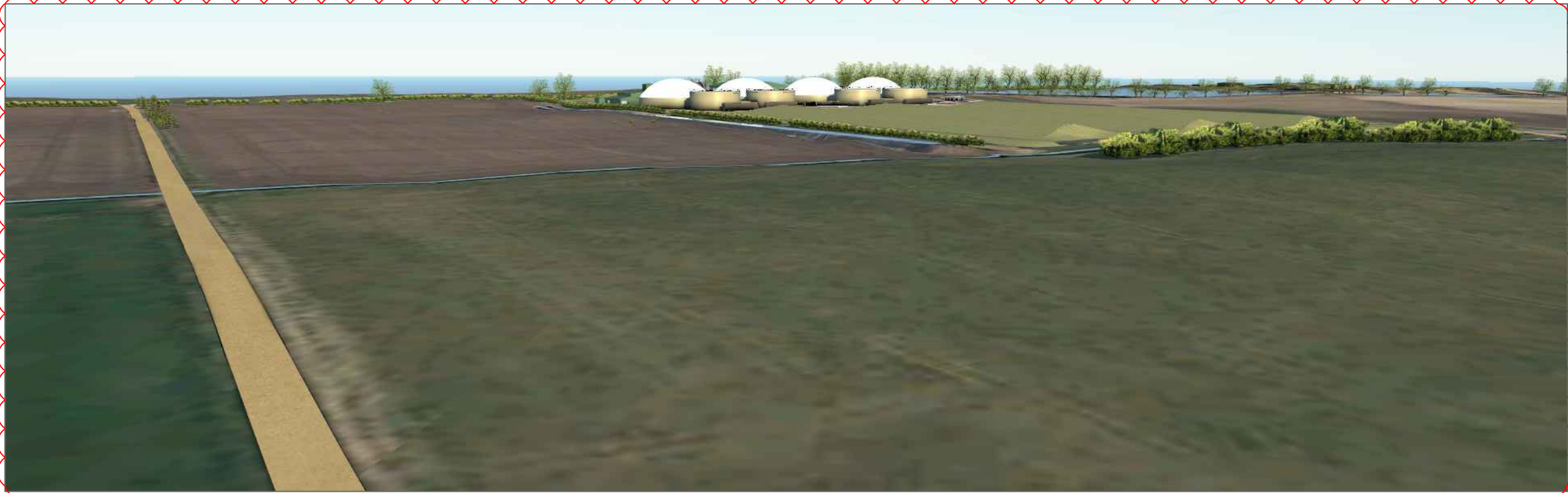
3D Visualisation
View from the Reservoir

FOR PLANNING

Rev	Date	Rev By	Chkd	Description
A	26-03-21	PJC	RPS	Updated landscaping & tank colours
0	21-10-20	-	RPS	First Issue
Scale U.N.O. Date September 2020 Drawn By PJC				
Drawing No. 26142/404			Rev	A



PROPOSED WEST VIEW
(4M ABOVE GROUND LEVEL)

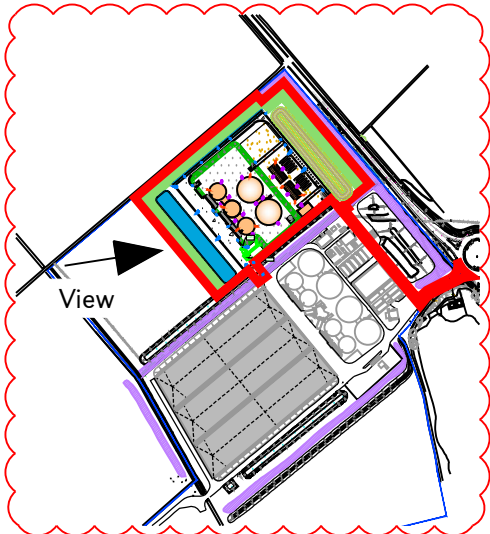


EXISTING WEST VIEW
(4M ABOVE GROUND LEVEL)

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Grid Reference of view point: 541338, 283255



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Client

Pretoria Energy Company (Mepal) Ltd.

Project

AD Plant Extension,
Mepal AD, Cambridgeshire

Drawing Title

3D Visualisation
View from the Southwest

FOR PLANNING

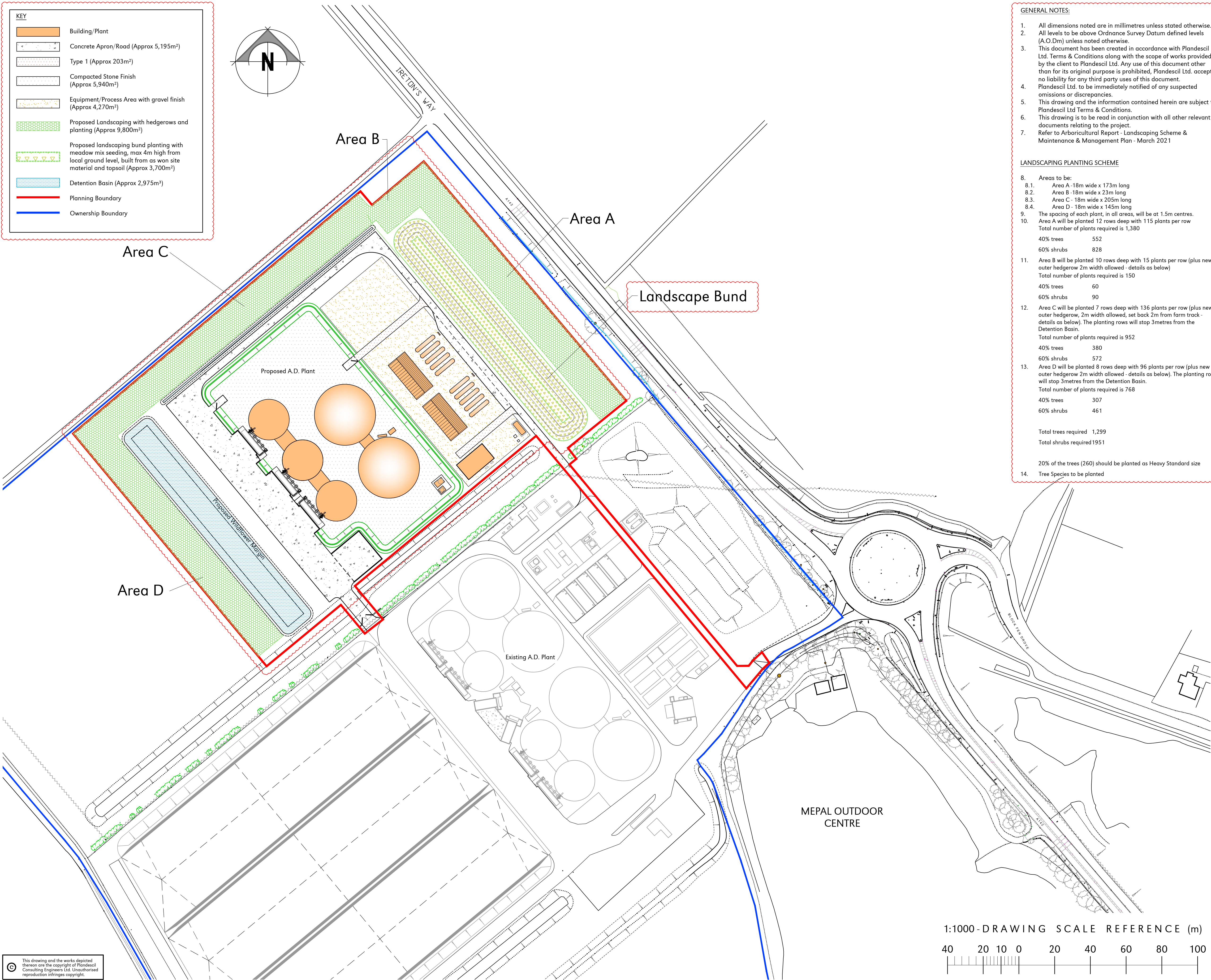
Rev	Date	Rev By	Chkd	Description
A	26-03-21	PJC	RPS	Updated landscaping & tank colours
0	21-10-20	RPS	RPS	First Issue

Scale U.N.O.
(A3) NTS

Date
September 2020

Drawn By
PJC

Drawing No.	Rev
26142/405	A



KEY	
	Building/Plant
	Concrete Apron/Road (Approx 5,195m²)
	Type 1 (Approx 203m²)
	Compacted Stone Finish (Approx 5,940m²)
	Equipment/Process Area with gravel finish (Approx 4,270m²)
	Proposed Landscaping with hedgerows and planting (Approx 9,800m²)
	Proposed landscaping bund planting with meadow mix seeding, max 4m high from local ground level, built from as won site material and topsoil (Approx 3,700m²)
	Detention Basin (Approx 2,975m³)
	Planning Boundary
	Ownership Boundary

GENERAL NOTES:	
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7.	Refer to Arboricultural Report - Landscaping Scheme & Maintenance & Management Plan - March 2021
LANDSCAPING PLANTING SCHEME	
8.	Areas to be:
8.1.	Area A - 18m wide x 173m long
8.2.	Area B - 18m wide x 23m long
8.3.	Area C - 18m wide x 205m long
8.4.	Area D - 18m wide x 145m long
9.	The spacing of each plant, in all areas, will be at 1.5m centres.
10.	Area A will be planted 12 rows deep with 115 plants per row
Total number of plants required is 1,380	
40% trees	552
60% shrubs	828
11.	Area B will be planted 10 rows deep with 15 plants per row (plus new outer hedgerow 2m width allowed - details as below)
Total number of plants required is 150	
40% trees	60
60% shrubs	90
12.	Area C will be planted 7 rows deep with 136 plants per row (plus new outer hedgerow, 2m width allowed, set back 2m from farm track - details as below). The planting rows will stop 3metres from the Detention Basin.
Total number of plants required is 952	
40% trees	380
60% shrubs	572
13.	Area D will be planted 8 rows deep with 96 plants per row (plus new outer hedgerow 2m width allowed - details as below). The planting rows will stop 3metres from the Detention Basin.
Total number of plants required is 768	
40% trees	307
60% shrubs	461
Total trees required 1,299	
Total shrubs required 1951	
20% of the trees (260) should be planted as Heavy Standard size	
14.	Tree Species to be planted
Black Poplar - Populus nigra betulifolia	
Both male and female plants to be planted ratio 5 female to 1 male plants	
Common Alder - Alnus glutinosa	
English Oak - Quercus robur	
Field Maple - Acer campestre	
Goat Willow - Salix caprea	
Green Beech - Fagus sylvatica	
Hornbeam - Carpinus betulus	
Scots Pine - Pinus sylvestris	
Silver Birch - Betula pendula	
Small-leaved Lime - Tilia cordata	
White Willow - Salix alba	
Wild Cherry - Prunus avium	
Wild Crab - Malus sylvestris	
Shrub Species to be planted	
Alder Buckthorn - Frangula alnus	
Blackthorn - Prunus spinosa	
Common Hazel - Corylus avellana	
Dogwood - Cornus sanguinea	
Hawthorn - Crataegus monogyna	
Holly - Ilex aquifolium	
Ligustrum vulgare - Wild Privet	
Spindle - Euonymus europaeus	
Wayfaring Tree - Viburnum lantana	
New hedges will now be planted on the outer edge of Areas B, C and D.	
The hedge along the north western boundary, Area C, will be planted 2m from the farm track (tree and shrubs will be planted 3m away from the Detention Basin)	
The hedges will be planted as double staggered rows 50cm apart. A mix of native species hedgerow plants will be used 60% of which will be Hawthorn - Crataegus monogyna, 5 plants will be planted per metre length.	
Area B requires 115 hedgerow plants	
Area C requires 1025 hedgerow plants	
Area D requires 725 hedgerow plants	
1,865 hedgerow plants required in total	
A new earth landscape bund of natural form and appearance is to be installed to a maximum height of 4m with gradual sloping sides, to the south of Area A. This entire area (approximately 3,700m²) will be seeded with a wildflower grassland mix - Emorsgate Seeds, EM2 - Standard General Purpose Meadow Mixture, or similar.	

