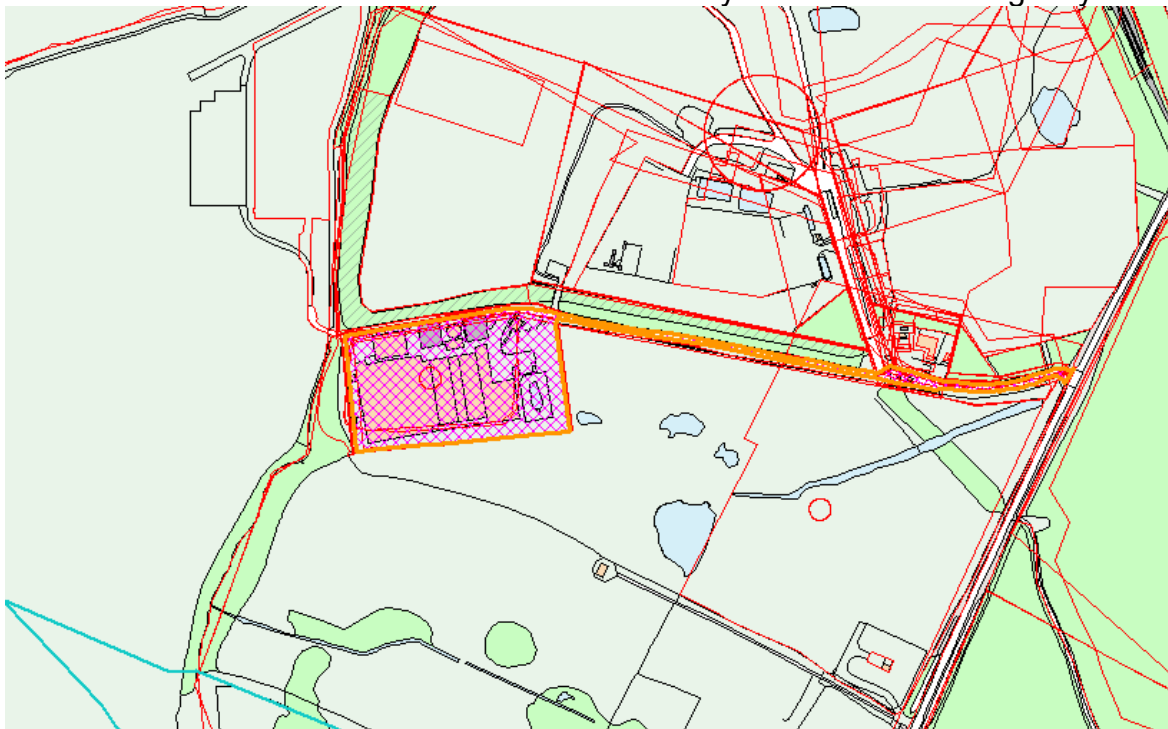




**Northumberland**  
County Council  
**Strategic Planning Committee**  
**4<sup>th</sup> July 2023**

<b>Application No:</b>	22/03153/FUL		
<b>Proposal:</b>	Demolition of the existing In Vessel Composting Facility and erection of an anaerobic digestion facility and associated infrastructure.		
<b>Site Address</b>	Ellington Composting and Wood Shredding Site, Ellington Road, Ashington, Northumberland NE63 9XS		
<b>Applicant:</b>	Mrs Corrina Scott-Roy West Sleekburn IWMF, West Sleekburn Industrial Estate, Bedlington, NE22 7LQ	<b>Agent:</b>	None
<b>Ward</b>	Bothal	<b>Parish</b>	Ashington
<b>Valid Date:</b>	1 September 2022	<b>Expiry Date:</b>	1 July 2023
<b>Case Officer Details:</b>	Name: Mr David Love Job Title: Specialist Senior Officer Tel No: 07517553360 Email: David.love@northumberland.gov.uk		

**Recommendation:** That this application be minded to GRANT permission subject to conditions and the resolution of comments made by the Environment Agency.



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## 1. Introduction

1.1 The application falls to be determined by the Strategic Planning Committee as it is a waste management proposal. Our scheme of delegation requires such applications to be determined at committee.

1.2 The site is located at the Ellington waste management facility. The development will involve the demolition of the existing In Vessel Composting (IVC) facility which is not currently operational on the site. The Ellington IVC composts the organic fraction of Municipal Solid Waste (MSW) from Newcastle Upon Tyne. SUEZ has a Contract with Newcastle City Council for Mechanical Biological Treatment (MBT) of the residual waste, spread over two sites: Byker (mechanical) and Ellington (biological).

1.3 Officers are aware that comments from the EA need to be fully resolved prior to the determination by Members. However, it is expected that their comments will be resolved prior to the meeting of the committee and members will be updated.

## **2. Development and Site Description**

2.1 The site is located on land at SUEZ's Ellington Road site, Ashington, Northumberland, NE63 9XS. Ellington Road is an active landfill site which also includes an in-vessel composting (IVC) facility and open windrow composting (OWC) and wood shredding operation.

2.2 All of the facilities are accessed off the A1068 and are served by the same weighbridge which is located along the internal access road.

2.3 The site is in a predominantly rural area approximately 1km to the north of Ashington town centre at National Grid Reference NZ261893.

2.4 The proposed development will be in the area where the current IVC facility is located. The current IVC facility no longer processes the volume of material that it was designed to process, this is largely due to alternative contractual arrangements and the availability of more modern processing techniques.

2.5 It is proposed that the IVC will be demolished, however, given the strategic importance of the site and the established use, the AD facility will be sited in its place. The majority of the IVC buildings have been designed to appear similar to agricultural sheds, with a maximum height of approximately 12.6m.

