

Lee Valley
Regional Park Authority



LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION AND PLANNING
COMMITTEE**

19 09 2024 AT 11:30

Agenda Item No:

8

Report No:

RP/87/24

**PLANNING CONSULTATION BY EPPING FOREST DISTRICT
COUNCIL**

**PROPOSED 49.99MW GAS FIRED ELECTRICITY GENERATING FACILITY
(PEAKING PLANT) WITH ASSOCIATED INFRASTRUCTURE, ACCESS
AND LANDSCAPING (REVISED SCHEME TO EPF/0800/20), REF:
EPF/1419/24**

AT POPLAR FARM (WEST SITE), HAMLETT HILL, ROYDON, CM19 5JY

Presented by Head of Planning

SUMMARY

This is a full application for the construction of a 49.99 MW gas fired electricity generating facility (Peaking Plant) on farmland outside the Regional Park, within the Green Belt accessed off Hamlet Hill, Roydon. The applicant argues that there will be a national need for the type of infrastructure proposed, to support flexible energy generation and the move to renewable energy. The proposed energy plant will have the ability to burn hydrogen as well as natural gas from the first day of operation.

Although the proposed development is located approximately 400m to the east of the Park boundary along Sedge Green Road and is positioned to the east of a large area of commercial glasshouses there are concerns that the proposed development could have impacts upon the environment of the Regional Park. This is due to its location within the adjoining Green Belt that frames the Park, and the potential associated impacts on visual amenity, as well as impacts on wildlife in general and from light pollution during construction and operation.

A holding objection is therefore recommended to enable further information to be provided by the applicant on these points; in particular to produce further viewpoint analysis to enable an assessment of whether the proposal could be visible from elsewhere within the Park and whether that would impact upon the visual amenity of visitors and to complete further ecological surveys in respect of protected species to enable a full ecological consideration of the proposal.

RECOMMENDATIONS

- Members Approve:
- (1) that Epping Forest District Council be informed that the Authority places a holding objection on the application for 49.99MW gas fired electricity generating facility (Peaking Plant) at Poplar Farm (west site), Hamlett Hill, Roydon, in order to enable:
 - a) further viewpoints to be commissioned from within the Regional Park at Nazeing and Dobbs Weir as part of the Visual Impact Assessment in order to assess the extent to which the proposed development is likely to be visible from within the Park and whether that would impact upon the landscape character and visual amenity of visitors to the Park;
 - b) ecological surveys in respect of European Protected Species (Great Crested Newts and Bats) and Protected species (reptiles and breeding birds) to be undertaken as recommended by the Preliminary Ecological Assessment in order to provide sufficient information to assess the proposed development for biodiversity impacts, which should be a material consideration in this case; and
 - (2) that the Epping Forest District Council be informed that the Authority would wish to see the detail and be consulted on the additional information provided in relation to the above matters prior to any grant of consent.

DESCRIPTION OF SITE

- 1 Detailed planning consent is sought for a 49.99MW gas fired electricity generating facility (Peaking Plant) on farmland outside the Regional Park, off Hamlet Hill. The application site is separated from the Regional Park by an area of large commercial glasshouses that border Sedge Green Road within Roydon. It is proposed to access the Site from Hamlet Hill 380m to the north through an existing bus depot with an access track passing through four small fields, also currently pasture. Please refer to the location plan at Appendix A and the context plan at Appendix B to this report.
- 2 The application site is in the Green Belt and comprises the majority of a single 7.4 hectare field, currently pasture. The northern extent of the site is defined by a 26m wide wayleave over the underground high pressure gas main. The remaining field to the north is pasture and the land rises to the north with Clay Hill forming a natural screen between the site and land to the north. Electricity generated will be fed to an existing overhead line which crosses an adjacent field to the east and the application site boundary extends to the tower where the point of connection will be made.

- 3 The application site is bounded to the west by a hedgerow beyond which lies the cluster of large commercial glasshouses typically 6m high, occupying the flat valley floor at a similar level to the application site. They extend for 330m as far as Sedge Green Road and screen the site from the road. The road marks the boundary of the Regional Park and is lined with commercial properties. To the south of the application site is a mature hedge and beyond this are further commercial glasshouses. A number of Public Rights of Way (PRoW) pass close to the site most notably PRoW 28 Nazeing which runs alongside the southern boundary, and connects with Sedge Green road via a route through the area of commercial glasshouses.
- 4 A similar scheme was submitted in 2020 for the proposed development of four 12.5MW gas reciprocating engines enclosed in a sound insulated building measuring 1m in height, with four exhaust stacks at 12m in height, ref: EPF/0800/20. This was refused by the Epping Forest District Council (EFDC) on a number of grounds including harm to the Green Belt and wider landscape character of the area, traffic and transport issues and matters relating to health and air quality.