FOR PLANNING

Rev	Date	Rev By	Chkd	Description
B	28-03-21	RPS	RPS	Areas increased & planting amended
A	16-02-21	IMP	PK	Tree Planting List amended
O	08-09-20	-	PK	First Issue

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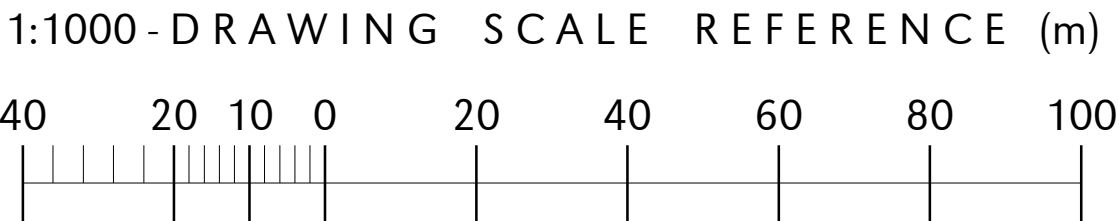
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Client
Pretoria Energy Company (Mepal) Ltd

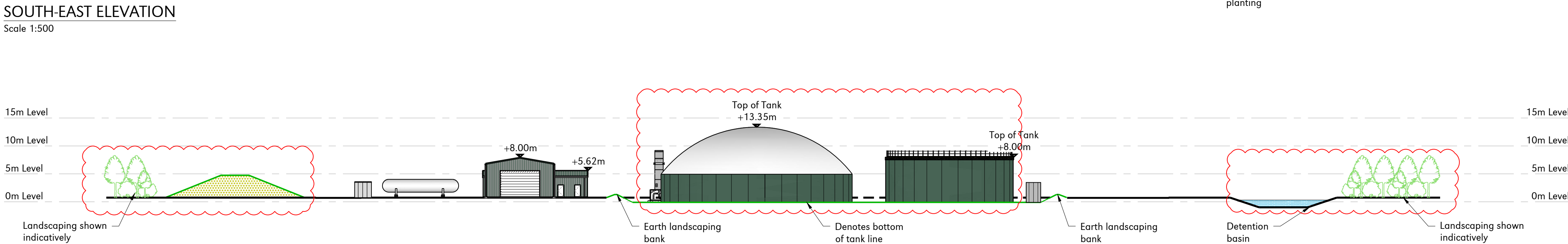
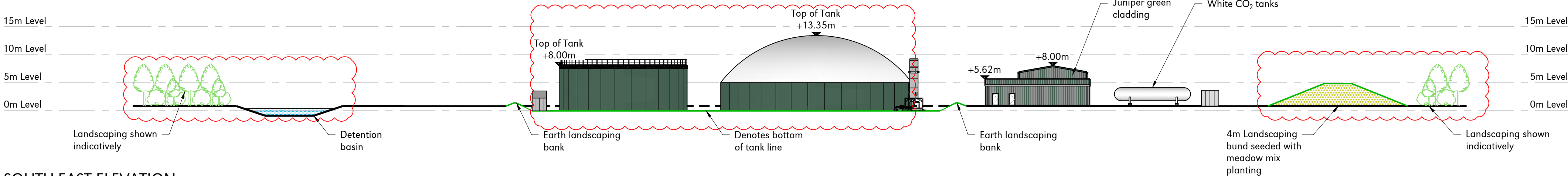
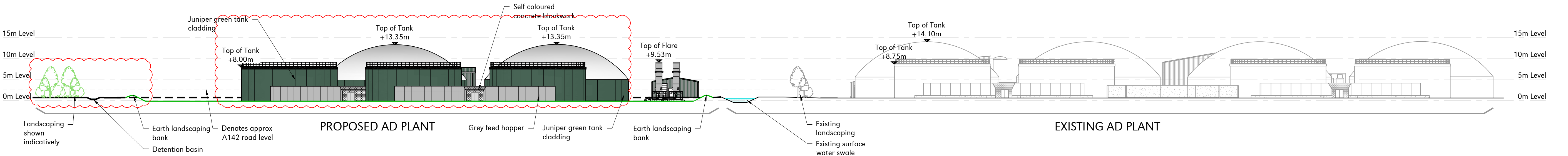
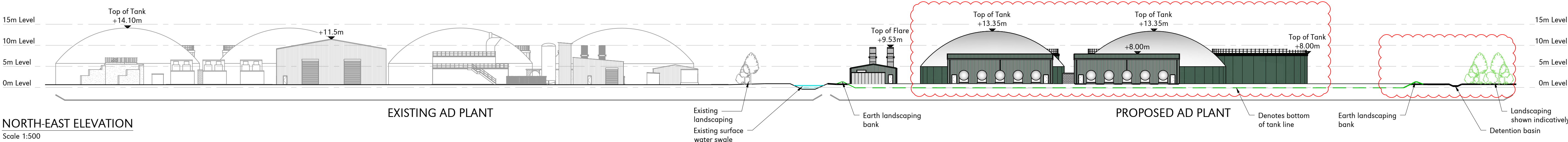
Project
AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

Drawing Title
Landscaping Scheme
Appendix A

Scale	U.N.O.	Date	Drawn By
(A1) 1:1000	Sept. 2020	IMP	
Drawing No.	26142/901	Rev	B



- Notes:
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 6. To be read in conjunction with all relevant Plandescil Drawings
- 6.1. 26 142 - 101 Proposed Site Plan



FOR PLANNING					
B	26-03-21	PJC	RPS	Tank colours & landscaping updated	
A	21-10-20	PJC	IGC	Notes updated	
O	09-09-20	-	IGC	First Issue	
Rev	Date	Rev By	Chkd	Description	

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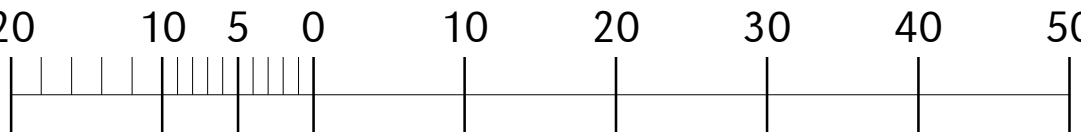
Client
Pretoria Energy Company (Mepal) Ltd

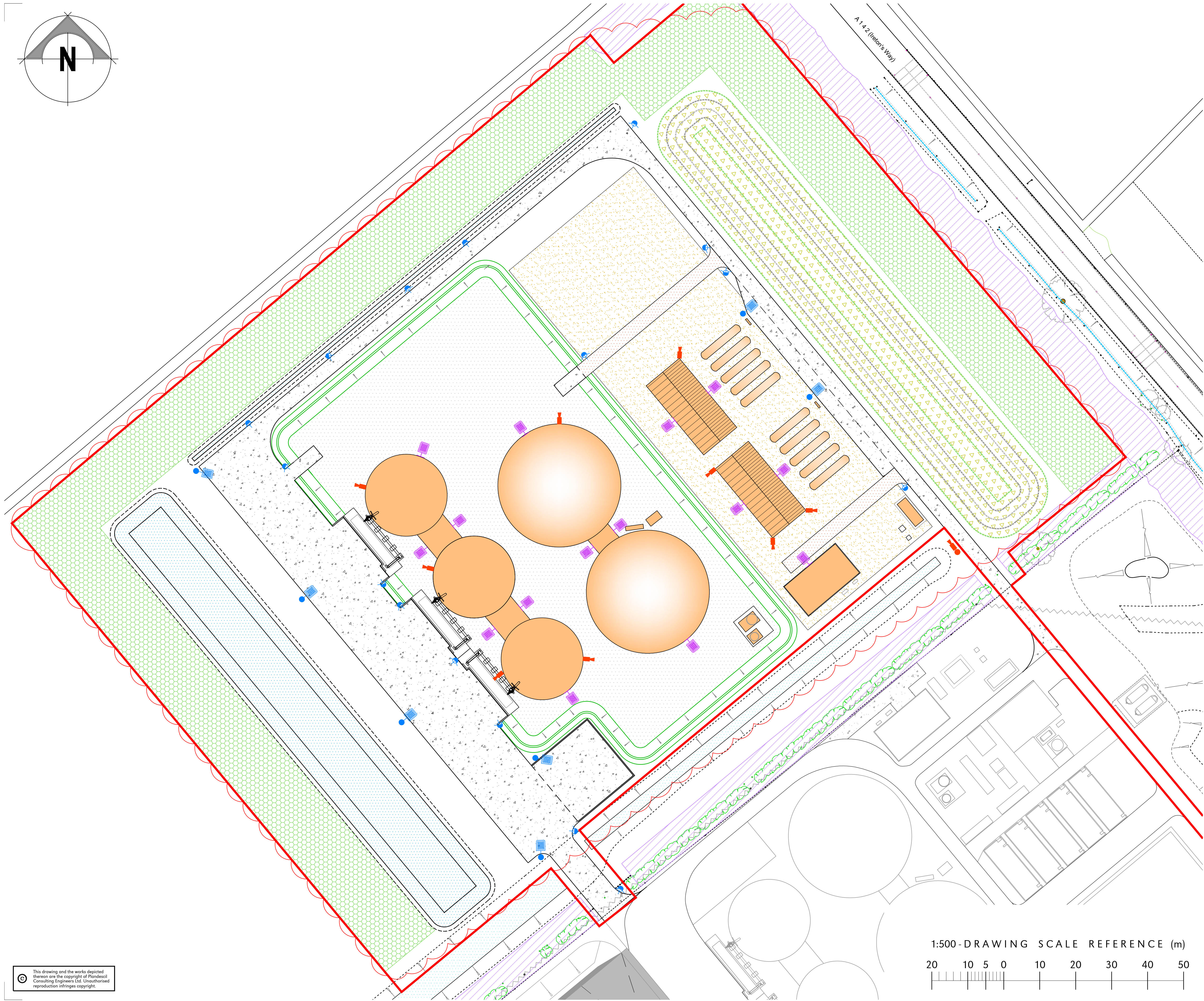
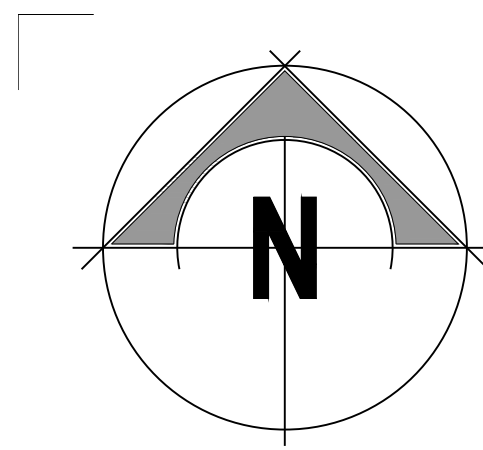
Project
AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

Drawing Title
Proposed Site Elevations

Scale	U.N.O.	Date	Drawn By
1:500 (A1)		August 2020	PJC
Drawing No.	26142/105		Rev B

1:500 - DRAWING SCALE REFERENCE (m)





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7. Refer to Plandescil drawings:
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 - 7.2. 26 142 - 002 - Existing Site Plan
 - 7.3. 26 142 - 100 - Proposed Block Plan

CCTV & LIGHTING KEY

- Building/Plant
- Redline Planning Boundary
- LED Floodlight mounted on plant equipment, max height 5.5m. Maximum 150 watts per light unit with 100° beam angle, natural white colour. Controlled with timers and manual override (15No.)
- LED Column mounted light. Maximum 150 watts per light unit with 100° beam angle, with adjustable head angled toward working areas and centre of site, natural white colour. Controlled with timers and manual override. Maximum mounting height of 5.5m (7No.)
- LED 1.1m low level lighting bollards, with maximum 150 watts per light unit natural white colour with 120° beam angle, and 50% directional shroud (16No.)
- CCTV either mounted on posts or fixed to plant/equipment.