2.6 The nearest residential property, known as 'The Cottage', is located adjacent to the eastern boundary of the site, approximately 150 metres away from the wider site boundary. Hawthorn Cottage is the nearest property to the IVC located 640m to the south east of the facility. The restored Potland Burn opencast coal site is situated to the west.

2.7 The AD facility will be designed to treat 50,000 tonnes per annum (tpa) of food waste. The AD building would be approximately 2,303 m<sup>2</sup> in area and would be a maximum height of 12m. The AD tanks would vary in diameter between 7m and 20m, the tallest AD tanks (the buffer tanks) would be 16.64m in height. Above ground pipe gantries would link the various components of the AD facility within which, liquid digestate, biogas, reagents and water would be piped.

2.8 The AD facility would provide the treatment of organic food waste (initially from the municipal waste stream only, although this is likely to be expanded to include some

commercial food wastes as further facilities are developed). It would divert waste presently being sent either to landfill or to other treatment facilities. The waste treated in the facility would generate energy (predominantly biomethane 'green gas', but also electricity and heat), the gas and electricity would be exported to the local distribution network and electricity used to power the plant. This energy is classed as renewable.

2.9 The principal advantage of AD over other biological treatment processes is the production of biogas which can be linked to the grid and used to produce local, sustainable and renewable energy and unlike wind power has a high base load capacity (i.e., it is not reliant on the wind to blow to produce electricity).

2.10 A benefit in Anaerobic Digestion is the reduction in greenhouse gases released into the atmosphere, because of the following:

- diversion of food waste from landfill and therefore the associated reduction of methane generated; and
- renewable energy produced by the plant and therefore the reduction of carbon dioxide (CO<sub>2</sub>) released from fossil fuels

2.11 The AD process can be summarised as the conversion of biodegradable material into methane (CH<sub>4</sub>), carbon dioxide (CO<sub>2</sub>), and water through microbial action in the absence of oxygen. Biogas consisting of mainly CH<sub>4</sub> and CO<sub>2</sub>, is captured and used in the generation of electricity. The material left from the process is known as digestate which is subsequently separated into solid digestate and liquid.

2.12 The main AD process building is split into three main areas, waste reception, pre-treatment (waste processing) and digestate drying (centrifuge). The waste reception area is in the central third of the building, vehicles delivering food waste would access the site via the weighbridge where vehicles would weigh and be logged. Access to the AD building would be via fast acting doors operated by staff within the AD facility.

2.13 Overall, the AD plant would produce a treated effluent for discharge to sewer of approximately 20,300 m<sup>3</sup> per annum. Biogas (carbon dioxide and methane) is produced as a by-product to the anaerobic digestion of the food waste. The biogas is captured from the anaerobic digestion tanks and is piped to a gas holder and then ultimately feeds the combined heat and power (CHP) gas turbine engines which generate energy to power the plant.

2.14 All heat produced by the CHP engines would be utilised in the pasteurisation process within the AD plant. After fulfilling the parasitic energy load, excess biogas would either be treated to remove hydrogen sulphide (H<sub>2</sub>S), carbon dioxide and water so that the biogas meets the composition required by the gas distribution network operator; or processed in the CHP engines to produce electricity to be exported to the local distribution network.

2.15 The production of biogas would be prioritised over electricity production if there is sufficient demand.

2.16 It is anticipated that the facility will operate 24 hours a day, in a similar manner to the current IVC but that vehicle movements to and from the site will be restricted to the following hours (which mirror the current permission for the IVC).

- 0700 - 2000 - Mon - Fri.
- 0700 - 1700 - Sat.

2.17 At this stage it is anticipated that deliveries will not need to take place on a Sunday.

2.18 There will be approximately 6 vehicles (12 movements) per day accessing the site, this ensures compliance with the vehicle threshold of an average of 125 vehicles entering the site per day.

### 3. Planning History

**Reference Number:** C/98/CC/50

**Description:** Variation to condition no 1 of decision 89/F/271 in respect of improvements to Civic Amenity Facility as set out in letter dated 11 June 1998 and plans NOR/EL/41; NOR/EL/51 and NOR/EL/52.

**Status:** PER

**Reference Number:** C/98/CC/16

**Description:** Improvement to civic amenity facility

**Status:** WDN

**Reference Number:** C/00/CC/17

**Description:** Variation of condition no. 1 of planning permission 98/CC/36 in respect of composting facility to delay the date by which the permission must be implemented by one year

**Status:** PER

**Reference Number:** C/99/CC/30

**Description:** Variation to condition no. 1 of planning permission 89/F/271 to include composting trial

**Status:** PER

**Reference Number:** C/97/CC/24

**Description:** Siting of mobile toilet / shower unit

**Status:** PER

**Reference Number:** C/96/CC/23

**Description:** Variation of condition no. 1 of planning permission 89/F/271 in respect of provision of lighting and toilet facilities at civic amenity site

**Status:** PER

**Reference Number:** C/94/CC/109

**Description:** Variation of condition no. 3 of planning permission 89/F/271A in respect of lorry numbers

**Status:** PER

**Reference Number:** C/94/CC/117

**Description:** Variation of condition no. 1 of planning permission 89/F/271 in respect of amended restoration contours for the tipping of waste

**Status:** PER

**Reference Number:** C/87/F/324

**Description:** Renewal of 82/F/299 in respect of the tipping of domestic, commercial and non toxic industrial refuse and restoration of site to agriculture on 5 ha

**Status:** PER

**Reference Number:** C/86/F/453

**Description:** Reclamation of 0.75 ha of derelict land to amenity woodland

**Status:** PER

**Reference Number:** C/89/F/271

**Description:** Details of working and restoration together with clay extraction on 30 ha

**Status:** PER

**Reference Number:** C/89/F/271/A

**Description:** Variation to hours of operation and daily traffic

**Status:** PER

**Reference Number:** C/89/F/271/B

**Description:** Variation to approved working hours

**Status:** PER

**Reference Number:** C/G/60/89 (2)

**Description:** Details of grading, levelling, and covering of site with top soil, fencing and access details submitted pursuant to conditions of planning permission G/60/89 in respect of refuse tip

