

## Appendix D – JCS Policy 26 (Renewable and Low Carbon Energy): Compliance with criteria A – I

AD1 Although the focus of this report has been on the compliance of the Draft Masterplan Document with those elements of Policy 26 which are specific to Land at Burton Wold and developing a masterplan for the site, the Policy contains a range of other criteria which are to be met in the development of proposals for the site. These constitute 9 separate criteria which were developed to minimise the impact of new renewable and low carbon energy development in a locality, as outlined below:

### POLICY 26 – RENEWABLE AND LOW CARBON ENERGY

Proposals for sensitively located renewable and low carbon energy generation will be supported where it can be demonstrated that the proposal meets all of the following criteria:

- a) The landscape impact of the development is minimised and mitigated against;
- b) The development links to a specific demand through a decentralised energy network or where this is not possible, the necessary infrastructure is provided to supply power to the National Grid;
- c) The siting of development avoids harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF;
- d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation or cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or shadow flicker;
- e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;
- f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
- g) The development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within North Northamptonshire and adjoining local authority areas;
- h) The development retains and enhances on-site biodiversity and supports the enlargement of, and/or connection to, existing biodiversity assets such as wildlife corridors, where possible;
- i) Proposals for Solar Photovoltaic farms avoid the best and most versatile agricultural land.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant and/or at the end of the permitted period for time limited planning permissions.

AD2 In relation to Kettering Energy Park, these proposals have been developed in the context of the existing wind farm, comprising 19 turbines, and consent for the installation of 40MW of solar arrays. Through the Masterplan proposals provision is made for additional solar on the roofs of new buildings as well as battery storage to increase on site resilience and energy security. In terms of the latter, although new infrastructure on site, this technology constitutes storage, and not energy generation and on this basis, relative to the provisions of JCS Policy 26, it is therefore considered that this element of the proposals does not require the need for assessment relative to criteria a-i. In terms of the other element of new technologies on site – rooftop solar – the masterplan does not provide detail on the potential scale of this albeit the inference is that this could be relatively significant given the floorspace proposals within. Notwithstanding this, however, given the lack of specifics in this respect, and the fact that the scale of new buildings, and inter alia, rooftop solar, this will be an issue for any forthcoming planning applications, it is considered that similarly, the provisions of criteria A-I of Policy 26 in this regard are not applicable at the present stage of the development proposals in terms of assessing this Draft Masterplan Document. However, the anticipation is that this shall be of greater relevance as and when future planning applications are brought forward whereby the provisions of these criteria shall be assessed in greater detail.

AD3 Notwithstanding the above assessment, for completeness, the promoters have undertaken a review of their proposals against the provisions of JCS Policy 26 at Section 25 (Appendices) of the Draft Masterplan Document. This is provided below.

<p>a) The landscape impact of the development is minimised and mitigated against;</p>	<p>The masterplan has been prepared following a strategic landscape review to consider the visibility of the site and any future development proposals.</p> <p>The proposed boundaries of the Energy Park, as set out in this masterplan, have been defined to move future development at the site away from more sensitive viewpoints and to provide potentially taller buildings on lower parts of these site or in locations that are less visually sensitive.</p> <p>These steps have sought to minimise the potential landscape impact of the development, however it is acknowledged that any development at this site will have some form of landscape and visual impact.</p> <p>Existing, prominent landscape features at the site will be retained where possible, such as existing plantation woodland and larger areas of woodland planting at the site, which will be supplemented with additional tree planting and strategic landscape buffers to mitigate the visual impact of future development.</p> <p>Any application for development of the Energy Park will be accompanied by a detailed Landscape and Visual Assessment to consider likely impacts and to detail specific mitigation measures at this application stage. The Landscape and Visual Impact Assessment will also be accompanied by an Environmental Colour Assessment to consider how new structures and development relate to the landscape context and to identify appropriate colour palettes and materials for the development</p>
<p>b) The development links to a specific demand through a decentralised energy network on where this is not possible, the necessary infrastructure is provided to supply power to the national grid;</p>	<p>The development of the Energy Park proposes the co-location of high energy use employment development and hydroponic uses as well as additional energy infrastructure to supplement the existing wind turbines and consented solar pv.</p> <p>The demand for energy is therefore linked to the employment uses and these will have the potential to be fully powered by available energy generated at the site.</p> <p>The employment and hydroponic uses at the site will therefore be able to operate within their own energy network, although for resilience and to ensure that there is a robust supply of energy available at the site, a point of connection to the national grid is also proposed to allow the import and export of energy to and from the Energy Park.</p> <p>The principles of this approach to the energy strategy are set out in the masterplan.</p>

