

PINS Ref no.	EN010088
Application Type	National Strategic Infrastructure Project – Local Area Impact Report
Site Address	Land to the north of the West Burton B Power Station, West Burton
Proposal	NSIP for a development consent order for a gas fired power station with a gross electrical output capacity of up to 299MW of energy
Case Officer	Dylan Jones – Major Projects Planner
Recommendation	Raise no objections to the scheme
Authorising officer	<div style="display: flex; align-items: center;"> <div style="background-color: black; width: 150px; height: 40px; margin-right: 20px;"></div> <div> <p>Head of Regeneration Service</p> <p><i>20 November 2019</i></p> </div> </div>

THE NSIP PROPOSAL

DETAILS OF THE PROPOSAL

EDF Energy is applying to the Secretary of State for the construction, operation and the decommissioning of a gas fired power station with a gross electrical output capacity of up to 299MW of energy. It is understood that the proposal is to comprise of the following:

- Up to 5 open cycle gas turbine units and associated generators, potentially housed within buildings with stacks, transformers, air filter and exhaust diffusers;
- Associated switchgear and ancillary equipment; and
- Auxiliary closed loop cooling equipment/system
- The proposed site is to the north of the existing West Burton B power station on a parcel of land that is 32.8 hectares. It is understood that 16.5ha of this will constitute the built development with 3.4ha of that land being the power station itself. The remainder of the land will be for landscaping and ecological enhancements.
- It is understood that should the development order be granted in early 2020 that the power station would be likely to be in operation by 2023 and it would have a 40 year lifetime.

SITE DESCRIPTION AND SURROUNDINGS/ LOCATION

The site lies to the west of the river Trent directly adjacent to the existing West Burton B power station.

West Burton Power Station lies in a countryside location within the district of Bassetlaw adjacent to the River Trent and is one of two existing power station complexes in close proximity to each other. The site itself is developed with all of the paraphernalia associated with a power station which is visible from a number of miles from the site and also in the context of the Cottam Power Station which lies further down the Trent from this site.

The West Burton power station complex rises up from the banks of the river Trent with the village of West Burton being directly to the west. To the south, the village of Sturton le Steeple exists, with the village of South Wheatley to the west. These villages are designated as Rural Service Centres in the Bassetlaw Core Strategy where only limited growth is expected to occur. The nearest settlement to the north is Bole which is a small village and considered by the Council to be unsuitable for any future growth. Further north in the district of Bassetlaw, lies Saundby which is another small village with the settlement of Beckingham being further north and designated as a Rural Service Centre. The existing West Burton complex is visible from all of the above villages.

To the east of the existing power station complex and over the river Trent lies the settlements of Lea and Gainsborough which fall within the district of West Lindsey over the county boundary in Lincolnshire. Gainsborough is the main administrative town in the district of West Lindsey which acts as a local centre for a number of the residents of the rural northern part of Bassetlaw.

RELEVANT PLANNING HISTORY AND ANY ISSUES ARISING

The following planning permissions apply to this site:

Application number	Proposal	Decision
16/00954/FUL	Proposed 49MW Battery Storage Facility	Approved on 30 September 2016
19/01236/HAZ	Hazardous Substances Consent for the Storage of Various Hazardous Substances - Propane and Oxygen Bottle Store to be Relocated	Approved on 29 October 2019
16/01441/CDM	Nottinghamshire County Council Application for the Proposed Use of Ash Processing Plant	Approved on 7 November 2016
16/01262/HAZ	Hazardous Substances Consent for the Storage of Various Hazardous Substances	Approved on 22 December 2016
13/00191/VOC	Variation of Condition 2 of P/A 08/09/00002 - Car parking and Temporary Offices to be Replaced by Species Rich Grassland	Approved on 16 April 2013
12/01750/CDM	Nottinghamshire County Matter Application To Remove Condition 5(b) OF P.A 52/10/00003 To Allow For The Supplemental Delivery Of Pulverised Fuel Ash (PFA) For Processing From Cottam Power Station	Approved on 15 January 2013
08/11/00004	Nottinghamshire County Council application to vary condition 10 of planning permission 08/09/00001 to allow PFA resulting from electricity generation or processing in the STI plant at west burton power station to be deposited on or recovered from the site.	Approved on 12 July 2011
08/10/00009/V	Nottinghamshire county matter application to amend condition 7 of p.a 08/01/00001 to allow pulverised	Approved on 26 October 2010

	fuel ash that has been processed to be deposited on or recovered from site	
08/09/00002	Retention of landscape and creative conservation works involving the re-use of construction spoil in association with the construction of west burton b power station	Approved on 7 May 2009
08/09/00001	Nottinghamshire County Council application for proposed modifications to Bole lngs ash disposal site	Approved on 23 September 2009.
08/01/00001	Modify conditions issued under section 36 of the electricity act 1989 and the town and country planning act 1990	Approved on 12 September 2003
08/91/00005	Proposed ash disposal facility	Approved on 21 July 1993
08/86/00002	Drilling of borehole and erect fencing	Approved on 21 April 1986
08/76/00005	Disposal of power station ash	Approved on 21 July 1976

The detailed history for the site shows that the land within the holding of the power station has been used for energy generation purposes for a significant amount of time. No issues are expected to arise from any of the previous permissions granted on this site which would impact on the scheme now under consideration.