**Status:** PER

**Reference Number:** C/E/F/042

**Description:** Reclamation of pit yard

**Status:** REPLY

**Reference Number:** C/05/00069/CCM

**Description:** Extension to renewable generation plant

**Status:** PER

**Reference Number:** 87/00012/777FUL

**Description:** WASTE DISPOSAL SITE ELLINGTON ROAD ASHINGTON  
EXTRACTION OF CLAY FROM EXISTING WASTE  
DISPOSAL SITE

**Status:** PER

**Reference Number:** 87/00012/778OTH

**Description:** WASTE DISPOSAL SITE ELLINGTON ROAD ASHINGTON  
RENEWAL OF TEMPORARY PERMISSION FOR  
WASTE DISPOSAL SITE - 82/299

**Status:** PER

**Reference Number:** 89/F/0271

**Description:** Details of working and restoration of  
waste disposal site

**Status:** PER

**Reference Number:** 89/F/0271/C

**Description:** Variation of permitted working scheme to  
allow increase in daily traffic numbers N.C.C. Ref. No. 94/CC/109

**Status:** WDN

**Reference Number:** 91/00012/781OTH

**Description:** Extraction of clay from waste disposal site for development of adjacent industrial area

**Status:** PER

**Reference Number:** 93/00012/782OTH

**Description:** Details of landfill gas control scheme N.C.C. Ref. No. 93/CC/106

**Status:** PER

**Reference Number:** 94/00012/783OTH

**Description:** Variation of restoration contours in respect of tipping of waste N.C.C. Ref. No. 94/CC/117

**Status:** WDN

**Reference Number:** 95/00012/784OTH

**Description:** Waste disposal site Ellington Road Ashington landfill gas abstraction scheme N.C.C. Ref. No. 95/CC/64

**Status:** PER

**Reference Number:** 96/00012/758OTH

**Description:** Amenity site Ellington Road Ashington provision of lighting, toilet facilities and gates

**Status:** PER

**Reference Number:** 96/00012/770OTH

**Description:** LANDFILL SITE ELLINGTON ROAD NEWMOOR ASHINGTON  
INSTALLATION OF ELECTRICITY GENERATING PLANT

**Status:** WDN

**Reference Number:** 96/00012/771OTH

**Description:** LANDFILL SITE ELLINGTON ROAD NEWMOOR ASHINGTON  
EXTRACTION OF CLAY ON 1.25 HA OF LAND

**Status:** WDN

**Reference Number:** 97/00124/NCCCON

**Description:** Siting of mobile toilet/shower unit

**Status:** NOOBJ

**Reference Number:** 98/00121/NCCCOA

**Description:** Variation to planning condition to allow composting trials

**Status:** OBJ

**Reference Number:** 98/00181/NCCCON

**Description:** Improvements to civic amenity facility.

**Status:** NOOBJ

**Reference Number:** 98/00224/NCCCON

**Description:** Excavation of clay material

**Status:** NOOBJ

**Reference Number:** C/06/00189/CCM

**Description:** Temporary storage of soils on land adjacent  
**Status:** PER

**Reference Number:** 07/00174/NCCCON

**Description:** Variation to condition 5 of planning permission 03/00076/CCM in respect of hours of operation

**Status:** NDNCCZ

**Reference Number:** C/07/00128/CCM

**Description:** Variation to planning permission 02/00190/CCM in relation to an extension to the green composting area

**Status:** PER

**Reference Number:** 07/00406/NCCCON

**Description:** Variation to planning permission 02/00190/CCM in relation to an extension to the green composting area

**Status:** NDNCCZ

**Reference Number:** 07/00460/NCCCON

**Description:** Construction of permanent leachate holding tanks and methane stripping plant with underground pipeline connection to sewage mains at A1068/ A197 junction in Ashington

**Status:** NONCCZ

**Reference Number:** C/08/00119/CCM

**Description:** Installation of 1 additional electricity generator plus ancillary equipment as an extension to the existing plant compound to recover and utilise landfill gas

**Status:** PER

**Reference Number:** C/09/00046/CCM

**Description:** Installation of additional plant and rationalisation of existing car park and extension to office

**Status:** PER

**Reference Number:** C/10/00024/CCM

**Description:** Exportation of surplus clays

**Status:** PER

**Reference Number:** C/11/00009/CCM

**Description:** Variation to condition 8 of planning permission 07/00128/CCM to permit deliveries to the Open Windrow Composting function on Sundays

**Status:** PER

**Reference Number:** 12/01229/VARCCM

**Description:** Variation of planning conditions 3, 12, 13, 15, 16 on application 11/00009/CCM to allow dual use open windrow composting and wood shredding (As Amended)

**Status:** PER

**Reference Number:** 12/02497/NONMAT

**Description:** Non-Material Amendment to planning application 12/01229/VARCCM - Remove part (c) of condition 8 and reword part (b) to cover both Sundays and bank holidays

**Status:** PER

**Reference Number:** 14/03137/VARCCM

**Description:** Variation of conditions 8 (A) and 8 (B) from application 12/01229/VARCCM.

**Status:** PER

**Reference Number:** 09/00066/NCCCON

**Description:** Installation of additional plant and rationalisation of existing car park and extension to office.

**Status:** NOOBJ

**Reference Number:** 15/03205/NONMAT

**Description:** Non material amendment from application 14/03137/VARCCM

**Status:** PER

**Reference Number:** 95/0225

**Description:** Landfill gas abstraction scheme

**Status:** PER

**Reference Number:** 16/04181/FUL

**Description:** Change of use of former coal storage pad to compost and waste wood storage with retention of internal access road and rail loading facility.

