

Planning, Design & Access Statement

Location: Brigg Power Station, Scawby Brook, DN20 9LT

Date: September 2024

Revision: 1.0

ISSUE AND REVISION RECORD

Revision	Date	Originator	Checker	Approver	Narrative
1.0	25/09/2024	AF			Final

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1 Introduction

1.1 Background

- 1.1.1 This Planning, Design & Access Statement has been prepared by Centrica PLC in support of an application for the construction of external staircase at the DG1 Buildings at Brigg Power Station.
- 1.1.2 The submission includes a range of supporting reports and information which accords with both national and local requirements for applications. Taken together the submission explains the planning application proposals and how all relevant planning matters have been considered and addressed.
- 1.1.3 A list of the application submission documentation is provided below:
- 'Location Plan' Drawing number '1813-BRIG-ME-X-000 REV 0';
 - 'Access Stairs and Walkway – G.A' Drawing number 'C00237-001';
 - 'Access Stairs and Walkway – G.A Isometric View' Drawing number 'C00237-002'; and
 - Planning, Design & Access Statement;
- 1.1.4 This supporting Planning, Design & Access Statement sets out the relevant background to the determination of the application site by describing the site and general locality and details of the development.

2 The Site and Surroundings

2.1 Site Description

- 2.1.1 The site lies within the Brigg Power Station complex between two existing buildings as evidenced on the Location Plan and photograph at Appendix B.

3 The Development

3.1 Use

- 3.1.1 The development is the construction of an external staircase on energy-related infrastructure.

3.2 Amount

- 3.2.1 A single external staircase is proposed.

3.3 Layout/Scale

- 3.3.1 The scale of development is reflective of the purpose of the staircase to facilitate safe access to the roof of the engine hall building for ongoing maintenance purposes. The staircase is of steel construction and extends to the height of the roof.

3.4 Boundary Treatment

- 3.4.1 The proposal will not include any changes to the perimeter fencing.

3.5 Access

- 3.5.1 The proposal does not involve changes to the existing access arrangements.

4 Planning History

- 4.1.1 Whilst multiple planning applications have come forward at the Brigg Power Station site in recent years, none of these are relevant to this proposal.

5 Planning Policy

5.1 Development Plan

5.1.1 The current development plan comprises the saved policies of the North Lincolnshire Local Plan (NLLP) adopted May 2003, together with the strategic policies of the Core Strategy adopted June 2011 and the Housing and Employment Land Development Plan Document (HELDPD) adopted March 2016. The Council is also progressing a new Local Plan to supersede the above. This is currently at Examination.

5.1.2 North Lincolnshire Core Strategy

- Policy CS1 (Spatial Strategy for North Lincolnshire)
- Policy CS2 (Delivering More Sustainable Development)
- Policy CS3 (Development Limits)
- Policy CS5 (Delivering Quality Design in North Lincolnshire)
- Policy CS16 (North Lincolnshire's Landscape, Greenscape and Waterscape)
- Policy CS17 (Biodiversity)
- Policy CS18 (Sustainable Resource Use and Climate Change)

5.1.3 North Lincolnshire Local Plan

- Policy DS1 (General Requirements)
- Policy DS7 (Contaminated Land)
- Policy DS16 (Flood Risk)
- Policy DS21 (Renewable Energy)
- Policy T2 (Access to Development)
- Policy T18 (Traffic Management)

6 Planning Assessment

6.1 Principle of Development

- 6.1.1 Sections 25 and 37(2) of the Town and Country Planning Act 1990 gave statutory force to a plan led system of development control. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.1.2 For the purpose of determining this application, the development plan comprises the North Lincolnshire Core Strategy and North Lincolnshire Local Plan, the relevant policies of which are set out in Section 5 of this Statement.
- 6.1.3 The proposed development is located on brownfield land within the confines of the Brigg Power Station, and represents operational development necessary to support the existing Power Station site, as such the principle of development is supported subject to other considerations.

6.2 Ecology and Biodiversity Net Gain

Ecology

- 6.2.1 Proposals for development may impact on biodiversity interests. It is therefore necessary for applicants for planning permission, to assess the reasonable likelihood of effects on biodiversity interests and decide if their planning applications require to be accompanied by detailed ecological survey and assessment information.
- 6.2.2 The application is proposed on an existing hard standing area within the confines of the Power Station Site between two buildings. The Table below applies the criteria/thresholds set out in ALGE guidance:

Does the application involve any of the following activities that may trigger a Protected Species Survey?	Please tick appropriate box	
	YES	NO
Proposed development which includes the modification, conversion, demolition or removal of buildings and structures (especially roof voids) involving the following: <ul style="list-style-type: none"> ● all agricultural and ex-agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick with stone, slate or pantile roof; ● all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; ● all bridge structures, aqueducts and viaducts (especially over water and wet ground); ● Domestic works which involve the removal or disturbance to the roof or roof structure including loft conversions. 		<input checked="" type="checkbox"/>
Proposals involving lighting of listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.		<input checked="" type="checkbox"/>
Development within the curtilage of a church.		<input checked="" type="checkbox"/>
Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.		<input checked="" type="checkbox"/>
Proposed tree work (felling or lopping) and/or development affecting: old and veteran trees that are older than 100 years; trees with obvious holes, cracks, cavities; trees with girth greater than 1m at chest height.		<input checked="" type="checkbox"/>
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops.		<input checked="" type="checkbox"/>
Major* proposals within 500m of a pond or lake or Minor proposals within 100m of a pond or lake.		<input checked="" type="checkbox"/>
Proposals affecting or within 20m of rivers, streams, canals or other aquatic habitats.		<input checked="" type="checkbox"/>
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.		<input checked="" type="checkbox"/>
Proposed development affecting any buildings, structures, feature or locations where protected species are known to be present. **		<input checked="" type="checkbox"/>