<p>c) The siting of the development avoids harm to the significance of heritage assets and its setting in accordance with the provisions of the NPPF;</p>	<p>The masterplan has been prepared in consideration of the heritage assets both at the site and in the nearby area. Heritage assets such as conservation areas, Listed buildings and Registered Parks and Gardens were also identified and assessed as part of the strategic landscape review that supported the preparation of the masterplan.</p> <p>The closest heritage assets to the proposed Energy Park site are the Round House and Poplars Barn (which is a modern rebuild and is determined to have little significance in heritage terms). The masterplan has been prepared to set development back from the eastern site boundary so that new development does not lead to substantial harm to the setting of this building.</p> <p>The landscape strategy for the development also provides an open frontage to the development site immediately opposite the Round House with taller landscape and screening features set back from the boundary to provide a suitable relationship of the development with this building. The proposed relationship between the Round House building and the new development opposite this building is demonstrated by the illustrative cross section drawing.</p> <p>The masterplan has also taken views within the site towards the Round House into account to ensure that the proposed development does not completely obscure views of this building and maintains a visual connection. The view cone towards the Round House is illustrated by the below graphic, where landscaping and small ancillary structures (e.g. sub-stations and street furniture) will be allowed but buildings and larger structure will not.</p> <p>Views towards the Church Spire at Burton Latimer and inter-visibility of the development with Woodford House have also been assessed but it is not considered that the Energy Park will lead to any substantial harm in respect of these heritage assets.</p>
<p>d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and / or businesses either in isolation or cumulatively, by reason of noise, odour, intrusion, dust, traffic generation, visual impact of shadow flicker;</p>	<p>There are relatively few existing occupiers at the site, but the masterplan has been considered to minimise adverse effects on these occupiers.</p> <p>For example, the development will be set back from the Round House and Poplars Barn and the site access will be provided to the North of the Round House, with traffic directed to Junction 11 of the A14 to the north, thereby reducing noise and disturbance from traffic noise.</p> <p>It is not anticipated that there will be any greater incidence of shadow flicker as no new turbines are proposed and other matters relating to noise, odour and dust will be assessed in any future application and mitigation or management measures will be proposed to deal with any likely impacts at construction and operational phases in an appropriate manner.</p>
<p>e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;</p>	<p>Discussions have been held with National Highways and the Highway Authority to model the potential traffic generated by the development and this indicates that there is sufficient capacity to support additional vehicle movements on the network. As part of any proposal to accommodate new junctions on the public highway network, a road safety audit will be undertaken which will support any planning application to demonstrate that the new layout will not lead to any safety issues.</p> <p>The development of the Energy Park intends to have pedestrian and shared cycle routes within the site that are segregated from vehicular traffic and any accesses within the site will be designed to have appropriate visibility and give priority to pedestrians and cyclists across junctions from the main estate road. Car parking areas and any service yards will also be segregated to avoid conflicts between site users.</p> <p>Diversions to the existing public rights of way will be required as part of the proposals and the revised routes will be designed to be safe and as convenient for people as possible, avoiding conflict points with traffic where possible and providing suitable crossing points where needed.</p>
<p>f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;</p>	<p>This will be detailed in any planning application for the site, with specific reference to the construction and decommissioning stage.</p> <p>As no biomass, anaerobic digestion or additional wind turbines are proposed at the site, then the potential for adverse impacts is generally lower and the addition of further solar pv and battery storage, can be implemented on a modular system as the equipment used for this infrastructure is relatively small in scale allowing for easy erection, disassembly and transport to and from the site.</p>
<p>g) The Development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within the North Northamptonshire and adjoining local authority areas;</p>	<p>A strategic visual review has been undertaken of the proposed development of the Energy Park, identifying short and longer range views to assist in the definition of development boundaries so that the visual impact of the Energy Park is minimised, with areas for landscape buffers identified to provide screening of the new structures at the site.</p> <p>Longer range views have been assessed and an Environmental Colour Review will be prepared to support any application so that the new buildings have an appropriate colour palette to help them integrate with the existing landscape setting as far as possible. The proposed energy infrastructure at the site will generally be low level and have limited visibility, although likely visual and landscape impacts will be assessed as part of any application. A detailed Landscape and Visual Assessment will be undertaken as part of any application for the site.</p> <p>Sources of noise from the Energy Park will be assessed to ensure that potential impacts from the development do not create an isolated or cumulative issue in respect of nearby sensitive receptors. New employment development will be located to minimise break out of noise wherever possible, using mitigation and management measures to address likely impacts at detailed planning stage. It is not anticipated that the proposed energy infrastructure will give rise to any significant noise impacts, but this will be assessed as part of any planning application.</p>
<p>h) The development retains and enhances on site biodiversity and supports the enlargement of, and/or connections to, existing biodiversity assets such as wildlife corridors, where possible.</p>	<p>Existing landscape features such as areas of existing tree planting and plantation woodland will be retained where possible. The site is predominantly in agricultural use as arable land, so has relatively low ecological value, however the development will lead to the loss of some features to allow the Energy Park to come forward.</p> <p>The development will come forward in conjunction with a landscape strategy that will seek to supplement the retained landscape features and provide for biodiversity enhancements and the use of the northern meadow land as a site for Biodiversity Net Gain. The objective is to secure a minimum 10% net gain in biodiversity. The landscape and biodiversity strategy will consider existing habitat areas and allow transit routes, dark zones and look to expand on connections to wildlife corridors. The landscape and biodiversity strategy that accompanies any application will be based on the principles set out in this document at sections 9 and 10.</p>
<p>i). Proposals for Solar Photovoltaic farms avoid the best and most versatile agricultural land.</p>	<p>The land at Burton Wold is identified as being Agricultural Grade 3 in the general classification maps provided by DEFRA/Natural England and it is known to be relatively wet due to the character of the soil so the majority of the site is considered to be classified as grade 3b, which is not considered to be best and most versatile for agricultural production.</p> <p>The addition of hydroponic uses at the site will improve yields and agricultural production as this provides a more controlled environment for growing produce.</p>