

# **East Riding of Yorkshire Council**

## **Local Impact Report**

### **The Yorkshire and Humber Carbon Capture and Storage Cross Country Pipeline**

**Including subsurface pipeline from Drax to Barmston, Block Valve  
Installations at Tollingham, Dalton and Skerne, Pumping Station at  
Barmston and temporary construction compounds**

**by National Grid Carbon Ltd**

**LPA Reference Number: 13/00556/SOS**

**PINS Reference: EN070001**

**18<sup>th</sup> December 2014**

**Contact Officer: Hannah Harne**



**EAST RIDING**  
**OF YORKSHIRE COUNCIL**

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1. Letter from Aecom to Suzanne Shuttleworth, Public Protection Officer, ERYC
2. Planning Committee Minutes 4<sup>th</sup> December 2014

## **1. Introduction**

- 1.1. This report has been prepared by East Riding of Yorkshire Council in accordance with the advice and requirements set out in the Planning Act 2008 and Advice Note One: Local Impact Reports. It represents the Council's Local Impact Report (LIR) on the proposal. A LIR as defined in Section 60(3) of the 2008 Act is a 'report in writing giving details of the likely impact of the proposed development on the authority's area (or any part of that area)'. The content of the LIR is a matter for the Local Authority concerned as long as it falls within the statutory definition. The Council should cover any topics they consider relevant to the impact of the proposed development on their area, and should draw on existing local knowledge and experience.
- 1.2. The Local Authority is not required to carry out its own consultation with the community (including Parish Councils). The community has had the opportunity through the applicant's consultation process to make their observations known. The report sets out the positive, neutral and negative local impacts but does not need to carry out a balancing exercise. The LIR will assist the Examining Authority by identifying local issues and including an appraisal of the development's compliance with local policy and guidance. A view on the relative importance of different social, environmental or economic issues and the impact of the scheme on them is also of assistance to the Examining Authority.
- 1.3. The Local Authority's views on the Development Consent Order articles, requirements and obligations are considered, including views on specific mitigation or compensation measures.
- 1.4. This LIR for the Yorkshire and Humber Carbon Capture and Storage Cross Country Pipeline considers the likely impact of the proposed Block Valves at Tollingham, Dalton and Skerne and the proposed Pumping Station at Barmston, both during construction and when operational as these are the most visible parts of the proposals. The works required for the underground pipeline and landfall are below ground works and the principal impacts would be during construction. The Local Planning Authority will be responsible for discharge of conditions therefore comments are also made on the Requirements as set out in Part 3 of the Development Consent Order.
- 1.5. A Statement of Common Ground has been agreed that sets out the issues that the ERYC are in agreement with National Grid. Issues that are agreed within this LIR have formed the basis for agreement of the Statement of Common Ground.
- 1.6. This report does not consider land ownership issues.

## **2. Background and Description of Development**

- 2.1. National Grid Carbon is a subsidiary of National Grid plc, created to develop Carbon Dioxide transportation and storage infrastructure in the UK.
- 2.2. In 2009 National Grid were awarded 180 million Euros of grant assistance from the European Commission's European Energy Programme for Recovery (EEPR) to develop Carbon Capture and Storage (CCS) in the UK. The grant supported a specified programme of development, including the design of a regional Carbon Dioxide transportation system for the Yorkshire and Humber region and the assessment of suitable offshore storage locations.
- 2.3. A number of CCS projects are in development in the region, including the White Rose CCS Project, being promoted by Capture Power Limited, which was announced in 2012 on land adjacent to the existing Drax Power Station.
- 2.4. The project the subject of this LIR, the Yorkshire and Humber Carbon Capture and Storage Project, will comprise the construction of a cross-country pipeline and a sub-sea pipeline for transporting Carbon Dioxide captured from power projects in the Yorkshire and Humber region to permanent geological storage site beneath the North Sea. The starting point will be a connection from the White Rose CCS Project adjacent to Drax Power Station however the proposals will include a multi-junction and sufficient capacity to incorporate connections from additional CCS projects in the region in the future.

### **Offshore Works**

- 2.5. This is not a matter for the Council as the offshore works are subject to a separate consenting regime, and a separate Environmental Statement will be produced for these works. However for completeness a brief description of the offshore works is set out below.
- 2.6. The Offshore works (defined as from the Mean Low Water Spring Mark) include a 90km sub-sea pipeline with an external diameter of 610mm and a capacity to accommodate up to 17 million tonnes of Carbon Dioxide emissions per year. The pipeline would lead to a geological storage site approximately 1000 metres below the seabed where there would be permanent storage for a minimum of 200 million tonnes of captured Carbon Dioxide in a saline aquifer. Once at capacity further storage sites would be identified and utilised.

### **Onshore Works**

- 2.7. The onshore works are from Drax Power Station to the Mean Low Water Mark at Barmston, 67km to the northeast. The start of the development at the western end would be the White Rose CCS Project, adjacent to Drax Power Station. Adjacent to this would be the above ground installations of the Drax Pipeline Internal Gauge (PIG) trap which will allow for periodic inspection of the pipeline, and the multi-junction at Camblesforth which would allow a connection from the White Rose CCS as well as future CCS projects. All of these elements fall within Selby District Council area. The sub-surface pipeline would continue eastwards from the multi-junction at Camblesforth under the River Ouse and

enter the East Riding of Yorkshire south of Barmby on the Marsh. From here it would run northeastwards towards the coast.

- 2.8. The first above ground installation within the East Riding would be the Tollingham Block Valve at Tollingham, 3km southeast of Holme upon Spalding Moor. Block valves are required to support the operation of the pipeline and would involve a 37 metre by 28 metre compound surrounded by a security fence and landscape planting. Within the compounds would be block valve pipework and surface ducting, a 3.4m high satellite dish and an instrument building 3.2m high supplied by a 6.5m high wind turbine. The Tollingham Block Valve would be served by a new access road from Skiff Lane.
- 2.9. The underground pipeline would continue northeastwards from Tollingham to the Dalton Block Valve 1.6km north of South Dalton, and then on to the Skerne Block Valve 1.2km south of Skerne. Both of these Block Valves would have above ground installations as described above. The Dalton Block Valve would be served by a new access from Lund Wold Road, and the Skerne Block Valve would be served by an existing farm track from Main Street, Skerne which would be upgraded.
- 2.10. Full details of the Block Valves and the proposed access works have been provided as part of the Development Consent Order.
- 2.11. The final above ground installation would be the Barmston Pumping Station located 1.6km northeast of Barmston, 800m southeast of Fraisthorpe and 700m inland from the current coastline. This is required to maintain the pressure of the liquid Carbon Dioxide within the pipeline for transportation offshore. The pumping station development would be the largest of the above ground installations in the East Riding and would occupy a 14.4 hectare site and include an administration and control building, workshop, 2 buildings each containing 4 pump units, variable speed drives, PIG Trap arrangements and above and below ground pipework, filtering and metering equipment, cooling system, analyser building, air and nitrogen receivers, nitrogen and instrument air building, vent stack and electricity sub-station. A permanent access road would be required involving an upgrade to Sands Road which provides access from the A164. The below ground pipeline would continue from the pumping station due east, leaving East Riding at the Mean Low Water Mark and entering the North Sea. The final details of this part of the proposal are not yet agreed and as such the Development Consent Order sets out basic parameters and includes a requirement for details of layout, scale, external appearance and landscaping to be submitted to and approved by the local planning authority prior to development of the pumping station commencing.
- 2.12. The pipeline would be constructed in 2 parts on a rolling basis along the route. It is anticipated that construction of the pipeline would be complete within 1 year and construction of the pumping station within 2 years. The majority of the length of the pipeline would be constructed through excavation and laying of the pipe a minimum of 1.2 metres below ground level, increasing to a minimum of 2 metres below rivers and highways. The pipeline would be 610mm in diameter and would require a 36m working width. 15m on the left of the pipe trench would accommodate the storage of trench material and subsoil, and 21m on the

right would accommodate top soil storage, running track, pipe welding and laying activities.. Following laying of the pipeline the working area would be backfilled and re-graded to reflect the original profile. Topsoil would be replaced to areas from which it was taken to its former depth. Agricultural areas would be returned to their former land-use, field boundaries would be replaced and there would be replanting to fill gaps in hedges and reinstate vegetation on the banks of watercourses. Where the pipeline would cross main roads, railway, watercourses and service crossings a greater working width of 51m would be required and the pipeline would be constructed using non-cut methods.

- 2.13. The application includes a 136m pipeline corridor, increasing to 151m at road, rivers and utility crossings. This allows a 100m horizontal limit of deviation to allow for variations in the route that may be required to take account of localised ground conditions, ecology, archaeology, land owner requirements and variation in techniques that may be employed to cross roads, railways and watercourses.
- 2.14. In addition to the pipeline and the permanent above ground installations, ancillary works include temporary working areas, temporary and permanent access roads, boundary fencing, landscaping and flexible land drainage areas at various points along the length of the pipeline. There would be 2 main construction compounds at Skiff Lane Industrial Estate, Holme upon Spalding Moor, and at the barracks at Driffield. There would also be 5 Temporary Construction Areas (TCAs) within the East Riding adjacent to the crossing point of the River Ouse south of Barmby on the Marsh, adjacent to the crossing point of the A1079 east of Market Weighton, adjacent to the crossing points of the River Hull and Driffield Canal south of Wansford, and adjacent to the proposed pumping station at Barmston.

### **3. Pre Application Consultation**

- 3.1. The Council's Strategic Planning team and a wide range of other stakeholders has been involved over the past four years in pre-application consultation with the applicant.
- 3.2. The Council as one of the main stakeholders has been closely involved in the process leading up to this application from the start and has entered into a Planning Performance Agreement with National Grid. The dialogue and level of consultation has exceeded all minimum expectations as set out in the 2008 Planning Act and Environmental Impact Assessment Regulations, and the Strategic Planning team are satisfied that the final submission reflects views as submitted by the Council's officers in all rounds of pre-application consultation.

