

Item C1

Section 73 application to amend condition 2 of planning permission SE/18/293 to regularise minor changes to the layout of the agricultural waste digester facility and to seek permission for the installation of a biogas storage facility at Court Lodge Farm, Stack Road, Horton Kirby, Kent, DA4 9DU – SE/21/1546 (KCC/SE/0102/2021)

A report by Head of Planning Applications Group to Planning Applications Committee on 13 October 2021

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Recommendation: Permission be GRANTED subject to conditions.

Local Member: Roger Gough

Classification: Unrestricted

Site

1. Court Lodge Farm is located approximately 800m to the east of Horton Kirby village along Stack Road, a private road leading from the junction between Forge Lane, Jacobs Lane and Skinney Lane. The farm holding extends to approximately 281ha, with the farmyard sitting centrally within the land holding.
2. The site of the Agricultural Waste Digester (AWD) plant is immediately to the south east of the group of agricultural buildings at Court Lodge Farm. The site of the AWD is to the south of the main, surfaced track through the farm and to the east of a secondary track leading to the south. It is situated within an area surrounded by concrete bunding.
3. The site is located at the crest of a broad ridge running gently down to the north west and thus occupies an elevated position, raised above the surrounding areas to the north, west and south.
4. The site lies wholly within the Metropolitan Green Belt. It also is within a number of nationally and locally designated landscape character areas; the North Kent Plains National Landscape Character Area, Darenth Downs Character Area (part of KCC's Landscape Character Assessment of Kent 2004) and Downs Farmlands Landscape Character area (part of Sevenoaks Countryside Assessment 2011). It also lies entirely within a Flood Zone 1 area which is defined as having a low risk of flooding from rivers and sea. The nearest nature conservation designation is the Farningham Wood Site of Special Scientific Interest (SSSI) which lies over 2km to the west of the application site. The Kent Downs Area of Outstanding Natural Beauty lies to the south-west, around 2.5km from the site.
5. The application site lies within a groundwater Source Protection Zone 2 (SPZ2) where

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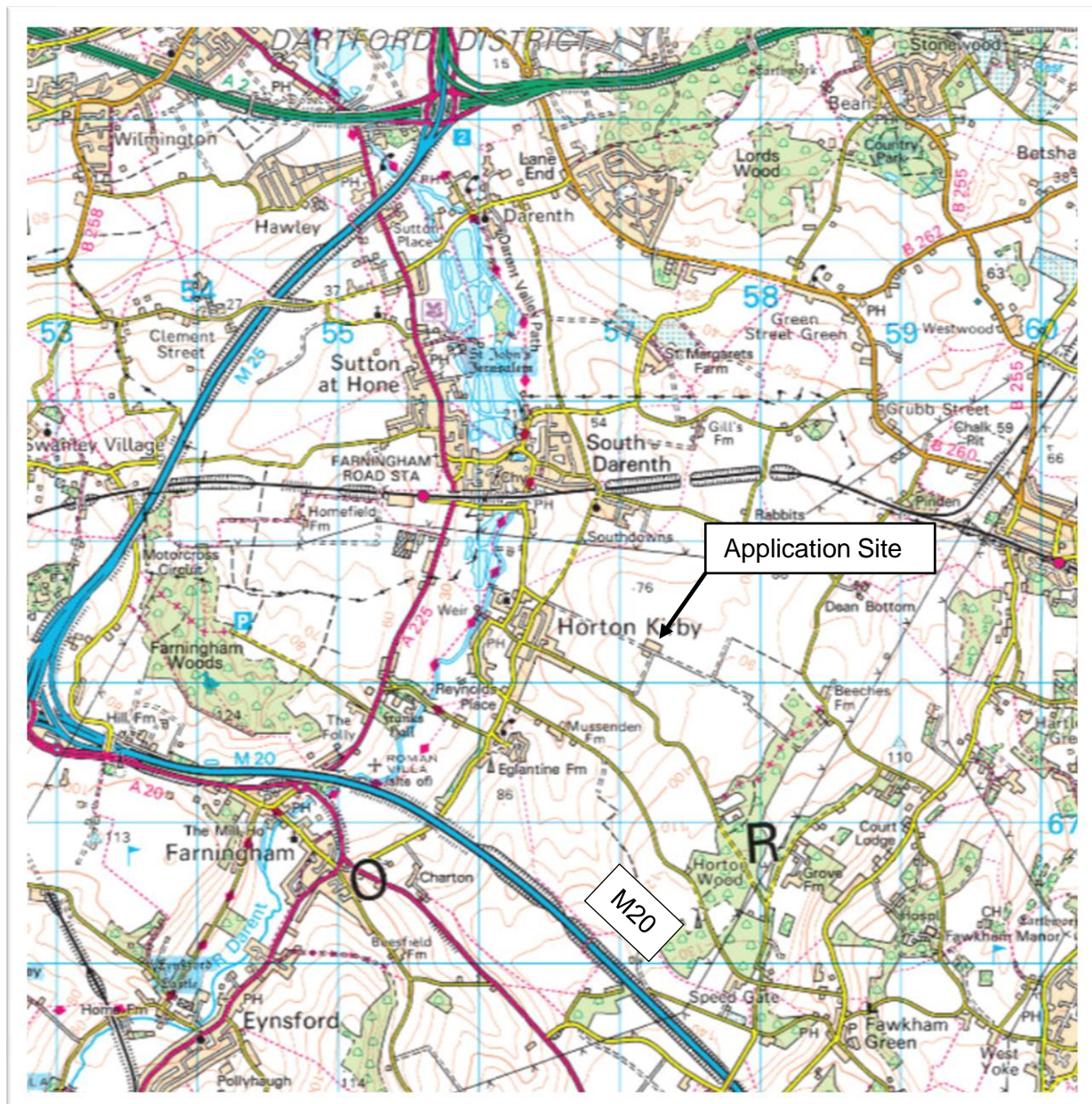
the Environment Agency (EA) give consideration to the risk of pollution and suggest prevention measures if appropriate. It also overlays a principal chalk aquifer which the Environment Agency identify as being of High Vulnerability. The Chalk in the area of the site is also identified as a Nitrate Vulnerable Zone.