RELEVANT DEVELOPMENT PLAN POLICIES, SUPPLEMENTARY PLANNING GUIDANCE OR DOCUMENTS, DEVELOPMENT BRIEFS OR APPROVED MASTER-PLANS AND AN APPRAISAL OF THEIR RELATIONSHIP AND RELEVANCE TO THE PROPOSALS

The Bassetlaw Core Strategy and Development Management Policies DPD was adopted in December 2011 and provides the development vision for the district until 2028. The Council is of the opinion that the strategic policies as contained in the Core Strategy are now out of date as they have not been reviewed in the last 5 years as required by paragraph 33 of the NPPF as the Council is currently working on a new style local plan. Therefore, it is the Council's opinion that all strategic policies carry limited weight in the decision making process at present and the new local plan has not progressed sufficiently in the adoption process for it to be given weight currently in decision making.

The following core strategy policies are considered to apply to the consideration of this scheme:

Policy CS1 – Settlement Hierarchy

The distribution of new development in Bassetlaw, over the period covered by this Core Strategy, will be in accordance with the aims of the settlement hierarchy (i.e. to ensure that the scale of new development is appropriate in relation to the size, function and regeneration opportunities of each tier). It will contribute to the achievement of the visions for each place as set out in policies CS2 to CS9.

Until the adoption of the Site Allocations DPD, development in the settlements identified in the hierarchy will be restricted to the area inside defined Development Boundaries (see Proposals Map) and to that which is subject to the proviso below.

Over the plan period, additional permissions may be granted where sites meet the

affordable housing or community infrastructure exceptions criteria in policies CS5-CS9 or it is demonstrated to the Council's satisfaction that a development proposal will be of benefit in: i. addressing a shortfall in the District's five-year housing supply or its employment land supply; or ii. delivering the Council's strategy for a specific settlement (particularly where allocated or permitted sites are failing to come forward as anticipated); or iii. delivering new or improved services or facilities for a local community (with that community's explicit support).

Settlement classification	Settlement
<p>SUB-REGIONAL CENTRE</p> <p><i>The primary town within Bassetlaw. The focus for major housing, employment and town centre retail growth (Policy CS2).</i></p>	<p>Worksop</p>
<p>CORE SERVICE CENTRE</p> <p><i>The focus for levels of housing, employment and town centre development to maintain and enhance its wider service role and market town character (Policy CS3).</i></p>	<p>Retford</p>
<p>MAIN REGENERATION SETTLEMENT</p> <p><i>A regeneration opportunity town and a focus for development that will drive a step change in the nature of the settlement (Policy CS4)</i></p>	<p>Harworth Bircotes</p>
<p>LOCAL SERVICE CENTRES</p> <p><i>Settlements with smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth (Policies CS5; CS6; CS7).</i></p>	<p>Carlton in Lindrick/Langold</p> <p>Tuxford</p> <p>Misterton</p>
<p>RURAL SERVICE CENTRES</p> <p><i>Rural settlements that offer a range of services and facilities, and the access to public transport, that makes them suitable locations for limited rural growth (Policy CS8)</i></p>	<p>Beckingham Blyth Clarborough/ Hayton Cuckney Dunham East Markham Elkesley Everton Gamston Gringley-on-the-Hill Mattersey Misson Nether Langwith North Leverton North and South Wheatley Rampton Ranskill Sturton- leSteeple Sutton-cumLound Walkeringham</p>
<p>ALL OTHER SETTLEMENTS</p> <p><i>Rural settlements that have limited or no services and facilities or access to public transport and which are unsuitable for growth (Policy CS9).</i></p>	<p>See Appendix 4 for further details</p>

The site lies in a countryside location and as such the requirements of policy CS9 of the Core Strategy apply.

POLICY CS9: ALL OTHER SETTLEMENTS

This policy applies to all settlements not mentioned in policies CS1 - CS7. A list of these settlements is provided in Appendix 4.

A. Housing

Proposals for the development of housing within these settlements, other than for conversions or replacement dwellings in line with Policies DM2 and DM3, will not be supported.

All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of the District's rural affordable housing targets. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of rural affordable housing.

B. Economic Development

Developments which deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses, and in line with policies DM1 - DM3 and other material considerations, will be supported.

See also Policy DM7.

C. Community Infrastructure

Proposals for the provision of rural community services and facilities will be supported where they are of a scale appropriate to, and accord with the role of, the settlement; where need and viability is proven to the Council's satisfaction; and where explicit community support is demonstrated.