POLICY BACKGROUND

- 5 Paragraph 157 of the National Planning Policy Framework (NPPF) is generally supportive of applications for renewable and low carbon development. In this respect paragraph 162 a) of the NPPF states that development should '*comply with any development plan policies on local requirements for decentralised energy*', and in paragraph 163 b) it states that any approval of development must be based on the development's impact being '*acceptable*'. However when determining planning applications, Local Planning Authorities (LPAs) should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small scale projects provide a valuable contribution to cutting greenhouse gas emissions, Paragraph 163a).
- 6 The Local Plan has identified the District's development needs over the period 2011 – 2033. The Infrastructure Delivery Plan (IDP) produced as part of the evidence base to support the Local Plan outlines the infrastructure needs over the Local Plan period. The IDP of 2017 and updated in 2020 confirms, following assessment and consultation with relevant providers, that there are no planned energy reinforcement works in Epping Forest District to support the forecast population growth. Comments made by the Epping Forest District Council (EFDC) Policy Team in respect of this application have also confirmed that based on the available evidence base there is no identified local need to increase the electricity capacity in the District over the emerging Local Plan period.
- 7 However, EFDC declared a Climate Emergency in September 2019 and in July 2023 published a Climate Change Action Plan which supports the Council's ambition to "*do everything within its power to become carbon neutral by 2030*". There is therefore a need locally to transition to low carbon and renewable energy sources. Policy DM20 'Low Carbon and Renewable Energy' in the Local Plan is supportive of this, but only provided that proposed developments do not have an '*adverse impact on the openness of the Green Belt*' and can demonstrate how any impacts on the wider environment and heritage assets "*can be avoided or mitigated through careful consideration of location, scale and design*" (Policy DM20 (i) and (ii)).

- 8 Local Plan Policy DM4 'Green Belt' mirrors national policy as outlined in Section 13 of the NPPF 2023. This policy states that construction of new buildings in the Green Belt is inappropriate development unless the nature of the development meets one of the exceptions to this principle. The proposed development does not qualify as an exception and therefore is inappropriate development.
- 9 Local Plan policy DM3 'Landscape Character, Ancient Landscapes and Geodiversity' seeks to ensure development proposals are "sensitive to their setting in the landscape in particular in settlement edge locations, and to its local distinctiveness and characteristics" and expects proposals to take into account existing landscape features from the outset with careful landscaping of the site and sensitive use of design, layout and materials. Policy DM5 A. 'Green and Blue Infrastructure' states that development proposals must "demonstrate that they have been designed to: (i) retain and where possible enhance existing green and blue infrastructure assets, including trees, hedgerows, woods and meadows, green lanes, wetlands, ponds and watercourses and improve connectivity of habitats;.."
- 10 Policy DM1 'Habitat Protection and Improving Biodiversity' states that all development should seek to deliver net biodiversity gain, integrating biodiversity within the development, and protecting and enhancing natural habitats. It also states that "Development proposals must seek to avoid harm to, protect and enhance natural habitats, species, areas and corridors for biodiversity".
- 11 The Local Plan is recognised as having an important role in terms of the protection, enhancement, development and management of the Lee Valley Regional Park (LVRP) and the public enjoyment of its leisure, ecological, heritage, and sporting resources. The Local Plan 2023 recognises and supports the Regional Park, its vision and remit as a key asset for the District, and as a component of the region's green and blue infrastructure (para 2.23). It also recognises the Park Development Framework (PDF), and its specific proposals for the future use and development of the Regional Park including the importance of improving access into and through the Park for pedestrians and cyclists.
- 12 **Park Development Framework (PDF)**
The PDF Proposals do not apply to land outside the Regional Park. However, the Lee Valley Regional Park Landscape Strategy for Character Area A3 'Glen Faba and Nazeing Meads', the area of Park of most relevance to the application site, does reference the importance of the wide open views across the Park towards the mostly undeveloped skyline to the east. This is considered important and characteristic of the landscape framing the Park in this area and the Strategy Guidelines highlight the need to: "Protect the rural setting of the low rolling farmland on the valley sides to the east, particularly the undeveloped skylines of Clay Hill and Roydon Park, which are vulnerable to development".
- 13 The Authority's Strategic Policies which provide guidance for land use change and development both within and outside the Park state under E2 'Effective Use and Management of Land' – "Development proposed on sites either within or outside the Park which could adversely impact on its amenity will be resisted or planning obligations sought in line with other policies within the Plan."