### **4. Planning History; Cumulative Development**

- 4.1. There is no planning history relevant to the application site.
- 4.2. There are a number of applications which fall within the proposed limits of the Development Consent Order. These have been listed by the applicant in the Environmental Statement.

## 5. Planning Policy

- 5.1. The Development Plan (in relation to the onshore works) comprises the saved policies of the Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire, the Boothferry Borough Local Plan (1999), the Beverley Borough Local Plan (1996), and the East Yorkshire Borough Wide Local Plan (1997). The East Riding Local Plan has been submitted to the Secretary of State and is currently subject to examination, with the hearing sessions held in October and November 2014, and when adopted will become the overarching planning policy document for the East Riding.

### **Joint Structure Plan for Hull and the East Riding of Yorkshire (2005)**

DS4	Development strategy – rural areas
DS7	Development infrastructure
SP1	Settlements and their settings
SP4	Landscape Character
SP5	Design of new development
ENV3	Species protection
ENV7	Archaeological remains
NAT8	Coastal management

### **Joint Minerals Local Plan (2004)**

AGG3	Sand and Gravel Areas of Search
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### **Boothferry Borough Local Plan (1999)**

EN2	General development policy
EN7	Open countryside
EN19	Landscape value
EN22	Tree protection
EN23	Tree protection
EN24	Protection and enhancement of hedgerows
EN25	Landscape improvement
EN26	Public rights of way
EN27	Development affecting nature conservation sites
EN28	Development affecting nature conservation sites
EN32	Management of nature conservation sites
EN33	Disturbed land
EN46A	Setting of Conservation Areas
EN51	Setting of listed buildings
EN62	Light pollution
EN63	External lighting schemes
EN64	Land drainage
EN65	Surface water
EN66	Flood plains
EN67	Rivers, streams and groundwater
EN74	Mineral consultation zones
LT9	Recreational footpaths, cycleways and bridleways

### **East Yorkshire Borough Wide Local Plan (1997)**

EN2	Open countryside
EN3	Wolds Area of Landscape Protection

EN5	River Hull Headwaters
EN9	Nature conservation sites
EN10	Nature conservation sites
EN11	Protected species
EN15	Mineral consultation zones
EN17	Flood risk
EN18	Ground water protection
EN20	Listed buildings
EC2	Large scale development on unallocated sites
TM3	Protection of access
TM5	Highway construction and improvements
TM8	Protection of Public Rights of Way

**Beverley Borough Local Plan (1996)**

P1	General development policy
P2	Sustainable development policy
E1	General development policy
E3	Open countryside
E10	Area of High Landscape Value
E13	Tree planting
E14	Nature conservation sites
E15	Nature conservation sites
E16	Nature conservation sites
E17	Nature conservation sites
E18	Protected species
E19	Water environment and hedgerows
E25	Conservation Areas
E37	Listed buildings
D1	Layout and design of development proposals
D3	Integrated landscaping scheme
D24	Noise
D18	Drainage
D19	Groundwater
In12	Mineral Consultation Area

**Submitted East Riding Local Plan (2014) and associated schedule of changes (September 2014)**

S1	Presumption in favour of sustainable development
S2	Addressing climate change
S4	Supporting development in villages and the countryside
S8	Connecting people and places
EC5	Supporting the energy sector
EC6	Protecting mineral resources
ENV1	Integrating high quality design
ENV2	Promoting a high quality landscape
ENV3	Valuing our heritage
ENV4	Conserving and enhancing biodiversity and geodiversity
ENV6	Managing environmental hazards
A1	Beverley and Central sub area
A2	Bridlington Coastal sub area
A3	Driffield and Wolds sub area



A5 Vale of York sub area

### **National Planning Policy**

National Planning Policy Framework

National Planning Practice Guidance

National Policy Statement EN-1

### **Other Relevant Documents**

East Inshore and East Offshore Marine Plan (2014)

EC1 Sustainable economic productivity benefits

EC2 Sustainable employment benefits

EC3 Proposals that will help the East marine plan areas to contribute substantially to offshore wind energy generation should be supported

SOC2 Heritage Assets

SOC3 Potential impacts on terrestrial and marine character of an area

ECO1 Cumulative impacts

BIO1 Biodiversity considerations

BIO2 Biodiversity and geological enhancement

CC2 Minimising greenhouse gases

GOV1 Appropriate provision for infrastructure

GOV3 Displacement of existing and authorised activities

CAB1 Cable installation

TR1 Tourism and Recreation

East Riding of Yorkshire Landscape Character Assessment (2005)

## **6. Key Issues**

East Riding of Yorkshire Council consider the key issues in relation to the onshore elements of this Nationally Significant Infrastructure Project to be:

- Local planning policy context
- Landscape and visual impact
- Biodiversity, ecology and trees
- Highways issues
- Public rights of way and countryside access
- Residential amenity
- Drainage and flood risk
- Groundwater protection
- Coastal erosion
- Heritage assets
- Socio-economic issues
- Minerals safeguarding
- Conditions/requirements

## **6.1. Local Policy Context**

- 6.1.2. The national policy position is set out in the National Planning Policy Framework (NPPF) which confirms planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. National Policy Statements (NPS) have been issued in respect of Nationally Significant Infrastructure Projects which seek to support the development of low carbon energy technologies, including Carbon Capture and Storage schemes. These NPS's are material considerations which must be taken into account alongside the Development Plan by the examining authority.
- 6.1.2. The Development Plan currently comprises the Joint Structure Plan and the three relevant Local Plans. There would be below ground works through all three Local Plan areas and the above ground installations at Tillingham Block would be within the Boothferry Borough Local Plan area, at Dalton Block would be within the Beverley Borough Local Plan area and at Skerne Block and Barmston Pumping Station would be within the East Yorkshire Borough Wide Local Plan area. In accordance with paragraph 215 of the NPPF due weight can be given to relevant policies in the existing plans depending on the degree of consistency with the NPPF.
- 6.1.3. Paragraph 216 of the NPPF also allows weight to be given to relevant policies in the emerging East Riding Local Plan according to the stage of preparation of the plan, the extent to which there are unresolved objections and the degree of consistency between the relevant policies and the NPPF. When adopted the East Riding Local Plan will be the overarching planning policy document for the East Riding which will supersede the three current Local Plans identified above. The East Riding Local Plan, comprising the Strategy Document, Allocations Document and Policies Map, was submitted to the Secretary of State in April 2014 and has been subject to the hearing sessions by the Planning Inspector in October and November 2014. It is therefore considered to have reached an advanced stage.
- 6.1.4. The pipeline itself would be sub-surface, and the land restored to its current state following construction. The main impacts of the pipeline would therefore be those arising from and during construction. The principal policy issue in relation to this proposal is the siting of the permanent above ground installations in the open countryside.
- 6.1.5. Joint Structure Plan policy DS4 states that the countryside should function as an attractive and viable environmental, economic and recreational resource. Policy DS7 requires development to contribute to the provision of environmental improvements and any other infrastructure necessary for development to proceed. The proposal, by its nature, must run through the open countryside to create a functional link between carbon producing energy generation and carbon storage locations.
- 6.1.6. Boothferry Borough Local Plan policy EN1 seeks to ensure that development proposals meet present needs without significantly adversely affecting the environment for future generations. Policy EN2 provides criteria to be taken into account when considering planning applications including effects on the

character of the locality, amenity, nature conservation, heritage assets, agricultural land, community facilities and natural resources. Policy EN7 relates specifically to development in the open countryside and provides criteria relating to the design and location, requiring development to minimise visual impacts, be appropriate to a rural area and be adequately landscaped. These policies require consideration of detailed matters which are broadly compliant with the aims and key principles of the NPPF. These matters are considered in each of the relevant sections below, however none of the policies in the Boothferry Borough Local Plan prevent this form of development in principle.

- 6.1.7. East Yorkshire Borough Wide Local Plan policy EN2 relates specifically to development in the open countryside and requires siting, layout, design and landscaping to be acceptable in terms of avoiding the loss of the best agricultural land, not harming the character of the area, safeguarding sites and features important for landscape, amenity and historical value, safeguard nature conservation interests and not harm the landscape setting of settlements. These matters are considered in each of the relevant sections below. The aims of this policy are compliant with the NPPF and the policy does not provide any in-principle objection to the proposed development.
- 6.1.8. Beverley Borough Local Plan policy E3 is more specific and seeks to restrict the type of development that will be supported in the open countryside. One such type of development that will be supported by the policy is ‘essential utility development’, which this development could be classed as. The policy states permission will be granted for such uses if it is appropriate to a rural area and is located, designed and landscaped to minimise its visual impact. It is accepted that this use is required in the open countryside for functional reasons and as such, subject to consideration of the detail, there would be no conflict in principle with policy E3.
- 6.1.9. Policy S4 (D) of the Submitted Strategy Document also allows for certain types of development in the countryside, including at point 9 ‘Energy development and associated infrastructure, where a countryside location is required for operational reasons’. Although this proposal is not directly required for energy generation, it is associated infrastructure that is required for operational reasons to deal with a by-product of energy generation in a sustainable manner. The proposal clearly meets this criteria set out in policy S4 (D). Further, policies S2 and EC5 of the Strategy Document offer specific support for this type of development. S2 states that decisions should support a reduction in greenhouse gas emissions, and policy EC5 supports energy developments including Carbon Capture and Storage projects where any adverse impacts can be satisfactorily minimised and any residual harm is outweighed by public benefits.
- 6.1.10. In principle there are no objections to this type of development in the open countryside by adopted local planning policy subject to the development being acceptable in terms of other material considerations, and the Submitted East Riding Local Plan offers specific support for the principle of such a development. The following sections consider the more detailed elements of the proposal.

- 6.1.11. In addition to the Development Plan the East Inshore and East Offshore Marine Plan published by the Marine Management Organisation is a material consideration to be taken into account by the examining authority. The Inshore policies the Council consider relevant are listed above for reference.

