

Cambois Connection – Onshore Scheme
Environmental Statement Volume 3
Technical Appendix 1.4: Northumberland
County Council Pre-Application Response



Northumberland County Council

Pre-Application Enquiry

Matthew Hewitt
Barton Willmore now Stantec
Rotterdam House
116 Quayside
Newcastle Upon Tyne
NE1 3DY

Planning Ref: 23/00175/PREAPP
Your Ref:
Contact: Mr David Love
Direct Line: 07517553360
E-Mail: David.love@northumberland.gov.uk
Date: 5th May 2023

Town and Country Planning Act 1990 (as amended)
Proposed Cambois connection onshore scheme for the Berwick Bank offshore wind farm.
Blyth Offshore Demonstrator Substation, East Sleekburn, Bedlington, Northumberland, NE22 7FB

Introduction

Thank you for your enquiry. Having taken the time to consider your proposal and assess the history of the site, I am now in the position to provide you with the following response.

Requirement for Planning Permission

The Town and Country Planning (General Permitted Development) Order 2015 refers to permitted development rights for a range of development not requiring planning permission. I have considered the content of your enquiry and conclude that **planning permission would be required** for the proposed development.

Site Constraints

- Affordable Housing Value Areas
- Airport Zone Development Height
- Coastal Change Management Area
- Coal Advice Area
- Coal Working Referral Area
- Coastal Mitigation Zone
- Enterprise Zones
- Floodzone 2
- Floodzone 3
- Historical Landfill Sites
- Health and Safety Executive Site
- Impact Risk Zone SSSI
- Listed Building
- Minerals Safeguarding
- Marine Potential Special Protection Area
- NCC Land

- National Grid - Overhead Electric Line
- National Grid - Overhead Electric Towers
- Protected Open Space
- Public Right of Way
- Main River 20m Buffer Zone
- Smoke Control Orders

When considering proposals for new development, the planning history of a site is a material consideration. The history for this site is set out below:

Planning History

Given the provided site area the planning history is extensive. A detailed record can be provided but we suggest this is done once the nature of the red line boundary can be more precise.

Reference Number: 17/03788/CNA

Description: Marine Licence for Blyth Offshore Demo operation and maintenance activities.

Status: NOOBJ

Reference Number: 20/03717/SCREEN

Description: Screening Opinion to vary the Rochdale Envelope for the Blyth Offshore Demonstrator (BOD) project licence which has consent under the Marine and Coastal Access Act (Licence number L/2013/00303/7) and Section 36 of the Electricity Act.

Status: EIANR

Reference Number: 21/00562/CNA

Description: Ref: MLA/2012/00122/10. Consultation on variation to marine licence for Blyth Offshore Demonstrator Project. Deadline for comments is 5th March 2021.

Status: NOOBJ

Reference Number: 16/03239/SCREEN

Description: Screening opinion for a new 400kV substation at Blyth

Status: EIANR

Reference Number: 16/03929/FUL

Description: Erection of 400kV electricity substation and welfare building, improvements to access roads, laying out of car parking, and means of enclosure.

Status: PER

Relevant Planning Policy

National Planning Policy

NPPF - National Planning Policy Framework (2021)

NPPG - National Planning Practice Guidance (2021, as updated)

NDG - National Design Guide (2019)

NMDC - National Model Design Code (2021)

Development Plan Policy

STP 1 - Spatial strategy (Strategic Policy)
STP 2 - Presumption in favour of sustainable development (Strategic Policy)
STP 3 - Principles of sustainable development (Strategic Policy)
STP 4 - Climate change mitigation and adaptation (Strategic Policy)
ECN 1 - Planning strategy for the economy (Strategic Policy)
ECN 2 - Blyth Estuary Strategic Employment Area (Strategic Policy)
ECN 5 - Large-scale windfall employment development (Strategic Policy)
STP 5 - Health and wellbeing (Strategic Policy)
STP 6 - Green infrastructure (Strategic Policy)
QOP 1 - Design principles (Strategic Policy)
QOP 2 - Good design and amenity
TRA 1 - Promoting sustainable connections (Strategic Policy)
TRA 2 - The effects of development on the transport network
ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
ENV 2 - Biodiversity and geodiversity
WAT 1 - Water quality
WAT 3 - Flooding
WAT 5 - Coastal erosion and coastal change management
MIN 4 - Safeguarding mineral resources (Strategic Policy)
REN 1 - Renewable and low carbon energy and associated energy storage
ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
ENV 7 - Historic environment and heritage assets

Consultee Responses

East Bedlington Parish Council
No objection

Highways
No response received.

Climate Change Team
No response received.

Lead Local Flood Authority (LLFA)
Comments.

Countryside/ Rights of Way
Comments

Building Conservation
Comments

County Ecologist
Comments

Public Protection
Comments

Strategic Estates
No response received.

Please note copies of consultee comments are attached to this response. You should consider these carefully as they are not repeated in this assessment.

Main Considerations

In assessing the acceptability of any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Northumberland Local Plan

Summary of Conclusions

The principle of development in policy terms is supported by the policies in the development plan and material considerations, on the condition that any impacts are considered acceptable. This is particularly applicable to any impacts on the numerous environmental designations within or near the prospective red line boundary currently shown and discussions with the conservation team are recommended.

Appraisal of Proposal

In relation to the principle of this development in policy terms, it is considered that the following main matters are relevant and need to be considered:

- Spatial strategy
- Employment allocation
- Environmental impacts
- Minerals safeguarding
- Heritage Impacts

Spatial strategy

Policy STP 1 sets the spatial strategy for Northumberland and directs development towards established settlements. Outside of these settlements, development is required to meet one of the exceptions within the policy. The most relevant exception for this application is that the proposal provides essential infrastructure in accordance with other policies in the Local Plan.