DESCRIPTION OF DEVELOPMENT

- 14 This is a full planning application to construct a 49.99MW gas fired electricity generating facility (Peaking Plant) connected directly to the National Transmission System (NTS) gas network. Its purpose is to supply back up generation at peak times of demand to UK Power Network (UKPN) customers. The engines installed will have the ability to burn hydrogen as well as natural gas from the first day of operation. The site can turn on and reach full output capacity within 7 minutes and provide a sustained delivery of energy to the grid. The hours of operation will be limited to 2250 hours per year monitored by the Environment Agency.
- 15 The applicant contends that there will be a national need for the type of infrastructure proposed, to support flexible energy generation and the move to renewable energy, i.e. to balance the fluctuating power requirements in the electricity network and operate during periods of high level demand for electricity or shortfalls of electricity supply, particularly as a result of weather determinant renewables.
- 16 The Proposed Development covers a total site area of approximately 6.53 hectares, of which 1.31 hectares will be developed and the remaining set aside for landscaping. Please refer to the Masterplan attached at Appendix C. The components of the development comprises an engine house containing eleven 4.5MW gas engines, each housed in a concrete cell to provide robust noise insulation, 56 x 17m in plan, and 5m high. 4 exhaust flues will protrude from the engine house reaching 12m in height. Each engine block feeds electricity into a small substation which is connected to the existing overhead distribution line via a new point of contact connection tower. There would also be a new below ground gas pipe connection into the existing high-pressure gas main, enclosed within a detached compound. Other equipment near the main engine house includes;
- A 11kv switch room building, (21m x 5m in plan, 4.4m high);
 - An office/welfare building, (918.3 x 9.7m in plan 3.4m high);
 - A fire water tank, (8.5m high, 9.3m in diameter);
 - Two compounds to regulate the gas from the existing gas main (the connection will be an underground pipe), the compounds will occupy an area 30 m x 55m and the equipment will be less than 3m high;
 - A customer substation, 30m x 17m in plan with equipment up to 6m high;
 - An underground connection from the substation to a new tower;
 - Construction of a stone access track from Hamlet Hill to the north;
 - Flood water attenuation; and
 - Extensive landscaping in the form of hedge, woodland planting and open wild flower meadows.
- 17 The facility will be enclosed by new 2.5m high fencing to offer site security and ensure that the equipment is protected from vandalism. Day and night infrared cameras are included which will activate as soon as a person or vehicle moves into monitored space, triggering a 'recorded event' in addition to standard 24/7 recording of the site. These measures are proposed rather than the use of floodlighting in order to minimise potential landscape and visual impacts.
- 18 **Access and Traffic**
The current access off Hamlett Hill will have to be upgraded to ensure safe access for the largest abnormal load vehicles. The construction period is

anticipated to last 18 months, 12 months for civil and 6 months for commissioning. A workforce of up to 50 personnel is required, although this may peak initially at up to 70 personnel during the early ground works phases. A proposed HGV route to and from the site is provided in the Construction Management Plan which routes traffic into the site from the M11 at J 7 and the A414 in the east, through Harlow and Roydon. In operational mode no more than 5 vehicles a week would visit the site.

- 19 The Planning, Design and Access Statement states that the maximum number of outward movements of construction vehicles in any one day will be "circa 30 Heavy Duty Vehicles (HDVs), although this is the peak and will be confined to the early earthworks / civils phase of the project". However, the Construction Traffic Management Plan states that based on the development of a comparable Peaking Plant in Yorkshire the busiest construction period equated to a peak number of 9 HGV's per day with an average of 4 HGV's per day. It is anticipated that many of the non-local workforce will stay at local accommodation and be transported to and from the site by minibus and/or van. The number of car trips to and from the site will therefore be limited primarily to those associated with site management staff and visitors. A temporary car parking area (including spaces for minibuses and vans) will be provided within the on-site contractor's compound. Equipment will be stored in the construction laydown area until it is required within the construction site, however, much of the equipment will arrive pre-assembled and be installed directly on arrival.
- 20 **Landscape and Ecology**
The Proposed Development includes substantial landscaping in the form of woodland and parkland tree planting, as well as 135m of new native hedgerow and open wildflower meadows. New permissive paths are proposed through the new landscaped area to the east of the new energy plant, and will connect into the existing PRow network.
- 21 The application is accompanied by a Preliminary Ecological Assessment (PEA) and a Biodiversity Net Gain assessment. This shows that on site and off site proposals will result in an overall biodiversity net gain in habitats of 287.19% equivalent to 39.97 units. The substantial gain is primarily achieved through grassland enhancement and extensive tree and woodland planting across the site.
- 22 The PEA recommends a number of additional surveys in respect of European Protected Species and Protected Species, including surveys:
- to address the risk to Great Crested Newt, either by the completion of environmental DNA (eDNA) surveys on waterbodies within 500m, to confirm presence/absence (to be undertaken between 15 April and 30 June) or by applying for the works to be undertaken under the NatureSpace District Level Licence (DLL) scheme for great crested newt, a strategic approach devised by Natural England. No further survey effort or timing constraints are associated with this approach;
 - to confirm the presence/absence of reptiles via a seven-visit reptile survey. These should be undertaken in April, May and September although surveys can be undertaken between March and October inclusive under suitable weather conditions;

- for breeding bird assemblages. Whilst the PEA recommends a pre-commencement breeding bird survey is undertaken Essex Place Services who advise EFDC on ecological matters indicate that this survey must be conducted prior to determination if protected bird species are likely to be present and affected by the proposals; and
- to confirm that mature trees on site with suitable features to support roosting bats are not to be removed. If trees are to be removed, a detailed ground level tree inspection will be required to assess any impacted trees and make a recommendation if any bat emergence surveys are required.

