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Our Ref: 16001



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Dear Joel,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LOUND HIVE LIMITED – PLANNING APPLICATION FOR THE EXTRACTION PROCESSING AND EXPORT OF PULVERISED FUEL ASH FROM FORMER DISPOSAL LAGOONS TO THE SOUTH OF LOUND, RETFORD, DN22 8SG.

I write on behalf of Lound Hive Limited ('the Applicant'), part of Hive Aggregates and the wider Hive Energy Group, to submit a planning application for the Retford Circular Economy Project ('RCEP' or the 'Proposed Development'). The application is submitted to Nottinghamshire County Council ('NCC') in its capacity as minerals planning authority under the Town and Country Planning Act 1990 (the 'TCPA 1990') (as amended).

We propose the following application description:

"The extraction, processing and export of pulverised fuel ash from former ash disposal lagoons and their progressive restoration, and associated development including earthworks, dewatering and soil storage, ponds and excavations, hard and soft surfacing and landscaping and boundary treatment, buildings and structures, plant, conveyors, utility connections, roadways, parking, drainage, and ancillary development"

Pulverised fuel ash, or PFA, is used in a range of applications, such as road construction, grouting, cement and breeze blocks. It is classed as a recycled or secondary aggregate, the use of which is supported in principle in the NPPF. The highest quality PFA, such as that proven to be available as part of the Proposed Development following ground investigations, can be used as a replacement for Portland Cement, amongst other things. This brings with it the potential for massive carbon savings. The Proposed Development could save up to 5 million tonnes of carbon over its lifetime, making a significant contribution to the UK Government's legally binding 2050 net zero emission commitments. Other wider benefits include a reduction in the need to extract virgin materials from other locations.

The Applicant

Lound Hive Limited, part of Hive Aggregates and the wider Hive Energy Group, is a special purpose vehicle, set up for the Retford Circular Economy Project.

Founded in 2010, the Hive Energy Group has become established as one of the largest and most experienced UK solar developers, responsible for installing in excess of 300 MW of generating capacity

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across the country. The Hive Energy Group has since expanded to invest in and develop circular economy projects that will support climate change mitigation and recycling, amongst other things.

Within the Hive Energy Group, Hive Aggregates has been established to make beneficial use of industrial by-products and waste to create sustainable building products. This includes the Proposed Development.

Consultation

The Applicant has carried out a comprehensive and meaningful pre-application consultation exercise in respect of the Proposed Development, primarily focused on the local community but also including consultation with NCC, Bassetlaw District Council (BDC) and key consultees.

Consultation and engagement with NCC included a formal request for pre-application advice, along with meetings and email correspondence. We are grateful to you and your officers for the advice provided, which has comprehensively informed the content of the planning application.

The Applicant has listened to the views expressed by consultees, including the local community and has made a number of significant changes and commitments as a result., including:

- The removal of the Temporary Optimisation Site ('TOS') on Lound Low Road, and a commitment that all operational traffic would use the Bellmoor Industrial Estate access onto the A638;
- Retention of former lagoon embankments until extraction behind them has been completed, to provide screening of extractive activities; and
- No importation of waste materials to restore the Site.

Environmental Impact Assessment

The planning application is accompanied by an Environmental Statement ('ES') prepared by Arcus Consultancy Services Limited ('Arcus') part of the ERM Group.

The ES sets out the results of an Environmental Impacts Assessment ('EIA') prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). The ES is based on the Scoping Opinion issued by NCC on 4 November 2022.

Site Location

The Proposed Development site (the 'Site'), as defined by the red line planning application boundary, covers an area of 113.55 hectares ('ha'), comprising predominantly agricultural land, field boundary vegetation and part of the Bellmoor industrial estate and an access road to the A638.

The Site is located approximately 670m north of Retford, 400m south of the village of Lound and 380m south east of the village of Sutton-cum-Lound. The surrounding area is predominantly rural, the Idle Valley Nature Reserve forms the eastern and southern boundary of the site. There are a number of residential properties located near to and to the north of the Site. There are also industrial uses, notably Bellmoor Industrial Estate and the large pre-cast concrete works on Chainbridge Lane.