Light units to be adjusted to ensure that there is no light spill above the horizontal plane or outside of the site boundaries. Upper limit of main beam does not exceed 70° from its downward vertical.

Additional LED bulkhead lights will be installed local to personnel and doorway positions, maximum 20 watts per light.

FOR PLANNING

B	26-03-21	PJC	RPS	Lighting and landscaping amended
A	21-10-20	PJC	IGC	Notes updated
O	09-09-20	-	IGC	Planning, First Issue
Rev	Date	Rev By	Chkd	Description

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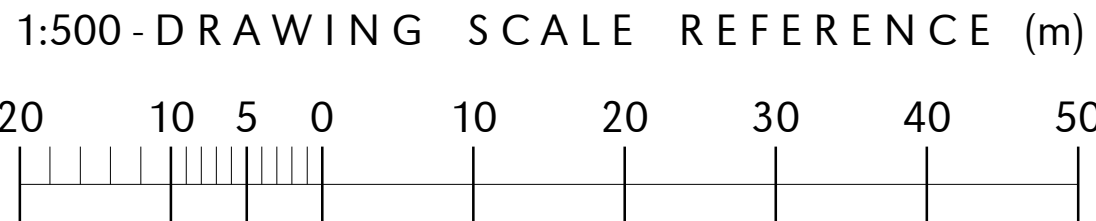
civil / structural / environmental / surveying

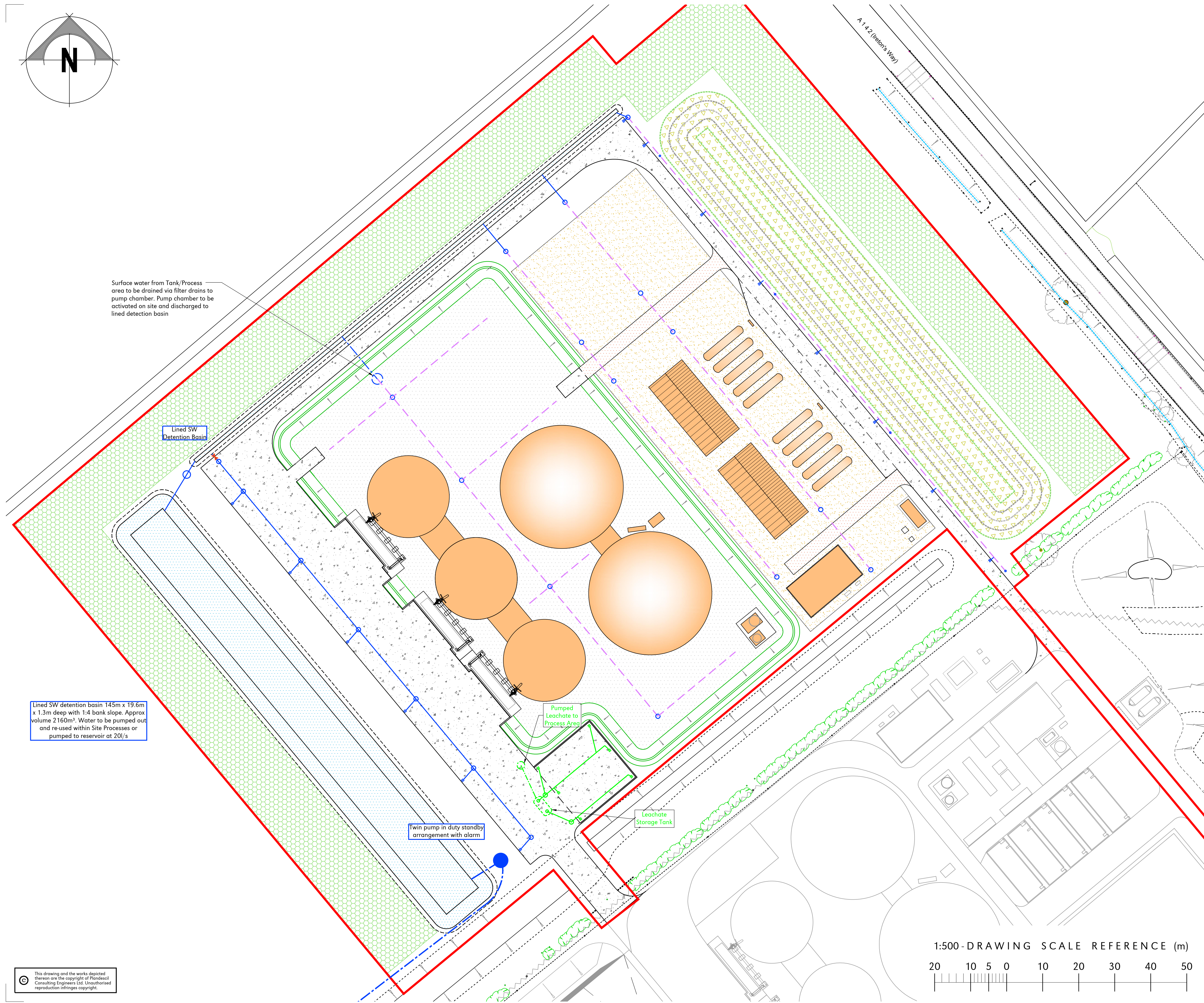
Client
Pretoria Energy Company (Mepal) Ltd

Project
AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

Drawing Title
Site External Lighting & CCTV
Plan

Scale	U.N.O.	Date	Drawn By
(A1) 1:500		August 2020	PJC
Drawing No.	26142/107	Rev	B





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6. All setting out to be coordinated by the Contractor and to be checked onsite prior to construction.
7. Refer to Plandescil drawings;
 - 7.1. 26142 - 001 - Site Location Plan
 - 7.2. 26142 - 002 - Existing Site Plan
 - 7.3. 26142 - 100 - Proposed Block Plan

DRAINAGE KEY

- Surface Water Drainage (SW)
- Surface Water Pumped Drainage
- Surface Water Gully
- Verge Filter Drain
- Inspection Hatch (Filter Drain)
- Surface Water Pump Chamber
- Leachate Drainage
- Leachate Pumped Drainage
- Leachate Gully
- Leachate Pump Chamber
- Shut Off Valve

FOR PLANNING

C	28-03-21	RPS	IGC	Basin and landscaping amended
B	07-01-21	CES	MJH	Basin Updated
A	21-10-20	PJC	IGC	Notes updated
O	09-09-20	-	IGC	Planning, First Issue
Rev	Date	Rev By	Chkd	Description

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Client

Pretoria Energy Company (Mepal) Ltd

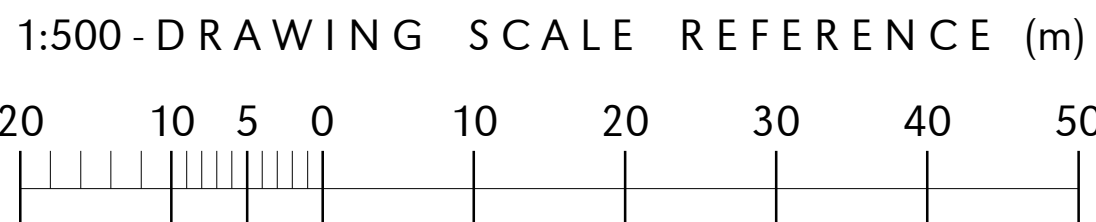
Project

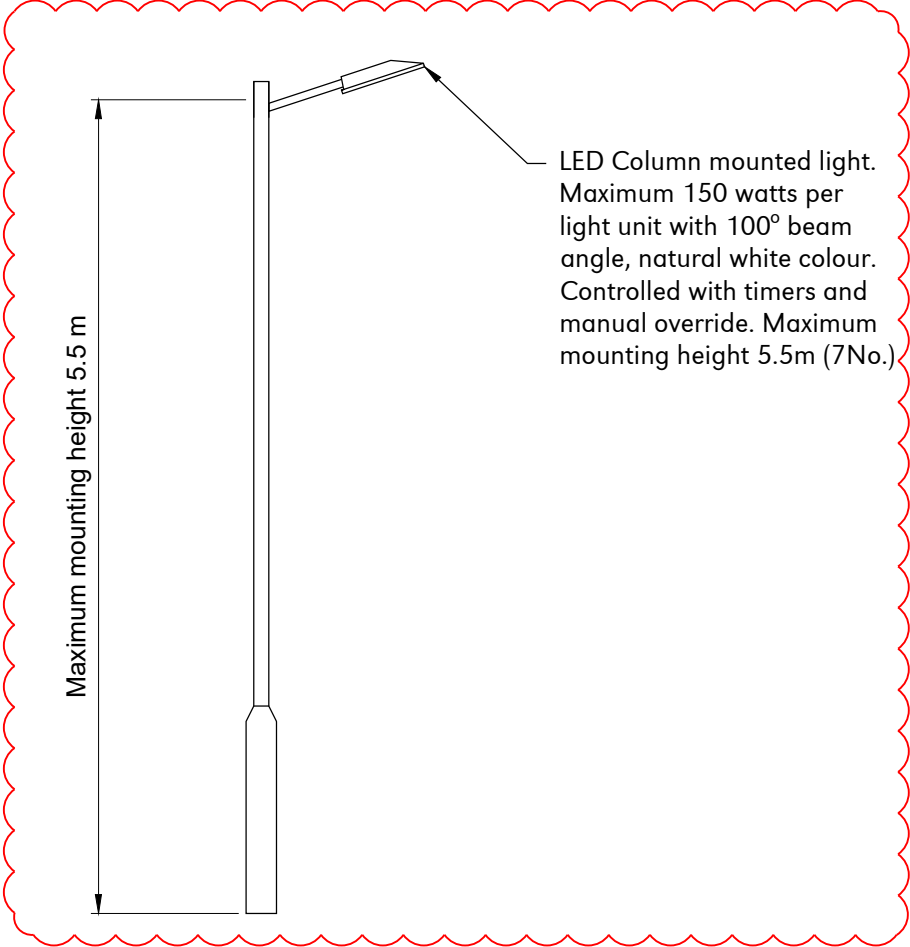
AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