23 Air Quality

An Air Quality Assessment has been provided as part of the application. This has assessed the operational-phase, where the most important consideration is stack emissions. This assessment has found that "ground-level nitrogen dioxide (NO₂) concentrations will be within acceptable levels at sensitive receptors and will not give rise to any significant adverse effects based on the criteria in the Environmental Protection UK (EPUK)/Institute Air Quality Management (IAQM) Land-Use Planning & Development Control: Planning For Air Quality guidance." The assessment concludes that the proposed development does not, in air quality terms, conflict with national or local policies and that there are no constraints to the development in the context of air quality.

24 Visual Impact

The Landscaping and Visual Impact Assessment (LVIA) submitted with the application has considered the visual impacts of the development including those associated with pluming from the flues. In general it has found that the proposed development will result in a very limited reduction in the "openness" of the Green Belt and that "views of it will largely be confined to the field in which it lies, where it will be seen with the backdrop of existing glasshouses." It concludes that "the proposed development (apart from the point of connection mast) would be entirely screened by a combination of the existing glasshouses, existing topography, existing tree and hedge cover, new land form and woodland planting and so would not be 'conspicuous within the wider Green Belt'."

- 25 It is understood that the flue exhaust from the facility proposed will not form a plume due to the velocity and high temperature of the gases which means the water vapour cannot condense as a cloud. The gas engines are designed to fire up and run at full power within a few minutes (a requirement to meet their peak demand function). The high exhaust velocity pushes the gases to height, at which stage vapour may form, but the gases will have dispersed and will not appear as a plume.

PLANNING APPRAISAL

26 Impacts upon the Regional Park

The proposed development would be located approximately 400m to the east of the Regional Park boundary which runs along Sedge Green Road. It is also positioned to the east of the large area of commercial glasshouses and is contained within an open agricultural field. Please refer to the context plan at Appendix B. Nonetheless there are concerns that the proposals could have indirect impacts upon the environment of the Regional Park due to its location within the green belt that frames the Park, and associated Impacts on visual

amenity, increased traffic on local roads, particularly during construction, and impacts on wildlife in general and from light pollution during construction and operation.

27 Green Belt

The application site is situated within the Green Belt but outside the Regional Park. In terms of its Green Belt location, the proposal represents inappropriate development, which is by definition, harmful, and given its industrial nature and scale will also result in substantial material harm to its openness, both in visual and spatial terms. It must therefore be considered under exceptional circumstance. The previous and very similar application made in 2020 was refused on Green Belt grounds by the Council. The Policy comments provided by officers from EFDC regarding the current proposal have come to a similar conclusion in that the development is contrary to Local Plan policies DM20 and DM4 and conflicts with the NPPF in regard to policy on openness of the Green Belt and its role in safeguarding the countryside from encroachment (para 143 c)).

28 EFDC policy advice also notes that whilst the proposed scheme is not one which utilises renewable energy, "there is no policy requirement for the applicant to propose such a scheme for the site. The proposed development does produce lower carbon energy vs. traditional methods of energy production and can provide electricity quickly and flexibly to the grid, providing resilience and energy security" which can be considered positive benefits of the proposed scheme. A case has also been made by the applicant that the scheme should be supported due to national need and the specific functional requirement to be near a high pressure gas main and suitable electrical grid connection. The weight attributed to these various factors will be a matter for the Council to consider.

29 In terms of the Regional Park the area of Green Belt in question is located some distance from the Park but its openness does make a contribution to the character and landscape that is evident in views out from the main body of Park at Nazeing Mead Lagoons and from Meadgate Road for example, which is identified by the Lee Valley Regional Park Landscape Strategy Guidelines as an important feature framing the Park in this area. The existing glasshouses shield the impact of the energy plant to some extent from views out from the Park but there is an issue of the cumulative impact and further erosion of greenbelt openness. It would be helpful to understand whether the proposed development would impact upon the openness and rural setting of the Park and this requires an assessment of views and visual impact.

30 Landscape and Visual Impacts

The proposed development will substantially change the character of the field in which it lies from farmland to an industrial facility. The Landscaping and Visual Impact Assessment (LVIA) submitted with the application states this "would result in a Major adverse effect on the landscape character of this part of the Site". However, it also finds that the remaining part of the field, around 75%, will be landscaped as parkland with species rich grassland and permissive public access which would have a Moderate beneficial effect on the landscape character and quality of 75% of the application site. It is also proposed that the access track will be built at grade and will be allowed to green over naturally. It will have the appearance of an agricultural track through farmland.