## **6.2. Landscape and Visual Impact**

- 6.2.1. Support for the proposal given by Boothferry Borough Local Plan policies EN2 and EN7, East Yorkshire Borough Wide Local Plan policy EN2 and Beverley Borough Local Plan policy E3 is dependent on the whether the proposed development would have an acceptable impact on the area character and the landscape.
- 6.2.2. The only permanent landscape and visual impacts that would arise would be as a result of the above ground installations. The pipeline itself would be below ground and the land would be re-instated to its current state following completion of construction.
- 6.2.3. A Landscape and Visual Impact Assessment (LVIA) has been submitted as part of the ES. It appears to have been prepared in an appropriate manner that is consistent with recognised best practice and guidance, notably the Landscape Institute/IEEMA's 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition) (2013), as well as other associated published advice and technical guidance. It is clear and concise and appears to draw sound and reasonable conclusions regarding the likely landscape and visual impacts of this development in accordance with the guidance. It is therefore regarded to form a suitable basis upon which to assess the landscape and visual impacts of this proposal.
- 6.2.4. A series of viewpoints have been analysed as part of the assessment and the locations of these have been discussed as part of the ongoing preparation of the application. The positions of the viewpoints appear to be from a suitable geographic spread and from a range of aspects and distances and are therefore regarded to be appropriate and satisfactory for a development of this nature, scale and location. This viewpoint analysis provides an important assessment of key and representative views from a range of locations at varying distances and aspects and adds value to the information provided in this chapter of the Environmental Statement. The analysis is supported by a collection of photomontages.
- 6.2.5. The mitigation of landscape and visual effects is also detailed in the Landscape and Visual Assessment and this considers the landscaping proposals for all aspects of the proposal, including the pipeline envelope and above ground installations, although it is noted that the detailed design of the pumping station will be part of the next project stage. The mitigation takes forward the principles of considered design process and appropriate landscape reinstatement. The measures that are used to avoid impacts where practicable and to integrate the development into the immediate landscape setting are regarded to be appropriate to the nature of the pipeline envelope and the above ground installations. The planting proposals at these above ground sites appear appropriate, given their nature, scale and location, and whilst it is noted that a small proportion of species

to be used are considered non-British native (e.g., *Acer pseudoplatanus*, *Quercus ilex*), the mixes are considered to be satisfactory in these instances.

- 6.2.6. The findings and conclusions of the Landscape and Visual chapter will need to be a key element of the examining authority's decision-making process and, based on the information that has been submitted with the application, it appears that there is sufficient detail provided to allow the examining authority to make an appropriate decision in respect of the proposed development.
- 6.2.7. The central part of the proposed pipeline from Houghton Hall near Sancton to Lund would run through an area of landscape recognised as being of high value in the East Yorkshire Borough Wide and Beverley Borough Local Plans. Policy EN3 of the East Yorkshire Borough Wide Local Plan refers to this as the Wolds Area of Landscape Protection and seeks to prevent prominent development, development which is not in keeping with the character of the area, or development that would individually or cumulatively give rise to traffic or noise that could harm the quiet character of the area. Policy E10 of the Beverley Borough Local Plan refers to this landscape as an Area of High Landscape Value and requires development to not to any material extent adversely affect the special character or appearance of the landscape. This area is also identified as the Yorkshire Wolds Important Landscape Area in the Submitted East Riding Local Plan and policy ENV2 seeks to ensure development does not adversely affect the historic or special appearance of the landscape. Policy A1 of the Submitted East Riding Local Plan further identifies a specific area of landscape which is considered to have the highest quality, which the pipeline also crosses through. As the pipeline would be buried there would be no harm to the character or appearance of the landscape from the pipeline development and therefore no conflict with policies EN3, E10 or ENV2.
- 6.2.8. In addition to the pipeline, the Dalton Block Valve would also be located within the Area of High Landscape Value identified in the Beverley Borough Local Plan and Important Landscape Area identified in the submitted East Riding Local Plan. Policies E10 and ENV2 both state that development should not adversely affect the special character or appearance of the landscape. The works proposed at the Dalton Block Valve would appear as an industrial installation which could not be considered to be in keeping with the character of the area of landscape value, however the scale of the works proposed is relatively small and as such the development would not appear prominent in the landscape. The proposed site is adjacent to an existing plantation to the south which would provide significant screening from this direction. Additional landscaping is proposed around the development which is a significant scale relative to the proposal and would further reduce any landscape impact. On this basis it is not anticipated that the proposal would adversely affect the landscape to any material extent and therefore would not conflict with policies E10 or ENV2.
- 6.2.9. The Tollingham Block Valve and Skerne Block Valve are both located within open countryside however outside of any local landscape designation. In relation to the Tollingham Block Valve, Boothferry Borough Local Plan policy EN2 requires the effects on the character of the locality and the landscape to be taken into account, and in relation to Skerne Block Valve policy EN2 of the East Yorkshire Borough Wide Local Plan requires the effects of the siting, layout,

design and landscaping on the character of the area, important landscape features and landscape setting of settlements to be taken into account. Policy ENV1 of the Submitted East Riding Local Plan similarly seeks to ensure new development respects the character and appearance of their area and provides criteria including requirements to have regard to wider context, have appropriate scale, density, massing and height, and incorporates appropriate landscaping.

- 6.2.10. Both the Tollingham and Skerne developments would be sited in flat landscapes whereby tree planting and existing development is effective at screening new development within long distance views. As with the Dalton development, the Tollingham and Skerne Block Valve developments would be industrial installations within the open countryside but would be small scale. There would be a relatively significant area of landscaping proposed for both developments. Both the Tollingham Block Valve and the Skerne Block Valve would be located adjacent to existing plantations which would provide significant screening, and both would be surrounded by further planting to result in the developments being screened from all sides from the surrounding area. As a result of the siting, the scale of the development and the proposed landscaping it is not considered that there would be any significant harm to the character of the open countryside from the proposed Block Valve developments on the character of the landscape in either location.
- 6.2.11. The Barmston Pumping Station would be located within the coastal zone identified in the East Yorkshire Borough Wide Local Plan. There are no specific policies within the Local Plan which would restrict this type of development in the coastal zone. However policy EN2 requires appropriate consideration of the impact of the siting, layout, design and landscaping in terms of character of the area, important landscape features and landscape setting of settlements. Similarly policy A2 of the Submitted East Riding Local Plan identifies that a key priority for the Bridlington Coastal sub area is to sensitively maintain the character of the undeveloped coast, of which this site forms part.
- 6.2.12. The pumping station site falls within character area 20C of the Landscape Character Assessment (LCA). The LCA identifies that the area is one which is devoid of trees and ‘a mix of recreation and tourism facilities amongst large scale arable farmland punctuated with occasional small scale villages of historic interest’. Since the LCA was written a large scale wind farm comprising 9 x 130m high turbines has been approved within this character area 1200m north of the proposed pumping station site which when constructed will further add to the mix of uses in this coastal area. The cumulative impacts of the proposed pumping station with the approved wind farm will need to be considered.
- 6.2.13. There is also existing energy infrastructure located within the coastal zone (in character areas 20A and 20B) to the south of the proposed pumping station and the cumulative impacts of the proposal on the wider coastal zone will also need to be considered. This existing infrastructure includes a wind farm at Out Newton, natural gas terminals at Easington and a gas storage facility at Aldbrough. These sites are sufficiently separated from Barmston to avoid them being visible together from any one viewpoint, however the proposal would add to a string of industrial developments along this part of the coast. The cumulative impacts of any above ground works associated with the landfall of the cable route

for the offshore Dogger Bank Creyke Beck Wind Farm which is proposed to be at Ulrome to the South of Barmston (also within character area 20C) also need to be considered.

- 6.2.14. The design of the proposed pumping station has been subject to public consultation and a CABI design review. The design was developed with the intention to ensure it is not obtrusive in views, and that it was not a typical utilitarian energy infrastructure installation. At this stage the design and layout is indicative and the final details would be for approval of the local authority under requirement 5. A plan has been provided to show the design parameters which the design and layout would have to comply with, which is provided at appendix 13 of this report. The design ethos is, however with the indicative proposals contained in the Design and Access Statement and design parameter plan showing the development comprising a number of smaller elements with features such as green roofs and being broken into 2 distinct areas with a significant amount of landscaping around the development, including regarding of the land to provide undulations that would add screening to the area. This approach to screening is supported as small undulations are typical of this landscape but significant tree planting is not and as such this form of screening would not be appropriate.
- 6.2.15. Overall, it is accepted that the buildings and associated infrastructure at Tollingham, Dalton, Skerne and Barmston would be industrial in character and would inevitably affect the character of the landscape in the immediate vicinity of the sites. Each site has, however, been carefully designed to take advantage of existing landscape features and limit the intrusion of the proposed developments through appropriate screening and landscape works. Requirement 19 of the draft DCO would be sufficient to ensure that all land used temporarily during construction is reinstated to its former condition and use within 12 months of completion of the development, to reduce the wider impacts of the development. Requirement 22 would ensure a scheme of decommissioning of the development, taking into account future uses, demolition and restoration, is agreed at least 6 months prior to the cessation of operations, which would also be sufficient to prevent any long term impacts should the development cease to operate.

### **6.3. Biodiversity, Ecology and Trees**

- 6.3.1. The application includes detailed information on ecology within the Environmental Statement, covering both locally and nationally important identified sites and protected and notable species. Natural England will provide comment on sites of national and international importance, including comments on the specific Habitats Regulations Assessment which has been submitted which concludes that there would be no likely significant effects on protected sites.
- 6.3.2. Policies ENV2 and ENV3 of the Joint Structure Plan seeks to protect strategic nature conservation sites and protected species. Similarly policies EN27, EN27A and EN28 of the Boothferry Borough Local Plan, EN9, EN10 and EN11 of the East Yorkshire Borough Wide Local Plan, and E14, E15, E16, E17 and E18 of the Beverley Borough Local Plan seek to restrict development that would have an adverse impact on designated sites or protected species unless there are

exceptional circumstances or material considerations which outweigh the special interest of the site, and harm can be avoided, mitigated or compensated for. These policies are broadly compliant with the NPPF which seek to minimise impacts on biodiversity and provide net gains where possible.

