



Suffolk County Council

BY EMAIL ONLY

27th October 2023

Taylor Wimpey East Anglia

Castle House
Orchard Park
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

T : 01284 773800

www.taylorwimpey.co.uk

Dear Andy Rutter

**Re: Taylor Wimpey Representation on Application SCC/0045/23SE:
Land to the north of Spring Grove Farm, Withersfield, Suffolk, CB9 7SW.
Proposal; Construction and operation of an anaerobic digestion facility, associated
infrastructure and new access road, connecting pipeline and covered digestate lagoons.**

I am writing to advise you that Taylor Wimpey East Anglia wish to submit the following representations to the above application.

Our new residential development of 145 dwellings, known as The Arboretum Phase 2, situated on land off Three Counties Way in Haverhill, (Reserved Matters application reference DC/22/0469/RM) is currently under construction. Our customers are due to start moving into their new homes at the end of March next year, 2024.

Whilst Taylor Wimpey is supportive, in principle, of a scheme to generate renewable energy from sustainable resources, we need to ensure that the proposed anaerobic digestion facility does not have a detrimental impact on the future residential amenity of any of our customers by virtue of noise, odour, air quality, traffic or visual impact.

Cass Allen were appointed by Taylor Wimpey to review the information submitted in support of this application, in respect of air quality, odour and noise, and to provide an expert assessment of any potential adverse impacts on our customers who will be living in The Arboretum Phase 2 development.

Air Quality and Odour

Cass Allen confirmed that examination of the assessment parameters, such as model input data and calculations, has not been possible. Nevertheless, a review of the SLR Air Quality Assessment (May 2023) for the proposed AD plant at Grove Farm, Haverhill has indicated that there are unlikely to be any significant air quality or odour impacts to future occupants of The Arboretum Phase 2 development. Accordingly, it is not anticipated that any additional mitigation will be required to avoid any residual effects.

Noise

In their assessment, Cass Allen concluded that the noise impact from the proposed AD site appears to be very low on The Arboretum Phase 2 development. However, the assessment of operational plant and processes, as detailed in paragraphs 4.99-4.128 of the noise assessment included within

the Environmental Statement makes assumptions (such as equipment schedules) that would need to be confirmed prior to planning permission or be conditioned as part of the decision.

The other matters on which we wish to comment are set out following:

Highway Impact

The details included in the planning application provide a certain level of information on the anticipated number of vehicle movements that will be generated both during construction of the plant and once it is operational. However, no information is provided to clarify the volume of traffic that will travel to and from the site via the various available routes, or the measures that will be put in place to restrict the routes to be used by the various types of vehicles. This information is important to enable us to assess the likely impact of the additional traffic, associated with the operation of the proposed plant, on the future residents of The Arboretum Phase 2 development. Please can we therefore request that this information is provided as soon as possible.

Visual Impact

Whilst it is accepted that the applicant has made every effort to minimise the visual impact of the proposed development on the surrounding area by utilising the existing landform and woodlands, proposing extensive new landscape planting and new bunding and proposing to paint the taller buildings green, Taylor Wimpey is still concerned at the possible adverse visual impact for our customers on The Arboretum Phase 2 development.

The houses to be constructed on the higher southern terrace of The Arboretum Phase 2 will sit at a similar height to the upper floors of the Epicentre Building i.e. in an elevated position. The anaerobic digestion plant buildings will range in height from 3m to approximately 17m. Whilst additional landscape planting is proposed to screen the plant from surrounding areas, given the elevation of The Arboretum Phase 2 site and the maximum height of the proposed buildings, it is going to be many years before the landscaping has matured enough to provide any meaningful screening of the plant for our customers.

Whilst an LVIA and photo montages, from various viewpoints, have been submitted in support of this application there are no photo montages provided from the elevated viewpoints on our development. Therefore, in order for us, and Suffolk County Council to be able to fully assess the likely visual impact of the proposed development on our future customers please can we request that additional photo montages are provided, which clearly illustrate the views of the proposed plant from the southern terrace of The Arboretum Phase 2, and the LVIA amended to include a full assessment of visual impact from this viewpoint.

Health and Safety

We are aware that a plant in Oxford, similar to the one subject of this application, was recently struck by lightning and subsequently exploded. Please can you ensure that this plant includes satisfactory lightning conductors and Health and Safety measures to ensure that the risk of any explosions is minimised.

Summary

As mentioned previously Taylor Wimpey does not wish to formally object to a proposal to deliver energy from renewable and low carbon technologies.

However, we do have concerns that insufficient information has been provided by the applicant to enable a comprehensive assessment of the development by Taylor Wimpey and Suffolk County Council to ensure that there will be no adverse impact on the residential amenity of our customers who will be living in The Arboretum Phase 2 development.

Please can we therefore request that additional information is provided as follows:

- Details of the routes to be used by all vehicles visiting and leaving the site; the anticipated volume of traffic using each route; measures to be implemented to restrict the routes available to the various vehicles.
- Photo montages of the proposed plant from the southern terrace of The Arboretum Phase 2 development and an amended LVIA to include a full assessment of the visual impact from this point;
- Confirmation of the plant specification, equipment schedules and noise levels.

We would appreciate the opportunity to comment on the above additional information once it is received by Suffolk County Council to ensure that our residents will be adequately protected from any adverse impact.

Suggested Conditions

If Suffolk County Council is ultimately minded to grant planning permission for this development, we would respectfully request that conditions be imposed on the planning permission to cover the following:

- Limit on the maximum height of buildings - to minimise visual impact;
- Approval of details for materials and colour palette to be used - to minimise visual impact;
- Construction of the landscape bund - to minimise visual impact;
- Completion of comprehensive landscaping scheme - to minimise visual impact;
- Approval of lighting strategy and detail - to ensure no light pollution;
- Submission of detailed Traffic Management Plan - to minimise disruption to local residents arising from additional traffic travelling to and from the site;
- Confirmation of the plant specification, equipment schedules and noise levels - to ensure there is no adverse noise impact on neighbouring residential properties;
- Ensuring that all vehicles entering and leaving the site are satisfactorily covered - to avoid any potential odour impact on the surrounding area.

We ask that the planning authority takes our representation into consideration when assessing and determining application SCC/0045/23SE. We also request to be kept informed throughout the processing of this application.

Yours sincerely

Alison Cornish

Town Planner
Taylor Wimpey East Anglia