Background and Recent Site History

1. Planning permission was granted in May 2018 for the construction and operation of the AWD and associated infrastructure (planning permission reference: SE/18/293). Details pertaining to a construction management plan, material finishes, the attenuation pond, archaeological evaluation, landscaping scheme, plan and external lighting were subsequently submitted and approved.
2. The facility is now operational and processes some 37,000 tonnes per annum (TPA) of agricultural waste. A proportion of the biogas produced from the anaerobic digestion process is used to power Court Lodge Farm itself with the excess being exported to the national gas network.
3. During the detailed design and construction phase, the need arose for the layout of the facility to be amended and additional equipment to be introduced. As such, this Section 73 planning application has been submitted to vary condition 2 of SE/18/293 and regularise these amendments. Condition (2) of SE/18/293 states: “The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted details, documents and plans referred to in Schedule 1 attached and/or as otherwise approved pursuant to the conditions below.”
4. A number of complaints have been received in recent months with regards to the operation of the facility. These have largely related to traffic movements but also raise concern over the approved landscaping scheme and the extent to which it has been adhered to.

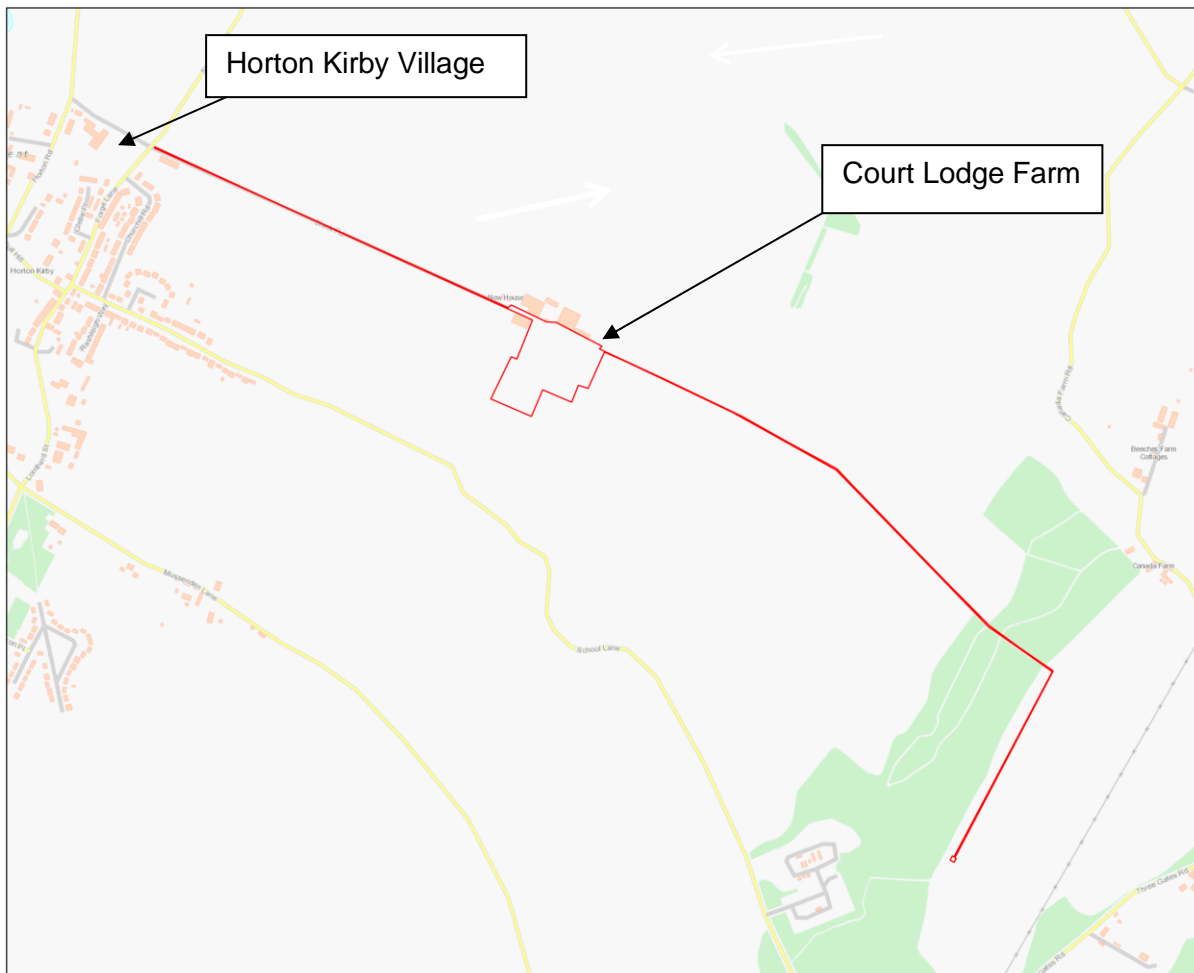
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General Location Plan



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Application Site Plan



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Proposal

8. The application seeks to vary condition 2 of planning permission SE/18/293 which states that the development is to be carried out in accordance with the submitted plans and details. Since permission was granted for the facility and during the detailed design and construction phase, a number of minor changes to the layout were deemed necessary.