- 6.3.3. The Ecology and Nature Conservation document (Document 6.9) identifies a study zone of 2km from the application boundary and considers all the statutory and non-statutory local sites which may be affected by the proposal, including Local Nature Reserves, Sites of Importance for Nature Conservation and designated and candidate Local Wildlife Sites, protected habitats and protected and notable species records within the study area.
- 6.3.4. The ecological study provides an ecological baseline which has been derived from initial desk-based studies followed by a series of habitat and species surveys. Although efforts have been made to route the pipeline to avoid identified sites, by its linear nature it is unavoidable that the pipeline must cross through some sites of interest. The ecological study therefore considers how the impacts on the sites can be mitigated through construction methods and reinstatement after construction. For habitats, this includes minimising the area of disturbance, protecting interest features such as trees and hedgerows from adverse impacts of construction, and ensuring habitats are fully restored in as short a time as possible. In relation to species, mitigation measures are proposed including providing adequate buffer zones, controlling working times and providing alternative habitats.
- 6.3.5. In addition to protecting species and designated sites Local Plan policies also seek to protect trees and hedgerows. Policy E19 of the Beverley Borough Local Plan requires development not to affect the water environment or associated hedgerows. Policies EN22, EN23 and EN24 of the Boothferry Borough Local Plan seek specifically to protect trees and hedgerows. Beverley Borough Local Plan policy E13 and Boothferry Borough Local Plan policy EN2 and EN25 both seek to support tree planting, with policy Beverley Borough Local Plan policy D3 requiring all new developments to include integrated landscaping schemes. Policy ENV1 of the Submitted East Riding Local Plan follows and seeks to secure biodiversity enhancements and incorporate hard and soft landscaping into new developments.
- 6.3.6. The submitted application includes a number of proposed landscaping and biodiversity enhancements. These include substantial tree and shrub planting around the proposed Above Ground Installations, hedgerow planting along the boundaries of the site, creation of habitat from the installation of bird nest boxes and wood piles for invertebrates, and management routines of grassland, watercourses and ditch banks. The Development Consent Order includes requirements (conditions) preventing development until a scheme of ecological mitigation and reinstatement (requirement 8), tree and hedgerow removal (requirement 10) and a code of construction practice (condition 14) have been submitted to and agreed in writing, and a further survey for protected species (requirement 7). These conditions are considered to be suitable to secure ecological protection and enhancement as detailed in the application.



#### **6.4. Highways Issues**

- 6.4.1. The proposed pipeline would be required to cross 40 highways, including main roads such as the A63, A614, A1079 and A164. Permanent new accesses to the highway would be necessary to access the Block Valve Sites at Tollingham, Dalton and Skerne and the Pumping Station at Barmston, and temporary accesses would be required to access the Construction Compounds at Tollingham and Driffield.
- 6.4.2. Of the 40 highways which would be crossed, the majority would be through non open cut methods such as tunnelling. The only highways which would be crossed using open cut methods are non-classified roads that carry little traffic and do not impact on the main road networks.
- 6.4.3. Proposed requirement 18 of the draft DCO includes the requirement for a traffic management plan to be submitted for each stage of the development. For clarity and thoroughness the Highway Control Officer would recommend that this requirement be superseded with the following three requirements:
- 1) Works shall not commence on site until wheel cleaning facilities have been provided within the curtilage of the site compounds in accordance with details to be submitted to and be approved in writing by the Local Planning Authority and these facilities shall be retained for the duration of the works.
  - 2) Development shall not commence until a Traffic Management Plan (TMP) incorporating details of deflectograph and or visual/video surveys of the haul and delivery route to the site, including a programme and methodology for improvements and repairs and the funding provision for improvements/repairs have been submitted to and approved in writing by the Local Planning Authority. In addition during the construction period any improvement or repair works on the approved routes shall be completed in accordance with the approved programme and methodology and the TMP shall be updated in consultation with the Local Planning Authority.
  - 3) Prior to the commencement of the development details shall be submitted to and approved in writing by the Planning Authority showing the provision of the temporary vehicle parking, loading, off-loading and manoeuvring facilities for the contractors carrying out building and construction works on the development and no other building or construction works shall be commenced until the temporary vehicle parking, loading, off-loading and manoeuvring facilities have been provided in accordance with the approved details. The approved vehicle parking, loading, off-loading and manoeuvring facilities shall be retained during the construction of the buildings on the development.

These additional requirements are suggested to ensure that the highway is appropriately maintained during construction and that any necessary improvement and repairs are appropriately made. Should this not be acceptable to the Inspector, it is recommended that requirement 18 be expanded to make specific reference to the requirement for details within the traffic management plan to include wheel cleaning, temporary vehicle parking, loading, off-loading

and manoeuvring facilities for contractors, and a programme and methodology for improvements and repairs together with the funding provision.

6.4.4. A draft Highways Agreement has also been provided as part of the application.

## **6.5. Public Rights of Way and Countryside Access**

6.5.1. The NPPF at paragraph 75 requires planning policies to protect and enhance public rights of way and access. Compliant with this principle, policies EN26 and LT9 of the Boothferry Borough Local Plan seek to maintain and improve the network of rights of way and recreational footpaths, and policy TM8 of the East Yorkshire Borough Wide Local Plan seeks to permit proposals so long as no conflict would arise with users of rights of way. Policy S8 of the Submitted East Riding Local Plan similarly offers protection to rights of way.

6.5.2. The proposed pipeline would cross the route of 43 public rights of way, including the major routes of the Hudson Way Rail Trail, a right of way which follows the dismantled railway line between Beverley and Market Weighton, and the Trans-Pennine Trail where it follows the River Ouse at Barmby on the Marsh. The majority of the rights of way would be crossed using open cut methods and would therefore require temporary closures, however a small number of major routes including the Hudson Way and the Trans-Pennine Trail would be crossed using non-cut methods (trenchless such as boring, tunnelling or horizontal directional drilling) and would therefore be unaffected by the proposed works and not require closures.

6.5.3. National Grid propose to carry out condition surveys of all affected rights of ways prior to any works commencing, and reinstate all routes to their previous condition after works are complete. Temporary closures and diversions would be required where rights of way are to be crossed using open cut methods, however once complete the rights of way network would be unaffected by the operation of the development.

6.5.4. The Public Rights of Way team raise no objection to the proposed works to the rights of way.

## **6.6. Residential Amenity**

6.6.1. A core principle of the NPPF is to ensure a good standard of residential amenity. Policy ENV1 of the Submitted East Riding Local Plan required proposals to have regard to the amenity of existing residents, and policy EN2 of the Boothferry Borough Local Plan states that applications that would have a significant adverse impact on the amenity of local residents should be refused unless they can be mitigated through planning conditions. More generally policy D1 of the Beverley Borough Local Plan seeks to ensure development respects the area character.

6.6.2. There would be potential disturbance to residential amenity during construction from noise and vibration. The submitted draft Development Consent Order seeks to deal with these matters through requirements to limit working hours and provide maximum noise levels, and require an agreement of a Code of

Construction Practice. The requirement for the Code of Construction Practice is acceptable to Public Protection and would contain adequate protection measures in respect of matters such as dust and vibration. Discussions have been held between the Council's Public Protection Officers and the National Grid in respect of construction hours and construction noise levels.

- 6.6.3. Following discussions National Grid have agreed to amend the proposed construction working hours and noise limits from those set out in the draft DCO. It is now proposed to reduce the working hours during the winter months (from October to February) to 08.00-18.00 Monday to Saturday with no working on Sundays or Bank Holidays. During the summer months the hours would be 07.00-19.00 Monday to Friday, 07.00-17.00 on Saturdays, with no working on Sundays or Bank Holidays. These hours are now considered acceptable. The noise levels which should not be exceeded during construction have also been reduced and are now considered acceptable. It is recommended that requirements 13 and 15 of the submitted draft DCO are amended to reflect the agreed hours and noise levels set out in a letter from National Grid to the Council's Public Protection Officer on 19th November 2014 (attached at appendix 1).
- 6.6.4. Once complete, the proposal should not have any residual noise or vibration impacts, with the exception of venting at the above ground installations. At present it is not known how often this venting process would be required to take place as the technology is relatively new, and the applicant seeks flexibility to be able to vent as and when required for safety and operational efficiency. The Council's Public Protection Officer would prefer to see a requirement whereby venting periods are fixed at 5 yearly inspections so as to prevent any loss of amenity from increased venting periods, however National Grid have commented that they require flexibility to maintain the safe operation of the pipeline. Whilst the Council would prefer a fixed 5 year period to be included within requirement 25, the position of National Grid is noted, and requirement 24 provides limits to noise levels and hours when venting takes place that would need to be complied with. To ensure that the operational noise levels from the pumping station would be acceptable requirement 15(2) of the draft DCO states that a noise assessment for the Barmston Pumping Station should be submitted prior to operation of the pumping station commencing to ensure operational noise levels are satisfactory. The Council requested that this be amended to include specific reference to low frequency noise and this has been agreed by the National Grid (see appendix 1).
- 6.6.5. Subject to the amended requirements detailed in appendix 1 it is considered that the proposal would adequately protect residential amenity from adverse noise impacts during both construction and operations. In addition, the proposed sites of both the pipeline construction and the above ground works are sufficiently separate from residential properties to prevent any adverse impacts on residential amenity as a result of loss of outlook, during both construction and operation of the development.