**Status:** PER

**Reference Number:** 17/00495/FUL

**Description:** Erection of 2 x portable office units for office space

**Status:** PER

**Reference Number:** 17/01167/SCREEN

**Description:** Request for Screening Opinion

**Status:** EIANR

**Reference Number:** 17/03520/VARCCM

**Description:** Variation of Condition 1(i) pursuant to planning permission 07/00056/CCM - amend condition to take account of new pre-settlement contours

**Status:** PER

**Reference Number:** 19/04866/CCM

**Description:** Construction of Landfill Gas Flare

**Status:** PER

**Reference Number:** 22/02129/FUL

**Description:** To replace an existing gas engine and to site a third flare

**Status:** PER

**Reference Number:** 22/02804/FUL

**Description:** Demolition of the existing In Vessel Composting Facility and erection of an anaerobic digestion facility and associated infrastructure

**Status:** APPRET

**Reference Number:** C/98/CC/36

**Description:** Composting facility



**Status:** PER

**Reference Number:** C/94/CC/109

**Description:** Variation of condition no. 3 of planning permission 89/F/271A in respect of lorry numbers

**Status:** PER

**Reference Number:** C/94/CC/117

**Description:** Variation of condition no. 1 of planning permission 89/F/271 in respect of amended restoration contours for the tipping of waste

**Status:** PER

**Reference Number:** C/82/F/299

**Description:** Extension of refuse site (5 ha) and details of restoration of existing site (4ha)

**Status:** PER

**Reference Number:** 98/00121/NCCCON

**Description:** Development of composting facility.

**Status:** NOOBJ

**Reference Number:** C/07/00157/CCM

**Description:** Construction of permanent leachate holding tanks and methane stripping plant with underground pipeline connection to sewage mains at A1068/A197 junction in Ashington

**Status:** PER

**Reference Number:** 15/02852/SCREEN

**Description:** Screening request for proposed solar farm

**Status:** EIANR

**Reference Number:** 22/02804/FUL

**Description:** Demolition of the existing In Vessel Composting Facility and erection of an anaerobic digestion facility and associated infrastructure

**Status:** APPRET

#### 4. Consultee Responses

Highways	No objection subject to conditions
Ashington Parish Council	No response received.
Public Protection	Environmental Protection has no objection to the application subject to conditions
The Coal Authority	No objection
County Ecologist	No objection subject to conditions
Lead Local Flood Authority (LLFA)	No objection subject to conditions
Environment Agency	Currently outstanding but due 28 <sup>th</sup> June 2023.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	0
Number of Objections	1
Number of Support	0
Number of General Comments	0

### Notices

General site notice, 1<sup>st</sup> October 2022

News Post Leader 24th February 2023

### Summary of Responses:

A single objection has been received raising concerns over impacts of traffic movements and the resultant increase at the site and issues with odours.

*Comment: The proposal is a replacement facility and Highways Development Management has recommended a planning condition limited the vehicle movements and requested a Travel Plan. This will mitigate the impact.*

*With respect to odours the AD plant should address a current issue. There are no objections from Public Protection.*

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=RHFOMQQSJ8S00>

## 6. Planning Policy

### 6.1 Development Plan Policy

Northumberland Local Plan 2016 – 2036

STP 1 - Spatial strategy (Strategic Policy)

STP 2 - Presumption in favour of sustainable development (Strategic Policy)

STP 3 - Principles of sustainable development (Strategic Policy)

STP 4 - Climate change mitigation and adaptation (Strategic Policy)

STP 5 - Health and wellbeing (Strategic Policy)

ECN 1 - Planning strategy for the economy (Strategic Policy)

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

QOP 5 - Sustainable design and construction

TRA 1 - Promoting sustainable connections (Strategic Policy)

ICT 2 - New developments

ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

ENV 2 - Biodiversity and geodiversity

WAT 4 - Sustainable Drainage Systems

POL 2 - Pollution and air, soil and water quality

WAS 1 - Principles for the location of waste re-use, recycling and recovery facilities (Strategic Policy)

WAS 2 -Development management criteria for waste re-use, recycling and recovery facilities

WAS 3 - Waste disposal (Strategic Policy)

WAS 4 - Safeguarding waste management facilities (Strategic Policy)

## 6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

NPPG - National Planning Practice Guidance (2021, as updated)

NPPW - National Planning Policy for Waste, October 2014

## **7. Appraisal**

7.1 The starting point for the determination of planning applications is the development plan, as required by section 38(6) of the Planning and Compulsory Purchase Act 2004. This states that the determination of planning applications shall be made in accordance with the development plan unless material considerations indicate otherwise.

7.2 This is restated in the NPPF. Paragraph 11 of the NPPF establishes the presumption in favour of sustainable development which, for decision taking, means approving development proposals that accord with the development plan without delay (unless material considerations indicate otherwise); and where the development plan is absent, silent or relevant policies are out of date) granting permission unless:

*“Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or Specific policies in this Framework indicate development should be restricted. “*

7.3 Paragraph 219 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

7.4 The key issues in the consideration of this application are:

- Principle of development
- Waste Management
- Residential Amenity
- Ecology
- Renewable Energy
- Other matters – climate change, broadband connectivity, equality duty, crime and human rights

### **Principle of development**

7.5 The site lies in the open countryside but forms part of the Ellington Waste Management facility. This consists of a landfill operation, recycling centre and IVC plant. Policy STP 1 supports development in this location where it supports existing established businesses in accordance with policy ECN 13. This policy provides support for proposals in the countryside where:

- Existing buildings can be used, or new buildings contribute positively to the local landscape character and local building traditions.
- The proposal should relate as closely as possible to the existing settlement pattern, and
- The proposal will not have an adverse impact on the farming or forestry.