Policy REN 1 concerns proposals for renewable and low carbon energy development and states that these will be supported where it can be demonstrated that the social, environmental and economic effects of the proposal are (or can be made) acceptable. The policy lists a number of particular considerations when assessing these effects. Most relevant to this proposal are:

- Internationally, nationally and locally designated nature conservation sites and features, as well as functionally linked land and protected habitats and species;
- Hydrology, water supply and any associated flood risk; and
- The impact of any new grid connection lines and any ancillary infrastructure associated with the development.

The red line boundary includes a number of environmental designations mostly focussed along the coast. These will be discussed in more detail in the environmental impacts section of this report.

Some of the area shown in the red line boundary - predominantly the coastal strip - is within Flood Zone 3. It is noted that the development likely to take place in this

area will be predominantly underground. The proposal will need to be accompanied by a Site-Specific Flood Risk Assessment in line with Policy WAT 3.

The impact of the new connection lines will need to be carefully considered. It is noted that the majority of the infrastructure will be underground.

Paragraph 152 of the NPPF makes clear the importance of supporting the transition to a low carbon future, including by supporting renewable energy and associated infrastructure. Paragraph 158 states that application for renewable development should be approved if the impacts of the proposal are (or can be made) acceptable.

In summary, the proposal is supported by spatial strategy policies. This is on the condition that the impacts are considered acceptable.

Employment allocations

Policy ECN 1 seeks to deliver economic growth as per the objectives of the Council's economic strategy. Policy ECN 1 (part 2a) aims to deliver sufficient employment land and premises of the necessary range and quality and in sustainable locations compatible with the spatial strategy to meet requirements. Part 1h offers explicit support for the further development of the County's key infrastructure.

The Blyth Estuary Area is devoted to port logistics, energy generation, and more recently specialist research and advanced manufacturing (NLP para 5.14). Support is therefore offered for proposals of this type within the Blyth Estuary Strategic Employment Area (BESEA) (Policy ECN 2). Part 1 of the Policy prioritises main employment industrial uses within energy generation sectors with a special emphasis on renewable and low carbon; tangentially, offshore and sub-sea engineering is also prioritised.

Policies ECN 1 and ECN 2 therefore provide strong support for the proposal in principle. The covering letter states that the preferred location for the converter station is the land parcel immediately to the west of the existing North Sea Link (NSL) interconnector substation (Ref: 13/03254/OUTES); a location within the BESEA allocation could be specially supported. It is considered that there is a sufficient quantum of allocated land at this location, based on allocated land which was undeveloped as part of the NSL substation.

It is noted, however, that of the 7 the indicative receptor locations (see appendix 3), only one of them (LF001 - Mawburn House) makes landfall within the BESEA (Policy ECN 2). The remaining 6 receptors would all be located outside but in the vicinity of the BESEA, with sites LF002, CS001, CS002 and CS003 all located adjacent to the allocated employment area. For developments within the wider hinterland of the Blyth Estuary, Policy ECN 2 (part 4a) states that favourable consideration will be given to proposals which will directly or indirectly support the growth of the Blyth Estuary Strategic Employment Area and its prioritised industrial sectors, especially on key employment sites in South East Northumberland.

Although none of these 6 receptor locations are on key employment sites, given the presumed modest land requirement above ground and their importance to the overall Cambois Onshore Scheme, it is possible that the proposed locations could be looked upon favourably. In any subsequent application that may follow, should there be scope to locate these receptors within the BESEA, then strong support can be provided in principle.

The Cambois Onshore Scheme is linked to the Berwick Bank Offshore Wind Farm which has the potential to deliver up to 4.1GW of renewable energy connecting to the National Grid. Should it be demonstrated that the receptor locations are not able to be erected on allocated main employment sites in South East Northumberland, then support could conceivably be offered by Policy ECN 5 should the proposal be deemed a large-scale windfall development creating new, permanent jobs.

Environmental impacts

There are a number of international, national and local environmental designations which are either within the current red line boundary as shown or in the very close vicinity of the proposal. These include:

- Northumbria Coast Ramsar Convention Wetlands, located just south of the site boundary;
- Northumberland Marine Special Protection Area, located along the coast, the River Blyth and Sleek Burn
- Northumberland Shore SSSI, located along the coast and the River Blyth;
- Coquet to St Mary's Marine Conservation Zone, located along the coast; and
- Blyth Estuary Local Wildlife Site, located along the River Blyth and Sleek Burn as well as some of the land in between.

Policy ENV 1 states that the character and significance of Northumberland's valued natural environments will be conserved and protected. Policy ENV 2 states that development proposals affecting designate sites will minimise their impact, avoiding significant harm through location and/or design, as well as securing a net gain for biodiversity.

Any impact upon any of the environmentally designated areas will need to be carefully considered.

While the MMO will clearly be a separate consultee on this set of proposals, it is important to note that this Council fully supports, and seeks to comply with, the North-East Marine Plans. Policy NE-CAB-2 within this set of documents seeks to avoid the sterilisation of possible landfall sites through other forms of development. However, where there are such obstacles at landfall locations, or where there could be possible harms resulting, then Marine Plans support an approach of, first avoiding these locations, failing that minimising any harms and, finally, mitigation. If there are likely to be significant adverse impacts around landfall, then a clear statement of case should be made to proceed.