Drawing Title

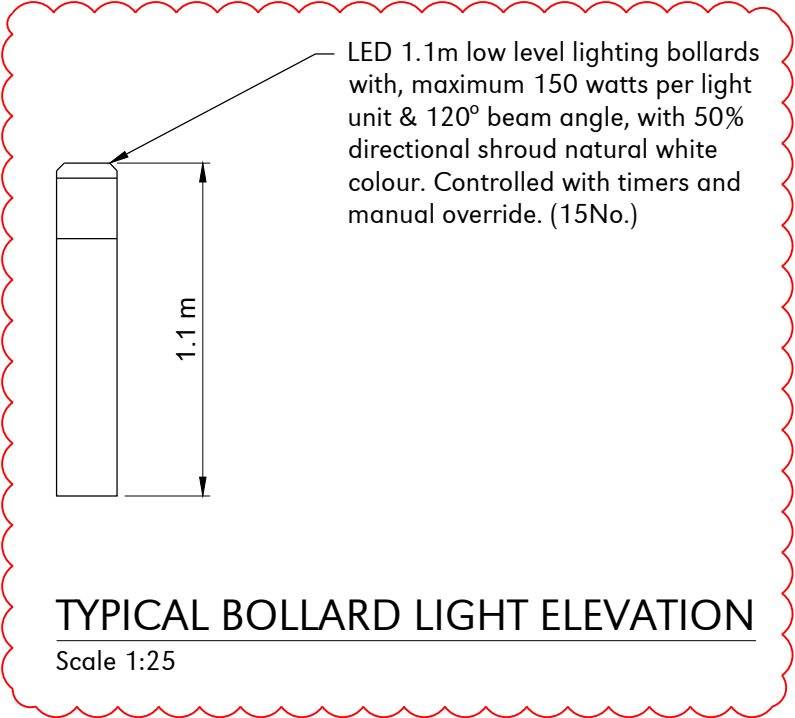
Proposed Site Drainage Plan

Scale	U.N.O.	Date	Drawn By
(A1) 1:500		August 2020	PJC
Drawing No.	26142/400	Rev	C

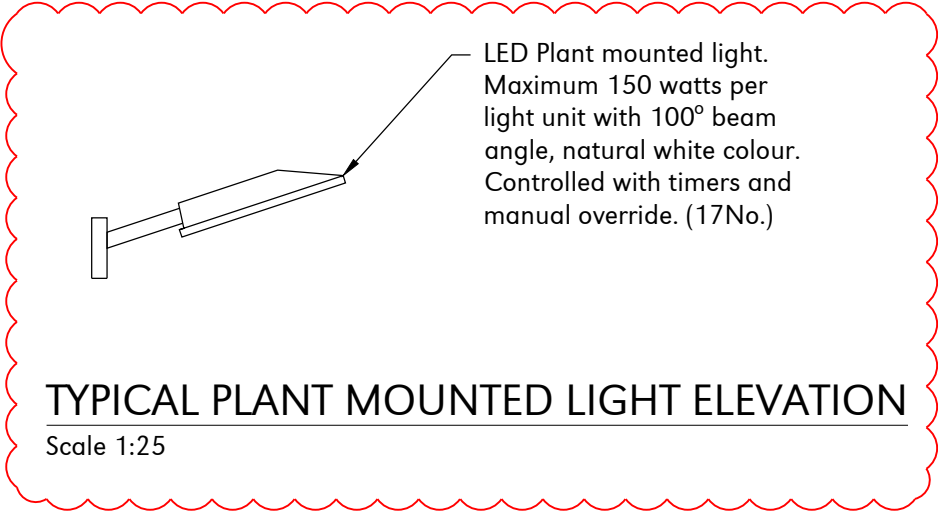




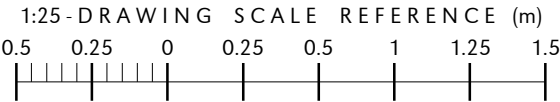
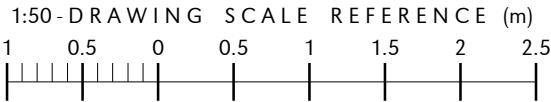
TYPICAL AREA LIGHT ELEVATION
Scale 1:50



TYPICAL BOLLARD LIGHT ELEVATION
Scale 1:25





TYPICAL PLANT MOUNTED LIGHT ELEVATION
Scale 1:25





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 6. All setting out to be coordinated by the Contractor and to be checked onsite prior to construction.
 7. Refer to Plandescil Drawing 26142-107- Site External Lighting & CCTV Plan

CCTV & LIGHTING KEY

 LED Floodlight mounted on plant equipment, max height 5.5m. Maximum 150 watts per light unit with 100° beam angle, natural white colour. Controlled with timers and manual override (15no.)

 LED Column mounted light. Maximum 150 watts per light unit with 100° beam angle, with adjustable head angled toward working areas and centre of site, natural white colour. Controlled with timers and manual override. Maximum mounting height of 5.5m (7No.)

 LED 1.1m low level lighting bollards, with maximum 150 watts per light unit natural white colour with 120° beam angle, and 50% directional shroud (16no.)

 CCTV either mounted on posts or fixed to plant/equipment.

Light units to be adjusted to ensure that there is no light spill above the horizontal plane or outside of the site boundaries. Upper limit of main beam does not exceed 70° from its downward vertical.

Additional LED bulkhead lights will be installed local to personnel and doorway positions, maximum 20 watts per light.

FOR PLANNING

A	26-03-21	PJC	RPS	Bollard and Wall mounted lights added
0	21-10-20	-	IGC	First Issue
Rev	Date	Rev By	Chkd	Description

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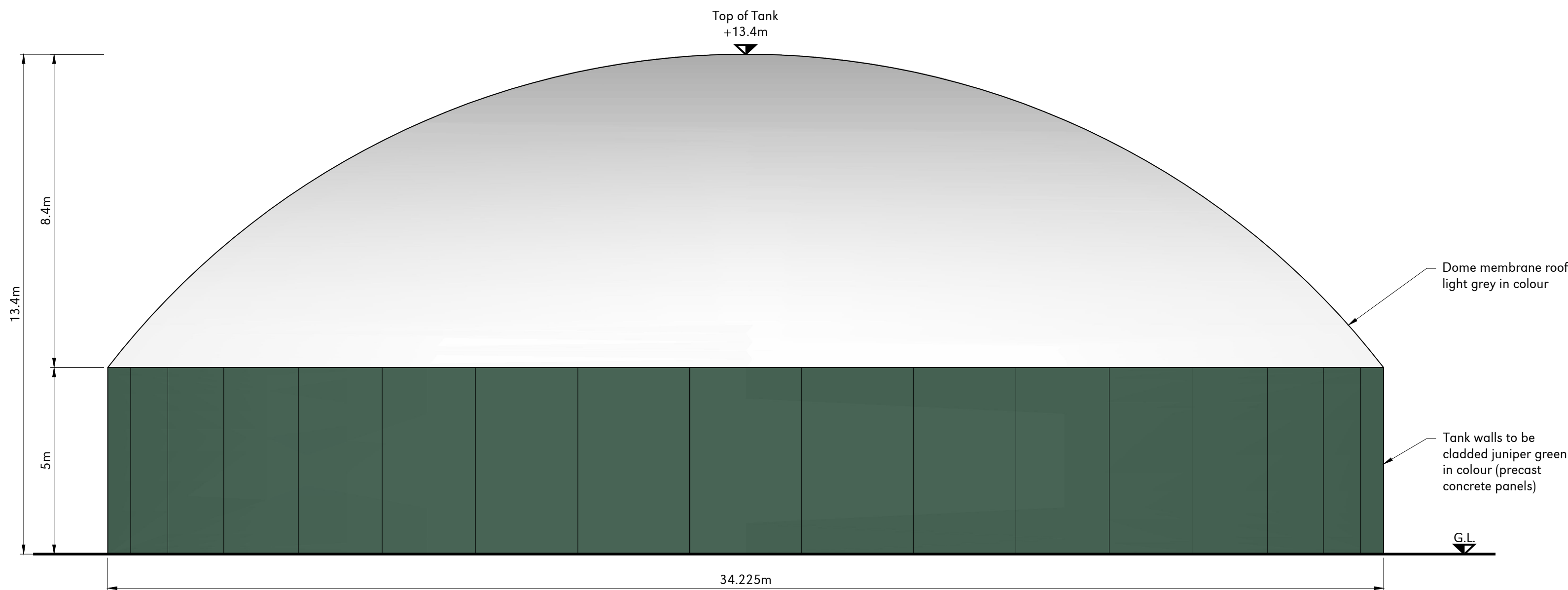
Client
Pretoria Energy Company (Mepal) Ltd

Project
AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

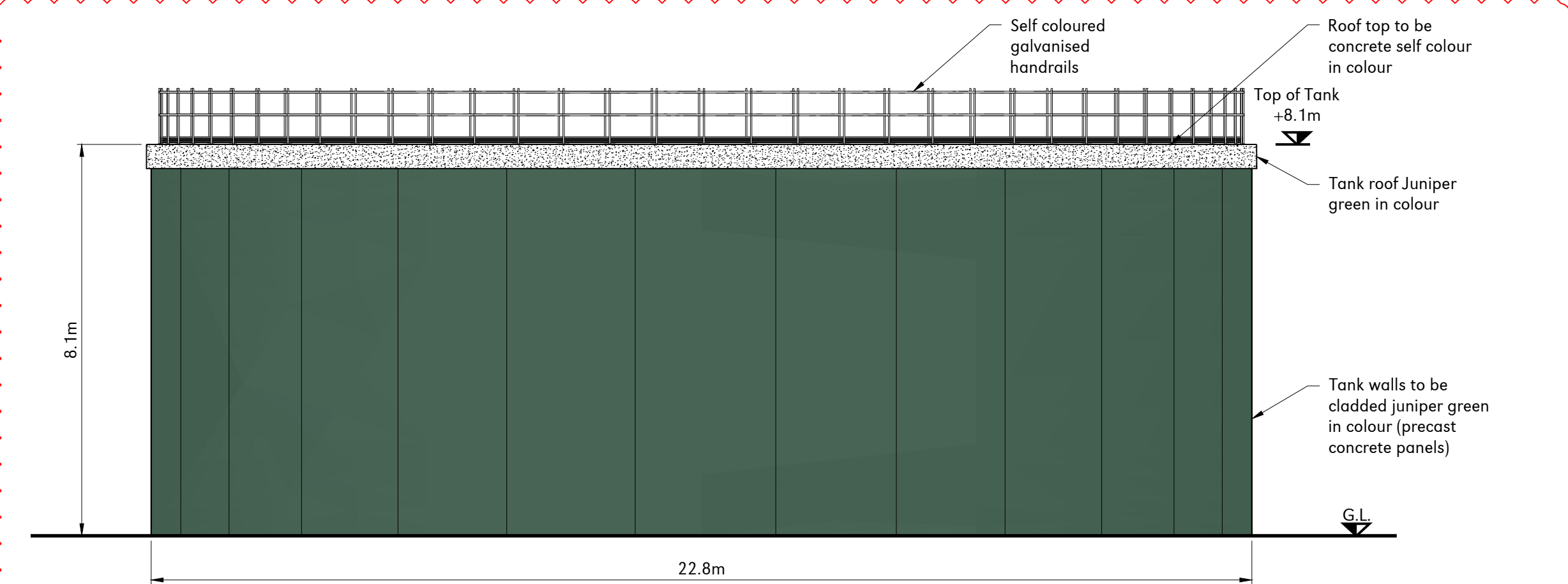
Drawing Title
Typical Floodlight Elevation