## **6.7. Drainage and Flood Risk**

- 6.7.1. The NPPF requires a sequential approach to development, seeking to locate development outside flood zones wherever possible unless there are exceptional circumstances. At a local level policy EN17 of the East Yorkshire Borough Wide Local Plan states that proposals should not increase flood risk, whilst policy EN66 of the Boothferry Borough Local Plan provides specific protection to flood plains.
- 6.7.2. In addition to flood risk policies, local policies seek to achieve satisfactory foul and surface water drainage. Policy EN65 of the Boothferry Borough Local Plan and policy D18 of the Beverley Borough Local Plan both seek to ensure surface and foul water drainage is appropriately demonstrated for new development. Policy ENV6 of the Submitted East Riding Local Plan requires surface water to be managed so as not to be above greenfield run off rate, and for developments to not increase flood risk elsewhere.
- 6.7.3. None of the above ground installations in the East Riding are located in flood risk zones, and as such there is no requirement to consider sequential or exception tests. Each of the Block Valve sites would introduce a small area of hardstanding where the control buildings would be sited, however the surrounded area would be surfaced in gravel which would remain permeable. As such, it is not considered likely that surface water would be an issue at these sites. The Pumping Station would cover a larger area, and also require foul water drainage. A drainage strategy will be required for this development, with a priority for surface water discharging to soakaway, however a method of attenuation may be necessary to restrict run off to existing greenfield rates. The details of this would be required when the final details of the scheme are known at reserved matters stage. Notwithstanding the relatively small amounts of hard standing to be installed, requirement 11 of the draft DCO would necessitate the submission of details of the final amount of hard standing to be installed at each above ground installation and associated drainage measures. Requirement 16 would also require the development to commence in accordance with the drainage strategy. These requirements would allow the Council to ensure that the drainage would be satisfactorily managed.
- 6.7.4. The pipeline passes through a number of high risk flood zones. It would, however, be subsurface and therefore not affect surface water run-off. The pipeline would also be fully enclosed and therefore not affected by flooding. There would be a requirement for dewatering in some areas, with some storage lagoons provided within temporary construction areas to the south of Wansford. These would have sufficient capacity to prevent any overtopping. The Environment Agency has been in discussion with regard to this and will provide further advice in respect of dewatering.
- 6.7.5. The pipeline is considered to be categorised as Essential Infrastructure and therefore the NPPF finds this type of development in be acceptable in zones 1 and 2, and also in zone 3 subject to consideration of the exception test. The NPPF sets out that the exception test can be passed where the development provides wider sustainability benefits that outweigh flood risk, and that appropriate measures are taken to reduce flood risk and vulnerability of users of

the development. In this case it is accepted that Carbon Capture and Storage schemes have a wide benefit and are supported by national government policy as a key part of the UK's green energy strategy. The pipeline has a functional requirement to pass be located in flood zones that fall between the initiation of the pipeline at Drax and the landfall at Barmston, and it could not be avoided. The pipeline development within zone 3 is therefore accepted.

- 6.7.6. The pipeline would be required to cross a number of watercourses, including main rivers including the Ouse and Hull. All except Bracken Beck would be crossed with non open cut methods. The watercourses and their capacity would therefore be unaffected by the proposed works, and the proposed requirements should ensure that the integrity of these watercourses is protected wherever possible. Some of the ordinary watercourses fall within areas covered by an Internal Drainage Board, who should be engaged with by the applicant.
- 6.7.7. There are no objections to the proposal from the Council's Drainage team.

## **6.8. Groundwater Protection**

- 6.8.1 Policy ENV6 of the Submitted East Riding Local Plan, policy D19 of the Beverley Borough Local Plan and policy EN18 of the East Yorkshire Borough Wide Local Plan all seek to protect source protection zones by avoiding development that would increase the risk of pollution and preventing inappropriate activities unless there are appropriate safeguards in place.
- 6.8.2. The proposed method statements for construction and the likely impacts on groundwater should be considered in consultation with the Environment Agency. Requirement 10 seeks a construction water management plan and pollution prevention and control plan to be submitted. The wording of this requirement should be agreed with the Environment Agency, however in principle the wording would be acceptable to allow the Council to deal with the requirement.

## **6.9. Coastal Erosion**

- 6.9.1. The NPPF requires authorities to identify Coastal Change Management Areas for areas likely to be affected by physical changes to the coast. The area of coast where the proposed pipeline would head out to sea is a rapidly eroding part of coastline, generally eroding at a rate of 1-1.5m per year, and this is expected to increase as sea levels rise. In Barmston, however, average rates are higher at 1.64m per year. This area of coast within which the site lies is identified as a draft Coastal Change Management Area in the Submitted East Riding Local Plan, and policy ENV6 states that development will only be allowed in this area where it is safe from the risks of coastal change.
- 6.9.2. The proposed pumping station at Barmston would be 700m at its nearest point from the current coastline and would not therefore be within the Coastal Change Management Area. Based on a continued rate of erosion of 1.64m per year the life expectancy of the site before it may be affected by erosion is 427 years. Although this may be reduced if erosion rates rise with sea level change as predicted, it would still exceed the proposed lifespan of the development.

## **6.10. Heritage Assets**

- 6.10.1. A core principle of the NPPF is to conserve and enhance the historic environment. This includes listed buildings, Conservation Areas and their settings. This is echoed in policies at a local level including ENV3 of the Submitted East Riding Local Plan, EN20 of the East Yorkshire Borough Wide Local Plan, E25 and E37 of the Beverley Borough Local Plan and EN46A and EN51 of the Boothferry Borough Local Plan which all seek to ensure new development preserves the setting of listed buildings and conservation areas.
- 6.10.2. The Landscape and Visual Assessment submitted covers an area of 1km from the pipeline, 1.5km from the Block Valve site and 3km from Barmston Pumping Station, within which 57 listed buildings are identified and 4 Conservation Areas. By its nature the underground pipeline will not have any permanent impact on the setting of these listed building or Conservation Areas. Any works during construction would be temporary, and the landscape would be restored to its current state after construction. The proposed above ground installations are generally detached from villages and their settings, therefore not having any significant impacts on listed buildings or conservation areas within them. The submitted assessment deals with the majority of listed buildings and conservation areas and confirms there would not be significant impacts on the setting of these assets. There are 2 listed buildings close to the temporary construction area south of Wansford that need further consideration, these being Wansford Bridge and Snakeholme Lodge. The works here are, however, acknowledged to be temporary. Subject to their being no impact on these listed buildings the Conservation Officer raises no objection to the proposed development.
- 6.10.3. The protection of the historic environment offered by the NPPF also extends to archaeological deposits. Policy ENV7 of the Joint Structure Plan states that archaeological remains shall be protected unless there is an overriding need for the development, and policy ENV3 of the Submitted East Riding Local Plan requires conservation of archaeology, particularly nationally important archaeology of the Wolds and important wetlands. Humber Archaeology Partnership have considered the submitted information and provided comments under a separate submission in respect of the impact of the proposal on archaeology interests. Requirement 12 states that a written scheme of investigation should be submitted prior to development, identifying a programme of archaeological investigation, measures to be taken to protect, record and preserve archaeological remains, and a watching brief to be carried out. Subject to agreement from Humber Archaeology Partnership that this requirement is sufficient, the Council consider the wording of the requirement to be satisfactory.

## **6.11. Socio-Economic Issues**

- 6.11.1. The Environmental Impact Assessment includes a section on socio-economic impacts, focussing primarily on visitors to tourism and recreational facilities. The proposal would not have any direct impact on any such facility, or the setting of them. The largest impacts would be during construction when construction traffic is on the roads which may be used as access to facilities, and there would be temporary visual impacts which road users, including visitors to the area,

would experience. It is not considered that these impacts during construction would have any significant impact on users of tourist or recreational facilities.

## **6.12. Minerals Safeguarding**

- 6.12.1. The NPPF requires local authorities to define Minerals Safeguarding Areas so as to ensure there is a sufficient supply of material to meet the country's needs. Existing policies EN74, EN15 and In12 of the Boothferry, East Yorkshire and Beverley Borough Local Plans provide minerals consultation zones/area, within which development should only be permitted where it will not constrain future exploitation of a minerals reserve. Policy EC6 of the Submitted East Riding Local Plan similarly seeks to protect mineral sites from non-minerals development unless it can be demonstrated that the mineral is of limited economic value, that the development would be temporary or not impact on the future extraction of the mineral, that the mineral could first be extracted, or that the need for the development outweighs the need to safeguard the mineral deposit.
- 6.12.2. The proposed pipeline runs through a number of consultation zones in the Local Plans, but only one specific area of search identified in the adopted Joint Minerals Plan. The pipeline would pass within the southern limit of the Gransmoor and Lissett Area of Search, and the proposed pumping station would also be within this area. The Council has been contacted by a land owner raising issues in respect of land values; however this is a private matter for the land owner. The land owner and the Minerals Product Association should make their own representations to the Inspector in relation to their interests. The Council will comment only in respect of compliance with local minerals planning policy.
- 6.12.3. The NPPF and local plan policies seek to prevent the sterilisation of valuable mineral deposits. Within the Gransmoor and Lissett Area of Search there are 2 areas of interest to the Council which would be potentially affected by the proposal, these being areas close to Barf Hill Wood and Bracken Quarry.
- 6.12.4. The Council does not wish to raise any objections in terms of the impact of the proposed route of the CCS pipeline on the Area of Search Gransmoor and Lissett minerals identified in the Joint Minerals Local Plan. This primarily relates to the sterilisation of minerals in the area in close proximity to Barf Hill Wood. Although the Council does not object to the routing of the CCS pipeline in this area every opportunity should be taken to work with the minerals operator to ensure minerals are not sterilised.
- 6.12.5. In terms of the impact on the Bracken Quarry the Council do not object to the routing of the CCS pipeline in the vicinity of the chalk pit to the north of the works but the pipeline appears to run within the Minerals Safeguarding Area that is located around the chalk works itself. This is identified in the safeguarding plan that forms part of the Council's Preferred Approach in the emerging Joint Minerals Plan. The emerging Joint Minerals Plan is being prepared by the East Riding of Yorkshire Council with Hull City Council. The last consultation was in 2010 when the plan was at Preferred Approach stage, and it is likely that a second Preferred Approach will be issued for consultation in Spring 2015. Given the

early stage in the process in respect of the emerging Joint Minerals Plan, it is considered that currently the Plan attracts little weight.