It is noted that some of the possible receptor locations are close to the shoreline and could be vulnerable to coastal change. WAT 5 requires such areas to be subject to an Erosion Vulnerability Assessment which demonstrates that the development is safe over its planned lifetime and will not have an unacceptable impact on coastal change processes elsewhere. It is noted that LLFA colleagues have requested this. Such an assessment should be appropriate to the degree of risk and the location, scale and nature of the development.

Mineral safeguarding

The entire site shown by the red line boundary sits within an area designated as a mineral safeguarding area for coal. To comply with Policy MIN 4, the proposal will need to include an assessment of the effect of the proposed development on the mineral resource and consider the possibility of prior extraction ahead of the proposal taking place. The proposal will not be supported unless one of the exceptions in this policy are met. These include if it can be demonstrated that the

mineral concerned is not of economic value or if the overall social, economic or environmental benefits of the proposed development outweigh the potential loss of the mineral resource.

It is noted, however, that the extraction of coal is unlikely to be desirable from either an economic or an environmental point of view. Whilst the applicant will still need to address this policy, it is accepted that it is very likely that the benefits of the proposed development will outweigh the loss of the mineral resource.

Heritage Impacts

The proposed development site is the former coal stocking yard at Blyth Power Station. It does not contain any Listed Buildings. Neither is it located within or near a designated Conservation Area. However, we note that the site lies in proximity to the identified listed buildings and consider that the development has the potential to affect their setting and significance:

- Grade II listed Cambois War Memorial - due east of the proposed development site
- Grade II listed Coal Staithes - due southeast of the proposed development site.

We have reviewed the submitted details and note the scale, nature, and form of the tentative proposals. While accepting that they will not result in physical impact to designated heritage assets, they have the potential to impact their setting and significance.

This does not negate the requirement for the submission of a Heritage Impact Assessment (also known as a Heritage Statement) in any forthcoming planning application. The requirement of a Heritage Statement is born out of Paragraph 194 of the National Planning Policy Framework (NPPF) which requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Conclusion

Having considered the content of your enquiry, I can summarise that the principle of the development **would** be acceptable. The proposals **are** considered to be in accordance with the development plan. In the event that a planning application is submitted, it **would** be likely to be looked upon favourably.

Validation Requirements

If you wish to apply for planning permission based on the above advice, you can start your application online by using the Planning Portal website. Please ensure that you read the Council's Validation checklist here:

<https://www.northumberland.gov.uk/Validationchecklist> before you submit an application as any incorrect/missing information will cause a delay.

Planning application fees can be found here:

https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf

Additional documents may be requested over and above those listed above. The submitted information will be checked as part of our validation process and the timescale for a decision will not begin until all the correct information/fee is submitted - this is known as the valid date. The timescale for a decision on your application will start from this date and not when your application is submitted so it is important to ensure your application is complete (valid) when it is submitted.

Please note, this response is based entirely on the information submitted with your enquiry and is applicable only at the current time. The response does not constitute a certificate of lawful proposed development, nor is it to be considered binding upon the Council. The advice given relates to current planning policy and legislation, which may change over time, and is given without prejudice to any Officer's recommendation or decision in relation to any future proposals.

The works may require approval under the current Buildings Regulations and in this respect, you are therefore advised to make appropriate contact with the Council's Building Control Department by calling 0345 600 6400.

It should be noted that, irrespective of the situation regarding the need for planning permission, any necessary works within the highway, including the provision or alteration of an access, is subject to separate legislation and approval by the Council as Highway Authority. For the avoidance of doubt "highway" includes footway and / or verge.

To make arrangements for approval and inspection of access works within the highway please contact the Highways Area Office at:

North Northumberland : northernareahighways@northumberland.gov.uk

Tynedale: westernareahighways@northumberland.gov.uk

Castle Morpeth: centralareahighways@northumberland.gov.uk

Ashington, Blyth, Cramlington and Bedlington: blythdepot@northumberland.gov.uk

For further information on the planning process, including more detail of how to apply for planning permission, please visit the Planning section of the Council's website at www.northumberland.gov.uk/planning

I trust the information within this response is clear. If you have any comments or wish to discuss this with me any further, please do not hesitate to contact me using the details provided at the top of the page.

Yours sincerely,

Mr David Love

Specialist Senior Officer
Development Management Team

Encs.

BUILT HERITAGE & DESIGN PREAPPLICATION ADVICE

To: David Love, Planning Case Officer

From: Sharon Kelly, Architectural Heritage & Design Officer

Date: 5th May 2023

Reference: 23/00175/PREAPP

Proposals: Proposed Cambois connection onshore scheme for the Berwick Bank offshore wind farm.

Address: Blyth Offshore Demonstrator Substation, East Sleekburn, Bedlington, NE22 7FB.

POSITION

Heritage Impact Assessment is required demonstrating how the proposed scheme meets the requirements of Section 66 of the PLBCAA, NPPF Chapter 16 and Local Plan Policies ENV 1 and ENV 7.

REASON

The tentative scheme needs to demonstrate how the proposals preserve the setting and significance of the identified listed buildings and demonstrate how the design of the scheme meets the requirements of the legislative framework including the Local Plan in terms of Design and Heritage Policies.

SUMMARY OF SIGNIFICANCE

The proposed development site is the former coal stocking yard at Blyth Power Station. It does not contain any Listed Buildings. Neither is it located within or near a designated Conservation Area. However, we note that the site lies in proximity to the identified listed buildings and consider that the development has the potential to affect their setting and significance:

- Grade II listed Cambois War Memorial – due east of the proposed development site
- Grade II listed Coal Staithes – due southeast of the proposed development site.