Proposals that will result in the loss of sites or premises currently, or previously, used for services and facilities will not be supported unless:

- i. alternative provision, with explicit community support, of equivalent or better quality will be provided and made available prior to commencement of redevelopment; or***
- ii. it is evident that there is no reasonable prospect of the service or facility being retained or resurrected; and***
- iii. it is evident that the service or facility is no longer viable; and***
- iv. there is little evidence of local use of that service or facility.***

Applicants will be expected to demonstrate to the Council's satisfaction that all reasonable efforts have been made to sell and let the site or premises for its existing or another community use/service at a realistic price for a period of at least 12 months.

Policy CS9 makes it clear that development which provides rural employment opportunities and is of a scale and type appropriate to the surrounding land uses can be supported. The proposed power station will provide both construction related employment and also employment when it is operational and lies adjacent to the existing West Burton Power Station, so is considered to be an appropriate form of development in this locality subject to it complying with the requirements of the specific Development Management policies as contained in the plan.

The following Development Management Policies are considered relevant to the consideration of this proposal:

POLICY DM1: ECONOMIC DEVELOPMENT IN THE COUNTRYSIDE

This policy applies to any area outside a Development Boundary (which includes those settlements covered by policy CS9).

A. General Principles

Proposals for standalone economic development (e.g. tourist attractions; equine enterprises; rural business) in rural areas will be supported where they can demonstrate that:

- i. any necessary built facilities will be provided by the re-use of existing buildings or, where the re-use of existing buildings is not feasible, new buildings are located and designed to minimise their impact upon the character and appearance of the countryside;***
- ii. the development requires the specific location proposed and there are no other suitable sites in, or close to, settlements covered by policies CS2-CS8 or on brownfield land;***
- iii. they are viable as a long-term business;***
- iv. the scale, design and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses;***
- v. where the proposal includes a retail use, it is demonstrated that this will not have an adverse impact on the vitality or viability of local centres; rural service centres; and shops and services in surrounding villages; and***
- vi. they will not create significant or exacerbate existing environmental or highway safety problems.***

B. Farm Diversification

Proposals to diversify the range of activities operating on a farm will be supported where it can be demonstrated that they meet the above criteria and that the diversification proposal is required to support the continued viability of the existing farming enterprise.

The policy is intended to control rural business uses, tourism uses and equine uses but it can be argued that its requirements are applicable to the power station proposal. The policy states that new buildings should be located so as to minimise their impact on the surrounding area, it has to be demonstrated that they have to be in the proposed location and they will not exacerbate existing environmental or highway issues.

This proposal on its own would be a form of development that would be visually intrusive and not in keeping with the rural character and appearance of the area. However, when considered in the context of the existing West Burton Power Station which is a large site with a range of tall and dominant buildings in it, the proposal could be considered to be in keeping and would be seen in the same context in the surrounding landscape. The Council's Environmental Health Team and the Nottinghamshire County Highway Authority have confirmed that they have no objections to this scheme on pollution, air quality, noise and highway impact grounds, therefore the proposal would meet the requirements of part iv) of the policy.

POLICY DM4: DESIGN AND CHARACTER

A. Major Development Principles

All major development proposals will need to demonstrate that they:

- i. make clear functional and physical links with the existing settlement and surrounding area and have not been designed as 'standalone' additions. Where physical links cannot be made (e.g. for reasons of third party land ownership) provision must be made such that they can be provided in future should the opportunity arise;***
- ii. complement and enhance the character of the built, historic and natural environment;***
- iii. are of a scale appropriate to the existing settlement and surrounding area and in line with the levels of proposed growth for that settlement as set out in policies CS1-CS9; and***
- iv. provide a qualitative improvement to the existing range of houses, services, facilities, open space and economic development opportunities.***

Where neighbouring or functionally linked sites will come forward together within the timeframe of this DPD, the Council will expect applicants to work together with the Council to ensure that any proposals are, or can be, properly integrated and will provide complementary development.

Proposals for major residential or mixed-use development will be expected to demonstrate that they score well (allowing for site constraints where applicable) against the design principles established in the Building for Life guidance and any subsequent or complementary best practice guidance on design and place making by the Commission for Architecture and the Built Environment (CABE) or comparable organisation.

B. General Design Principles

Individual development proposals, including single buildings, changes of use or extensions to existing buildings, will only be accepted where they are of a high-quality design that addresses the relevant areas below:

i. Local character and distinctiveness

New development, particularly backland and infill development, should respect its wider surroundings, in relation to historic development patterns or building/plot sizes and forms; density; and landscape character.

ii. Architectural quality

New development should respect its context, without resorting to negative pastiche³¹ architecture, in terms of density, height, scale, mass, materials and detailing. Developments in prominent positions at 'gateways' to settlements or town centres will be of particularly high-quality design that will serve to reinforce a positive perception about the quality of place.

iii. Public realm

New development should support stimulating and safe streets and public spaces, with active frontages at ground level to public spaces; have appropriate landscaping and boundary treatments (retaining historic walls and hedgerows); integrate crime prevention measures where this will not compromise the other principles of good design; and provide useable and functional open space.

iv. Accessibility

New development should ensure that all people, including those with disabilities, can easily and comfortably move through and into it; prioritise safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; establish both visual and functional relationships between the different parts of a development and between the development and its wider setting.

v. Amenity

New development should ensure that it does not have a detrimental effect on the residential amenity of nearby residents; provides a decent standard of private amenity space; allows adequate space for waste and recycling storage and collection; and is not to the detriment of highway safety.

vi. Carbon reduction

New development will need to demonstrate that careful consideration has been given to minimising CO2 emissions and measures that will allow all new buildings in Bassetlaw to adapt to climate change. Such measures include, but are not limited to: use of suitable construction materials; site layout and building orientation that makes best use of passive heating and cooling, natural light and natural ventilation; minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure.