7.6 The proposal clearly does not comply with the established spatial strategy. However, chapter 11 of the NPPF makes clear that planning authorities should make appropriate use of previously development land. Furthermore, the site is an existing operational waste management facility, therefore resulting in no change of use. Despite not being consistent with the spatial strategy the proposed use has already been firmly established through the grant of permission and operation of the IVC plant which is a key material consideration.

7.6 Given the site history, the use of PDL and the consistency with the current use class the principle of development can be supported and these factors taken together outweigh the spatial strategy.

### Waste Management

7.7 Proposals for new and / or enhanced waste management facilities for the re-use, recycling and recovery of materials need to be assessed against strategic policy WAS 1. The initial policy assessment provides that proposals will be supported where:

- They are located within or close to one of Northumberland's Main Towns or Service Centres, or
- They are location outside of one of Northumberland's Main Towns or Service Centres but would supplement the provision of an accessible network of local facilities and have suitable connections to the transport network.

7.8 The second policy test relates to location. Proposals should seek to address waste where it arises, or failing that on an existing waste management use and with complementary activities, including extension of existing facilities, where it can be demonstrated by the applicant that there are no unacceptable adverse cumulative effects from site operations or the transportation or waste, and sites identified for employment uses, previously developed land, active quarries for managing inert construction and demolition waste or redundant agricultural and forestry buildings and their curtilages.

7.9 The third policy test is not relevant where the second has been complied with whilst the fourth seeks to encourage the utilisation of heat and energy recovery proposals.

7.10 The application is on previously development land in an existing waste management site. Therefore, the first two policy tests are met. The third is not relevant given this position and the AD plant seeks to operate as a Combined Heat and Power (CHP) facility exporting energy to the national grid. In this regard the fourth policy test is also met.

7.11 In conclusion the application is consistent with policy WAS 1 of the NLP.

7.12 Policy WAS 4 seeks to support existing waste management proposals. In this instance the application replaces an existing IVC plant with an AD facility. This proposes the same types of waste with a similar volume. The difference is the method

of treatment. The application will address some existing issues with the IVC. Policy WAS 4 has two tests. The initial is that the proposal will not impact on the existing waste management uses, which this proposal meets. The application is by the same operator as the wider site and allows for the processing of waste that cannot be landfilled.

7.13 The second test requires the proposal to demonstrate that the application will not impact on existing waste management operations. In this instance there are six sections to the second policy test. However, these are all met by virtue of replacing an existing facility that processes MSW with a different one that results in the same outcome. The applicant is swapping the technology types. Therefore, the application is consistent with policy WAS 4. Issues of residential amenity, transport and ecology are addressed below.

#### Character and Design

7.14 Policy WAS 2 provides that proposals for waste management facilities should respect the wider environment in terms of siting, scale, mass, form and landscaping. The proposal should contribute positively to the quality and character of the area. In this instance the proposal seeks to replace an existing built facility.

7.15 The existing facility is made up of large sheds and tanks with an industrial character befitting the use and is compatible with the character of the wider waste management facility. The proposal provides for less floor area but all within the footprint of the site. There will be more tanks for digesters etc., with sheds for including a reception hall and processing. An office / admin building will be at the entrance. The site will be enclosed with security fencing. Overall, there will be less developable footprint than the existing facility. The buildings are of a certain industrial character befitting of the wider use class. This is considered acceptable and consistent with the wider area which is characterised by large agricultural sheds and industrial operations. The proposal is considered to meet the requirements of policy WAS subsection 1a.

#### Public Protection

7.16 Subsection 1e of policy WAS 2 requires that proposals will not result in an unacceptable impact on the residential amenity because of dust, noise, lighting, vibration, odour, vermin and birds, litter and visual intrusion.

7.17 To lawfully operate, the proposed development requires an Environmental Permit under The Environmental Permitting (England and Wales) Regulations, 2016. The Environmental Permit (granted by the Environment Agency (EA) will regulate the sites potential odour, noise and vibration emissions and therefore Paragraph 188 of the NPPF applies to this development. The EA's enforcement approach includes pro-active inspections and the facility to respond reactively to environmental complaints. Given the provisions of Paragraph 188 of the NPPF it is not considered to be necessary for the Local Planning Authority to control potential odour, noise and vibration emanating from the site.

- Contamination / Ground Gas Risk

7.18 The Phase I report has identified a potential risk to future development from lateral migration of ground gas from landfill. A landfill has been identified (South Moor Landfill site also referred to as Ashington Refuse Disposal site) which accepted a variety of wastes in the 1960's and 1970's prior to the law requiring effective lining of landfills and waste separation. The report highlights that the construction of the IVC c. 2005 may have incurred into the western extremity of the landfill. Discoloured

groundwater has been noted at surface level on site. Ground Gas monitoring to define the necessity of any ground gas mitigation measures is necessary for this development.

7.19 There is a low risk of contamination due to the site being greenfield prior to c. 2005 but chemical testing is proportionate.

- Odour (from Transport Sources & Potential Emergency Release)

7.20 Policy TRA 2 of the NLP requires development to minimise any adverse impact on the transport network – odour emissions via transport to a Permitted site is not controlled via the Environmental Permit. As any odour emissions whilst the municipal solid waste (MSW) (or waste after the AD process) is in transit would be transient in any one location the risk to human health is negligible. Any emissions released to the atmosphere to avoid a health and safety incident would be rare / non-existent and their impact upon human health would be suitably controlled via existing Health and Safety legislation. The Environmental Permit will regulate the appropriate height of Stacks – the height of Stacks is an integral factor in ensuring the rapid dispersal and dilution of any emitted pollutants.

- Air Quality

7.21 Due to the contained nature of the proposed operation – Environmental Protection does not have a concern in relation to the impact of the development upon Local Air Quality. Air Quality within Northumberland is consistently within the defined standards of the National Air Quality Standards and the development does not pose a risk to this status. The scale and type of waste used on site is like the existing.