LEGISLATIVE FRAMEWORK & POLICY CONSIDERATIONS

Section 66(1) requires the Local Planning Authority to have special regard to the desirability of preserving the listed building, its setting, or any features of special architectural or historic interest which it possesses.

Northumberland Local Plan (March 2022)

Policy ENV 1 - Historic and built environment (Strategic Policy) Part 1a (i and ii)

Policy ENV 7 - Historic environment and heritage assets specifically Parts 1, 2 and 9

National Planning Policy Framework (July 2021)

Chapters 12 'Achieving well-designed places' and 16 'Conserving and enhancing the historic environment'.

The **setting** of a heritage asset is defined within the NPPF as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

ASSESSMENT OF PROPOSED DEVELOPMENT

The pre-application seeks Building Conservation advice on proposals to construct onshore elements of the Cambois Onshore Connection linked to the Berwick Bank Offshore Wind Farm. The submissions consist of a Cover Letter which outlines the proposals accompanied by a Site Location Plan and Indicative Receptor Plan indicating the proposed location of the development.

We have reviewed the submitted details and note the scale, nature, and form of the tentative proposals. While accepting that they will not result in physical impact to designated heritage assets, they have the potential to impact their *setting and significance*.

This does not negate the requirement for the submission of a Heritage Impact Assessment (also known as a Heritage Statement) in any forthcoming planning application. The requirement of a Heritage Statement is born out of Paragraph 194 of the National Planning Policy Framework (NPPF) which requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Application Documents Required:

In the event of an application being progressed the following information is required:

Heritage Statement:

The applicant/agent should be aware that the local planning authority have a duty to give special regard to the preservation of Listed Buildings and their settings, under the **Planning (Listed Building and Conservation Areas) Act 1990** and that *great weight is given to the conservation of heritage assets and their setting*, so it is within this framework that any proposals for the site must be justified.

The requirement for Heritage Statement/Impact Assessment arises from the National Planning Policy Framework (NPPF) paragraph 194 where it states that the applicant must ***describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.... and the heritage assets assessed using appropriate expertise where necessary.***

Heritage Assets are not only those buildings listed but also non-designated heritage assets. The level of detail should be enough to understand the impact of the proposals on that significance. As a minimum the Historic Environment Record should be consulted (held at the County Council).

A Heritage Statement (or Heritage Impact Assessment as they are sometimes known) is a document which informs design proposals. Such a Statement requires annotated photographs, cross-referenced with plans which illustrates the subject site in both context and detail. In the case of proposals which seek to build within the setting of listed

buildings/Conservation Areas it is imperative that the proposed development is illustrated in context with the heritage assets (incorporating views and prospects to and through the site is undertaken to determine the intervisibility between the heritage assets and the proposed development and the degree of impact on the setting of listed buildings and heritage assets).

The Heritage Statement should contain a comprehensive assessment of the implications of the development proposals on the heritage assets and their setting in accordance with NPPF, Chapter 16. The Statement should also include recommendations and mitigation measures which seek to ameliorate and lessen negative impacts on the designated heritage assets providing alternatives where necessary.

The above advice is based on the information provided thus far and is a preliminary assessment of the proposals.

From: Colin Godfrey, Ecologist

Ref: 23/00175/PREAPP

To: David Love, Development Management

Date: 26th April 2023

Copy to: David Feige, Environment & Design Team
Manager and County Ecologist

Proposal: Proposed Cambois connection onshore scheme for the Berwick Bank offshore wind farm at

Blyth Offshore Demonstrator Substation East Sleekburn Bedlington Northumberland NE22 7FB

Thank you for the consultation on this enquiry.

Ecology previously provided comments in response to a request for a Scoping Opinion (22/04118/SCOPE) on the 13th December 2022. While the Ecological Information submitted in support of the current pre-application enquiry is the same as was provided in support of the Scoping Request (*Cambois-Cable Landfall Project, Preliminary Ecological Appraisal, SLR, October 2022*), it is noted that the indicative red-line boundary has now been refined, removing the land from the west of the A189, a significant area of land to the north-east adjacent to the River Wansbeck, and part of the southern section immediately adjacent to the coast.

No additional information has however been provided in relation to the likely location of the specific elements of the development although it is noted that the preferred location for the converter station would be to the immediate west of the existing North Sea Link interconnector substation (Ref: 13/03524/OUTES).

While noting the amended red-line boundary, the comments provided in relation to the Scoping Request remain valid. While we are generally satisfied with the proposed extent of ecological survey work / identification of potential ecological impacts, as noted in the Scoping Response, the need for additional survey / assessment may arise once initial survey work is undertaken, and as detailed scheme design begins to develop.

In response to Question 4 ‘Do you agree that all potential impacts have been identified for important onshore ecological features?’ of the Scoping Report, we noted that ‘Our experience of EclAs and HRAs on coastal sites is that noise levels may need to be assessed for ecological receptors (especially, but not necessarily exclusively for birds), not just for human receptors. Disturbance by noise is scoped into the Ornithological section 7 of the Scoping Document but not specifically within the Terrestrial ecology and I wanted to specifically highlight this potentially important impact for this development’.

Notwithstanding our earlier comments, I note that the applicant is seeking clarification that noise modelling for ecological receptors is not required on the grounds that:

At the point of application, which is for outline planning, the final locations for specific construction activities (main source of noise associated with this development) will not be known. This, along with the fact that there is limited information on noise thresholds (injury and disturbance) for key species means that noise contours could not be generated to define zones of impact. Best practicable means will be employed throughout the construction phases to minimise noise emissions, which will additionally reduce the likelihood of adverse impact.

