DESIGN AND ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR PROPOSED ENERGY GENERATION PLANT ON LAND AT PYE BRIDGE INDUSTRIAL ESTATE, SOMERCOTES, ALFRETON, DERBYSHIRE

PREPARED ON BEHALF OF
WARWICK INTEGRATED GENERATION LIMITED

Introduction

This design and access statement has been prepared in relation to proposals to carry out development relating to power generation on land at Pye Bridge Industrial Estate, Somercotes, Alfreton and with the proposals now being the subject of an application for planning permission. The application is submitted on behalf of Warwick Integrated Generation Limited.

This statement should be considered and read in conjunction with the accompanying application documents and in particular the following drawings:

Drawing No.	Title
HG1195:01/1	Location Plan/Application Area
ITI-122-GA-001 Rev A	Proposed Site Layout Plan
ITI-122-GA-002 Rev A	Location Plan
ITI-122-GA-003 Rev A	D-D Elevation
ITI-122-GA-004 Rev A	A-A Elevation
ITI-122-GA-005 Rev A	B-B Elevation
ITI-122-GA-006 Rev A	C-C Elevation
ITI-122-GA-007 Rev B	Elevations of Engine Building & Existing Site Cabin
ITI-122-GA-008	Gasifier Building (Elevations)
ITI-122-GA-009	Floor Plans
ITI-122-GA-010 Rev A	Roof Plans
ITI-122-GA-011	Existing Levels
ITI-122-GA-012 Rev B	Proposed Levels
ITI-122-GA-013	Acoustic Fence Detail
ITI-122-GA-014 Rev A	Existing Site Layout

The Design Component

In considering the design requirement in relation to the proposed development there are a number of 'benchmark factors' which need to be taken into account. In this respect, reference is made to the following:

1. The site has already been identified as being an appropriate one for industrial related developments. It is the case, therefore, that in land use planning terms, as a matter of principle, the site is one which is appropriate and able to accommodate the current development proposals.

2. It is also the case that the site has previously been developed for a power generation form of development and certain of the previously approved and implemented buildings remain on site. It is the case, therefore, that the setting and character of the land in question, which are very much industrial and commercial in nature, have both been recognised as being suitable in principle to accommodate a renewable energy scheme and all it comprises in terms of built development and land use.

3. There is a physical relationship between the application site and the balance of the Pye Bridge Industrial Estate and particularly that relating to the existing and permitted waste activities associated with Derwent Waste.

4. The site itself is not regarded as being environmentally sensitive with there being no statutory or non-statutory designations in place which would warrant its environmental protection.

Following pre-application discussions, and in order to inform the design, careful assessment and related surveys were carried out at a preliminary stage so as to establish the most appropriate site layout arrangements and in particular to consider the detailed siting of the principal process buildings. Following an assessment of the existing site and its surroundings, it was possible to identify a number of opportunities and constraints associated with the proposed development and these have been used to inform the design scheme. Examples of the identified

opportunities and constraints are given below.

Opportunities

- Through investment, utilise an existing industrial site for a form of development which is both physically and operationally well related and compatible with neighbouring land uses.

- To make use of the previously approved site layout arrangements and particularly with respect to site access.

- To continue to take advantage of the site's location and appropriateness in terms of land use planning and, where necessary, to consider mitigation measures.

- To create a development form which effectively balances design and amenity considerations with commercial and operational requirements. Here, both the buildings on site and their overall arrangement need to be specifically designed to achieve the successful implementation of the current power generation proposals.

- To provide new employment opportunities and to support the local economy both directly and indirectly.

- To make a positive contribution towards renewable energy initiatives.

- To recognise and provide for current and future planning and building legislation.

Constraints

- To address, or manage, the complexities of the site in terms of potentially competing interests, i.e. the need to balance environmental protection with effective implementation.

- To respect and protect adjacent land uses and developments whilst ensuring that the full implementation of the proposals do not prejudice overall site operations.

- To produce an overall design scheme which accommodates all technical requirements necessary for the effective operation of the power generation plant, i.e. to produce a design scheme which enables design compatibility to take place along side operational synergy.

- To achieve a form of development which protects local and visual amenity through careful design and siting.

- To provide the development and any related infrastructure in an environmentally acceptable way.

Planning Policy Context

The formulation of the development proposals has taken into account the relevant planning policies, as contained within the development plan, as well as the advice from Government in PPG, PPS's and Circulars. In this respect, the statutory development plan of relevance to the application comprises the East Midlands Regional Plan (adopted March 2009); the Derby & Derbyshire Waste Local Plan (March 2005) and the saved policies of the Amber Valley Borough Local Plan (adopted April 2006).

The development plan, as approved, is firmly based upon adhering to the principles of sustainability. Importantly, in the context of the proposed development, this approach is directly related to effective waste management and increasing renewable energy capacity.

The development plan nevertheless recognises the need to identify sites where industrial forms of development, and including renewable energy related developments, can most appropriately take place. In this respect, the local plan identifies Pye Bridge Industrial Estate as being suitable, in land use planning terms, for employment activities. In part, this allocation reflects the fact that the industrial estate has previously been acknowledged as being a location where such forms of development can take place, after taking into account local environmental circumstances.