The Site is located within the administrative area of NCC and Bassetlaw District Council ('BDC'). The former is the minerals planning authority and will determine the planning application for the Proposed Development.

Site Description

The Site has been characterised in key application documents as three adjoining and connected areas which are named A-C in the Environmental Statement, as illustrated on drawing 4092-REP-043/ES Figure 1.3.

Area A comprises the former ash lagoons with vegetated embankments around its perimeter, and currently largely contains grassland for grazing. The area is split between the 'Low-Rise' to the east (7.5 – 11 m AOD) and the 'High-Rise' to the centre and west (17 – 19 m AOD). The High-Rise is where the larger embankments (around 6 m high) are found, bounding the entire area. The site and surrounding area have an extensive history of sand and gravel extraction. PFA was originally piped in slurry form from Cottam Power Station to restore sand and gravel workings known as Bellmoor Quarry. This was previously the largest PFA disposal operation in the County of Nottinghamshire and has shaped the current incongruous raised topography of Area A.

Area B has been minimised in size to that which is required for the conveyor and haul route, comprising approximately 5.2ha of arable farmland and woodland connecting Area A to Area C.

Area C comprises approximately 2.51 ha of previously developed land at the Bellmoor Industrial Estate, accessed from the A638 via a dedicated priority turn junction. It currently accommodates a number of operational industrial uses, including a stonemason and concrete batching plant.

Proposed Development

The Proposed Development comprises the extraction, processing and export of PFA and progressive restoration of the Site. It is proposed to export approximately 300,000 tonnes per annum (at full production) over a period of up to 25 years. The Proposed Development life cycle includes a series of phases whereby restoration follows extraction activities.

Extraction would take place in Area A only. Mobile excavators and/or motor scrapers would be used to extract the PFA from the ground and it would then be transported to Area C, the 'Main Processing Site', for processing and export.

A comprehensive restoration strategy is proposed, including earthworks and soil movements to infill voids left by PFA extraction followed by reprofiling the land. The restoration scheme includes habitat creation and reinstatement of existing farming activities. It is anticipated that there would be a significant beneficial improvement on the current habitats at the Site, with a long-term scheme of aftercare. The biodiversity led restoration would provide locally important wetland habitats and deliver BNG of potentially 12.66%, which could not otherwise be delivered without the Proposed Development.

The Planning Statement demonstrates that the Proposed Development complies with relevant planning policy and demonstrates a favourable planning balance.

The application submission

- Application Form and Certificates;
- Planning Statement;
- Statement of Community Involvement ('SCI');
- Plans and drawings (see Table 1 below);

- ES Volume 1 (Main Report);
- ES Volume 2 (Figures).
- ES Volume 3 (Appendices), including:
 - Nottinghamshire Rapid Health Impact Assessment Matrix (Appendix 3.2),
 - Outline Construction Environmental Management Plan (Appendix 5.3),
 - Ecology Survey reports,
 - Biodiversity Net Gain Assessment (Appendix 8.4),
 - Arboricultural Survey (Appendix 7.8),
 - Outline Restoration Strategy (Appendix 8.5),
 - Flood Risk Assessment (Appendix 9.2),
 - Drainage Management Plan (Appendix 9.3),
 - Transport Statement (Appendix 14.1), and
 - Agricultural Land Classification Report (Appendix 10.2 and 10.3).
- ES Volume 4 (Non-Technical Summary)

Table 1 - Plans and Drawings

Drawing reference	Drawing number (short ref)	Drawing title	Scale
Contextual Plans			
4092-REP-072	ES Figure 1.1	Site Location Plan	1:10,000
4092-REP-042	ES Figure 1.2	Site Location Plan (Aerial)	1:15,000
4092-REP-043	ES Figure 1.3	Site Areas Plan	1:10,000
4092-DR-LAN-101	ES Figure 7.12	Indicative Landscape Restoration Masterplan	1:2,500
4092_DR_P_0004	N/A	Outline Dewatering and Drainage Management Strategy	1:8,000
4092_DR_P_0005	N/A	Outline Dewatering and Drainage Management Strategy (Main Processing Site)	1:1,250
4092_DR_P_0006	N/A	Swept Path Analysis A638 / Site Access Junction Powder Tanker Assessment	1:500
4092_DR_P_0008	N/A	Existing Site Access	1:500
Technical Plans and Drawings			
403.000007.00001.12.001.0	001	Outline Site Layout	1:10,000