Until the location of specific elements of the scheme are established, it is accepted that it would not be possible to undertake meaningful noise modelling for ecological receptors. However, once scheme design is finalised, it will need to be demonstrated that measures are in place to either avoid or mitigate disturbance of sensitive ecological receptors – notably the wintering bird interest of the Northumbria Coast Special Protection Area (SPA) and Northumberland Shore Site of Special Scientific Interest (SSSI). Appropriate avoidance measures would include undertaking works at the landfall site (and within the zone of influence of any other functionally linked areas) outside of the wintering bird period (October to March inclusive).

If any works are proposed during the wintering period, appropriate mitigation measures (informed by sufficient survey to clearly demonstrate an understanding of wintering bird use of the site) will be required. At that stage, there may be a need for noise modelling to assess the extent to which construction activities may disturb the wintering bird interest of the site and any functionally linked areas and inform the development of an appropriate mitigation scheme (for example, if found to be necessary, the use of acoustic barriers; timing restrictions; restriction on when particularly disturbing activities i.e., piling can proceed). We would be happy to provide additional advice as the proposals develop.

In addition to the comments raised within our Scoping Response which focused on the questions raised by the applicant, I would stress that the NPPF makes it clear that aside from purely mitigating against the harm that a development may cause to biodiversity the definition of sustainable development includes biodiversity enhancement.

The Environment Act 2021 introduces mandatory biodiversity net gain requirements for most planning applications, demonstrating a minimum 10% gain calculated using a metric-based approach and secured in management for 30 years. This is to be formally established through secondary legislation and statutory guidance and implemented by the end of 2023.

Prior to BNG becoming mandatory, but in line with the existing NPPF and Local Plan Policy ENV2 (1b), Northumberland County Council will require this development to demonstrate a net gain in biodiversity using the most recent published version of Natural England's Biodiversity Metric (currently version 4.0 <https://www.gov.uk/government/collections/biodiversity-net-gain>). A minimum 10% biodiversity net gain will be required.

BNG does not replace the ecological impact assessment process and the mitigation hierarchy will still apply. The BNG Metric does not override or undermine any existing environmental planning policy or legislation and cannot be used as a justification for otherwise unacceptable development on designated statutory sites or irreplaceable habitats. Where BNG is provided onsite, design for BNG will need to take account of any potential conflicts with other land uses, taking account of their primary function, for example, ensuring areas providing wintering / breeding bird habitat is away from areas primarily used for public recreation.

I hope that these comments are of assistance but if you require any further information regarding this matter, please contact me at this office.

Colin Godfrey

Ecologist

Environment & Design, Northumberland County Council.



Northumberland County Council

Northumberland County Council - Lead Local Flood Authority (LLFA) and Coastal Protection Authority consultee response

LLFA officer: Helen Parkin

Application number: 23/00175/PREAPP

Description of development: Proposed Cambois connection onshore scheme for the Bewrick Bank offshore wind farm.

Location: Blyth Offshore Demonstrator Substation East Sleekburn Bedlington
Northumberland NE22 7FB

Date: 24 March 2023

Stance:

Object <input type="checkbox"/>	No objection <input type="checkbox"/>	No objection with conditions <input type="checkbox"/>	No comment <input type="checkbox"/>	Other <input checked="" type="checkbox"/>
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Technical comments
<p><u>Consultation for Pre-Application Advice Cambois Connection. Cambois Connection.</u></p> <p>Appraisal Onshore Scheme:</p> <p>The Applicant is proposing the installation of a cable landfall, onshore HVDC export cables, an onshore converter station, grid cables and works to connect to the existing National Grid substation in Blyth, via an onshore installation of cables in Cambios. This includes all aspects of the Onshore Scheme, down to the seaward extent of the landfall as MLWS.</p> <p><u>Lead Local Flood Authority Comments</u></p> <p>As the scheme is at sea and for works beneath the surface the LLFA make <u>no comments</u> on this application and a drainage statement is not required for the scheme.</p> <p><u>Coastal Protection Authority Comments</u></p> <p>The scheme will require a Coastal Vulnerability Assessment. The policy from our Shoreline Management Plan is 21.5. Managed Retreat until 2025 then hold the line. Comments from SMP: “Selective local works (hard points) to assist realignment and safeguard properties and assets – including use of existing revetment to aid this process. Manage the recession process elsewhere to ensure no breaching through dunes. Set any new development back from shore (buffer zone)”</p>

The assessment must look at and confirm the following:

1. Ensure adequate beach cover of cables over the lifetime of the asset to allow for the erosion of the beach and sand dunes in the location of the proposed cables as this could pose a public safety risk if they become exposed
2. Detail of any temporary works undertaken for the installation of the cable to consider the implications on the beach and sand dunes
3. Confirmation that the proposed works do not adversely impact the “buffer zone” referenced within the SMP long-term

To form a Coastal Vulnerability Assessment the applicant may wish to review the following data sources:

- The Northumberland Shoreline Management Plan 2, Royal Haskoning (2009).
- Cell 1 Regional Coastal Monitoring Programme Walkover Inspection Surveys
- Cell 1 Regional Coastal Monitoring Programme Update Report 12: ‘Partial Measures’ Survey
- Cell 1 Regional Coastal Monitoring Programme Analytical Report 12: ‘Full Measures’ Survey
- Topographic Beach Profiles, North East Coastal Observatory (NECO).
- Beach elevation data found from topographic surveys undertaken by the applicant

The Bruun Rule should be applied when considering the future profile of the beach and dunes.