### **6.13. Conditions/Requirements**

- 6.13.1. The Local Planning Authority is responsible for enforcing the provisions and requirements set out in the Development Consent Order as set out in Part 8 of the 2008 Planning Act. In this case this Council would be responsible for all the requirements relating to onshore works within the East Riding area. The Marine Management Organisation would be responsible for those relating to the coast, and Selby District Council/North Yorkshire County Council would be responsible for those relating to their area.
- 6.13.2. The ‘requirements’ are attached to the DCO in the same way conditions may be attached to a planning permission. Proposed requirements have been laid out in Schedule 3 of the Draft DCO submitted by National Grid Carbon Ltd.
- 6.13.3. The proposed requirement 1 provides a time limit for the commencement of development of 5 years which is considered acceptable. Requirements 3 and 4 include maximum design parameters and dimensions in accordance with the submitted plans and documents. This approach is accepted to ensure that the development is consistent with the development assessed in the Environmental Impact Assessment and considered by the Examining Authority. The application seeks to reserve the consideration of layout, scale, external appearance and landscaping of the pumping station at Barmston, and a proposed requirement is to submit design details of the pumping station at Barmston prior to any works commencing on construction of the pumping station (requirement 5). The submitted documents include plans and a design and access statement which set out design principles and parameters for the pumping station. Therefore although the final details are not yet known, the parameters given are considered acceptable to the Council and there are no objections to this approach whereby the final details are reserved for future agreement.
- 6.13.4. Other requirements relate to protected species, ecological mitigation and reinstatement, construction water management plan, removal of trees and hedgerows, landscaping, drainage, archaeology, contaminated land, construction management, highways and decommissioning. Whilst some of these requirements are needed to satisfy other bodies such as the Environment Agency and Humber Archaeology Partnership, it would be for the Council to manage discharge of the conditions. The proposed wording of the requirements is considered to be appropriate to meet the requirements of the Council in each respect. The Council would, however, suggest that in the interests of clarity requirement 17 parts 2(a) and 2(b) are amended to include a timescale for submission of a scheme of investigation and risk assessment should currently unidentified contaminated land be found on site, and that “drainage strategy” referred to in requirement 16 is defined in the interpretations set out in requirement 1. In relation to the “drainage strategy” and the “code of construction practice” referred to in requirements 14 and 16 the Council consider the wording should make explicit reference to document title(s) for avoidance of doubt.



- 6.13.5. As detailed in the section above, conditions 13 and 15 relate to construction hours and noise levels and National Grid have agreed to amendments to the details contained in these requirements in the draft DCO. The Council recommend that the proposed amendments, detailed in National Grid's letter attached at appendix 1, are accepted and the draft DCO amended accordingly.

## **7. CONCLUSION**

- 7.1.1. The proposal would result in significant contributions to increased provision of renewable energy. The onshore works are largely temporary and below ground (landfall and cable run). The converter stations would be of a significant scale and would inevitably have a negative effect on the existing landscape. The effect can be partly mitigated by appropriate landscaping, and appropriate design and use of materials. The visual impact of the development would be far outweighed by the benefits of contributions to renewable energy and is therefore, subject to mitigation, acceptable.
- 7.1.2. Impacts on highway safety, heritage assets, residential amenity, ecology and public rights of way can all be minimised through the proposed requirements as recommended. The Council has been fully involved in the scheme throughout the pre-application consultation process and is satisfied that the Development Consent Order reflects the advice previously given by various Officers of the Council, subject to the agreed amendments set out in appendix 1.
- 7.1.3. The East Riding of Yorkshire Council does not object to the proposal. The minutes from the Planning Committee meeting of 4<sup>th</sup> December 2014 which considered this Local Impact Report are attached which confirms the views of Members.

19<sup>th</sup> November 2014

Suzanne Shuttleworth  
Environmental Health Officer- Environmental Control  
Public Protection Division  
East Riding Of Yorkshire Council  
Council Offices,  
Church Street,  
Goole,  
DN14 5BG

**The Yorkshire and Humber (CCS Cross Country Pipeline) Development Consent Order  
Application Reference: EN070001 - Requirements 13, 15 and 25**

Dear Suzanne,

Following our meeting on 1<sup>st</sup> October 2014 at the East Riding of Yorkshire Council (ERYC) Offices in Goole we propose a number of changes are made to the draft Development Consent Order<sup>1</sup> (DCO) to address issues raised. It is not however considered possible to accommodate all the amendments requested by the Council; where this is the case reasons are set out below.

**Requirement 13: Construction Hours**

Requirement 13 Part 1 of the draft DCO currently states:

*13.—(1) Subject to Requirements 13(3) and 13(4), construction work must only take place between the hours of 07:00 and 19:00 from Monday to Saturday and between 07:00 and 17:00 on Sundays and Bank Holidays except in the event of an emergency, or unless otherwise agreed in writing by the relevant planning authority.*

Concerns were raised by ERYC over the construction hours at the Pumping Station at Barmston due to the build time of 24 months and the low background noise levels in the area. ERYC recommended 08:00-18:00 Monday-Friday and Saturday mornings 07:00 to 13:00 with no working on Saturday afternoons 13:00 to 19:00, Sundays or bank holidays.

At the meeting National Grid explained the reason for the working hours. The Pipeline will be installed during the months of the year where the ground is typically at its driest to minimise any adverse effect on the future viability of agricultural land. In National Grid's extensive experience in the construction of pipelines, continuing pipeline construction activities in the winter months can mean land restoration is more challenging and an extensive amount of remedial work is necessary. Accordingly, pipeline construction activities will typically not be carried out between the months of October and March. The construction hours set out within Requirement 13 of the draft DCO will enable the construction of the Pipeline during one pipeline construction 'season' (April to September). Should the hours be restricted this might result in the need for construction to span two seasons leaving land temporarily sterilised over the winter months and creating additional disturbance.

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<sup>1</sup><http://infrastructure.planningportal.gov.uk/wp-content/ipc/uploads/projects/EN070001/2.%20Post-Submission/Application%20Documents/Draft%20Development%20Consent%20Orders/3.1%20Draft%20Development%20Consent%20Order.pdf>

Barmston Pumping Station is however a two year build programme and construction will take place during the winter months. Therefore to address the concerns raised the working hours will be amended from October to the end of February to between 08:00 and 18:00 Monday to Saturday with no working on Sundays or Bank Holidays.

Part 1 of Requirement 13 will be amended to read:

*13.—(1) Subject to Requirements 13(3) and 13(4), construction work must only take place between the hours of 07:00 and 19:00 from Monday to Saturday and between 07:00 and 17:00 on Sundays and Bank Holidays except in the event of an emergency, or unless otherwise agreed in writing by the relevant planning authority. At Barmston Pumping Station (Document Ref 2.14) construction work will take place as per the hours listed above with the exception of the winter months (October to February) where works will take place between 08:00 and 18:00 Monday to Saturday with no working on Sundays or Bank Holidays*

### Requirement 15 Part 1

Requirement 15 part 1 of the draft DCO currently states:

*15.—(1) The construction of the authorised development must take place in accordance with, and not exceed, the following construction noise levels at the stated times, unless otherwise agreed with the relevant planning authority—*

Effect Assessment Period		Construction Noise Threshold (at the nearest façade)
Day of week	Time of day	SPL, dB LAeq,T
Monday – Fridays	07:00 – 19:00	70
Saturday	07:00 – 19:00	70
Monday – Saturdays	19:00 – 23:00	65
Sundays and Bank Holidays	07:00 – 19:00	65
	19:00 – 23:00	60
Each Day	23:00 – 07:00	55

Concerns were raised by ERYC over the thresholds proposed due to the low background noise levels noting that 65-45 dB(A) may be a more appropriate range.

At the meeting we explained the thresholds in the draft DCO had been based on the method provided in Annex E.2 of British Standard (BS) 5228-1:2009 which gives the following advice on maximum levels of construction site noise during daytime hours (taken to be 0700 to 1900 hours):

- 75 dB(A) in urban areas near main roads or in heavy industrial areas; and
- 70 dB(A) in rural, suburban and urban areas away from main roads and industrial noise.

We explained that since the proposed development is located in a rural environment the adopted significance of noise effects criterion is based on the 70 dB(A) noise level.

We noted the suggestion by ERYC that noise thresholds should instead reflect the ABC levels set out at E3 of BS 5228. We explained that Chapter 13 Noise and Vibration (Document 6.13) of the Environmental Statement that accompanied the application for development consent presents a worse case assessment. We have now undertaken a review of the noise levels identified and completed an exercise to describe the construction sequencing at the specific sites where concern had been raised by the council. The results of this exercise have allowed us to suggest the following amendments to the draft DCO which we believe is consistent with the council's requests.

Part 1 of Requirement 15 will be amended to read:

*15.—(1) The construction of the authorised development must take place in accordance with, and not exceed, the following construction noise levels at the stated times, unless the relevant planning authority is notified in advance—*

Effect Assessment Period		Construction Noise Threshold (at the nearest façade)
Day of week	Time of day	SPL, dB LAeq,T
Monday – Fridays	07:00 – 19:00	65
Saturday	07:00 – 19:00	65
Monday – Saturdays	19:00 – 23:00	55
Sundays and Bank Holidays	07:00 – 19:00 19:00 – 23:00	65 – Pipeline, 55 – AGIs 55
Each Day	23:00 – 07:00	45

The requests which have not been amended are:

- Saturday 13:00 - 19:00; and
- Sundays and Bank Holidays 07:00 – 19:00

As explained at the meeting and discussed above the working hours proposed are to facilitate the construction of the Pipeline within one season. Works undertaken on a Saturday afternoon and Sunday (if required) will be no different to the works taking place Monday to Friday therefore 55 dB(A) may be exceeded at some Noise Sensitive Receptors (NSR) . It should be noted however that the construction of the Pipeline is transient therefore noise associated with the construction will be intermittent in the vicinity of any one receptor rather than continuous for the duration of the whole construction period.