Drawing reference	Drawing number (short ref)	Drawing title	Scale
403.000007.00001.12.002.0	002	Main Processing Plant Site Layout	1:500
403.000007.00001.12.003.0	003	Optimisation Stage Site Layout	1:500
403.000007.00001.12.004.0	004	Office / Welfare Accommodation Elevations	1:100
403.000007.00001.12.005.0	005	Materials Storage Building Elevations	1:200
403.000007.00001.12.006.0	006	Silos Elevations	1:100
403.000007.00001.12.007A.0	007A	Drying Module - External View Elevations	1:100
403.000007.00001.12.007B.0	007B	Drying Module- Internal View Elevations	1:100
403.000007.00001.12.008.0	008	CHP Unit Elevations	1:100
403.000007.00001.12.009.0	009	Main Processing Plant Site Cross-Section	1:250
403.000007.00001.12.010.0	010	Gas Tanks & Vapourisers Elevations	1:50
403.000007.00001.12.011.0	011	Weighbridge Elevations	1:50
403.000007.00001.12.012.0	012	Wheel Wash Elevations	1:50
403.000007.00001.12.013.0	013	Gas Main Kiosk Elevations	1:20
403.000007.00001.12.014.0	014	Temporary Processing Area Plan	1:2,500 / 1:500 / 1:200
403.000007.00001.12.015.0	015	Conveyor - Crossing Plan & Typical Details	1:1,000 / 1:100 / 1:20
403.000007.00001.12.016.0	016	Mobile Screen Details Plan	Not to Scale
403.000007.00001.12.017.0	017	PFA Lagoons Interpreted	1:7,500
403.000007.00001.12.018.0	018	Cross Sections	1:4,000
403.000007.00001.12.019.0	019	Typical Sections for Temporary Haul Road & Boundary Treatments	1:50 / 1:20
Phasing Plans			
403.000007.00001.12.020-030.0	020	Stage 1 Site Establishment & HR Phase 1 Excavation	1:6,000
403.000007.00001.12.020-030.0	021	Stage 2 HR P1 Excavation, Processing 2 & Settlement / Soakaway Ponds	1:6,000
403.000007.00001.12.020-030.0	022	Stage 3 HR Phase 1 Restoration & HR Phase 2 Excavation	1:6,000

Drawing reference	Drawing number (short ref)	Drawing title	Scale
403.000007.00001. 12.020-030.0	023	Stage 4 HR Phase 2 Excavation & LR Phase 3 Excavation	1:6,000
403.000007.00001. 12.020-030.0	024	Stage 5 LR Phase 3 Restoration & LR Phase 4 Excavation	1:6,000
403.000007.00001. 12.020-030.0	025	Stage 6 LR Phase 4 Restoration & LR Phase 5 Excavation	1:6,000
403.000007.00001. 12.020-030.0	026	Stage 7 LR Phase 5 Restoration & HR Phase 3 Excavation	1:6,000
403.000007.00001. 12.020-030.0	027	Stage 8 HR Phase 3 Restoration & HR Phase 4 Excavation	1:6,000
403.000007.00001. 12.020-030.0	028	Stage 9 HR Phase 4 Restoration & HR Phase 5 Excavation	1:6,000
403.000007.00001. 12.020-030.0	029	Stage 10 HR Phase 5 Restoration & HR Phase 6 Excavation	1:6,000
403.000007.00001. 12.020-030.0	030	Stage 11 HR Phase 6 & LR Phases 1-2 Restoration	1:6,000

The application is accompanied by the necessary fee of £78,000 payable to NCC which is being made via bank transfer by my client.

The scope and content of the above have been determined with reference to NCC's minerals validation checklist and pre-application advice.

I trust that everything has been submitted to allow you to validate the application and look forward to receiving confirmation of this in due course.

Yours sincerely,



Colin Turnbull

Partner

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