31 In terms of the effect of the proposed development on the character of the wider

landscape, and in particular the Regional Park, the industrial element will largely be hidden from the surrounding area by a combination of the existing glasshouses, existing tree and hedge cover and existing and proposed topography. It is likely however that the four 12m exhaust flues and the new mast connecting to the existing overhead line will be visible from within the Park. How prominent these elements would appear when viewed from within the Park at some distance from the application site and in the context of the intervening glasshouses and existing overhead transmission line and pylon is difficult to judge without a visual assessment.

- 32 The Landscape and Visual Impact Assessment states that the Sedge Green, Dobbs Weir Road area, lower Nazeing and Nazeing were all visited to assess the visual impacts of the proposal but “it was apparent that there would be no views of the proposed development due to a combination of topography, tree and buildings”. These viewpoints have therefore been discounted. This makes it difficult to judge whether the proposal could be visible from elsewhere within the Park and whether that would impact upon visitors. Further viewpoints should be commissioned from within the Park to provide the evidence to substantiate this point.

33 Traffic Impacts

There is a concern that the proposed development could have an indirect impact upon the environment of the Regional Park due to increased traffic using local roads which border or pass through the Park such as Sedge Green and Dobbs Weir Road, particularly during construction when there is likely to be a regular and high number of movements of construction vehicles per day. The submitted Construction Traffic Management Plan proposes an HGV route which directs traffic away from the Park using a route into the site from the east via the M11, the A414 through Harlow and then onto local roads through Roydon. The applicant has also committed to provide a before and after condition survey of the highway network together with remedial action as deemed necessary. Essex County Council Highway Authority have provided a response to the application and are satisfied with the details provided in the Construction Traffic Management Plan and that in terms of safety and capacity the impact of the proposed development, once implemented and running, will generate minimal traffic per day.

- 34 It is unlikely therefore that in operational mode the proposed development will have any impact upon the Park and local roads used to access the Park. Likewise during construction the proposed HGV route will ensure lorry traffic is directed away from the Park. This proposed route would need to be agreed with the Council and an effective means of monitoring its use put in place prior to commencement of any construction.

35 Impacts on Wildlife

It is important that a full assessment is provided of wildlife and habitats on site to ensure impacts can be avoided and mitigated where necessary and to ensure there is sufficient ecological information available for the determination of the application. This is particularly relevant given a number of statutory and non-statutorily designated sites of ecological importance lie within the Park a short distance from the application site, including Rye Meads Site of Special Scientific Interest (SSSI) 1.9km to the north west, and Local Wildlife Sites within the Nazeing area – Lee Valley North (0.3km to the north) and Lee Valley Central (1km to the west). The additional surveys recommended by the PEA in respect of European Protected Species (Great Crested Newts and Bats) and Protected

species (reptiles and breeding birds) should be undertaken prior to consideration of the application. The Authority should be consulted on these to ensure a meaningful assessment has been made of any impacts in relation to the wider ecology of the Park.

36 Lighting

It is noted that the facility will be manned 24/7 with permanent operational lighting confined to the office and some motion activated lighting for security and maintenance purposes. Site security will be afforded by fencing and CCTV (including infrared CCTV), rather than through the use of floodlighting in order to minimise potential landscape and visual impacts. This will reduce the likelihood of light pollution within the Park particularly given the intervening glasshouses that shield the main built elements from the Park edge.

- 37 The PEA also recommended that light pollution from any lighting should be minimised both during and after the construction phase. A sensitive lighting scheme should therefore be provided and secured through a planning condition to allow for suitable roosting and foraging areas for bats within the site and ensure impacts on other nocturnal wildlife is minimised.

38 Conclusion

The proposed development is located outside the Regional Park but within an area of Green Belt that contributes to the largely rural setting and the open landscape character that frames the Park in this area. The Authority's Landscape Strategy Guidelines for the Regional Park consider it important to protect these qualities and the wide open views out to the low rolling farmland on the valley sides to the east. It is unclear whether the proposed development will impact upon this rural setting to the Regional Park and views out to the east because viewpoints from within the Park at Road Dobbs Weir Road area, lower Nazeing and Nazeing were all discounted early in the assessment process and no evidence is provided for consideration by officers as part of the planning application. This makes it difficult to reach a conclusion as to whether the proposal could be visible from elsewhere within the Park and whether that would impact upon visitors. Further viewpoints should be commissioned from within the Park to provide the evidence to substantiate this point.

- 39 Officers are also of the view that the ecological surveys recommended by the PEA should be provided prior to determination of the application so that a full assessment can be made of any ecological impacts and any associated mitigation as required. A holding objection is therefore recommended to allow the applicant to address the points raised above.