S106 Heads of Terms
N/A

Approved drawings / documents
N/A

For reference reviewed conditions
N/A

Informatives
N/A



Northumberland

County Council

Note to Planning
N/A

Other comments
N/A

Consultee Comments for Planning Application

23/00175/PREAPP

Application Summary

Application Number: 23/00175/PREAPP

Address: Blyth Offshore Demonstrator Substation East Sleekburn Bedlington Northumberland NE22 7FB

Proposal: Proposed Cambois connection onshore scheme for the Berwick Bank offshore wind farm.

Case Officer: Mr David Love

Consultee Details

Name: Mr East Bedlington Parish Council

Address: 16 Station Street, Bedlington, Northumberland NE22 7JN

Email: Not Available

On Behalf Of: East Bedlington Parish Council

Comments

East Bedlington Parish Council have no objections



Northumberland County Council

Environmental Protection Pre-Application Planning Consultation Response

To: Planningcomments@northumberland.gov.uk
From: Thomas Angus, Environmental Protection Team
Planning Reference: 23/00175/PREAPP
Subject: Proposed Cambois connection onshore scheme for the Bewrick Bank offshore wind farm.
Location: Blyth Offshore Demonstrator Substation East Sleekburn Bedlington Northumberland NE22 7FB
SRU Reference: SRU164531
Date: 04/04/2023

The Environmental Protection (EP) Team is currently providing general responses to Pre-Application Planning Consultations.

The applicant is advised to refer to our full set of pre-application and application guidance for developers in the EP – development advice “related documents” section available at:

<http://www.northumberland.gov.uk/Protection/Pollution/Advice.aspx>

and specifically,

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Public-Protection/Pollution/Pre-Application-Guidance-Ver-16-Dec-2018.pdf>

General Comments

We consider a range of matters in any application and those which may be relevant to this development/site are as follows:

1. Land Contamination

Under paragraph 183 of the National Planning Policy Framework 2021 a site must be suitable for its proposed end use, taking account of ground conditions and any risks arising from land instability and contamination (on, in, under or near the development site). Adequate site investigation information, prepared by a competent person, must be available to inform these assessments.

Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Application for a single dwelling

For a small development e.g. one house in a garden, the YALPAG Screening Assessment Form may be submitted as a basic contamination assessment, this form can be found at the following link:

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Public-Protection/Pollution/YALPAG-Contamination-Assessment-Screening-Assessment-Form-Version-11-2.pdf>

Sensitive End Use- Residential Developments i.e. more than one dwelling

All new development with a sensitive end use (including dwellings, allotments, schools, nurseries, playgrounds, hospitals and care homes) and/or development sites which could be affected by a former potentially contaminative land use, require a minimum of a Phase 1 Land Contamination Assessment (Preliminary Risk Assessment) to be submitted. The Phase 1 Land Contamination Assessment should include a desktop study, site walkover and a conceptual site model. The results of the Phase 1 will determine whether a Phase 2 Intrusive Site Investigation is required.

The applicant is advised to refer to Note 19 of the NCC Planning Validation checklist and guidance document “Development on Land Affected by Contamination Technical Guidance for Developers, Landowners and Consultants” produced by the Yorkshire and Lincolnshire Pollution Advisory Group Version 11.2 – June 2020 available at:

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Public-Protection/Pollution/YALPAG-Planning-Guidance-Development-on-Land-Affected-by-Contamination-Version-11-2%e2%80%93June-2020.pdf>

Where significant contamination is known or is likely to be present, it may be necessary to carry out some site investigations before the submission of an application, as significant contamination may limit the allowable land uses and may substantially affect the viability of the development.

Investigations must be carried out in accordance with relevant British Standards and current UK guidance e.g. BS 10175:2011+A2:2017, BS 5930:2015, BS 8576:2013, BS 8485:2015+A1:2019 and Land Contamination: Risk Management (Environment Agency, 2020).

2. Coal Authority Mining Reporting Area

If the site is in the Coal Authority 'Coal Mining Reporting Area', then mine gas is a material planning consideration. The Coal Authority interactive map can be found here: <http://mapapps2.bgs.ac.uk/coalauthority/home.html>

Residential development within the coal mining area will require **ground gas protection to be installed to a CS2 standard as a minimum**. The exception to this will be for construction of an adjoined structure i.e., extension or terraced property, where the original building does not have ground gas protection installed & low risk conversions.

Specific guidance is available governing general ground gas protection in the British Standard 8485:2015+A1:2019 - Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings

Further information on ground gas protection can be found at:

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Public-Protection/Pollution/YALPAG-Technical-Guidance-Verification-Requirements-for-Gas-Protection-Systems-Version-1-1-%E2%80%93-December-2016.pdf>

3. Radon

If the site is in an area where **<3%** of properties are above the Radon Action Level of 200 Bq m⁻³, then Radon protection measures will not be required in new properties.

If the site is in an area where **3-5% or 5-10%** of properties are above the Radon Action Level of 200 Bq m⁻³ then **Basic Radon protection measures** will be required in new properties.

If the site is in an area where **>10%** of properties are above the Radon Action Level of 200 Bq m⁻³ then **Full Radon protection measures** will be required new properties.

