



DESIGN AND ACCESS STATEMENT

INSTALLATION OF 13 No. WOOD PELLET BIOMASS BOILERS AND 13
No. WOOD PELLET SILOS (RETROSPECTIVE)

Client

D V Ventures
Mount Farm
Shirley
Ashbourne
Derbyshire
DE6 3AR

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1. INTRODUCTION

This report has been commissioned by D V Ventures of Mount Farm, Shirley, Ashbourne, Derbyshire, DE6 3AR.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 21 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. BACKGROUND INFORMATION & PROPOSED DEVELOPMENT

The applicants operate an existing poultry rearing unit at Deeping Farm. This application seeks full planning consent for the retrospective installation of 13 No. wood pellet biomass boilers within steel containers, and 13 No. wood pellet silos.

Planning permission is required because the boiler exceeds 45 kw.

Boilers 1 – 10 are identical are are 199 kw containerised wood pellet boilers. These boilers were installed between 16/01/2014 and 20/03/2014.

Boilers 11 – 13 are identical and are 990 kw wood containerised wood pellet boilers. These boilers were installed between 10/05/2017 and 28/06/2017.

3. AMOUNT

The application involves the retention of 13 No. existing containerised biomass boilers.

Boilers 1 – 10 are 199kw boilers, within steel containers. The containers measure 6.1m x 2.4m with a height of 2.7m. Each container includes a flue attached to the side elevation and measures 5.5m in height. A pellet silo is located adjacent to each container and has a diameter of 2.5m and a height of 6.5m.

Boilers 11, 12 and 13 are 990kw boilers, within steel containers. The 995 are each located within 2 steel containers which are sited parallel with each other. The containers are 1 No. 12.2m x 2.4m containers and 1 No. 9.2m x 2.4m container. The boilers include a flue attached to the east elevation measuring 8m in height. A pellet silo is located adjacent to the containers and has a diameter of 3m and a height of 9.6m.

4. USE

The containers are used for the housing of the wood pellet biomass boilers. The biomass heating systems provides the poultry farm business with a renewable energy heat source, offering heat to the adjacent poultry units. The silos are used to store wood pellets.

5. ENVIRONMENTAL MANAGEMENT & PERMITTING

In order to operate, Deeping Farm is required by law to hold an Environmental permit which is administered by the Environment Agency. The permit must take into account the whole environmental performance of the plant, covering e.g. emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents, and restoration of the site upon closure.

The purpose of the Directive is to ensure a high level of protection of the environment taken as a whole. As the development is controlled under the Environmental permitting regime, the likelihood of significant impact on the environment from the proposed development is negligible due to the strict regime of control.

In the light of the requirement for the Environmental Permit, paragraph 183 of the NPPF (July 2018) is relevant.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

Paragraph 183 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 183 confirms that if an Environmental Permit is required, the planning system should not focus on issues which are controlled by the permitting process

6. LAYOUT

The layout can be seen in detail on the attached site plan (drawing No. IP/DVV/02).

The site layout includes the retention of 13 No. existing biomass boiler container and 13 No. silos, all of which are sited immediately adjacent to the existing poultry units.

7. LANDSCAPING

The containers and silos are sited within an existing fully functional farm complex, and views of the development are in the context of the existing farm buildings.

8. APPEARANCE

The containers are of a steel construction and coloured van dyke brown. The flues have a chrome finish and the silos are galvanised steel.

Elevation drawings of the containers and silos can be seen attached (drawing No. IP/DVV/03 and IP/DVV/04).

9. ACCESS

Access to the site is via the existing farm entrance. The proposal involves the retrospective installation of agricultural plant to provide the farm with a renewable heat source. The proposal represents a negligible increase in traffic associated with the site.

Ian Pick
May 2019.