ENVIRONMENTAL IMPLICATIONS

- 40 These are addressed in the body of the report.

FINANCIAL IMPLICATIONS

- 41 There are no financial implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 42 Planning applications referred to this Authority are submitted under the consultative arrangements of Section 14 (4-7) of the Lee Valley Regional Park

Act 1966. The Act requires a local planning authority to consult with the Authority on any planning application for development, whether within the designated area of the Park or not, which might affect any part of the Park.

- 43 The Park Act enables the Authority to make representations to the local planning authority which they shall take into account when determining the planning application.

RISK MANAGEMENT IMPLICATIONS

- 44 There are no risk management implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

- 45 There are no equality implications arising directly from the recommendations in this report.

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BACKGROUND REPORTS

Application Papers 24.065

July 2024

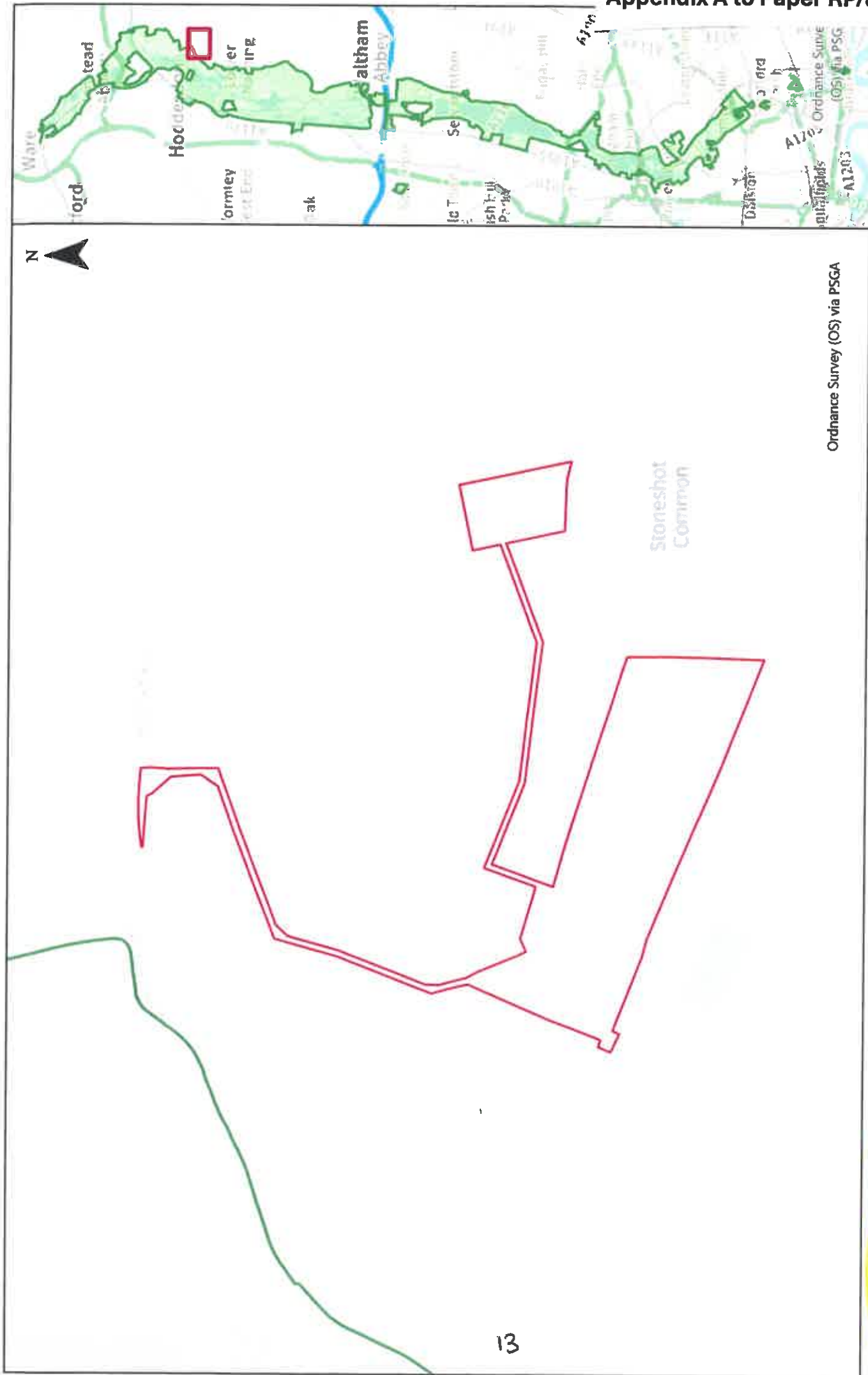
APPENDICES ATTACHED

Appendix A	Location Plan of the application site
Appendix B	Context Site Plan
Appendix C	Masterplan