The Buildings Regulations Approved Document (part C) provides guidance for compliance, and it refers to the BRE report BR211

4. Noise Assessment

In accordance with Note 25 of the NCC Planning Validation Checklist, a noise impact assessment prepared by a suitably qualified acoustician must be submitted with any outline or full application **where proposed, or existing noise sensitive receptors, may be affected by proposed, or existing noise sources** as a result of the development.

The noise impact assessment must outline the potential sources of noise generation, and how these may have a negative effect on local amenity and noise sensitive receptors. The assessment should also outline how the developer intends to overcome these issues.

The assessment must be carried out by a competent person who has appropriate training and experience in the field of environmental acoustics and utilizing current standards and guidance such as:-

- Planning Practice Guidance Noise (July 2019)
- Noise Policy Statement for England (NPSE, 2010)
- BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound (British Standards Institution)
- BS 8233:2014 – Code of Practice for Sound Insulation and Noise Reduction for Buildings; (British Standards Institution)
- BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise (British Standards Institution)
- World Health Organisation Guidelines for Community Noise (1999)
- World Health Organisation Night Noise Guidelines for Europe (2009;Guidelines for Community Noise (WHO, 1999)
- The Calculation of Road Traffic Noise (DEFRA, 1988)
- The Calculation of Railway Noise (Department of Transport, 1995)
- ProPG: Planning and Noise. Professional Practice Guidance on Planning & Noise. New Residential Development (May 2017)

Residential Housing Developments

If the site is for residential housing, the noise assessment must include full consideration of the acoustic environment of the site and should facilitate the process of good acoustic design, thereby ensuring a good standard of amenity for all future occupants of the development in line with ProPG: Planning and Noise. Professional Guidance on Planning & Noise. New Residential Development (May 2017).

The report should include: a clear plan indicating locations of noise sources, sensitive receptors, measurement positions and any mitigation measures if appropriate. Where mitigation is necessary for a development to satisfy noise criteria the report should include a full specification of the mitigation within an acoustic design statement.

5. Ventilation/Extraction Equipment

If the proposed development includes the installation of ventilation or extraction equipment, in accordance with Note 35 of the NCC Planning Validation Checklist a noise and odour assessment may be required.

If an odour assessment is required for the installation of commercial kitchen extraction the assessment must be carried out in accordance with the EMAQ guidance document “Control of Odour and Noise from Commercial Kitchen Exhaust Systems” and must include full details of the odour treatment system to be installed which shall provide a ‘Very High’ level of odour abatement. The EMAQ guide is available at: <https://ee.ricardo.com/downloads/air-quality/control-of-odour-and-noise-from-commercial-kitchen-exhaust-systems>

Details of the position and design of ventilation and extraction equipment must be provided including an acoustic assessment of the extraction system and noise mitigation measures where required.

6. Lighting Assessment

Depending upon the scale of the proposed development, if the site is located within a rural, natural or protected dark skies area or if the proposal involves floodlighting then an external lighting assessment may be required. The lighting assessment must comply with the Institute of Lighting Professionals Guidance Note for the reduction of obtrusive light 2020 (or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

7. Air Quality Assessment

In accordance with Note 10 of the NCC Planning Validation Checklist an air quality assessment will be required to be submitted with any outline or full application for planning permission where certain criteria are met, this includes large infrastructure or industrial processes that may affect the National Air Quality Objectives.

Where applicable the applicant must consider the air quality impacts from the operational aspects of the development following Stage 1 Criteria of the IAQM Land-Use Planning & Development Control: Planning for Air Quality (January 2017), available at: <https://iaqm.co.uk/guidance/>

8. Private Water Supply

If the water supply to the proposed development is to be provided by a private supply (i.e. any supply of water **not** provided by Northumbrian Water), the applicant is asked to provide the following information:

- The type of supply/source – i.e. borehole, spring, well, etc.
- The location of the source by way of an 8 figure grid reference
- Details of other properties on the supply (if the supply is an existing one)
- Estimated volume of water provided (details of flow test)
- Details of treatment to be installed on the system

Where this information is unknown or not provided in full with any future application, the EP Team will recommend a condition ensure that the supply is of sufficient quantity and quality to supply the new development.

Where applicable, the applicant must ensure that appropriate legally-binding agreements have been signed , by all relevant persons (as defined in Section 80 of the Water Industry Act 1991). These documents should lay out the responsibilities of each relevant person in respect of maintenance and management of the supply, access rights, apportionment of costs and charges (including those for sampling and risk assessment), emergency plans including alternative supplies, etc.

9. Construction Noise and Dust

Where applicable, the applicant must take all relevant precautions to minimise the potential for disturbance to the occupiers of neighbouring properties in terms of noise and dust during the demolition and construction phases of the development. This should include working outside regular daytime hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.

A dust management plan may be required which should form part of a Construction Environmental Management Plan (CEMP).

Dust minimisation and control shall have regard to guidance such as : The Institute of Air Quality Management has produced very current documentation entitled “Guidance on the Assessment of Dust from Demolition and Construction” available at:

<http://iaqm.co.uk/guidance/>

The Mayor of London’s office has produced robust supplementary guidance document entitled “The Control of Dust and Emissions During Construction and Demolition” which is available at:

<https://www.london.gov.uk/what-we-do/planning/implementing-londonplan/supplementary-planning-guidance/control-dust-and>

The EP Team may attach conditions to prevent loss of amenity to local residents from such activities.

Additional

Please note, upon submission of an application for outline or full planning permission, the EP Team reserve the right to request further information, recommend the imposition of planning conditions and/or make further comments.