Account will also be taken of any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council and Bassetlaw's Landscape Character Assessment. Where there is obvious tension between the requirements listed above, due to the sensitivity of the location of certain sites, the Council will work with applicants and local residents to achieve a balanced solution. Some factors are likely to outweigh others in reaching a decision in such cases.

Part a) of the policy provides criteria on major residential development schemes and as such, is not applicable to this scheme.

Part b) of policy DM4 provides criteria that must apply to all schemes. It states that the impact of a scheme must be positive on local character and distinctiveness and the architectural quality must respect its context and be of a good design. Part iii), iv) and vi) of policy DM4 which relates public realm, accessibility and carbon reduction from all buildings do not apply to this proposal.

The proposal is for a power station complex where a range of functional buildings are proposed. These types of buildings tend not to be attractive and have a negative impact on the area that they are located in. However, when this scheme is viewed in the context of the existing West Burton Power Station and the impact that it has on the surrounding area, then it can be argued that the proposed buildings are appropriate in terms of their function and are in keeping with what is in the surrounding area. Whilst an additional power station on site will impact on the character and appearance of the surrounding area, it will be viewed in the context of the existing power station and once built, the impact when viewed from the surrounding area will be negligible.

Part v) to policy DM4 requires schemes to not have a detrimental impact on the residential amenity of the closest residential properties. The proposed buildings are of a sufficient distance from the nearest residential properties so as to not appear any more dominant than the existing buildings on the power station site and the Council's Environmental Health Team is satisfied from the applicant's submission that suitable measures are in place to control the development so that it is not harmful to local residents in terms of noise or emission impact.

Having regards to the above, it is considered that the proposal can be designed and operated so that it meets the requirements of policy DM4 of the Core Strategy.

POLICY DM7: SECURING ECONOMIC DEVELOPMENT

A. Future Development Proposals

Particular support will be given to economic development³⁴ proposals that are able to:

i. harness the educational and research potential of North Nottinghamshire College; and/or

ii. guarantee employment programmes for local residents that provide opportunities for training and development and will contribute to raised workforce skills levels within the District; and/or

iii. deliver, or contribute to, opportunities for the growth of indigenous businesses; and/or

iv. bring significant, good quality inward investment opportunities to the District; and/or v. Support and utilise growth opportunities in connection with Robin Hood Airport.

New employment allocations will be expected to deliver, or provide opportunities for the development of, starter units and grow on space for small and medium-sized enterprises.

B. Existing Sites

All sites allocated for Economic Development uses in the Site Allocations DPD and existing, or vacant former, employment sites will be protected for economic development purposes.

Notwithstanding the bullet points below, proposals to re-develop a protected economic development site for non-economic development uses, will usually be expected to be for mixed-use development, ensuring the minimum amount of non-economic development uses is proposed to support and deliver the redevelopment of the site for economic development purposes.

Proposals for the redevelopment of protected sites for any other use will only be supported, in line with the Spatial Strategy policies, where:

i. the Council's most up-to-date employment land assessment(s) recommends their release for another purpose; or

ii. it can be demonstrated to the Council's satisfaction that a site is no longer capable of accommodating economic development uses (e.g. due to its location or for reasons of development viability); or

iii. it can be demonstrated to the Council's satisfaction that redevelopment would offer significant benefits to the local area; or

iv. the site has been allocated for redevelopment for mixed or non-economic development uses through the Site Allocations DPD.

Proposals for non-economic development uses on protected sites based on claims of development viability will need to be accompanied by:

v. evidence that all reasonable efforts have been made to sell and let the site or premises for economic development purposes at a realistic price for a period of at

least 12 months; and

vi. a detailed viability assessment. (Where there is dispute between the Council and the applicant about the conclusions of the assessment, it will be considered by an independent assessor, to be agreed with the applicant, at the applicant's reasonable expense. This criterion will also apply to proposals, based on claims of development viability, for economic development uses in locations that conflict with national policy).

If the site is outside a Development Boundary, please see also Policy DM3.

It is considered that this scheme will meet the requirements of parts iii and iv of part A of policy DM7. Part B of the policy is not applicable to this scheme.