LIST OF ABBREVIATIONS

EFDC	Epping Forest District Council
LVRPA	Lee Valley Regional Park Authority
PDF	Park Development Framework
PRoW	Public Right of Way
NPPF	National Planning Policy Framework
NTS	National Transmission System
PEA	Preliminary Ecological Assessment
LPA	Local Planning Authority
UKPN	UK Power Networks
HDV	Heavy Duty Vehicle
eDNA	Environmental DNA
DLL	District Level Licence
EPUK	Environmental Protection UK
IAQM	Institute Air Quality Management
SSSI	Site of Special Scientific Importance

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Ordnance Survey (OS) via PSGA

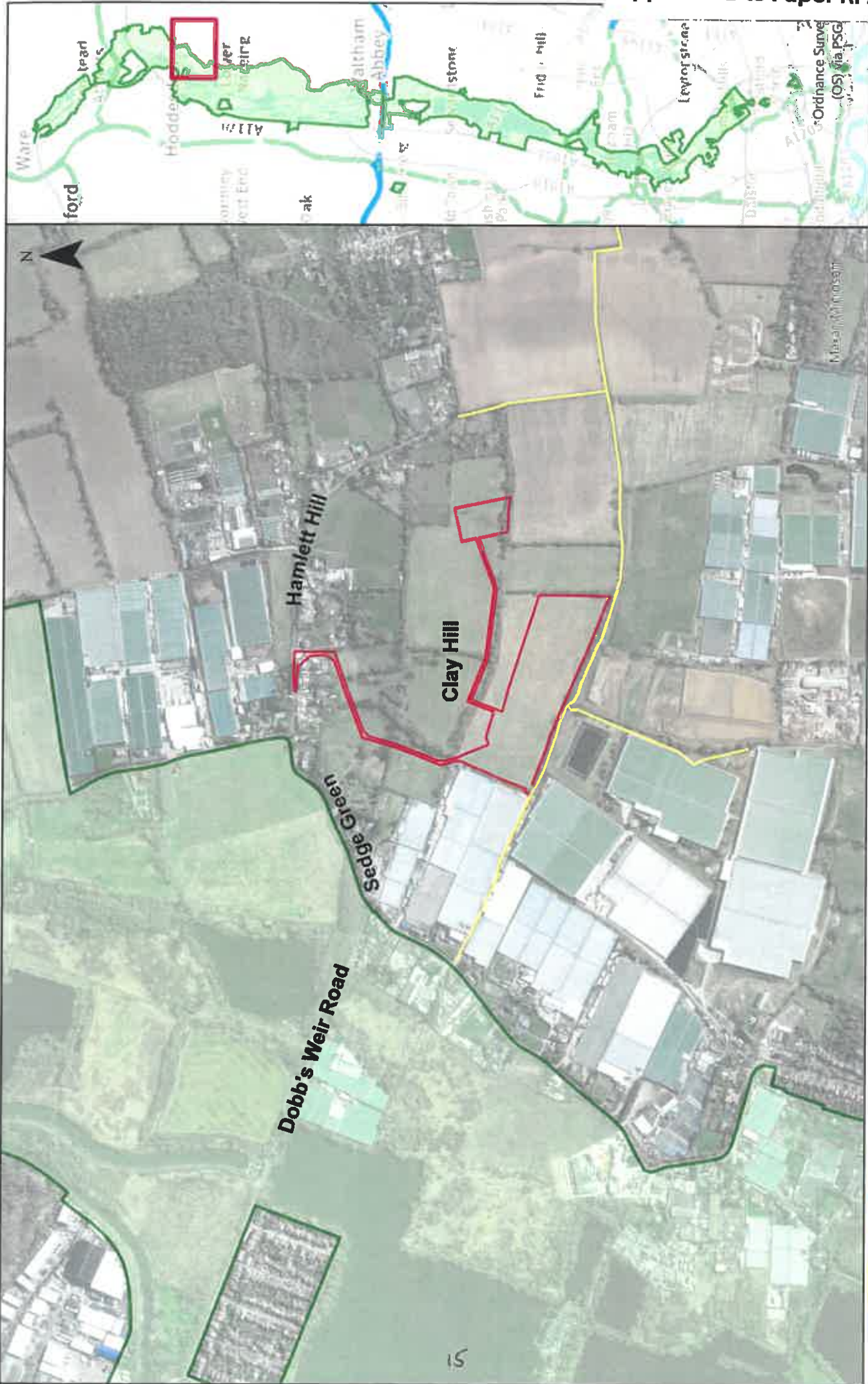
Location plan - Proposed gas fired electricity facility, Hamlett Hill, Roydon

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Context plan - Proposed gas fired electricity facility, Hamlett Hill, Roydon