Northumberland County Council

From:	Miss Zara Quinn, Definitive Map & Search Technical Officer	Our Ref:	S/PA/Wansbeck / 23/00175/PREAPP
To:	Mr David Love	Your Ref:	23/00175/PREAPP
		Date:	28 th March 2023
Copy to:	Mr Tony Derbyshire		

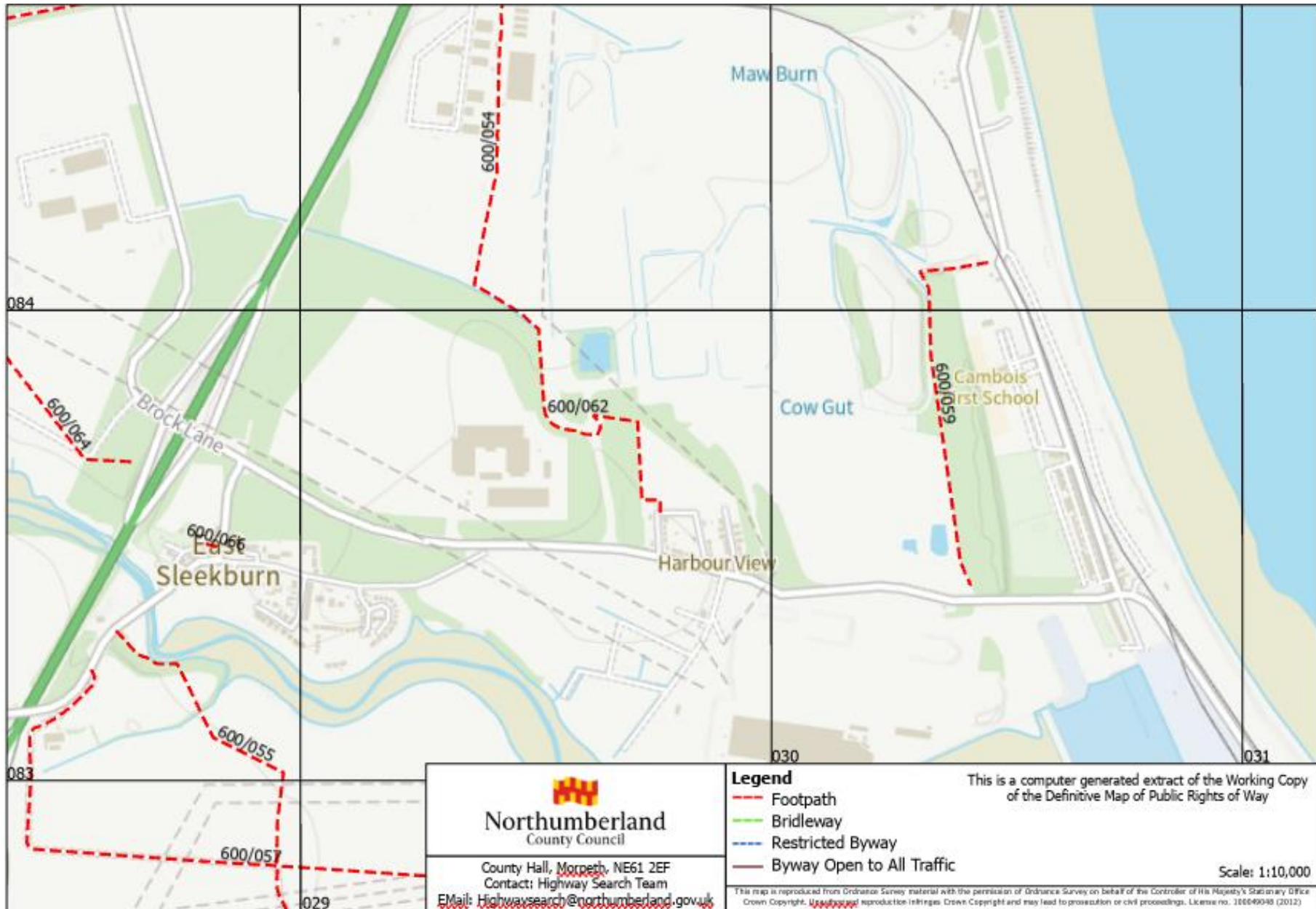
**Public Rights of Way
Parish of Wansbeck
Public Footpaths No. 59 & 62
Planning Ref No. 23/00175/PREAPP**

In reply to your consultation in respect of the Pre-application enquiry: Proposed Cambois connection onshore scheme for the Bewrick Bank offshore wind farm at Blyth Offshore Demonstrator Substation, East Sleekburn, Bedlington, Northumberland, NE22 7FB.

I enclose a plan showing the route of Public Footpaths No. 59 & 62, marked in red, where they pass through the proposed development site. The England Coast Path also runs through the proposed development site.

I draw your attention to the position of the Public Rights of Way network, the developer should consider what impact the proposal may have on public rights of way and access by the public during the construction and operational phases of the project. Where an impact on the public right of way is identified and/or public access could be affected, the developer should explain what mitigation measures and/or temporary closures or diversions are proposed.

If you, or the developer, wish to discuss any of the above please contact Tony Derbyshire, Area Countryside Officer for Wansbeck, at tony.derbyshire@northumberland.gov.uk




Northumberland
 County Council
 County Hall, Morpeth, NE61 2EF
 Contact: Highway Search Team
 Email: Highwaysearch@northumberland.gov.uk

- Legend**
- - - Footpath
 - - - Bridleway
 - - - Restricted Byway
 - - - Byway Open to All Traffic

This is a computer generated extract of the Working Copy of the Definitive Map of Public Rights of Way

Scale: 1:10,000

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