Notwithstanding the above position, it is nevertheless the case that the development plan does contain specific policies which seek to ensure that any renewable energy projects are acceptable in design terms. For example, the Amber Valley Borough Local Plan promotes good design through an overall policy against which all development proposals should be considered, namely Policy LS3. This policy embodies now well recognised principles of good design insofar as built development should conserve the environment, respect the character and uses in the locality in terms of scale, nature, layout, density, height, massing, etc. The local plan also contains specific design guidance through incorporating policy relating to the quality and design of business and industrial development. This approach, in part, is intended to ensure that all new employment related development has a minimal visual impact on its surroundings whilst satisfying recognised business requirements. This approach is translated into Policy ER11. This policy again, albeit specific to business and industrial developments, requires that proposals should, inter alia, be compatible with their surroundings and satisfy established development control requirements. For example, with respect to achieving satisfactory boundary treatments etc.

After taking into account the opportunities and constraints referred to above, as well as both the relevant planning policy framework and also national guidance, the proposals seek to achieve a design scheme for the power generation plant which is appropriate for its surroundings whilst being operationally efficient.

So far as the current proposals are concerned, an important design objective has been to produce a clean, modern, industrial development with the architecture of the buildings reflecting this aim. The power generation plant is to be provided through the provision of new buildings namely an engine building and a gasifier building. In addition, use will be made of an existing site cabin which will be used for administration, reception and process control. Although the design has been clearly formulated to provide accommodation which will be operationally efficient, an objective has been to keep the bulk and location of the buildings as compact as practicable having regard to their use and the process requirements.

Given the objectives to produce clean, modern industrial development an important objective has been to place under cover as much of the power generation process as

possible, thereby eliminating (or reducing to a minimum) the amount of outside storage and handling of materials.

The overall arrangement of the proposed power generation plant is as shown on drawing no. ITI-122-GA-001 Rev A. In terms of elevations, reference should be made to the various drawings referred to previously from which it can be seen that the industrial buildings are to be generally conventional in terms of their design, albeit in some respects they are 'bespoke' in order to accommodate the plant's operational layout and the related gasification process. The drawings also confirm the materials which are to be used in construction and with these being relatively standard given the nature of the proposed development and the location of the site in question.

In formulating the design for the proposed development, due account has been taken of such factors as amount, layout, scale, landscaping, appearance, etc. For example, in terms of amount of buildings, although an additional structure and a replacement building are to be provided on the site over and above those existing, the new facilities are required to 'enclose' both the process and any related storage facilities. Given the requirement for the majority of the plant to be under cover, the current proposals will be protective of visual amenity in terms of external storage. In terms of scale, the principal buildings will relate to existing and industrial buildings in the vicinity of the site which are typical of a conventional industrial estate. The proposals are considered to be acceptable given the site's physical characteristics, local topography and adjacent land uses. Turning to landscaping, existing planting to the north, east and west of the application site is to be retained and with this having been provided as part of the original power generation proposals. Finally, it is considered that the appearance of the Pye Bridge Industrial Estate as a whole will not be materially different to that which currently exists following the implementation of the proposals.

The Access Component

A relevant matter for consideration in the formulation of the development proposals was how best to achieve access and egress to and from the site. In this respect, use is to be made of the existing and previously approved arrangements and those which currently serve the industrial estate. These are considered to be suitable for

accommodating the limited traffic associated with the power generation proposals. Further information in relation to access arrangements are set out in the transport statement produced by NTP and with this forming part of the formal submission. Level access will be provided into the site for vehicles, cyclists and pedestrians, with appropriate car parking provision also being made.

There is to be no access to the site for members of the general public as it would be inappropriate to make such provision on health and safety grounds alone. All circulation, however, within the site will be controlled by compliance with all relevant regulations whether these be in the form of planning conditions, building regulations or indeed requirements of the environmental permitting process.

Summary and Conclusions

In summary, it is maintained that the design approach taken by the applicant company has been constructive, pragmatic and thorough, being based upon detailed assessment and after taking into account the objectives of both national, regional and local planning policies and related guidance. It is maintained that this Design and Access Statement accords with the approach promoted by Circular 01/2006 and, on the basis of the assessment undertaken in connection with the formulation of the design scheme, a grant of planning permission is justified in connection with the applicant's proposals. In particular, it is maintained that the proposed development is acceptable, in design terms, with an appropriate balance being achieved between environmental protection and the need to satisfy commercial, operational and investment requirements. Furthermore, specific account has been taken of the existing character and appearance of the application site and the surrounding area. Finally, the site is not regarded as being sensitive in design terms and this has provided, based upon reasonable assessment, an opportunity for design proposals to be formulated which have due and full regard to operational considerations and the functional requirements of the power generation plant. That being said, however, as appropriate, additional mitigation measures can be incorporated in the design should these be considered to be necessary by the local planning authority.