Unlike the Pipeline the construction of the AGIs will be static therefore the threshold has been amended on Sundays and Bank Holidays to take account of this.

At the meeting you also asked for further detail on the duration of the 24 hour crossings. The final durations will be subject to detailed design however by way of as example, in the Environmental Statement we stated that the HDD crossing of the River Ouse would be 2 to 3 months in duration. However excluding site set up and preparation works which all would be done within normal working hours the drilling operation itself is likely to take around 5 weeks. In addition within those 5 weeks the 24 hour processes would not be continuous for the full five weeks.

#### **Requirement 15 Parts 2- 4**

You recommend that requirement 15 (2) - (4) is amended to reflect that low frequency noise is to be considered and will be addressed if appropriate.

Low frequency noise will be addressed at detailed design stage therefore the Requirement 15 Part 2 will be amended to read:

*(2) The operation of Barmston Pumping Station (Work Nos. 14A and 14B) must not commence until a noise report including consideration of low frequency noise is submitted to and approved by the relevant planning authority for the Pumping Station.*

This change automatically includes the consideration of low frequency noise in Parts 3 and 4 where reference is made to the noise report.

#### **Requirement 25**

Concern was raised by ERYC with regards to the frequency of venting for pipeline inspections as stated in the current Requirement 25 of the draft DCO and ERYC recommended that the condition was amended to reflect the inspection frequency would be no more than once every 5 years.

As explained at the meeting the initial frequency for internal inspection of pipelines is set at 5 years. The frequency is based on frequencies that have been set in the United States for other Carbon Dioxide transportation pipelines. Over time, with the benefit of accumulated data from completed internal inspections the frequency can be changed to match the observed condition of the pipeline. If the condition is good then the period between inspections can be extended, it is our expectation that this would occur.

On the National Grid gas transportation system the normal frequency for inline inspection is once every 15 years. It is hoped that the inline inspection frequency on the Yorkshire and Humber CCS Cross Country Pipeline can be extended towards this frequency applied to natural gas pipelines. However National Grid requires the capacity to respond so that the safety of the pipeline operation is maintained at an acceptable standard. Therefore to maintain the safe operation of the pipeline evidence is required to demonstrate that extended frequencies would not put the safe operation at risk. As such Requirement 25 remains unchanged.

We hope the above provides ERYC comfort that where possible suggested amendments to the draft DCO will be proposed to take account of concerns raised and that where these have not been possible clarity has been provided on the reasons why.

Yours sincerely,



AECOM  
AECOM House  
179 Moss Lane  
Altrincham  
WA15 8FH  
United Kingdom  
[www.aecom.com](http://www.aecom.com)

+44 (0)161 927 8200 tel  
+44 (0)161 927 8299 fax



Charlotte Clinton  
Principal Consultant  
D +44 (0)161 927 8310  
E [charlotte.clinton@aecom.com](mailto:charlotte.clinton@aecom.com)

Cc: Richard Gwilliam, National Grid, 1100 Century Way, Thorpe Park, Leeds, LS15 8TU

# EAST RIDING OF YORKSHIRE COUNCIL

## PLANNING COMMITTEE

4 DECEMBER 2014

**PRESENT:** Councillors Pollard (Chairman), Bayram, Boatman, A Burton, Evison (as substitute for Councillor C Chadwick), Galbraith, Owen (as substitute for Councillor Chapman MBE), Pearson, West, Whitehead and Whittle.

Also in attendance: Press - 0  
Public - 86

Councillors Aitken, Barrett, Fox, Moore and Wilkinson also attended the meeting.

The Committee met at County Hall, Beverley.

**7995 DECLARATIONS OF INTEREST AND DECLARATIONS UNDER THE CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS** - The following members made declarations:-

<b>Item</b>	<b>Member/Interest</b>
(i) 13/00666/STPLF - Water Treatment Works, East Back Side, Haisthorpe, 14/02291/STPLF - Land north west of Village Farm, Brind Lane, Brind, 14/02421/STPLF - Land south west of Middle Farm, Hunsley Road, Walkington and 14/02456/STPLF - Land north of Jet Park, Main Road, Newport (Minutes 8000, 8002, 8003 and 8004 refer).	Councillor Whitehead made a declaration under Section 4 of the Planning Code of Practice in Minutes 8000, 8002, 8003 and 8004 insofar as he had a predetermined view on wind turbine applications and therefore left the meeting during the consideration and determination of these items.
(ii) 12/02455/STPLF - Land south and east of Old Priory, Station Road, South Cave, 14/02081/STPLF - Spaldington Airfield, Wood Lane, Brind, 14/02555/STPLF - Land south east of Delta Enterprise Park, Rawcliffe Road, Airmyn and 14/02862/STPLF - Swanland Nurseries and Garden Centre, Beech Hill Road Swanland (Minutes 7998, 8001, 8005, and 8006 refer).	Councillor Whitehead made a declaration under Section 4 of the Planning Code of Practice in Minutes 7998, 8001, 8005, and 8006 insofar as he had received correspondence and telephone calls about the applications.
(iii) 12/02455/STPLF - Land south and east of Old Priory, Station Road South Cave (Minute 7998 refers)	Councillor Galbraith made a declaration under Section 4 of the Planning Code of Practice in Minute 7998 insofar as he had attended a public meeting and received correspondence about the application but had not expressed his own views on it.

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| <p>(iv) 13/00666/STPLF - Water Treatment Works, East Back Side, Haisthorpe, 14/02081/STPLF - Spaldington Airfield, Wood Lane, Brind, 14/02291/STPLF - Land north west of Village Farm, Brind Lane, Brind, 14/02421/STPLF Land south west of Middle Farm, Hunsley Road, Walkington and 14/02555/STPLF - Land south east of Delta Enterprise Park, Rawcliffe Road, Airmyn (Minutes 8000, 8001, 8002, 8003 and 8005 refer).</p> | <p>Councillors Bayram, Pearson and Whittle made declarations under Section 4 of the Planning Code of Practice in Minutes 8000, 8001, 8002, 8003 and 8005 insofar as they had received correspondence or had been contacted about the applications but had not expressed their own views on them.</p>   |
| <p>(v) 13/00666/STPLF - Water Treatment Works, East Back Side, Haisthorpe, 14/02081/STPLF - Spaldington Airfield, Wood Lane, Brind, 14/02291/STPLF - Land north west of Village Farm, Brind Lane, Brind, 14/02421/STPLF - Land south west of Middle Farm, Hunsley Road, Walkington and 14/02555/STPLF Land south east of Delta Enterprise Park, Rawcliffe Road, Airmyn (Minutes 8000, 8001, 8002, 8003 and 8005 refer).</p>  | <p>Councillor Boatman made a declaration under Section 4 of the Planning Code of Practice in Minutes 8000, 8001, 8002, 8003 and 8005 insofar as he had visited one of the sites in his capacity as a member of an Internal Drainage Board and he had also received correspondence or been approached about the applications but had not expressed his own views on them.</p> |
| <p>(vi) 14/02555/STPLF - Land south east of Delta Enterprise Park, Rawcliffe Road, Airmyn (Minute 8005 refers)</p>   | <p>Councillor Boatman declared a non-pecuniary interest in Minute 8005 insofar as a member of his family was employed by the applicant.</p>  |

**7996 MINUTES - Resolved** - That the minutes of the meeting of the Committee held on 13 November 2014 be confirmed and signed as a correct record.

**7997 PLANNING SUB-COMMITTEES - Resolved** - That the minutes of the undermentioned Sub-Committees be received:-

- (i) Eastern Area Planning of 3 November 2014.
- (ii) Western Area Planning of 4 November 2014.

**7998 LAND SOUTH AND EAST OF OLD PRIORY, STATION ROAD, SOUTH CAVE** - The Director of Planning and Economic Regeneration submitted a report on an application by Messrs Watts, Usher and Lindley for a hybrid application consisting of (a) full application for the creation of a new vehicular and pedestrian access onto Market Place, (b) demolition of 70 Market Place, (c) demolition of buildings to the rear of 68 and 70 Market Place, (d) full application for an extension to 68 Market Place, (e) full application for the erection of four dwellings and four detached garages on land to the rear of 68 and 70 Market Place and (f) outline application for the development of 56 homes on land including Local Plan allocation H1dj to the north of Middle Garth Drive (all matters reserved) at land south and east of Old Priory, Station Road, South Cave (Application 12/02455/STPLF).



At the meeting the Director advised the Committee that the following representations had been received on the application following publication of the report:-

- Correspondence - Letter from a resident withdrawing an earlier objection and a further letter of support.
- Agent - The access onto the A1034 had been proposed following a transport assessment. Soakaways would be designed to a high specification so they could deal with a 1 in 100 years' storm.

The applicant's agent and an objector spoke on the application in accordance with the agreed protocols.

**Resolved - (a)** That the application be deferred pending completion of a Section 106 Agreement to secure:-

- (i) on-site affordable housing;
- (ii) the provision of the access road to the eastern boundary of the site to facilitate connection to the allocated site to the east, and
- (iii) provision of children's play space on site and commuted sums in lieu of youth/adult provision, and

(b) that subject to (a) above the Director of Planning and Economic Regeneration be authorised to approve the application subject to the conditions set out in the Director's report.