7.22 The Air Quality report has demonstrated that the distance to sensitive receptors is a sufficient control to protect residents from dust emitted during the demolition and construction phase – health and safety legislation will also control potential dust pollution emanating from the site.

- Noise (Demolition & Construction Phase only)

7.23 Due to the scale of the required demolition and construction it is proportionate to protect surrounding residential amenity through the imposition of conditions restricting the works to the least noise sensitive times only.

7.24 The proposal is consistent with the provisions of policy WAS 2 with respect to impacts on nearby residents.

## Ecology

7.25 The supplementary Ecological Impact Assessment (EclA) has assessed the potential impacts from the proposal on habitats and notable/protected species and designated nature conservation sites, and made recommendations for avoidance, mitigation and enhancement measures.

7.26 Ecological surveys were conducted in 2022 and comprised a desk study and site habitat survey. The site contains existing buildings and associated hardstanding, a small area of amenity grassland and a larger area of species-poor semi-improved grassland. There is a catchment lagoon to the east of the site which is described as having a low water level and being devoid of submerged or emergent vegetation. To the site boundaries are areas of scattered scrub and dese scrub to the west, and to the north of the site is a mixed plantation woodland.

7.27 The habitats on site are considered to have low suitability to support notable and protected species. The buildings were not identified as having potential to support roosting bats or nesting birds. Waterbodies within 250m of the site were assessed for their potential to support great crested newts and those suitable were subject to an eDNA survey; all results were negative. The scrub along the site boundaries will be suitable for nesting birds.

7.28 It is anticipated that all habitats within the site will be lost, and the catchment lagoon repositioned. The EclA states that existing boundary vegetation will be retained throughout the works and that tree and shrub planting is proposed along the eastern site boundary and access road. It is also proposed to create species-rich neutral grassland on site. This has not been shown on any of the site plans, but it is considered achievable and therefore it is acceptable for the details of this to be secured by a pre-commencement planning condition. Additionally, it is proposed that a Landscape and Ecological Management Plan or equivalent detailing the habitat creation and enhancement measures is secured by planning condition.

#### Air Quality

7.29 The main air quality assessment included two ecological receptors, Hawthorn Cottage Pasture Site of Special Scientific Interest (SSSI) and Queen Elizabeth II Country Park Local Nature Reserve (LNR). The additional air quality technical note has included the Potland Burn species rich grassland located south of the site as this is a high-quality habitat of SSSI value.

7.30 The impact of nitrogen oxide (NO<sub>x</sub>), sulphur dioxide (SO<sub>2</sub>), acid deposition and nitrogen deposition were assessed. The calculated values are acceptable in this instance and therefore impacts can be screened out as insignificant.

7.31 The main air quality assessment also included impacts from dust emissions during demolition and construction but excluded ecological receptors on the basis that there were none identified within 50m. Around half of the Potland Burn grassland is within 50m of the site southern boundary, however, this habitat doesn't include important populations of especially dust-sensitive species such as lichens and the impacts would be temporary. It is proposed that a Dust Management Plan will be produced, and key measures for this are outlined in the Air Quality Assessment. This primarily focusses on where dust may be a nuisance/have a human impact, however, the assessment and mitigation can be applied to consider ecological receptors.

7.32 Considering the response from Ecology the proposal is consistent with the ecological requirements of policy WAS 2 and ENV 2.

#### Renewable Energy

7.33 The proposal offers not only a waste management facility but also one that produces biomethane which can then be processed to provide electricity and gas into the grid.

7.34 Policy REN 1 provides general support for renewable energy proposals where it can be evidenced that the application will not result in unacceptable environmental, social or economic impacts. In this instance it has been demonstrated through the assessment against the waste management policies of the Local Plan that the proposal will not result in unacceptable impacts.

## Climate Change

7.35 The NPPF (paragraph 14) seeks to achieve sustainable development through overarching objectives including environmental objectives. The environmental objective - to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.36 Local Plan Policy QOP1 sets out several design principles. Proposals will be supported where design makes a positive contribution to local character and distinctiveness, creates or contributes a strong sense of place, incorporates high quality materials, respects and enhances the natural and built environment, including heritage, ensures that buildings are functional for future uses, supports health and wellbeing and enhances quality of life, protect general amenity, supports positive social interaction, incorporates where possible green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

7.37 Local Plan Policy QOP 5 relates to sustainable design and construction. To minimise resource use, mitigate climate change, and ensure development proposals are adaptable to a changing climate, proposals will be supported where they incorporate passive design measures which respond to existing and anticipated climatic conditions and improve the efficiency of heating, cooling, ventilation, and lighting amongst other matters.

7.38 The supporting documents accompanying the application do not provide any information about sustainable design and construction. It is therefore appropriate to attach a condition to the permission to ensure that the proposal will be constructed in accordance with the requirements of Local Plan Policies QOP1 and QOP5.

## Broadband connectivity

7.39 Policy ICT2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The Policy states that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.40 The current application does not state whether full-fibre broadband connections are proposed. It is recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

## Equality Duty

7.41 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## Crime and Disorder Act Implications

7.42 These proposals have no implications in relation to crime and disorder.



## Human Rights Act Implications

7.43 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.44 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

7.45 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision-making process as a whole, which includes the right of review by the High Court, complied with Article 6.

## 8. Conclusion

8.1 The proposal seeks to replace an existing IVC facility with an AD for the reasons set out above. Given the site history, the use of PDL and the consistency with the current use class the principle of development can be supported and these factors taken together outweigh the spatial strategy in the Northumberland Local Plan. The proposal is consistent with the waste provisions of the LDP and seeks to address an existing problem with waste management but deploying a different technology that will resolve current issues and provide benefits.

8.2 The proposal is consistent with the Northumberland Local Plan and is recommended for approval subject to conditions and the resolution of the comments made by the Environment Agency.