Scale	U.N.O.	Date	Drawn By
(A3) As Noted		October 2020	PJC
Drawing No.	26142/108	Rev	A

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 - To be read in conjunction with all relevant Plandescil Drawings
 - 26142 - 101 Proposed Site Plan

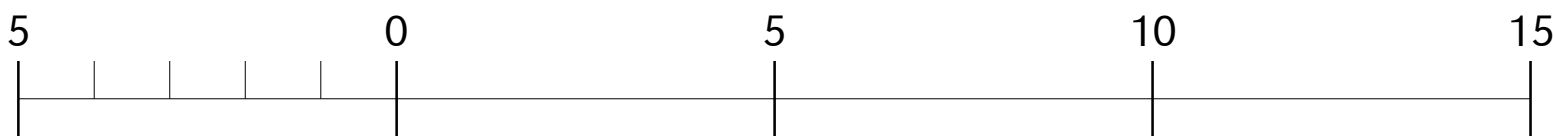


SECONDARY DIGESTER ELEVATION
(34.225m Ø)
Scale 1:100



PRIMARY DIGESTER ELEVATION
(22.8m Ø)
Scale 1:100

1:100 - DRAWING SCALE REFERENCE (m)



FOR PLANNING

Rev	Date	Rev By	Chkd	Description
B	26-03-21	PJC	RPS	Building colours updated
A	21-10-20	PJC	IGC	Notes updated
0	09-09-20	-	IGC	First Issue

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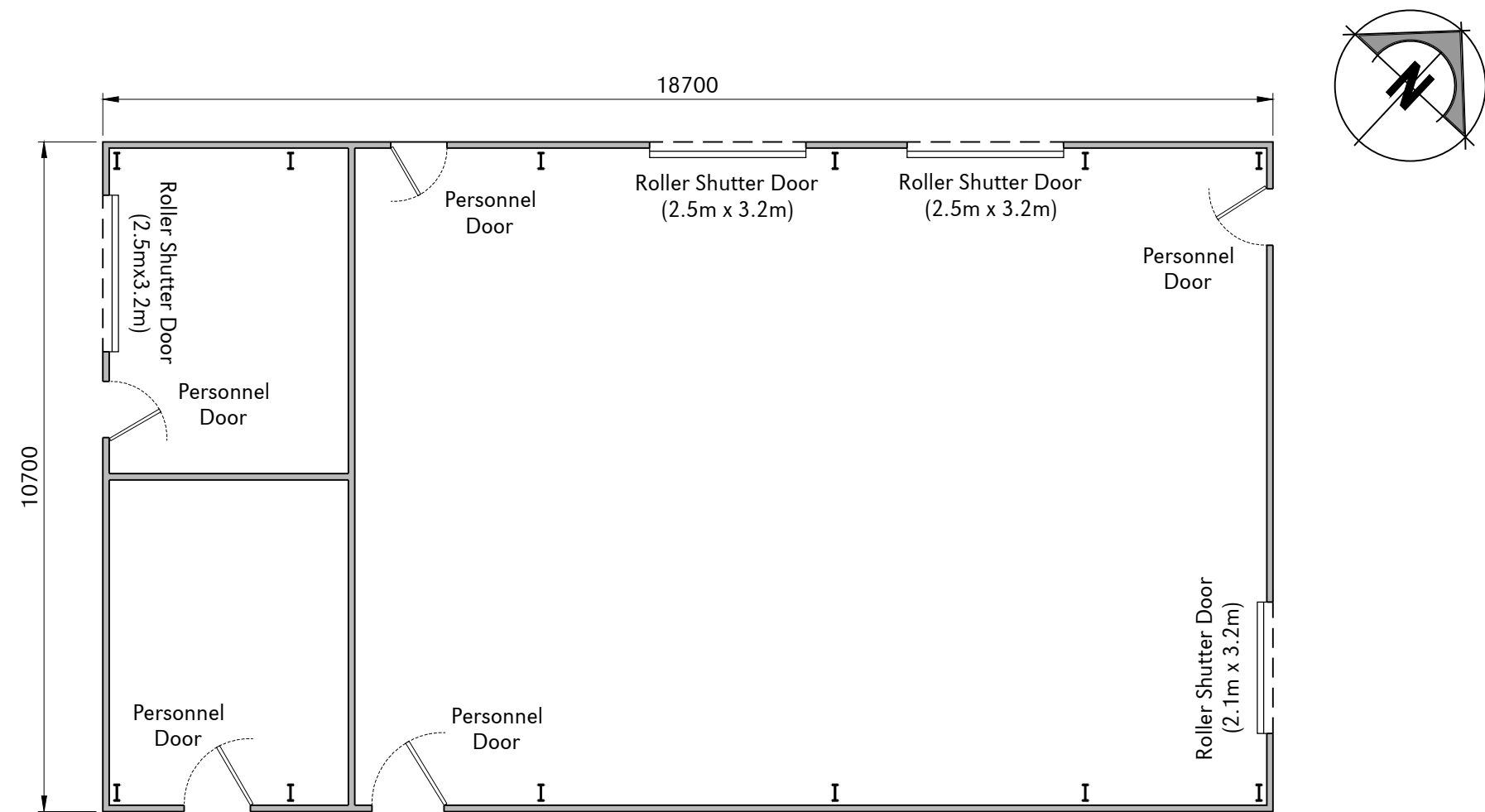
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Client
Pretoria Energy Company (Mepal) Ltd

Project
AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

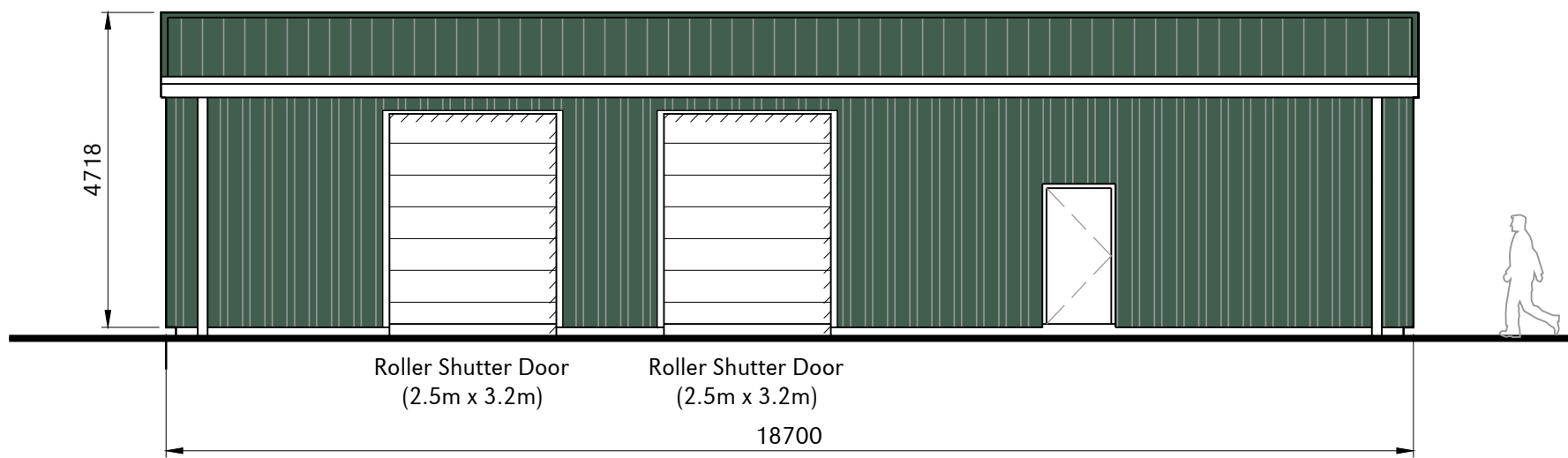
Drawing Title
Proposed Tank Elevations

Scale	U.N.O.	Date	Drawn By
1:100 (A1)		August 2020	PJC
Drawing No.	26142/106	Rev	B