*(This application was the subject of a site visit)*

**7999 PROPOSED YORKSHIRE AND HUMBER CARBON CAPTURE AND STORAGE CROSS COUNTRY PIPELINE** - The Director of Planning and Economic Regeneration submitted a report on an application for consultation by National Grid Carbon Limited for the proposed Yorkshire and Humber Carbon Capture and Storage (CCS) cross country pipeline (Application 13/00556/SOS).

At the meeting the Director advised the Committee that no representations or consultation responses had been received on the application following publication of the report.

An objector spoke on the application in accordance with the agreed protocols.

**Resolved -** That the Local Authority submits a local impact report to the Planning Inspectorate in accordance with the report as submitted including reference to concerns arising from potential sterilisation of mineral deposits, the potential impact on listed structures at Wansford and Snakeholme and the need to preserve the integrity of drainage ditches.

**8000 WATER TREATMENT WORKS, EAST BACK SIDE, HAISTHORPE** - The Director of Planning and Economic Regeneration submitted a report on an application by Yorkshire Water for the erection of a wind turbine (55 metres to tip, 40 metres to hub) and associated infrastructure including foundation, transformer, hardstanding and lay down areas at Water Treatment Works, East Back Side, Haisthorpe (Application 13/00666/STPLF).

At the meeting the Director advised the Committee that the following representations and consultation responses had been received on the application following publication of the report:-

- Burton Agnes Parish Council - Objection restating earlier view and concern that these did not appear to have been accorded any weight. Cumulative impact of development when considered alongside turbines at Fraisthorpe, Demming Farm, Carnaby, Thornholme, Lissett and Carnaby Industrial Estate. Also concern about the impact on tourism.
- Five letters of objection - Residents of Bempton, Bridlington, and Driffield commenting on cumulative impact, lack of consultation, detrimental impact on Bridlington and views from the Heritage Coast, adverse impact on residential amenity, impact on Carnaby Temple and impact on owls and harriers.
- Planning Officer - Addendum to paragraph 9.7 relating to the two nearest properties to the turbine outlining the impact on them and confirmation that planning permission for a 45 metre high turbine had been approved at Carnaby Industrial Estate to the south east of the site.

An objector and the applicant spoke on the application in accordance with the agreed protocols.

**Resolved** - That the application be refused because of the cumulative adverse effect with other consented and proposed turbines on the landscape character and on visual amenity and the harm which will result to heritage assets in the area.

**8001 SPALDINGTON RESOURCE RECYCLING LIMITED, SPALDINGTON AIRFIELD, WOOD LANE, BRIND** - The Director of Planning and Economic Regeneration submitted a report on an application by Spaldington Resource Recycling Limited for a change of use of an agricultural building and its curtilage from agricultural to Class B2 wood pellet production, erection of an extension to house biomass boiler and hopper and open storage of timber at Spaldington Resource Recycling Limited, Spaldington Airfield, Wood Lane, Brind (Application 14/02081/STPLF).

At the meeting the Director advised the Committee that no representations or consultation responses had been received on the application following publication of the report.

An objector and Councillor Aitken spoke on the application in accordance with the agreed protocols.

**Resolved** - That the application be approved subject to the conditions set out in the Director's report.

**8002 LAND NORTH WEST OF VILLAGE FARM, BRIND LANE, BRIND** - The Director of Planning and Economic Regeneration submitted a report on an application by Mr and Mrs Atkinson for the erection of a wind turbine (50 metres to hub and 78 metres to tip) with associated sub-station, access track and infrastructure at land north west of Village Farm, Brind Lane, Brind (Application 14/02291/STPLF).

At the meeting the Director advised the Committee that the following representations and consultation responses had been received on the application following publication of the report:-

- Email dated 2 December 2014 - Relating to a request for the application to be called in by the Secretary of the State, advising that this was not a consideration until a determination had been made by the Planning Authority.

- Planning Officer - Confirmation that a comprehensive report had been submitted for councillors' consideration and that the notice of decision would be issued in the normal timescales.
- Trees and Landscape Officer - No objections subject to a condition for the undertaking of replacement planting for those areas affected by the development.
- Public Protection - No objection subject to conditions to protect residential amenity.
- Planning Officer - The application was now recommended for approval following receipt of the response from Public Protection.

The applicant, an objector and Councillor Aitken spoke on the application in accordance with the agreed protocols.

**Resolved** - That the application be refused because of the cumulative impact that an additional turbine will have given the presence of a number of turbines in the area already as well as the detrimental impact that the proposal will have on the setting of the listed Howden Minster.

**8003 LAND SOUTH WEST OF MIDDLE FARM, HUNSLEY ROAD, WALKINGTON** - The Director of Planning and Economic Regeneration submitted a report on an application by Boston R E for the erection of a wind turbine (40 metres to hub, 67 metres to tip) and ancillary development at land south west of Middle Farm, Hunsley Road, Walkington (Application 14/02421/STPLF).

At the meeting the Director advised the Committee that the following representations and consultation responses had been received on the application following publication of the report:-

- Applicant - Offer to commit £10,000 per annum as a community support levy to fund local projects.
- Planning Officer - The offer of a community support levy was not necessary to make the development acceptable however, if required it would have to be secured via legal agreement.
- Landscape Officer - Highlighted the quality of the landscape which was sensitive to change. The area had a level of potential capacity to accommodate smaller turbine development. Some concern arising from the presence of a turbine at Samples Farm because of the different designs but no formal objection.
- Applicant - Submission of additional montages and information advising that the model of turbine at Samples Farm was no longer available.
- Two letters of support - Very little visual impact, the community support levy offer would be welcome, all communities should buy into green energy and the turbine could be used as an example for local schools.
- Agent - Amendment to the design statement regarding the relationship between the turbine and Middle Farm.

The applicant's agent spoke on the application in accordance with the agreed protocols.

**Resolved** - That the application be refused because of the adverse effect on the landscape character.

**8004 LAND NORTH OF JET PARK, MAIN ROAD, NEWPORT** - The Director of Planning and Economic Regeneration submitted a report on an application by

Horncastle Group Plc for the erection of a wind turbine (50.9 metres to hub, 77.9 metres to tip) with associated works and infrastructure at land north of Jet Park, Main Road, Newport (Application 14/02456/STPLF).

At the meeting the Director advised the Committee that the following representation had been received on the application following publication of the report:-

- Humber LEP - No objection.

The applicant spoke on the application in accordance with the agreed protocols.

**Resolved** - That the application be approved subject to the conditions set out in the Director's report.

**8005 LAND SOUTH EAST OF DELTA ENTERPRISE PARK, RAWCLIFFE ROAD, AIRMYN** - The Director of Planning and Economic Regeneration submitted a report on an application by Elite Office Furniture UK Ltd for the erection of a 22,692 square metre (244,254 square foot) manufacturing and storage facility with office and showroom (B1, B2 and B8) and associated access, parking, landscaping and infrastructure at land south east of Delta Enterprise Park, Rawcliffe Road, Airmyn (Application 14/02555/STPLF).

At the meeting the Director advised the Committee that the following representations and consultation responses had been received on the application following publication of the report:-

- Agent - Confirmation of agreement to additional conditions relating to working conditions and external movement of goods. Circulation of a letter to the Committee summarising the applicant's case.
- Councillor Fox - Letter circulated to some members of the Committee objecting to the proposal.
- Councillor Barrett - Letter circulated to members of the Committee objecting to the proposal.
- 83 High Street, Airmyn - Objection regarding the spur from the roundabout, availability of land at Capitol Park, impact on the character of Airmyn, additional traffic, landscape impact and the loss of agricultural land.
- National Planning Casework Unit - Telephone call advising that the unit had received a request to call in the application and therefore a holding direction could be issued in the event of the application being approved.
- Andrew Percy MP - Correspondence regarding the availability of land at Capitol Park and seeking a delay in the determination of the application until the availability of land at Capitol Park was known.
- Planning Officer - The situation regarding Capitol Park was outlined in the Committee's report. In terms of the issue of the notice of decision, this would be done in accordance with the Authority's normal timescales.

The applicant, an objector and Councillors Barrett, Fox and Moore spoke on the application in accordance with the agreed protocols.

Moved by Councillor Boatman and seconded by Councillor A Burton -

That the application be approved subject to the conditions set out in the Director's report and additional conditions relating to working practices and the provision of mature screening.

Moved as an amendment by Councillor Bayram and seconded by Councillor Galbraith -

That the application be deferred to investigate the availability of alternative sites.

**Amendment lost.**

**Substantive motion carried.**

**Resolved** - That the application be approved subject to the conditions set out in the Director's report and additional conditions relating to working practices at the site as reported and the amendment of conditions 7 and 8 regarding provision of mature screening.

*(This application was the subject of a site visit).*

**8006 SWANLAND NURSERIES AND GARDEN CENTRE, BEECH HILL ROAD, SWANLAND** - The Director of Planning and Economic Regeneration submitted a report on an application by Linden Homes North for the erection of 31 dwellings with associated access, parking, open space and landscaping at Swanland Nurseries and Garden Centre, Beech Hill Road, Swanland (Application 14/02862/STPLF).

At the meeting the Director advised the Committee that the following representations and consultation responses had been received on the application following publication of the report:-

- Outdoor Play Space Consultation Group - No objection to the revised plan.
- Trees and Landscape Officer - No objection subject to conditions to protect the hedgerow from construction activity.

The applicant's agent spoke on the application in accordance with the agreed protocols.

**Resolved** - (a) That the application be deferred for the completion of a Section 106 Agreement for:-

- (i) the transfer and maintenance of on-site children's play space;
- (ii) a commuted sum for the balance of off-site youth/adult outdoor play space contribution, and
- (iii) affordable housing.

(b) that subject to (a) above the Director of Planning and Economic Regeneration be authorised to approve the application subject to the conditions set out in the Director's report.

**8007 FUTURE APPLICATIONS** - The Director of Planning and Economic Regeneration submitted a report giving advance notice of planning applications that were currently under consideration and were likely to be submitted to the next or subsequent meetings of the Committee.

**Resolved** - That the report be noted.