POLICY DM8: THE HISTORIC ENVIRONMENT

Support will be given to development proposals or regeneration schemes (particularly in central Worksop, Retford and Tuxford) that protect and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Support will also be given to proposals from the Welbeck Estate for the re-use of heritage assets, where these will result in the enhancement of the assets. Such proposals must recognise the significance of heritage assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (including any site specific development briefs that may be found within them), archaeological reports and other relevant studies.

A. Definition of Heritage Assets

Designated heritage assets in Bassetlaw include:

- i. Listed Buildings (including attached and curtilage structures);*
- ii. Conservation Areas;*
- iii. Scheduled Monuments; and*
- iv. Registered Parks and Gardens.*

Non-Designated assets in Bassetlaw include:

- v. Buildings of Local Interest;*
- vi. Areas of archaeological interest; vii. Unregistered Parks and Gardens³⁷; and viii. Buildings, monuments, places, areas or landscapes positively identified as having significance in terms of the historic environment.*

B. Development Affecting Heritage Assets

There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.

Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.

The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset. Development proposals

within the setting of heritage assets will be expected to consider:

- i. Scale;***
- ii. Design;***
- iii. Materials;***
- iv. Siting; and***
- v. Views away from and towards the heritage asset.***

C. Change of Use Affecting Heritage Assets

The change of use of heritage assets, including Listed Buildings and buildings in Conservation Areas, will only be permitted where the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building. Evidence supporting this will be submitted with proposals. New uses that adversely affect the fabric, character, appearance or setting of such assets will not be permitted.

D. Shopfronts

Proposals for replacement shopfronts, or alterations to shopfronts, affecting heritage assets will be expected to ensure that traditional shopfronts are retained wherever possible irrespective of the use of the property. New shopfronts will be expected to utilise traditional materials such as timber and be designed to respect the special interest of the building and its setting.

There are a number of listed buildings in the countryside that surrounds the site and also over the other side of the River Trent in Gainsborough which may be affected by this proposal. None of the buildings are close to the existing and proposed power stations, however the enlarged site could impact on the setting of the listed buildings.

The Council's Conservation Officer has been consulted on this scheme and he is of the opinion that due to the distance between the proposed power station to the listed buildings in the surrounding area that the impact on their setting will be minimal and the wider public benefit of providing a facility for energy generation and the related employment and investment potential from it will outweigh any harm generated. The proposal can therefore be considered favourably in relation to policy DM8.

The West Burton A Power Station was the first 2000MW power station built in this Country, and consideration was given as to whether it should be designated as a listed building . However as it is national policy to close down and decommission all coal fired power stations, the listing of the power station would in effect conflict with this aim. Due to this, the owner of the site sought a Certificate of Immunity from listing as a designated building from the Secretary of State. This was granted in 2017 and as such, the West Burton A Power Station can be decommissioned and removed from site when it ceases to operate. Therefore as the West Burton A power station does not have any statutory protection and it will eventually be removed from site, it is not considered that any conflict is causes in terms of harm to its setting.

POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES

A. Green Infrastructure

Development proposals will be expected to support the Council's strategic approach to the delivery, protection and enhancement of multi-functional Green Infrastructure,

to be achieved through the establishment of a network of green corridors and assets (please refer to the Council's Green Infrastructure work for a full list of Green Corridors and Nodes within, and running beyond, the District) at local, sub-regional and regional levels. Particular support will be given to proposals that will further the development of:

- *The Idle Valley Project;*
- *The Trent Vale Partnership;*
- *Sherwood Forest Regional Park.*

Development proposals will be expected to demonstrate, in line with the Council's Green Infrastructure work, that:

- they protect and enhance green infrastructure assets affected by the development and take opportunities to improve linkages between green corridors;*
- where they overlap with or will affect existing green infrastructure nodes or corridors, such assets are protected and enhanced to improve public access and use;*
- where opportunities exist, development proposals provide improvements to the green infrastructure network that benefit biodiversity through the incorporation of retained habitats and by the creation of new areas of habitat; and*
- they provide robust delivery mechanisms for, and means of ensuring the long-term management of, green infrastructure.*

Development that will result in the loss of existing green infrastructure may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost. Where new development may have an adverse impact on green infrastructure, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures (e.g. off-site or through financial contributions for improvements elsewhere) is considered.

B. Biodiversity and Geodiversity

Development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance, including:

- Protected trees and hedgerows;*
- Ancient woodlands;*
- Sites of Special Scientific Interest (SSSI);*
- Regionally Important Geodiversity Sites;*
- Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC));*
- Local and UK Biodiversity Action Plan Habitats (including Open Mosaic Habitats on Previously Developed Land); and*
- Protected Species.*

Development that will result in the loss of such features may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost and which is likely to result in a net gain in biodiversity. Where new development may have an adverse impact on such features, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures is considered. Where sufficient mitigation measures cannot be delivered, compensation measures must be provided as a last resort.

C. Landscape Character

New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment⁴⁴. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.

D. Open Space and Sports Facilities

Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of open spaces and sports facilities. Exceptions may be made if the open spaces or facilities are identified as surplus to demand in a given location and that alternative provision, or a contribution towards new or improved facilities elsewhere, would be preferable. Alternative scheme designs that minimise impact should be considered before the use of mitigation (on-site, off-site or through contributions as appropriate).