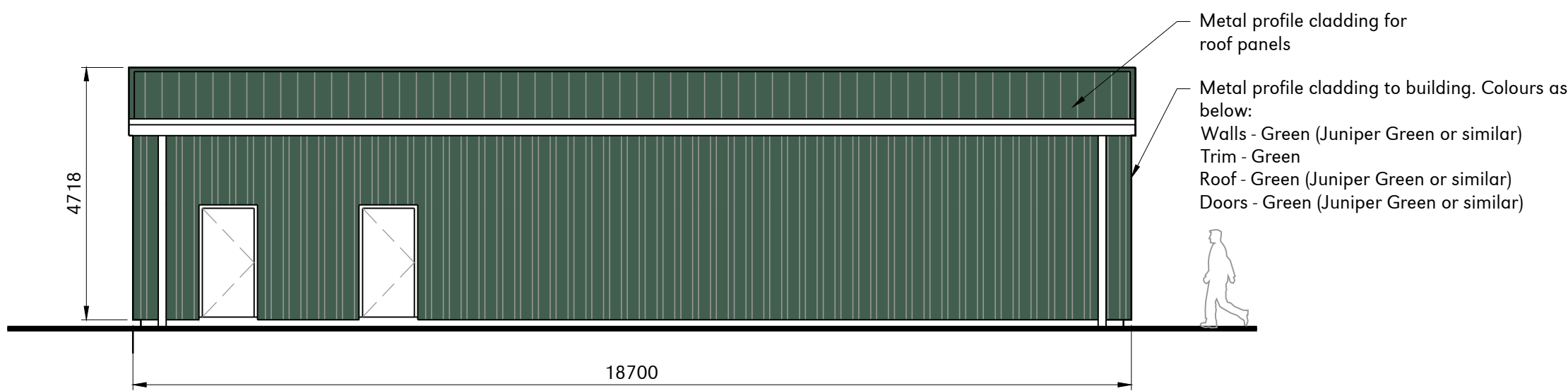
FLOOR PLAN

Scale 1:100



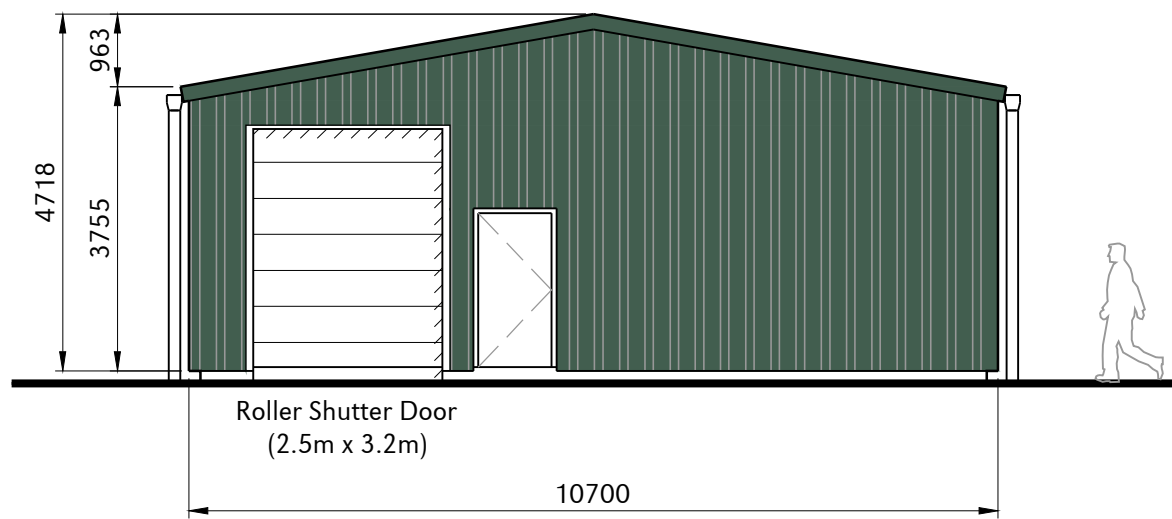
NORTH-WEST ELEVATION

Scale 1:100



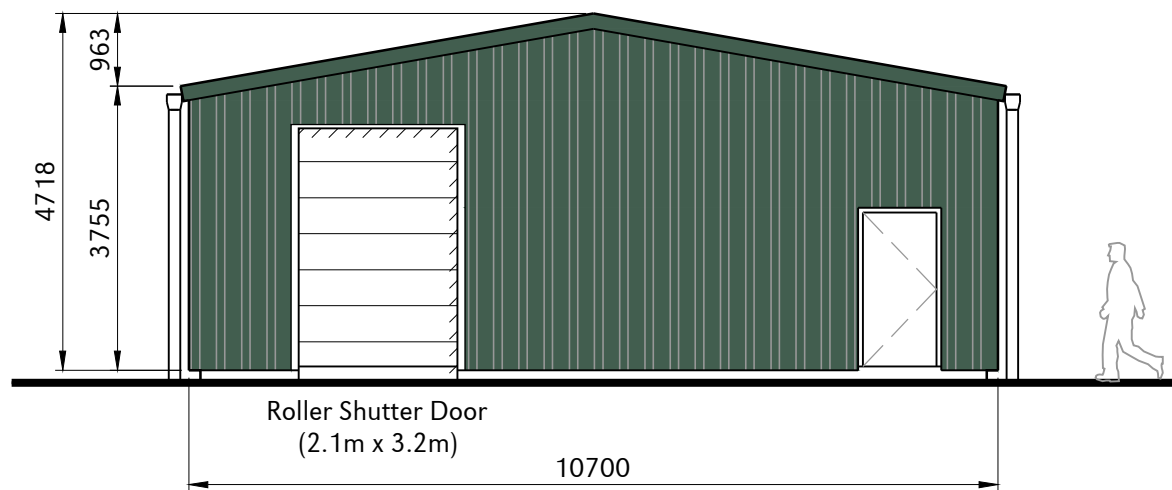
SOUTH-EAST ELEVATION

Scale 1:100



SOUTH-WEST ELEVATION

Scale 1:100



NORTH-EAST ELEVATION

Scale 1:100

Notes:

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- To be read in conjunction with all relevant Plandescil Drawings:
 - 26142/101 - Proposed Site Plan

FOR PLANNING

Rev	Date	Rev By	Chkd	Description
A	21-10-20	PJC	IGC	View Titles & Notes Updated
0	09-09-20	-	IGC	Planning, First Issue

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Client

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Project

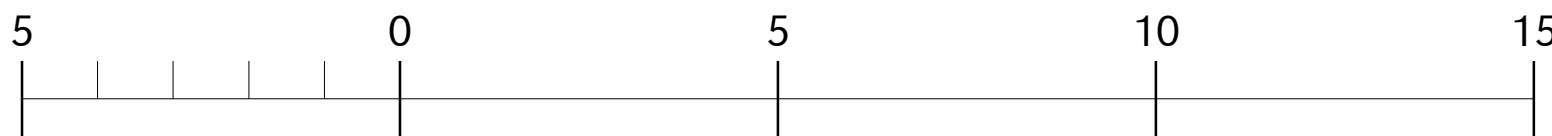
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Mepal AD, Land off A142
Mepal, Cambridgeshire

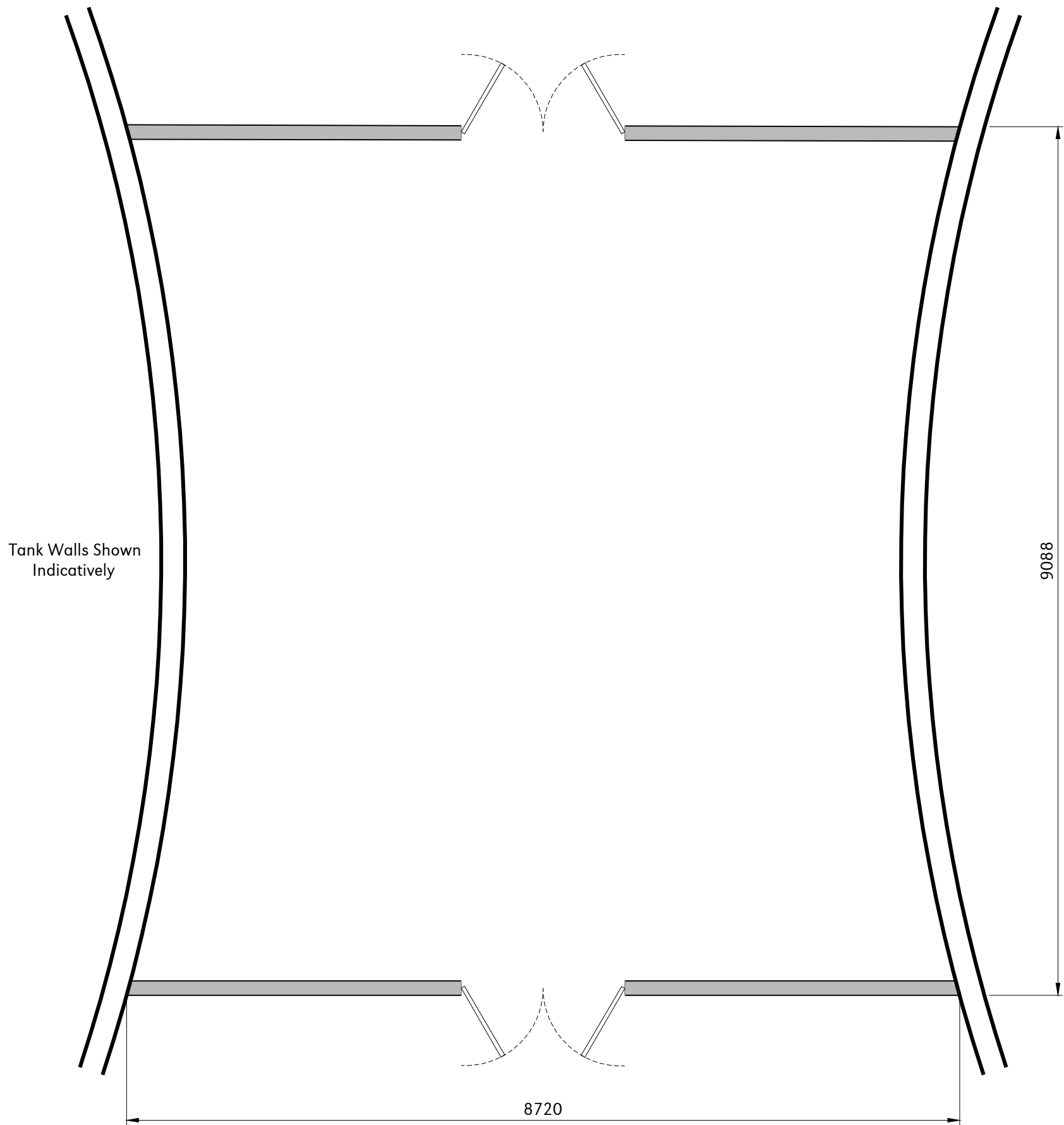
Drawing Title

Gas Upgrade Building
Floor Plan & Elevations

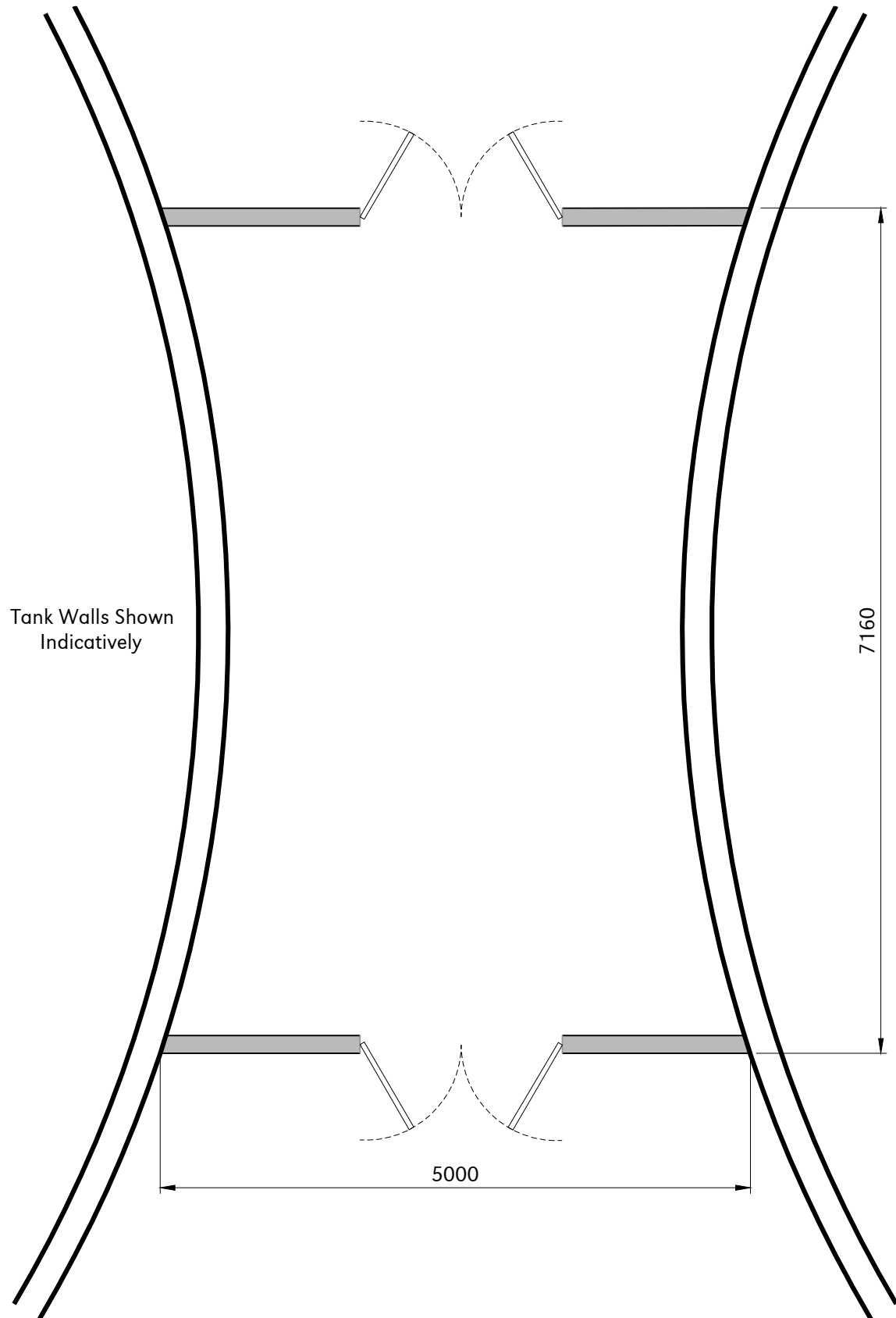
Scale	U.N.O.	Date	Drawn By
1:100 (A1)		August 2020	PJC
Drawing No.	Rev		
26142/104	A		

