

## **LOCAL IMPACT REPORT**

**PLANNING INSPECTORATE REFERENCE: EN010088**

**WEST LINDSEY DC REFERENCE: 139554**

**PROPOSAL: Peaking Plant Project**

**LOCATION: West Burton C Power Station (District of Bassetlaw)**

**APPLICANT NAME: EDF Energy**

**DEVELOPMENT TYPE: National Infrastructure**

**CASE OFFICER: Ian Elliott**

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### **Site description and surroundings/location**

The application site is within the confines of the existing West Burton Power Site which comprises numerous large buildings and chimneys of different height and width. The site is approximately 200 metres from the Bassetlaw/West Lindsey District boundary with Gainsborough and Lea the nearest settlements.

### **Details of the proposal**

The development is for a gas-fired Peaking Plant producing up to 299MW of electricity

### **Relevant history:**

The site is within the Bassetlaw District therefore all relevant planning history will be held by Bassetlaw District Council.

West Lindsey Involvement:

136207 - Written enquiry for PINS scoping opinion - proposed peaking plant project at West Burton C Power Station - ref: EN010088 - 24/05/17

137032 - Informal Consultation on the Draft Development Consent Order for a new gas-fired peaking plant power station of up to 299 megawatts at existing power station site, to be known as West Burton C – 17/11/17

### **Representations:**

WLDC Conservation Officer:

I am pleased to see the visual images from locations where heritage assets may be affected. I have considered these and confirm that although the proposed development is quite large, the impact is not likely to be a harmful one, but of the two options proposed, I would favour the option with one larger tower, rather than the option with five towers, particularly in respect of views from the Gainsborough riverside conservation area and the views from Knaith Hall and its setting.

LCC Highways Officer:

The proposal does not impact Lincolnshire's highways.

## **Relevant Planning Policies:**

### Local Policy

The statutory development plan for the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 comprises the adopted plan within the Bassetlaw District Core Strategy (December 2011). The development plan for West Lindsey in the Central Lincolnshire Local Plan 2012-2036 adopted on 24<sup>th</sup> April 2017. The relevant policies are:

LP1 A Presumption in Favour of Sustainable Development  
LP2 The Spatial Strategy and Settlement Hierarchy  
LP13 Accessibility and Transport  
LP14 Managing Water Resources and Flood Risk  
LP17 Landscape, Townscape and Views  
LP25 The Historic Environment  
LP26 Design and Amenity  
LP38 Protecting Gainsborough's Setting and Character

### National Policy

National Planning Policy Framework  
National Planning Practice Guidance  
Overarching National Policy Statement for Energy (EN-1)

## **Main issues**

- Visual Impact
- Heritage
- Highways
- Noise

## **Assessment:**

### Visual Impact

Chapter 10 (LVIA) of the Environmental Statement and a number of viewpoints photographs assesses the landscape and visual impact of the construction and operational stage of the development on West Lindsey. The impact is classified as very low at both stages.

West Burton Power Station has been a prominent historical site within the local landscape for many years as you look across towards the District of Bassetlaw. The Power Station and its high structures can be viewed from short and long distance locations within West Lindsey.

The proposed Peaking Plant will either have a single wide chimney or five narrow chimneys and is proposed to be located to the north east and adjacent the existing Power Station site. The Peaking Plant will be viewed in context with its Power Station setting and although it will cumulatively widen the high level built form of the overall site it is considered that it will not have a significant harmful visual impact on West Lindsey. It is considered that the

single chimney proposal would be more acceptable in terms of visual amenity harm than the five chimney proposal

### Heritage

Chapter 10 (LVIA) and 14 (Cultural Heritage) of the Environmental Statement alongside appendix 14a and appropriate viewpoint photographs assesses the impact on the closest heritage assets at Gainsborough and Knaith. Although the application site is in a neighbouring district its scale and mass could still have a harmful impact on the Gainsborough Riverside Conservation Area plus the setting of a number Listed Buildings on the western edge of Gainsborough and Knaith Hall, Knaith.

The authority's Conservation Area has welcomed the statement and associated photo viewpoints and has concluded that the impact of the development *'is not likely to be a harmful one, but of the two options proposed, I would favour the option with one larger tower, rather than the option with five towers, particularly in respect of views from the Gainsborough Riverside conservation area and the views from Knaith Hall and its setting'*.

It is therefore considered that the proposal is unlikely to have an unacceptable heritage harm. It will therefore preserve the setting of listed buildings and the character and appearance of the Gainsborough Riverside conservation area. It is requested that the single chimney option would be more appropriate than the five chimney option.

### Highways

Chapter 8 (Transport and Traffic) of the Environmental Statement considers the construction, operational and decommissioning phases of the development. The chapter concludes that impact of the development on the highway network will be small to minimal.

The Highways Officer at Lincolnshire Council has no objections in regards to the impact of the development on highway safety grounds.

### Noise

Chapter 8 (noise and vibration) of the Environmental Statement identifies three receptor locations in the West Lindsey District. These are:

- 194 Lea Road, Gainsborough (ML5)
- Green Lane, Lea (ML6)
- Knaith Hall, Knaith (ML7)

The noise levels during the construction and operational phase will have an extremely negligible noise impact on West Lindsey and will not impact on the living conditions of the residents in Gainsborough, Lea and Knaith.

### Concluding Statement

Having assessed the submitted documents it is considered that the proposed peaking plant will not have a harmful impact on West Lindsey. However the

preferred West Lindsey option is the single chimney proposal which will limit any increased cumulative impact caused by the five chimney proposal.

**Prepared by:** Ian Elliott (Senior Development Management Officer)

**Signed:** 

**Date:** 15th November 2019