New development proposals will be expected to provide functional on-site open space and/or sports facilities, or to provide contributions towards new or improved facilities elsewhere locally, as well as contributions for on-going maintenance, to meet any deficiencies in local provision (when assessed against locally defined standards) that will be caused by the development.

Areas of protected open space will be identified in the Site Allocations Development Plan Document.

This policy requires schemes to restore or enhance habitats and not have a negative impact on the features of recognised importance as listed above and also to be designed and located to be sensitive to the surrounding countryside.

Comments have been given earlier about the impact of the scheme on the local area and these also apply to the requirement of policy DM9. Biodiversity enhancements are proposed within the site and it is considered that the Environmental Statement has correctly considered the impact of the proposal on protected species in the locality both during the construction and the operational phase of the scheme and suitable mitigation is proposed. It is therefore considered that the scheme meets the relevant parts of policy DM9 as listed above.

POLICY DM12: FLOOD RISK, SEWERAGE AND DRAINAGE

A. Flood Risk

Proposals for the development of new units in Flood Zones 2, 3a and 3b that are not defined by national planning guidance⁴⁷ as being suitable for these zones will not be supported while development sites remain available in sequentially superior locations across the District. Reference should be made to the Council's Strategic Flood Risk Assessment when making assessments about likely suitability. Site specific Flood Risk Assessments will be required for all developments in flood risk areas, even where flood defences exist, as defined on the Proposals Map.

Where suitable redevelopment opportunities arise, the Council will require, in liaison with the Environment Agency, the opening up of culverts, notably in Worksop and Retford, in order to reduce the blocking of flood flow routes. Particular support will be given to the Flood Alleviation Scheme for Retford Beck.

B. Sewerage and Drainage

Proposals for new development (other than minor extensions) in:

- i. Beckingham**
- ii. Clarbrough and Hayton**
- iii. East Drayton**
- iv. East Markham**
- v. Harworth Bircotes**
- vi. North Leverton**
- vii. North Wheatley**
- viii. Misterton**
- ix. South Wheatley**
- x. Sturton-le-Steeple**
- xi. Welham**
- xii. Walkeringham**

will only be supported where it is demonstrated to the Council's satisfaction that the proposed development will not exacerbate existing land drainage and sewerage problems in these areas.

All new development (other than minor extensions) will be required to incorporate Sustainable Drainage Systems (SuDS) and provide details of adoption, ongoing maintenance and management. Proposals will be required to provide reasoned justification for not using SuDS techniques, where ground conditions and other key factors show them to be technically feasible.

Preference will be given to systems that contribute to the conservation and enhancement of biodiversity and green infrastructure in the District.

The site lies to the west of the River Trent with the majority of it being in a flood zone 1 location. Part of the site lies in a flood zone 2 area with the remainder in flood zone 3 which is lands at high risk of flooding. Advice on development in this area should be sought from the Environment Agency along with the County as Lead Local Flood Authority on specific local matters and the scheme must be considered in the context of the advice as contained in the NPPF in relation to the sequential test and the appropriateness of developing on land at risk of flooding.

POLICY DM13: SUSTAINABLE TRANSPORT A. General Principles

Development proposals will be expected to:

- i. Minimise the need to travel by private car;**
- ii. Provide linkages, or develop new, footways, cycle paths and bridleways giving access, to key local facilities (especially town centres); and**
- iii. Provide appropriate facilities to support access to high-quality public transport.**

Optimisation of the highway network and highway capacity improvements should only be considered once the above criteria have been addressed.

B. Nottinghamshire Local Transport Plan

Development proposals will be required to be consistent with, and contribute to the implementation of, the Nottinghamshire Local Transport Plan. Proposals will not be supported where they will prevent the implementation of schemes identified in the Nottinghamshire Local Transport Plan. Reference should be made to this Plan when considering new proposals.

C. Parking Standards

Residential development proposals will be expected to demonstrate accordance with local parking standards through the provision of the necessary levels of cycle, motorcycle and car parking facilities.

Non-residential parking should be provided in line with the 6Cs Highway Design Guide adopted by Nottinghamshire County Council on 1 April 2009.

A reduction in parking provision will be considered where it is demonstrated that this will not impact adversely on the surrounding area (notably in relation to an increase in on-street parking) and is in the interest of sustainable development, especially in terms of encouraging the use of walking, cycling and/or public transport.

This policy requires proposals to minimise the need to travel by private car and to ensure that schemes are accessible to high quality public transport. In assessing this scheme, consideration should be given to the provision of a travel plan for the users of the site and consideration given as to whether sustainable travel options are available to the site or whether these can be provided. It is expected that Nottinghamshire County Council will be approached to comment in relation to this aspect as travel plans and public transport are their remit.