1:100 - DRAWING SCALE REFERENCE (m)

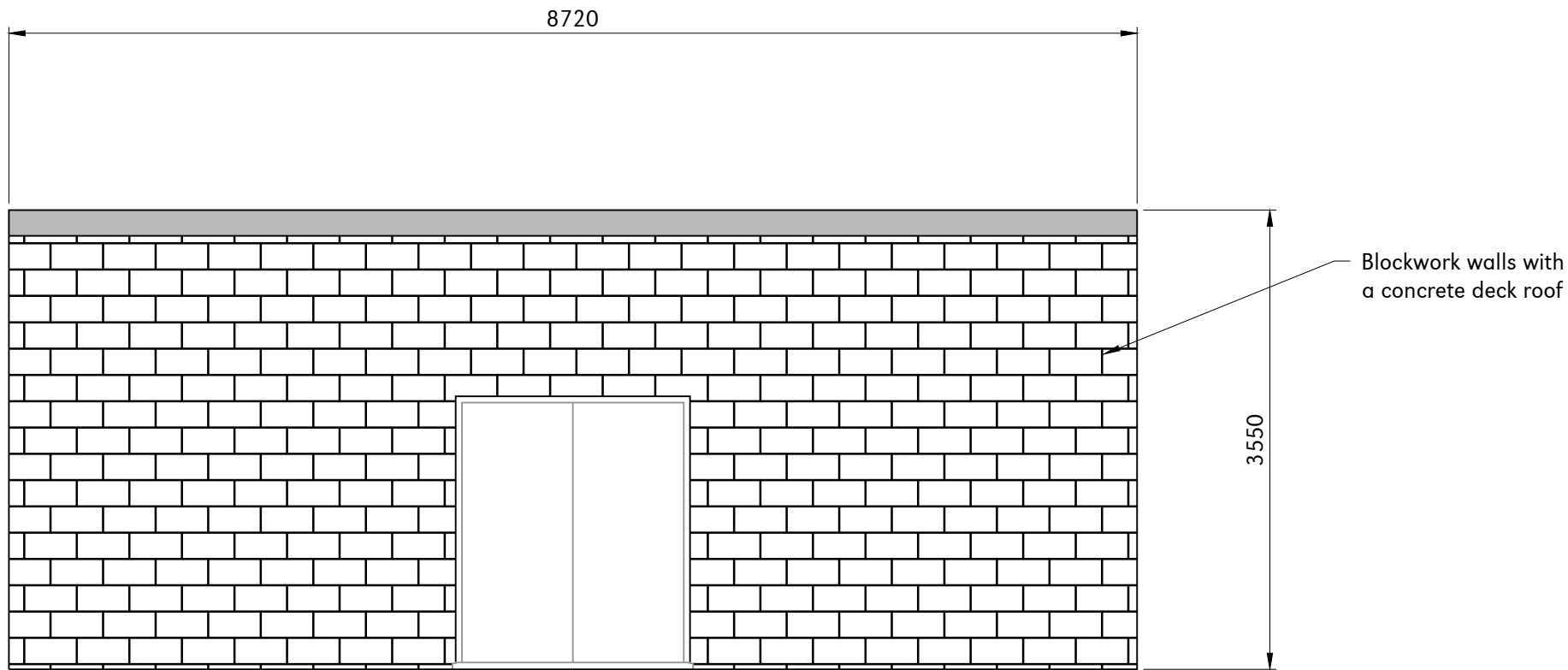




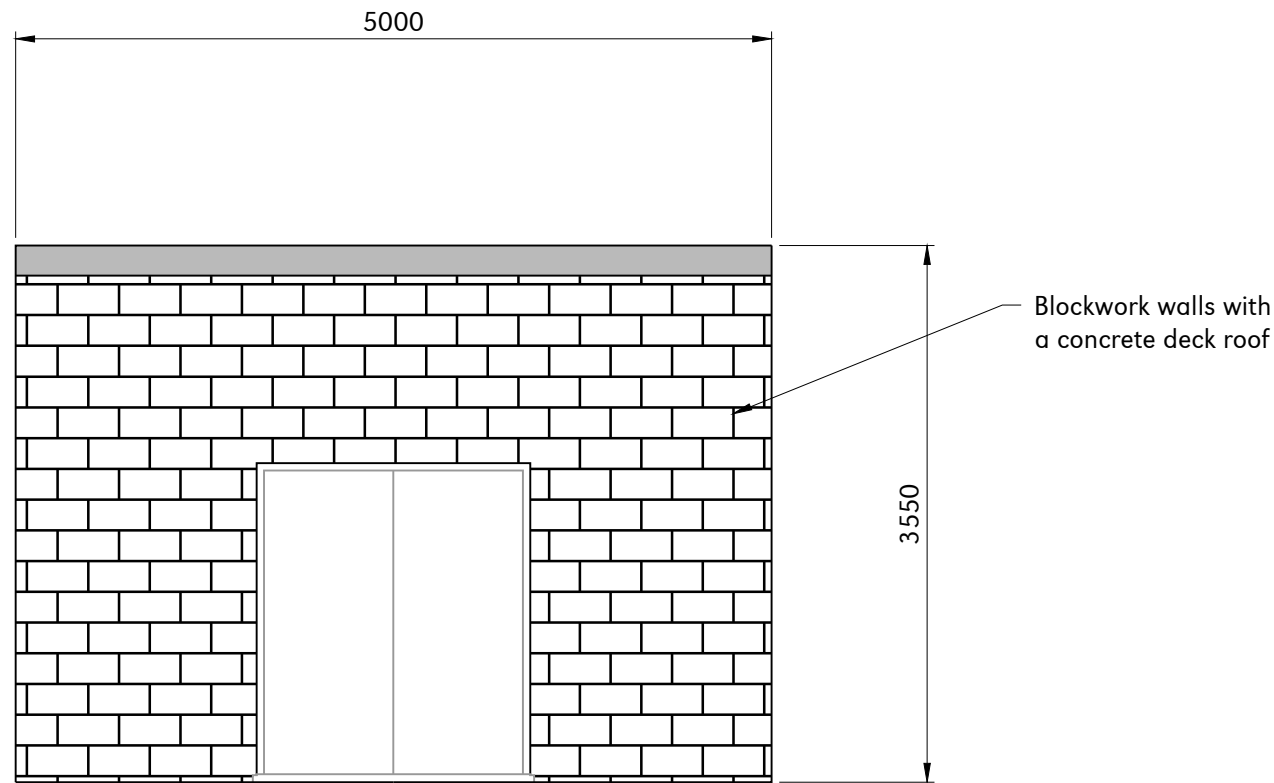
TECH BUILDING FLOOR PLAN
Scale 1:50



PUMP BUILDING FLOOR PLAN
Scale 1:50



TECH BUILDING SOUTH-WEST ELEVATION
(NORTH EAST ELEVATION HANDED)
Scale 1:50



PUMP BUILDING SOUTH-WEST ELEVATION
(NORTH EAST ELEVATION HANDED)
Scale 1:50

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6.1. 26142/101 - Proposed Site Plan

FOR PLANNING

0	21-10-20	-	IGC	Planning, First Issue
Rev	Date	Rev By	Chkd	Description

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civil / structural / environmental / surveying

Client

Pretoria Energy Company (Mepal) Ltd

Project

AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

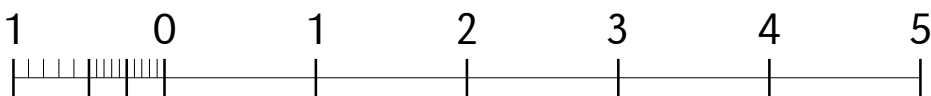
Drawing Title

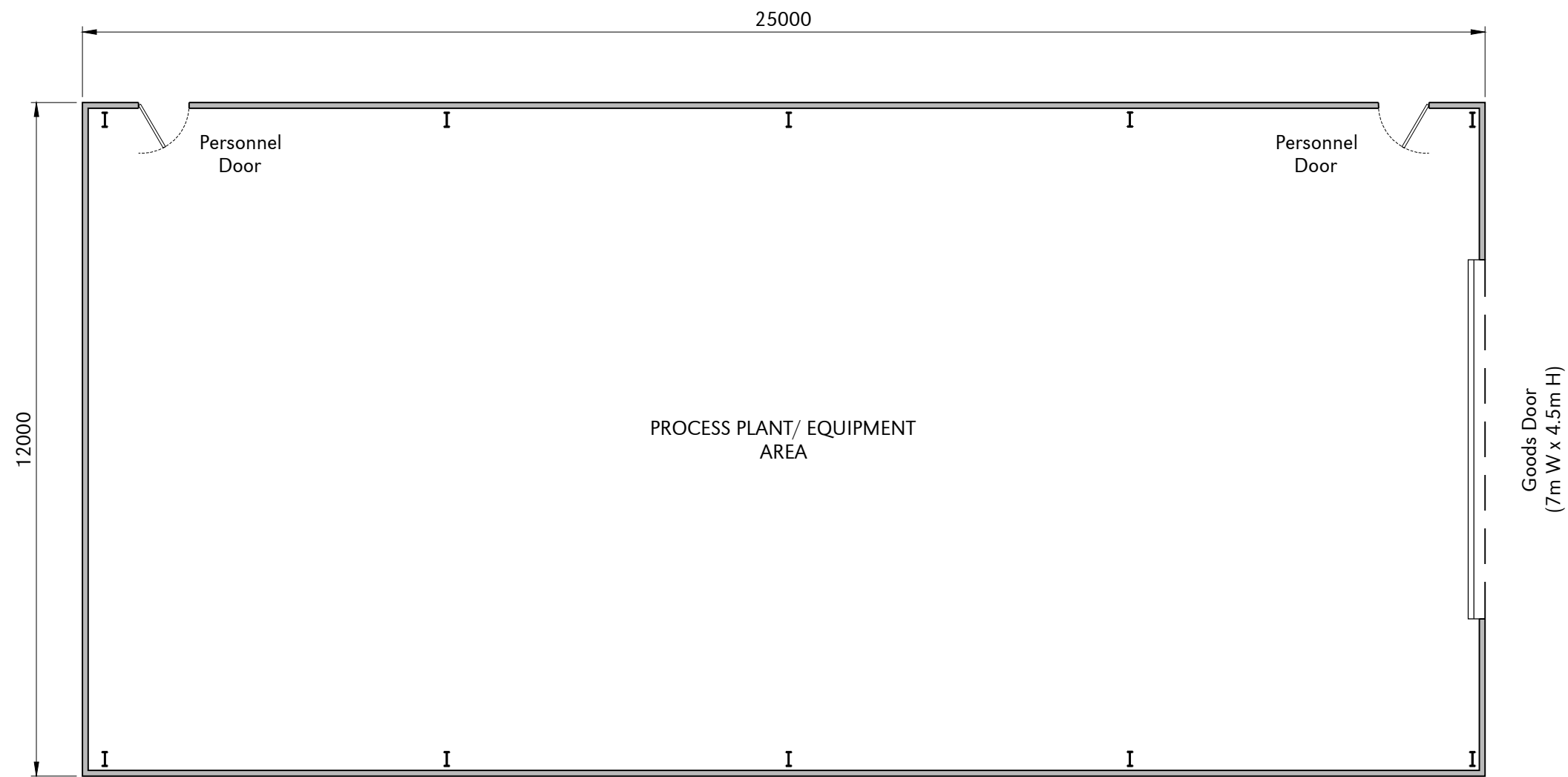
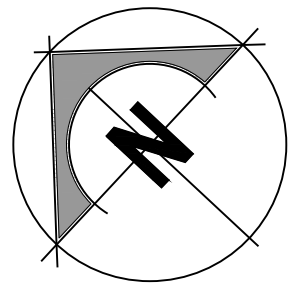
Pump & Tech Buildings
Floor Plan & Elevations

