



Northamptonshire County Council

GP Planning Limited
The Stables
Long Lane
East Haddon
Northampton
NN6 8DU

Please ask for: Peter Moor
Tel: 01604 367019
Our ref: 13/00006/SCO
Your ref:
Date: 30 September 2013

Dear Mrs Pawson,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011: REGULATION 13 SCOPING OPINION

PROPOSED DEVELOPMENT: Modification to existing planning permission 08/00053/WAS for a renewable energy generation facility to increase the processed timber from 40,000 tonnes to 72,000 tonnes and to relocate the facility on the site at Pebble Hall Farm, Theddingworth Road, Marston Trussell, Market Harborough, Northamptonshire, LE17 6NJ

I refer to your email dated 24 July 2013 and the attached scoping report Pebble Hall Farm already has green and wood waste composting and shredding operations and is subject to the resubmission of another application for a Thermophilic Aerobic Digestion facility. The cumulative impact of the combined existing and proposed developments therefore require assessment. The Scoping report doesn't make it clear that this is proposed. It also proposes to 'scope-out' a number of topics without a full justification. Therefore this scoping opinion picks up these topic areas for potential Environmental Assessment unless it can be demonstrated that they can be dealt with in the planning statement.

.The scoping report has been the subject of consultation in accordance with the Environmental Impact Assessment (EIA) Regulations and copies of the responses received are attached for your information. You will note the specific points which have been made by the consultation bodies and you are required to have regard to these. In particular I would draw your attention to the following:

Transport

Whilst this topic is scoped out of the Environmental Statement this is a area of significant concern with the local community and Leicestershire County Council as the Highway Authority have confirmed that a Transport Statement should be included as part of the application. . They have also provided comments on the statement that was provided as

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part of the scoping request. Please refer to these comments directly. Full comments from Harborough District Council and a number of parish councils in the area regarding the highway safety and traffic amenity impacts of the proposed development have also been attached for your information. The planning statement should address these concerns.

Whilst there is an existing legal agreement with Leicestershire County council regarding total vehicle movements at the site the development may increase the number of HGV's which enter the site as opposed to smaller vehicles associated with existing business uses. This needs to be clarified to enable any potential highway safety and traffic amenity impacts to be assessed. Further discussion with Leicestershire County Council highways should be undertaken and the possibility of further highway safety mitigation measures (including traffic regulation orders to reduce speed limits) should be considered and to ensure that a Transport Statement will be adequate in the context of the points raised in this scoping opinion.

Ecology

Consultation with Natural England was initially inadvertently omitted and their comments are awaited and will be forwarded to be taken into account as part of the Scoping Opinion when they are received. Detailed comments regarding ecology have been provided by the Senior Environmental Planner at Northamptonshire County Council. There are a number of local wildlife sites and sites designated as of ecological interest within 2km of the application site. Ecological designated sites beyond the site should be identified and the air quality assessment should consider and assess the potential impacts of any potential pollutants on biodiversity habitats. Please refer to the SEP response directly for further guidance on this matter. In addition the scoping report doesn't provide any information relating to the demolition of existing industrial buildings and the potential for these to support protected species. This should either be included in the EIA or further information submitted to enable this to be scoped out and for it to be dealt with in the planning statement.

Landscape and Visual Impact (LVIA)

Please refer to the comments of the Council's Senior Environmental Planner, Harborough District Council and Leicestershire County Council's Senior Landscape Architect (SLA) on this matter, and further communication you have received from the Leicestershire's SLA. In particular the assessment of landscape and visual amenity should be undertaken using the most up-to-date published guidelines available: 3rd Edition of Guidelines for Landscape and Visual Impact Assessment; and the Landscape institute's Advice Note 01/11 (Photography and Photomontage in Landscape and Visual Impact Assessment. The LVIA should take account of seasonal changes when trees are in and without leaf. Particular regard should be had to the size of the proposed building (which is significantly higher and bigger mass than other existing and approved buildings on the site) and stack. How does this proposed development sit with the character and appearance of the current buildings

on site and the landscape character of the area and what possible measures can be instigated to mitigate landscape and visual amenity impact?

Hydrology and Hydrogeology

The scoping report refers to flood risk but does not provide any other information on the potential impacts on the water environment in particular the River Welland which is within 200 metres of the site. Any potential for impacts on the ecology of the river through drainage or emissions to air should also be considered further as this cannot be scoped out on the basis of the information provided. Please refer to the comments of the Council's Senior Environmental Planner which explain why hydrology should be scoped in. Public Health England also refers to emissions to water in its response.

Air Quality

Detailed comments regarding the potential air quality impacts including human health, odour and dust have been provided by Public Health England and Daventry District Council's Environmental Protection Officer. These impacts should be properly assessed and mitigation measures identified and included. Further advice on these matters can be sought from Public Health England, and Daventry District Council and Harborough District Council Environmental Protection Teams. Full comments from a number of parish councils in the area regarding the potential amenity impacts of the proposed development have also been attached for your information.

The Marston Trussell Parish Meeting considers that there existing waste management operations at the site cause odour and particulate nuisance. This and the cumulative impact from this and other proposed waste developments are required to be assessed.

Noise

Noise impacts individually and cumulatively should be assessed as proposed in the Scoping Report. The nearest sensitive receptors to be used for the noise assessment should be discussed with Daventry Environmental Protection and should potentially include: properties on the A4304; Hothorpe Hall and nearby cottages; Bosworth Hall; Home Farm, Hothorpe; Theadingworth Village; and Husbands Bosworth village.

Cumulative Impacts

In assessing the likely effects of the development in respect of the various topics which are scoped in for Environmental Assessment consideration should be given to any cumulative impacts. In particular there are other permitted waste operations nearby which if working at the same time could give rise to significant environmental and amenity impacts. The Environmental Statement should address this possibility and the associated potential impacts.

Alternatives

An outline of the main alternatives considered should be addressed in accordance with the requirements of Schedule 4 (Part 2) of the EIA Regulations 2011.

I understand that natural England will be endeavouring to provide a response by the 4th October, and I will forward this on as soon as possible.

Should you wish to seek further clarification and assistance on the contents of this opinion please let me know.

Yours faithfully,



Peter Moor
Principal Development Control Officer

Enc.
Environment Agency
Public Health England
Daventry District Council Environmental Protection Officer
Harborough District Council (Planning)
Leicestershire County Council (Planning)
Leicestershire County Council (Highways)
NCC Senior Environmental Planner
Marston Trussell Parish Meeting
Lubenham Parish Council
Theddingworth Parish Council
Welford Parish Council
Welford Action Group
Daventry District Councillor Irving-Swift
Daventry District Councillor Wright