Sturton Neighbourhood Plan

The plan went through its referendum on the 11th February 2016. The plan is currently being reviewed to meet the two year review requirements that exists in the NPPF and until the review has been carried out and agreed, the weight apportioned to the Neighbourhood Plan is limited.

The following policies are considered to be relevant to this proposal:

Policy 1 – Sustainable Development

1. All development over the Plan period will be required to minimise its environmental impact and, where applicable, to improve access to the countryside and open spaces for residents.

2. Development proposals will be supported:

- a) at a scale and in locations that accord with policies set out in the Sturton Ward Neighbourhood Plan where it can be shown that such development would support the continued sustainability and viability of the Plan area,**
- b) where it provides new homes of the type and mix required by local people,**
- c) for new and expanded business premises within and on the edge of the settlements.**

3. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Plan, and shall not cause material harm to the following factors:

- a) The amenity of nearby residential properties; and**
- b) The character and appearance of the part of the Plan area concerned; and**
- c) The integrity, character and appearance**

Policy 2 – Conservation and enhancements of existing natural features

1. Development will be permitted where it fulfils all of the relevant following criteria:

- a) Protects and enhances designated wildlife sites and landscape distinctiveness as identified in Appendix G5; and**
- b) Retains features of high conservation or landscape value including mature trees, hedgerows, species rich grasslands, ponds and wetlands, and woodlands; and**
- c) Introduces or safeguards boundary treatments that are sympathetic to maintaining and enhancing biodiversity on new development or as part of alterations to existing development. Incorporating native species of tree and shrub and provision of bat boxes will be particularly encouraged.**

2. Development on sites either adjoining existing settlements or in the open country side must assess the impact of the proposals upon the local biodiversity. If there is a significant loss of trees and shrubs as part of the development then new provision will be expected elsewhere.

Policy 3 – Design principles

1. New development will be supported where it demonstrates:

- a) where applicable, layouts that maximise opportunities to integrate development with the existing settlements through creating new connections and improving existing ones to and from new development; and**
- b) consideration of local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used; and**
- c) designs that draw up and reflect local character including building design, mass, and the use of traditional and vernacular materials**

- d) that residential development has been designed in accordance with the advice on design, scale and massing in Successful Places: A guide to Sustainable Housing Layout and Design 2013 or any successor documents produced by the District Council.**

Policy 4 – Protecting the historic environment

1. Planning applications will be supported where they preserve or enhance conservation areas, listed buildings and other heritage assets as set out in Appendix K and where they comply with the following criteria:

- a) The development or alteration proposed does not have a detrimental effect on the heritage asset concerned; and**
- b) The heritage asset is sensitively and fully incorporated into the development proposal concerned.**

Policy 12 – Reducing the risk of flooding

1. All development proposals other than residential extensions and other minor development within North Leverton with Hablesthorpe, North and South Wheatley and Sturton le Steeple will be required to demonstrate that:

- a) The development proposed will not have a detrimental impact on the foul and**

surface water drainage infrastructure; and

b) The development proposed does not increase the rate of surface water run –off and increase flood risk in the area.

2. The drainage infrastructure for all development proposals other than residential extensions and other minor development within the Plan area will be required to be designed and constructed such that the development concerned does not increase the level of flood risk in the area, and where appropriate can contribute to the reduction of flood risk.

3. New development proposals will be required to protect existing watercourses and land drainage systems. In circumstances where this approach is impractical the developer will be required to propose a reasonable alternative in accordance with the most up to date local policy.

4. The use of permeable parking spaces and driveways will be supported both in general terms, and in particular where they are associated with a suite of sustainable urban drainage systems associated with the development concerned.

5. New development proposals will be required to incorporate sustainable drainage techniques into their layout and design. In circumstances where this approach is impractical the developer will be required to propose a reasonable alternative in accordance with the most up to date local policy.

The following Supplementary Guidance documents is applicable to this scheme:

- **A Guide to Heritage Impact Assessments. Bassetlaw District Council.**
<http://www.bassetlaw.gov.uk/media/378862/Heritage-Impact-Assessment-Guidance-October-2013-Update.pdf>

There are no emerging or approved Development Briefs or masterplans for this site.

RELEVANT DEVELOPMENT PROPOSALS UNDER CONSIDERATION OR GRANTED PERMISSION BUT NOT COMMENCED OR COMPLETED

There are no proposals under consideration with Bassetlaw District Council at this site at present. There are also no consented schemes for this site which have yet to commence.

LOCAL AREA CHARACTERISTICS SUCH AS URBAN AND LANDSCAPE QUALITIES AND NATURE CONSERVATION SITES

The Bassetlaw Landscape Character Assessment defines the land around and including the powers station as falling into the Trent Washlands character area. It is characterised by the river Trent and its valley. The Landscape Character Assessment report mentions that the area has been influenced by intensive agricultural practices and also by the power stations, pylons, mineral extraction and urban encroachment. The power stations are considered to be visually intrusive and the most dominant feature in the Trent Washlands landscape and are visible from a number of locations along the river Trent. The Assessment refers to the fact that the coal powered stations will close, however it is expected that the power stations will remain into the foreseeable future as other power sources are made use of to provide energy from these sites. Therefore, it is accepted that the impact of the West Burton and other power stations along the Trent will remain on the Trent Washlands Character Area for the foreseeable future.

