

GRO/CV/P17-0795

18 December 2018

Mr Phil Watson
Development Control Manager
Northamptonshire County Council
Development Control
Planning Services, Floor 3
Guildhall Road Block
County Hall
Northampton
NN1 1DN

Dear Phil Watson

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION
17/0003/WASVOC
LAND AT WORMSLADE FARM, CLIPSTON ROAD, CLIPSTON, MARKET
HARBOROUGH
PLANNING PORTAL REF. PP-07502274

Pegasus Group is instructed by Wormslade Biogas Ltd [“the applicant”] to submit an application for a Non-Material Amendment [“NMA”] to Planning Permission 17/0003/WASVOC which relates to the construction, operation and management of an anaerobic digester on land at Wormslade Farm fed with a mixture of agricultural and sustainably sourced wastes.

Background

Planning Permission 15/00090/WASFUL was granted by Northamptonshire County Council on 30 June 2016 and allowed for an anaerobic digester fed with a mixture of agricultural waste and energy crop. The permission was subsequently varied to allow the reception of additional sustainable wastes via Planning Permission 17/0333/WASVOC. The applicant is now looking to undertake the preliminary works associated with the development.

Non-Material Amendment – Construction Sequence

As part of the technical review of the proposed construction methodology and phasing of development, the contractor has noted how the extant planning condition unnecessarily affect the applicant’s ability to bring the development forward as and such this NMA seeks the introduction of two additional conditions that will provide flexibility in the sequence of the development. This request is made accordance with paragraph 005 of the Planning Practice Guidance ‘Use of Planning Conditions’ which states (inter alia) *“The local planning authority should ensure that the timing of submission of any further details meets with the planned sequence for developing the site. Conditions that unnecessarily affect an applicant’s ability to bring a development into use, allow a development to be occupied or otherwise impact on the proper implementation of the planning permission should not be used”*.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL

T 01454 625945 F 01454 618074 www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

Condition 26 requires the submission of site engineering scheme prior to commencement of development. However, in order to collect the necessary information that will feed into the site engineering scheme, preliminary engineering works are required on site and these include a number of trial pits and boreholes. As these are engineering operations, they will also signal the implementation of development. In order to complete the preliminary engineering works the applicant will need to construct a site office, including welfare facilities, so that the work can be coordinated in a safe and orderly manner during winter months. This will require the topsoil to be removed in this location and for concrete to be poured for the office base. This would consist of 8.1m³ of concrete being poured which amounts to two concrete lorries going to and from site in total and one aggregate lorry to and from the site to provide the base layer.

The suggested additional conditions are set out below: -

1. The sole vehicular access for the development hereby permitted shall be via the existing access off Clipston Road. Other than that associated with the preliminary site geology investigation engineering works identified in the Non Material Amendment reference ###, prior to the commencement of any subsequent site engineering works the access and improvements to Clipston Road between the site access and the junction with the A508 shall be completed in accordance with the specifications as indicated on Drawing: P15-WORMSLADE-AD-003/D – Proposed Site Layout Plan.

2. Other than the preliminary site geology investigation engineering works identified in the Non Material Amendment reference ###, prior to the commencement of any subsequent site engineering works a site engineering scheme shall be submitted for approval in writing by the Waste Planning Authority. The scheme shall include plans of levels and cross sections of the construction engineering operations incorporating the volumes and all and the existing and proposed engineered levels at the site. The scheme shall also include provision for the landscaping bund to be 2 metres high. The scheme as approved in writing shall be implemented in full.

The completed Application Form and application fee has been submitted via the planning portal and ascribed with reference number **PP-07502274**.

I trust that the above is sufficient for the application to be validated. However, if you require any further information, please do not hesitate to contact me.

Yours sincerely



Colin Virtue
Executive Director
e-mail: colin.virtue@pegasuspg.co.uk

Enc Site Location Plan