9. The changes include the 90 degree reorientation of the silage and straw clamps, which now run east to west as opposed to north to south. This change was implemented to maintain an open yard between the storage clamps (where crops for the feedstock are stored) and the AWD plant. It was deemed necessary on health and safety and maintenance grounds to ensure full vehicular access around the AWD plant within the concrete bunded area. The straw clamp has also been extended to match the size of the silage clamps, to cater for the AWD and store straw for the cattle housed on the farm.
10. The gas flare has been moved a few metres south-east for safety reasons. Its revised location was deemed optimum during the Dangerous Substances and Explosive Atmosphere study and ensures it is away from the normal operational tasks associated with the AWD. Furthermore, no vehicle ramp has been provided into the bunded area, with a flood gate being installed instead. This was carried out for operational reasons.
11. In addition, the applicant is seeking planning permission install an additional piece of plant being a gas storage dome which would be 23m in diameter and 8m in height; this would provide up to four hours of gas storage. The dome would be inside of the existing concrete bund adjacent to the main AWD tanks.
12. The storage dome is required for a number of reasons. Currently, the site has capacity for approximately 1 hour of gas storage. This means that during maintenance operations when the site is shut down, the gas needs to be flared immediately which effectively wastes the renewable biogas and impacts the viability of the facility. The new storage dome would give an additional 4 hours storage time, during which some 85% of maintenance tasks can be carried out, significantly reducing the amount of wasted biogas.
13. Furthermore, only 1 hour of gas storage means that the range between the minimum and maximum pressures is much smaller than optimum. The pressure in the domed gas roofs of the two AWD tanks controls the gas upgrading equipment. If the pressure drops below the minimum, the gas upgrading equipment shuts down automatically, if it increases above the maximum gas will be flared and vented until the gas upgrading equipment is increased manually. The small range between the minimum and maximum therefore means that any small change in the roof pressure is having a disproportionate effect on the gas upgrading equipment, the output of which is currently having to be changed multiple times a day which is causing unnecessary additional wear and tear. Additional gas storage would eliminate these operational issues.

