

## Strategic Planning Committee – Update Sheet

27 January 2025

### Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2024/0447	Land North of Eweleaze Spinney, Chickerell	Item 6	49 - 92
<p><u>Revised drawings</u></p> <p>The applicant has submitted an updated version of the Revised Planning Layout drawing (CH/782/01 Rev J). The only change relates to the design of the Customer Substation Building. Alongside this, the applicant has also submitted a new drawing (CH/782/13) showing the elevations and plan of the building.</p> <p>The height of the substation would be 3.25m, below the 4m height of the acoustic fence which surrounds the BESS compound. The minor design change does not materially affect the development and does not change the assessment or conclusions set out in committee report.</p> <p>Given the limited nature of the change and absence of any specific objections to the design of the Customer Substation, re-consultation is not considered necessary. This is not considered to prejudice third parties.</p> <p><u>Briefing Note from applicant</u></p> <p>The applicant has circulated a Briefing Note to Members of the Strategic Planning Committee. This has been uploaded to the council's planning register for transparency.</p> <p>The Briefing Note summarises the: consultation with the Fire and Rescue Service; proposed detection and suppression systems; and container configuration. The document includes a series of links to YouTube videos by manufacturers of various safety components, including: Li-ion Tamer detection system; Stat-X suppression system; Durasteel fire barrier. Officers note the detailed specifications would be secured via planning condition.</p> <p>The note makes reference to the design complying with emerging 2025 NFCC guidance and states that the emerging guidance removes reference to the 6m separation distance. As noted at Para. 16.45 of the committee report, officers have assessed the development against current NFCC Guidance (2023).</p> <p>The Briefing Note does not change the assessment or conclusions set out in the committee report.</p> <p><u>Additional representations</u></p>			

At the time of writing, three additional representations of objection have been received from Cllr David Palmer (Chickerell Town Council) and two local residents in addition to the 14 representations received during the formal consultation period. All responses has been uploaded to the council's planning register for transparency. They raise the following points, in summary:

*Objection from Cllr David Palmer, Chickerell Town Council – Issued to Democratic Services*

- Recommends refusal of the application due to: fire risk and proximity to existing urban population and new housing development; and harm to the Chickerell Wildlife North South Corridor in conflict with the Chickerell Neighbourhood Plan.
- The proximity to the Football Stadium and Dorset Police Headquarters is also raised as a concern, should evacuations of the buildings be required in the event of a fire.

*Officer Response*

- As noted within the committee report (Paras. 16.30 - 16.33), the site has a limited biodiversity value and the development is estimated to increase the biodiversity value of the site by +31%. This exceeds the 10% BNG requirement. The proposals would not harm the north-south wildlife corridor from Radipole Lake SSSI.
- The proximity of the development to nearby buildings is considered in the committee report.

*Briefing Note from K Kelsall – Issued to Members of the Strategic Planning Committee*

- Raise concerns with toxic gases and hydrogen fluoride being produced in the event of a fire and the effects on human health and the environment.
- Note that a 2024 White Paper produced by the Electric Power Research Institute recommends plume dispersion studies are carried out, especially if there are occupied buildings nearby.
- Note the applicant erroneously states the prevailing wind direction is northerly.
- Refer to recommendations within DESNZ publication on Health and Safety Guidance for Grid Scale Electrical Energy Storage System (April 2024).
- Raise concern that the following bodies have not been consulted as suggested by the Council's Emergency Planning Team in an email response dated 17.09.24: UK Health Security Agency; Dorset Council Environmental Health; UKHSA Radiation, Chemicals and Environmental Hazards; the Met Office; the Met Officer Chemical Meteorology.
- Raise concern with cumulative risks with co-locating the development with a 400MW BESS proposed by Staterra (P/FUL/2023/04657).

*Officer Response*

- Plume modelling has not been undertaken by the applicant. However, as set out in the committee report, the closest residential property is located

approximately 350 away, 14 times further than the NFCC guidance recommends as an initial minimum separation distance (25m). Accordingly, plume modelling is not considered necessary in this instance.