## 9. Recommendation

That this application be minded to GRANT permission subject to the following conditions and the resolution of comments made by the Environment Agency.

### Conditions/Reason

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The development to which this permission relates shall be carried out in accordance with the approved plan(s) referenced

Location Plan EII-PADP-0422-01  
Existing Roof Plan 1440\_PL012 Rev -  
Existing Floor Plan 1440\_PL011 Rev -  
Existing Site Layout 1440\_PL010 Rev -  
External Works – As built survey LC-DA-1660-007 Rev J

Proposed Site Layout, 1440\_PL100 Revision C  
Elevations of Proposed Buildings 5081231 Rev P2  
Grey Water Tank and Biofilters - Plans and Elevations 1440\_PL306 Rev B  
NaOH, Propane, & Clean and Waste Oil Tank & CHP Engine - Plans and Elevations 1440\_PL304 Rev B  
Digester and SBR Tank - Plans and Elevations 1440\_PL302 Rev B  
Replacement Office Building - Proposed Roof Plan 1440\_PL123 Rev A  
Replacement Office Building - Proposed Floor Plan 1440\_PL122 Rev A  
Main Process Building - Proposed Elevations (Sheet 2 of 2 1440-PL301 Rev A  
Main Process Building - Proposed Elevations (Sheet 1 of 2) 1440-PL300 Rev A  
Proposed Site Elevations - South and West - With Outline of Existing 1440\_PL2-03 Rev B  
Proposed Site Elevations - North and East - With Outline of Existing 1440\_PL202 Rev B  
Proposed Site Elevations - South and West 1440\_PL201 Rev A  
Proposed Site Elevations - North and East 1440\_PL200 Rev A  
Main Processing Building - Proposed Floor Plan 1440\_PL120 Rev A  
Buffer, PDST & SRB Feed Tanks + Gas Upgrade & Supply - Plans and Elevations 1440\_PL303 Rev B  
Pasteurisation Plant, Gas Flare & Boiler - Plans and Elevations 1440\_PL305 Rev B

Surface Water Drainage Strategy SUEZ anaerobic digestion facility, Ellington, Date 12/05/2023 Rev A  
Proposed Drainage Layout Drawing number 230404 –KRD-XX-EX-DR-C-0502 Rev P01 dated 12.05.2023  
Drainage Details Sheet 1 Drawing number 230404 –KRD-XX-EX-DR-C-0510 Rev P01 dated 12.05.2023  
Drainage Details Sheet 2 Drawing number 230404 –KRD-XX-EX-DR-C-0511 Rev P01 dated 12.05.2023  
Drainage Details - Sheet 3 Hydrobrake And Pond Long Section 230404 –KRD-XX-EX-DRC-0512 Rev P01 dated 12.05.2023  
Drainage Details Sheet 4 Drawing number 230404 –KRD-XX-EX-DR-C-0513 Rev P01 dated 12.05.2023  
Drainage Sections - Wet Well And Pumping Station 230404 –KRD-XX-EX-DR-C-0514 Rev P01 dated 12.05.2023  
Drainage Long Sections 230404-KRD-XX-ZZ-DR-C-0515 dated 12th May 2023

Preliminary Ecological Appraisal by Wood Group UK Limited, June 2022.  
Technical Note: Suez Ellington Anaerobic Digester Plant Ecological Impact Assessment by WSP Environment & Infrastructure Solutions UK Limited March 2023.  
Air Quality Assessment Wood Group UK Limited, June 2022.

Reason: For the avoidance of doubt and in the interests of proper planning, and to achieve a satisfactory form of development in accordance with the National Planning Policy Framework and the Local Plan.

03. Prior to first occupation details of the adoption and maintenance of all surface water drainage features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

REASON: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime.

04. Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

REASON: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

05. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework and Policies TRA 1 and TRA 2 of the Local Plan.

06. The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

Reason: In the interests of amenity and highway safety, in accordance with the National Planning Policy Framework and saved Policies TRA 2 and QOP 2 of the Local Plan.

07. Noisy Working Hours

During the demolition and construction phase of the development, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300.

Reason: To protect residential amenity and provide a commensurate level of protection against noise

08. Construction Delivery / Collection hours

Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours:  
Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

#### 09. Potentially Contaminated Land

The construction phase of the development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

a) A site investigation (Phase 2) shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

#### 10. Contaminated Land Verification Report

Prior to the development being brought into use, the applicant shall submit a full closure (Verification Report) report to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

[Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

#### 11. Contamination not Previously Discovered

If during redevelopment contamination not previously considered within any statement / report that has received the approval of the Local Planning Authority is

identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority - the written method statement must be written by a competent person. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Competent Person has the same definition as defined within the National Planning Policy Framework (NPPF) 2021.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

#### 12. Further Assessment of Ground Gas Risk

The hereby approved anaerobic digestion facility must not be constructed above damp proof course level until Parts A and B of this condition are fully satisfied.

a) A site investigation (Phase 2) shall be carried out to fully and effectively characterise the nature and extent of any ground gas (land contamination) risk to human health (as recommended in the approved Phase 1 report). It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the ground gas (land contamination) risk to human health affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

#### 13. Ground Gas Verification Report

The development hereby permitted shall not be brought into its final approved use until two full copies of a full closure (Verification Report) report shall be submitted and approved by the Local Planning Authority. The report shall provide verification that the required works regarding ground gas (land contamination) risk to human health have been carried out in accordance with the approved Method Statement(s). The results of the verification assessment shall be included in the closure report to demonstrate that the required remediation has been fully met in accordance with current guidance. The results of the verification assessment shall be included in the closure report to demonstrate that the required remediation has been fully met in accordance with current guidance.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

#### 14. Demolition/Construction Method Statement

Development shall not commence until a Demolition and Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition/ construction period. The Demolition and Construction Method Statement and plan shall, where applicable, provide for:

- i. site contact details - name, telephone number etc;
- ii. details of temporary traffic management measures, temporary access, routes and vehicle types and total vehicle numbers;
- iii. vehicle cleaning facilities;
- iv. the parking of vehicles of site operatives and visitors;
- v. the loading and unloading of plant and materials;
- vi. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

#### 15. Implementation of car parking area

The development shall not be brought into use until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

#### 16. Means of vehicular access

Means of vehicular access to the permitted anaerobic digestion facility shall be from the existing access to the A1068 road only

Reason: In the interests of highway safety, in accordance with the National Policy Framework and Policy TRA2 of the Northumberland Local Plan.