6.2.3 Checklist 2 shows the ALGE development scenarios where a proposal development is likely to affect such a valuable site, habitat or geological feature, triggering a requirement for a survey and assessment. The Table below applies the criteria/threshold from Checklist 2:

Please tick appropriate box		
YES	NO	Presence of:
		1. DESIGNATED SITES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Internationally designated sites Special Area of Conservation (SAC) or Special Protection Areas (SPA) } www.magic.gov.uk or www.natureonthemap.org.uk
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nationally designated sites Site of Special Scientific Interest (SSSI)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locally designated sites Site of Importance for Nature Conservation (SINC) www.harrogate.gov.uk/pdf/localplan/00homepage.pdf
		2. PRIORITY HABITATS (Habitats of Principal Importance for Biodiversity under S.41 of the NERC Act 2006, as amended by the Biodiversity Action Plan Review 2007) and OTHER BIODIVERSITY FEATURES (as identified by the Local Biodiversity Partnership - see paragraph 84 ODFM Circular 06/2005).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Upland agricultural Moorland (Upland Heath and Blanket Bog)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Moorland Edge
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Upland calcareous grassland (species-rich limestone grasslands)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Upland hay meadows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lowland agricultural Field Hedgerows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Arable field margins
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lowland meadows (e.g. species-rich flower meadows or pasture)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lowland heathland and/or dry acid grassland
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lowland calcareous grassland (species-rich limestone grasslands)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floodplain grazing marsh (wet grassland)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetland/Water Fen, marsh, swamp and reedbeds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Upland Flushes, Fens and Swamps
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standing open water and canals (e.g. lakes, reservoirs, ponds,)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rivers and streams
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Woodland & Trees Wet woodland
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lowland mixed deciduous woodland (ancient woodland)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Secondary Woodland and Mature/Veteran Trees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Upland woodlands (e.g. mixed ashwoods, oakwoods, and birchwoods)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood-pasture and parkland
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Traditional Orchards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees and scrub used for nesting by breeding birds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urban/Geological Urban green space (e.g. parks, allotments, flower-rich road verges and railway embankments)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Mosaic Habitats on Previously Developed Land
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Caves and disused tunnels and mines (e.g. roosts for bats)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rock Outcrops or Cliffs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lead Mining Spoil Heaps

6.2.4 Therefore, no valuable site/habitats/areas appear likely to be affected and there is no triggering of a requirement for any ecological survey/assessment on the basis of the ALGE Checklist.

Biodiversity

6.2.5 The Biodiversity Gain Requirements (Exemptions) Regulations 2024 apply a 'de minimis' threshold to a development that does not impact a priority habitat and impacts less than 25 square meters (5m by 5m), and 5m of on-site linear habitats such as hedgerows. The proposal complies with this threshold and as such the development is exempt from providing BNG.

6.3 Flood Risk and Surface Water Drainage

6.3.1 The proposal seeks consent for an external staircase to an existing building and will not result in any Flood Risk or Surface Water Drainage considerations.

6.4 Landscape

6.4.1 Given the siting and nature of the development the proposal will not impact on the visual amenity or landscape character.

6.5 Transport

6.5.1 The site is located approximately 11km south-east of Scunthorpe town centre and approximately 2km southwest of Brigg in North Lincolnshire. The Site falls within the Scawby Parish Council area, with Brigg Town Council area located to the east. North Lincolnshire Council (NLC) are the Local Planning Authority and the Local Highway Authority.

Access to the Site is taken from the Brigg Power Station complex, which itself is accessed via the B1206 Scawby Road.

6.5.2 For the construction, there would be a maximum of 2 small operative vehicle per day. No implications arise during the operational phase.



6.6 Noise

6.6.1 The development is not noise generating and does not raise any noise implications.

7 Conclusion

7.1.1 As addressed in this statement the development fully complies with local and national policy, and it is respectfully requested the application be approved subject to the conditions set out in Appendix A.

Appendix A – Draft conditions

Number	Condition
1. (Time limit)	<p>The development must be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To comply with section 91 of the Town and Country Planning Act 1990.</p>
2. (Approved plans)	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • 'Location Plan' Drawing number '1813-BRIG-ME-X-000 REV 0' • 'Access Stairs and Walkway – G.A' Drawing number 'C00237-001' • 'Access Stairs and Walkway – G.A Isometric View' Drawing number 'C00237-002' <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>

Appendix B – Site Photograph