LOCAL TRANSPORT PATTERNS AND ISSUES

The West Burton Power Station complex lies in a rural location and access to it is possible from Gainsborough via the A161, from the Doncaster direction via the A631 and from the Goole direction via the A161. Retford and Worksop are south west of the complex and accessible via the A620. The complex itself is not located on any of the A class roads listed above, but is accessible by a number of smaller unclassified roads leading off the main A620 highway.

The main arterial A roads in the locality are busy local roads with the only pinch point being on The Flood Road heading towards the Trent bridge crossing into Gainsborough at peak times.

Whilst it is noted that objections have been forwarded to PINS from the local parish councils and local residents raising concerns in relation to the construction phase of the scheme and how vehicle movements to and from the site will impact on local residents, consideration has been given to the construction and the operational phase of the scheme in the applicant's documentation. Bassetlaw District Council has sought the advice of the Highway Department of Nottinghamshire County Council (who are the administrative Local Highways Authority), on this scheme and they have advised that sufficient measures are suggested by the applicant to minimise the impact of the scheme on the local highway network. It has also been confirmed that once completed, the proposal will not have a severe impact on the local highway network.

Regardless of the above, it is suggested that consideration should be given by the examiner as to whether the delivery of the construction material to the site can be achieved via the railway line that adjoins the site or via the River Trent which is only a short distance from this site as opposed to via the road network as suggested by the applicant. Should this be considered to be appropriate, it would have the benefit of removing construction traffic from the local road network which would be to the benefit of traffic flow and highway safety in the locality and would also minimise impact on the surrounding local villages.

It has also been fed back to the District Council that there were issues with the construction of the West Burton B Power Station in that delivery lorries parked in a layby near the village of Bole overnight and this caused issues of disturbance to the local residents and also of rubbish being left behind. The local community has fed back that it would be appropriate for EDF to provide a holding area within their site for the construction vehicles so that the issues caused previously do not happen again. The District Council is supportive of the local communities wishes together with the submission of a robust Construction Environmental Management Plan to ensure that the issues raised do not occur with this scheme.

Public transport options to the site are limited, therefore the scheme will encourage travel to and from via the private car. Nottinghamshire County Council Planning Infrastructure Team will be able to advise if contributions will be necessary to improve public transport opportunities in relation to this proposal.

SITE AND AREA CONSTRAINTS

The site lies within a predominantly rural location adjacent to an existing power station complex and the constraints to its development are listed in the policy section above. The main constraint to note is that the site lies adjacent to the river Trent with part of the site in a flood zone 2 and 3 area as referred to earlier.

DESIGNATED SITES

The site itself is not designated, however the applicant's ES does refer to Lea marsh SSSI (in West Lindsey District) and the Claborough Tunnel SSSI, the Treswell Wood SSSI and the

Castle Hill SSSI all being within the surrounding area. The Sutton and Lound Gravel Pits are also designated as SSSI sites. There are also 10 Local Wildlife sites in the locality.

The Council does not have the professional expertise in-house to comment on the impact of this scheme on the above designated sites and requests consultation is had with Natural England and the Nottinghamshire Wildlife Trust who are more appropriate contacts to discuss the impact of this scheme on the above designated sites.

SOCIO-ECONOMIC AND COMMUNITY MATTERS

The ES contains a section on the impacts of the scheme on the local community and on the local economy. It is noted that the site lies within the Sturton Ward where the population tends to be older. Qualification levels are higher in the Sturton Ward than the Nottinghamshire average with the majority of the residents in the area being employed in mining, quarrying, utilities, the construction sector and the transport and storage industry. There are also more professionally qualified individuals in the ward than elsewhere in the East Midlands.

The applicant has commented in the ES that this proposal will provide construction related jobs which will be of benefit to the wider Bassetlaw area and into the surrounding West Lindsey area. Once operational, the site may offer local job opportunities and local training opportunities which will be of benefit to the local economy.

The local community has fed back to the District Council that as a number of large projects are proposed in the area surrounding the site, this will have an impact on their quality of life. In this situation, they have indicated that they consider that it would be appropriate for EDF to contribute towards measures which the local community feel would help to mitigate against this impact. The District Council would be supportive of any proposal offered by EDF which will help to mitigate the impact of the scheme on the residents of the surrounding area in the interests of residential amenity.

CONSIDERATION OF THE IMPACT OF THE PROPOSED ARTICLES AND REQUIREMENTS WITHIN THE DRAFT ORDER (SUCH AS THE SCHEME) IN RESPECT OF ALL OF THE ABOVE

The Council has no comments to make in relation to the above heading.

DCO OBLIGATIONS AND THEIR IMPACT ON THE LOCAL AUTHORITY'S AREA.

The Council has no comments to make in relation to the above heading.