#### 17. Implementation of cycle parking

The development shall not be brought into use until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times

Reason: In the interests of highway safety, residential amenity, and sustainable development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

#### 18. Implementation of EV Charging

Prior to occupation the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

#### 19. Full Travel Plan

Twelve months after first occupation of the development, details of a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details. This Full Travel Plan must include:

- I) details of and results from an initial staff travel to work survey;
- II) clearly specified ongoing targets for staff travel mode shares;
- III) a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- IV) a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policies TRA 1 and TRA 2 of the Northumberland Local Plan.

#### 20. Details of refuse storage strategy

The development shall not be brought into use until details of a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangements for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use.

Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

#### 21. Total Vehicle Movement Restrictions

The total number of all vehicular movements entering the wider site daily for all movements associated with construction and operation shall not exceed 150 movements in any direction when measured as a maximum figure subject to an average daily figure over each three calendar month period of 125.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

#### 22. Permanent Vehicle Cleaning Facilities

Notwithstanding the details submitted in the application the site shall be installed with an effective permanent wheel wash within three months of the date of this

permission. The wheel wash shall be retained and used for all vehicles leaving the site for the duration of works on site.

Reason: In the interests of the highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 if the Northumberland Local Plan.

23. Prior to the commencement of works on the construction of the Anaerobic Digester facility a Dust Management Plan, as per the recommendation within the Air Quality Assessment Wood Group UK Limited, June 2022 for the operation and management of the facility shall be submitted for the prior approval of the planning authority and therefore complied with at all time.

Reason: To ensure the development is consistent with NPPF 180 and Local Plan Policies POL2 and ENV2 (4d).

24. Biodiversity Design and Management Plan:

No development shall take place until a Biodiversity Design and Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include details for the creation of species-rich neutral grassland within the site and tree and shrub planting along the eastern site boundary and access road. The details will cover;

- i) Purpose and conservation objectives of the proposed works.
- ii) Extent and location/are of proposed works shown on appropriate scale maps.
- iii) Detailed working methods to establish the habitats.
- iv) Timetable for implementation.
- v) Details of initial aftercare and long-term maintenance (including an annual work plan).
- vi) Details for monitoring and remedial measures.

The Biodiversity Design and Management Plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To conserve and enhance local biodiversity in line with NPPF para. 180 and Local Plan Policy ENV2.

## **Informative**

Highway condition survey

You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).

Reminder to not store building material or equipment on the highway

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the StreetWorks team on 0345 600 6400 for Skips and Containers licences.

Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway

Habitat Creation



A species-rich grassland mix is now produced in Northumberland from seed harvested within grassland SSSIs in the Northumberland National Park, which can be bought through British Wildflower Seeds. It has a high proportion of yellow rattle, which is helpful to its establishment in existing grasslands <https://britishwildflowermeadowseeds.co.uk/collections/wildflower-meadowseeds/products/northumberland-meadow-seed-mix>

A list of suitable trees is available online from Northumberland Wildlife Trust <https://www.nwt.org.uk/what-we-donews-and-publications/publications> Please note it is no longer recommended to include Ash in planting schemes due to the prevalence of ash die back disease (Chalara). Native hedgerows should comprise a minimum of 50% hawthorn (*Crataegus monogyna*) mixed with other species such as elder (*Sambucus nigra*), blackthorn (*Prunus spinosa*), crab apple (*Malus sylvestris*), hazel (*Corylus avellana*) and holly (*Ilex aquifolium*).

#### Good practice during construction

To avoid and mitigate potential impacts on biodiversity during construction the following best practices should be implemented:

- i) To protect trees and hedgerows retained on and adjacent to the site, all works should be carried out in accordance with the guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations British Standards Institution, 2012, including the use of protective fences/barriers.
- ii) A pre-commencement check for nesting birds should be undertaken by a suitably experienced ornithologist if tree removal and shrubby vegetation clearance is undertaken between March and August inclusive.
- iii) During site clearance Reasonable Avoidance Measures for amphibians and reptiles should be implemented, including hand-searches by the project ecologist and supervised vegetation removal.
- iv) Any excavations left open overnight will have a means of escape for wildlife that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- v) Contractors should be aware of the potential to spread invasive non-native plant species either from or onto the site and take appropriate biosecurity measures to avoid this, guidance on what to do can be found here <https://www.nonnativespecies.org/what-can-i-do/training/site-workers/>.
- vi) All works on site should adhere to the Pollution Prevention Guidance for Businesses provided by DEFRA and the Environment Agency. For further information follow the link: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>

#### Sensitive Lighting Scheme:

External lighting should be designed in consultation with the project ecologist and follow guidance set out the Institution of Lighting Professionals Guidance Note 8: Bats and artificial lighting (08/18) (<https://theilp.org.uk/publication/guidance-note-8-batsand-artificial-lighting/>) to minimise light spill on to adjacent habitats.

#### LLFA

Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt/concrete.

Further information can be found here - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7728/pavingfrontgardens.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf)

In addition, the development should explore disconnecting any gutter down pipes into rainwater harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality

**Date of Report:**

**Authorised by:**

**Date:**

**Background Papers:** Planning application file(s) 22/03153/FUL