Scale	U.N.O.	Date	Drawn By
1:50 (A1)		October 2020	PJC

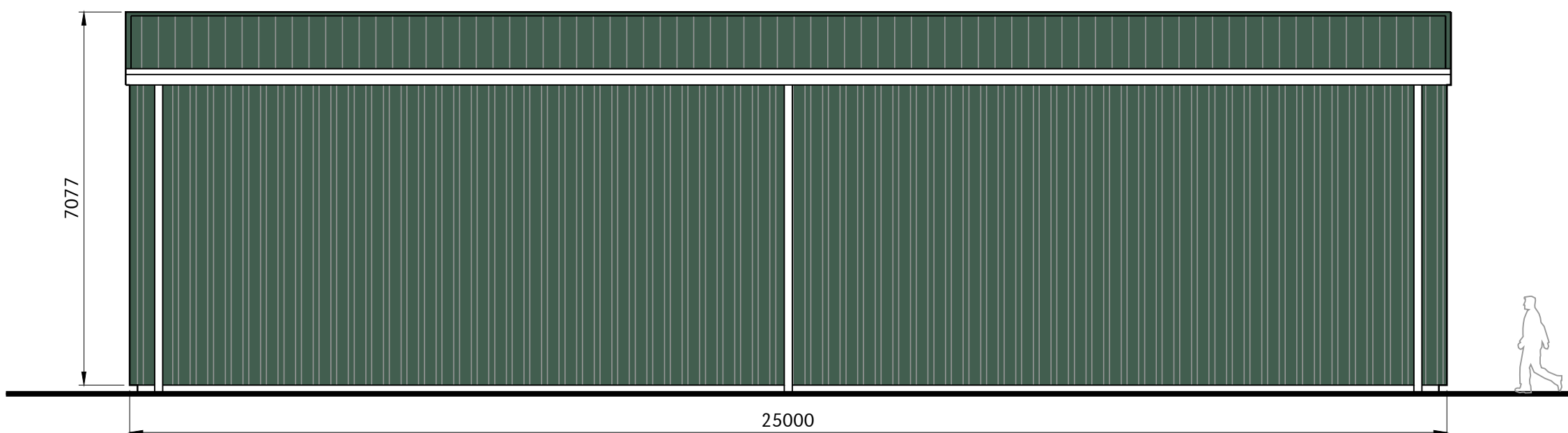
Drawing No.	26142/103	Rev	0
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1:50 - DRAWING SCALE REFERENCE (m)

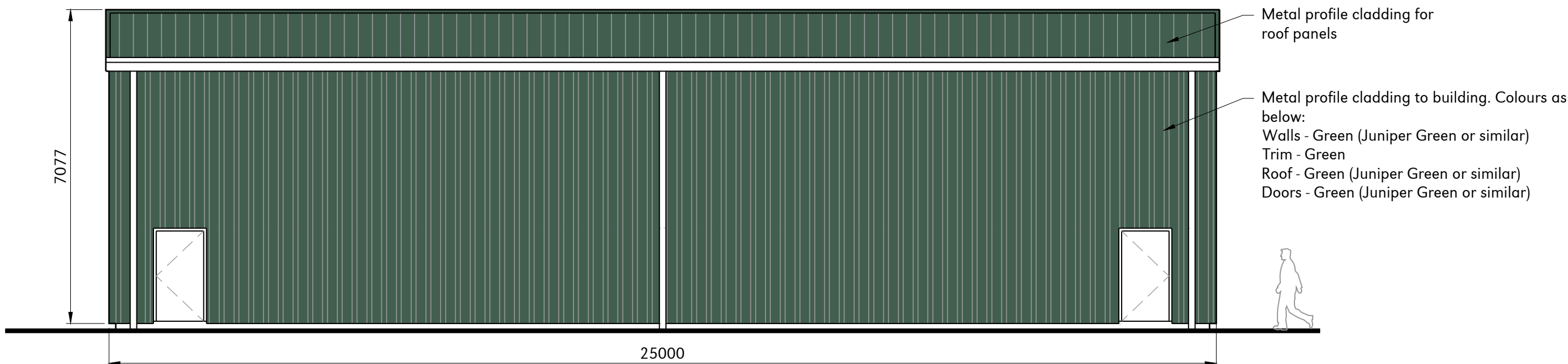




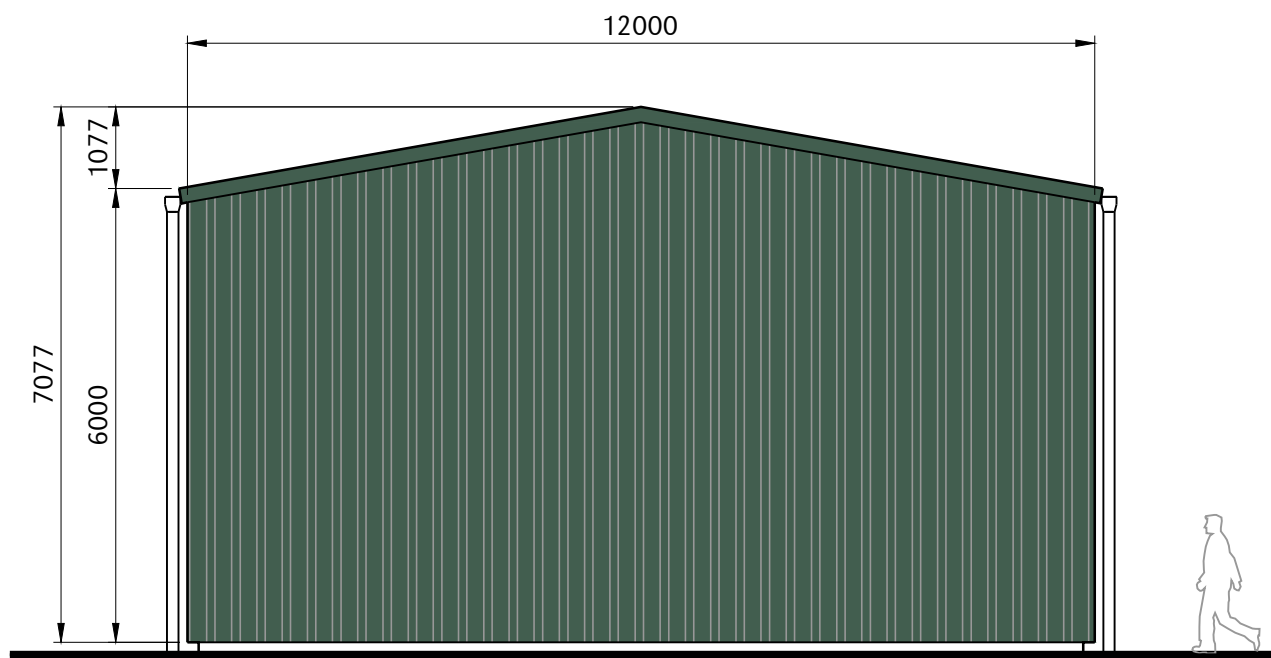
FLOOR PLAN
Scale 1:100



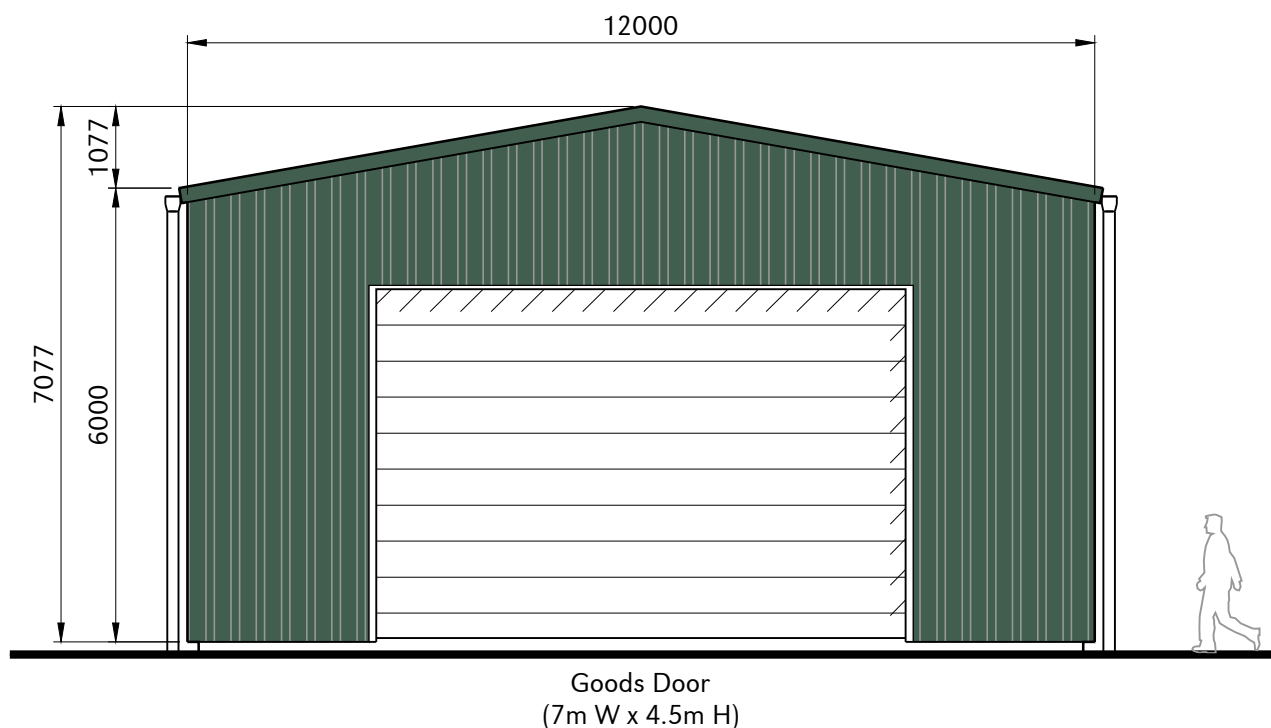
SOUTH-WEST ELEVATION
Scale 1:100



NORTH-EAST ELEVATION
Scale 1:100



NORTH-WEST ELEVATION
Scale 1:100



SOUTH-EAST ELEVATION
Scale 1:100

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6. To be read in conjunction with all relevant Plandescil Drawings

6.1. 26142/101 - Proposed Site Plan

FOR PLANNING

Rev	Date	Rev By	Chkd	Description
A	21-10-20	PJC	IGC	Notes updated
0	09-09-20	-	IGC	Planning, First Issue

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Client

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Project

AD Plant Extension
Mepal AD, Land off A142
Mepal, Cambridgeshire

Drawing Title

CO2 Capture Process
Floor Plan & Elevations

Scale	U.N.O.	Date	Drawn By
1:100 (A1)		August 2020	PJC
Drawing No.	Rev		
26142/102	A		

1:100 - DRAWING SCALE REFERENCE (m)