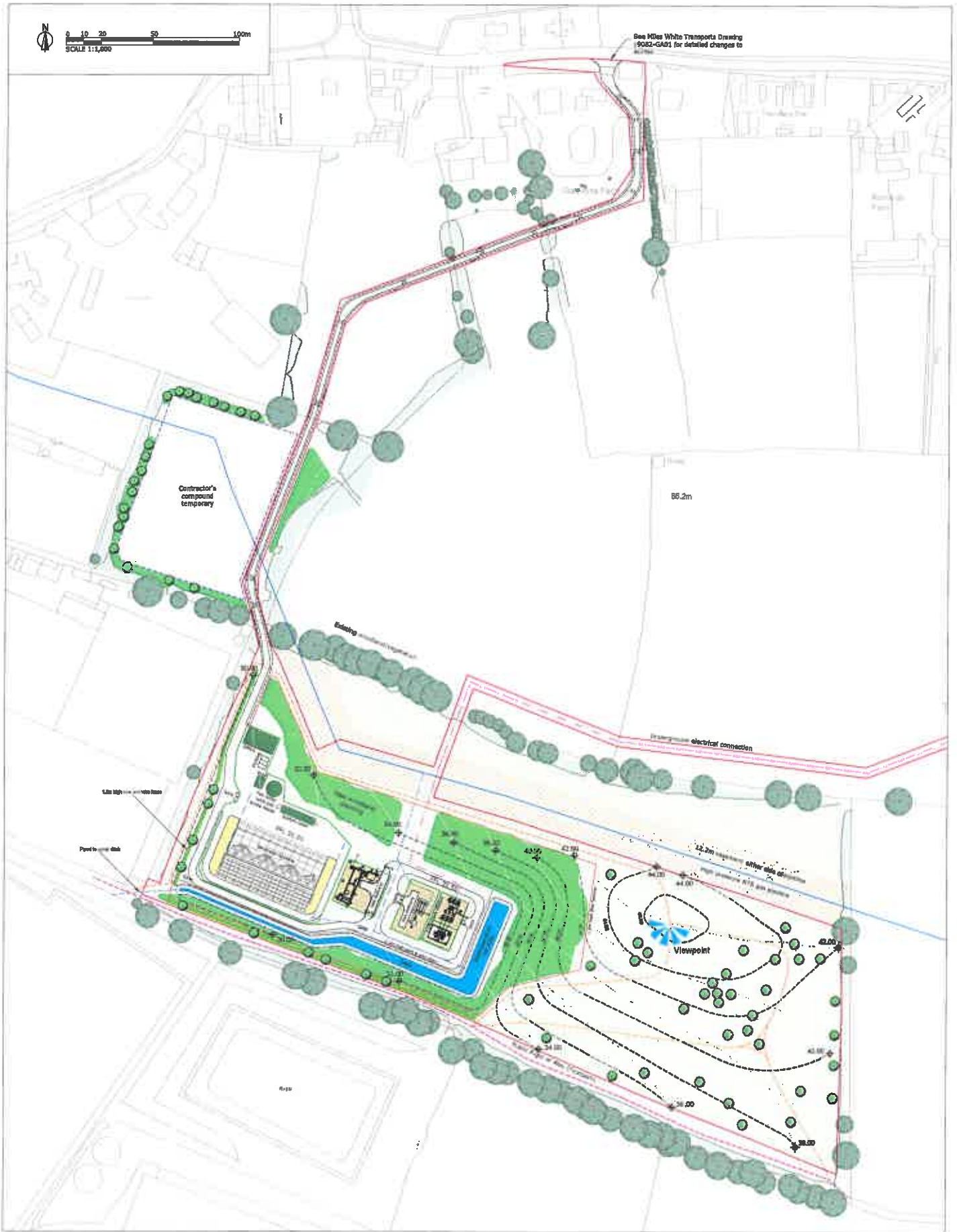
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-  Site Boundary
-  Public Right of Way
-  Park Boundary

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	Key Site boundary Storm water attenuation Proposed landscape planting New tree planting New landscape planting Existing vegetation/trees Viewpoint M165 sewer gas	Personnel compound Storm water reference access Security fencing 1.2m High deer fence 1.2m High post & rail fence Unconsolidated High resolution striping Contractor's compound Proposed carways 4.5-6m Existing carways 4.5-6m	Surface water drainage Underground electrical conductor Near underground gas connection Existing underground gas connection Existing Public Right of Way 13.2m wide gas assessment Inductra permit route radius with 6m gasprobes through access to all areas within 10m radius Additional width to 6.6m for construction	Revision: 1 Date: 17	ON BEHALF Statera	PROJECT FPG Nazeing West, Hamlet Hill, Nazeing, Royden, Essex
	DATE: 17 SCALE: 1:1,000 DWD 14 APPROVED:	TITLE Nazeing West Block Plan				