- The proposed layout drawing annotates the eastern access to the BESS compound stating “4m wide secondary access track positioned to take into account northerly prevailing winds in the event of fire”. As the primary access is located to the north, this eastern access is proposed should the prevailing wind direction at the time be towards the north.
- As stated in the committee report, Emergency Planning has not provided a consultation response to this application. However, they did provide an email response to Statera’s 400MW BESS application (P/FUL/2023/04657) on 15.09.23. Consultations have been carried out in accordance with the council’s consultation protocols.
- The committee report considers health and safety risks and appropriately worded planning conditions are recommended in respect of a Battery Safety Management Plan, emergency pollution control and an Emergency Response Plan.
- The proposed development is a separate application to the BESS proposed by Statera and is not co-located with it. The closest BESS container within the Statera development is approximately 240m away. Each site has appropriate access and there are not considered to be cumulative health and safety risks.

*Briefing Note from H Hazell – Issued to Members of the Strategic Planning Committee*

- State the prevailing wind direction is southerly or south westerly, not north.
- Toxic plumes will affect the only access point. Two accesses should be provided.
- Harm to wildlife corridor and conflict with the Council’s declared Nature Emergency.
- Harm to designated land of local landscape importance.
- Harm to tourism.
- Concerns about accountability in the event of an emergency.

*Officer Response*

- The development is not considered to materially affect tourism.
- The other matters are considered above and/or within the committee report.

Revised planning conditions

**Update** planning condition 2 to reflect the updated set of drawings:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- CH/782/01 **Rev J** Revised Planning Layout
- CH/782/02 Application Plan
- CH/782/04 Location Plan
- CH/782/08 Water Tank Detail

CH/782/09 Rev D Battery Compound Elevations  
CH/782/10 Rev B Battery Elevations  
**CH/782/13 Substation Elevations**

Reason: For the avoidance of doubt and in the interests of proper planning.

**Update** planning condition 7 to refer to the updated layout drawing:

7. Prior to the installation of battery storage units, the water tanks shown on approved drawings CH/782/01 **Rev J** and CH/782/08 shall be installed, filled with water and made available for use. The water tanks shall include suitable outlet valves for use by the Fire and Rescue Service, details of which shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the water tanks shall be maintained, kept filled to capacity and available for use throughout the lifetime of the development and until the battery storage units are removed from the site. The water tanks shall be green in colour externally as indicated on drawing CH/782/08, and details of the precise shade shall be submitted to and approved in writing by the Local Planning Authority prior to first installation and shall thereafter be installed and retained in the agreed colour.

Reason: To ensure adequate water supplies in accordance with National Fire Chiefs Council guidance 'Grid Scale Battery Energy Storage System Planning – Guidance for FRS' (2023).

**Update** planning condition 9 to make it explicit that both accesses to the BESS Compound are required to be made available for use prior to the provision of any BESS Containers within the site:

9. No development shall commence until a hard and soft landscape scheme informed by Indicative Landscape / Ecological Scheme drawing CH/782/03 Rev A together with a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping scheme and schedule of landscape maintenance must include:

- i. details of all trees and other planting to be retained;
- ii. a planting specification and plan to include numbers, size, species, positions of all new trees and shrubs;
- iii. details of existing and proposed levels, walls, fences and other boundary treatments (including colour of acoustic fencing);
- iv. details of proposed surface treatments;
- v. details of how any trees planted within 10m of high pressure gas pipelines adhere to SGN's tree planting guidelines reference SGN/PM/MAINT/5;
- vi. a programme of implementation, **which shall require that the primary and secondary accesses to the BESS Compound are made available for use prior to the provision of any BESS containers within the site;**  
and

- vii. a schedule of landscape maintenance covering a minimum period of five years following substantial completion of the development.

All hard and soft landscape works shall be carried out in accordance with the approved details and the landscaping shall be maintained in accordance with the approved schedule of landscape maintenance.

Reason: To ensure the adequate mitigation of the landscape and visual impact of the proposals and the provision of an appropriate hard and soft landscape scheme prior to the commencement of the development **and to ensure that access is provided in a timely manner.**