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Site Layout as approved under SE/18/293

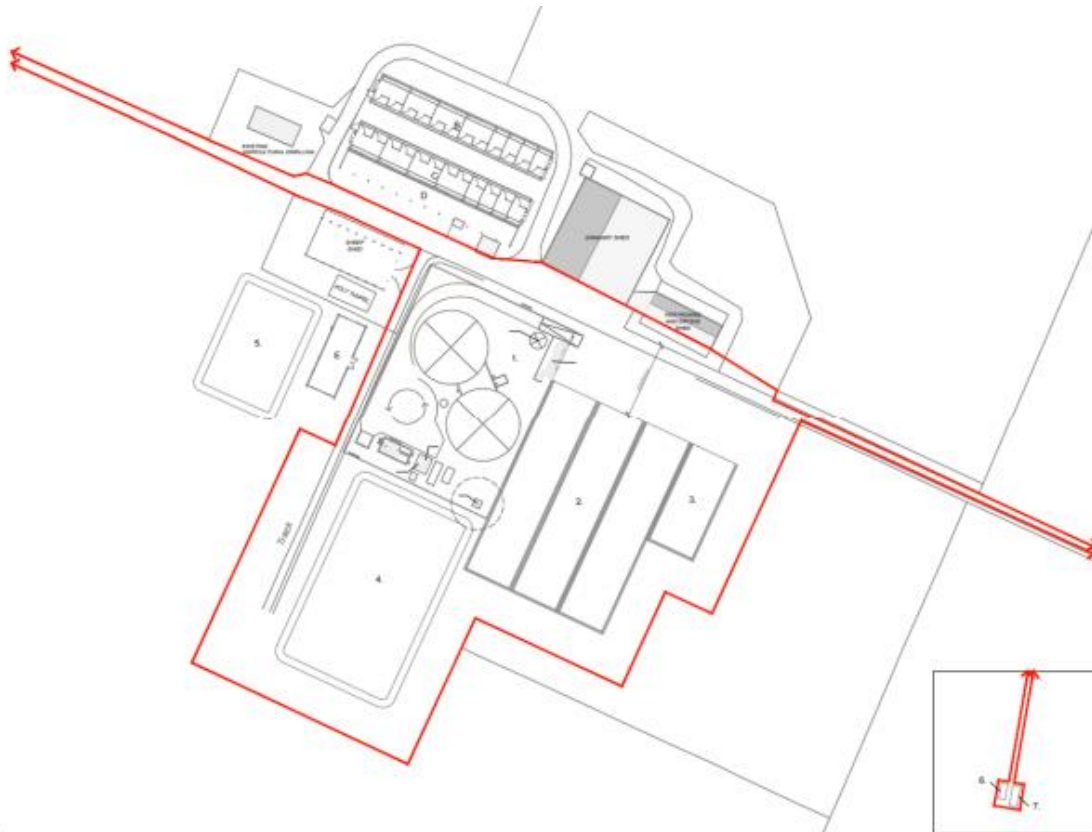


Figure 1: Approved layout of the AWD pursuant to KCC/SE/0007/2018.

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Proposed site layout as per SE/21/01546

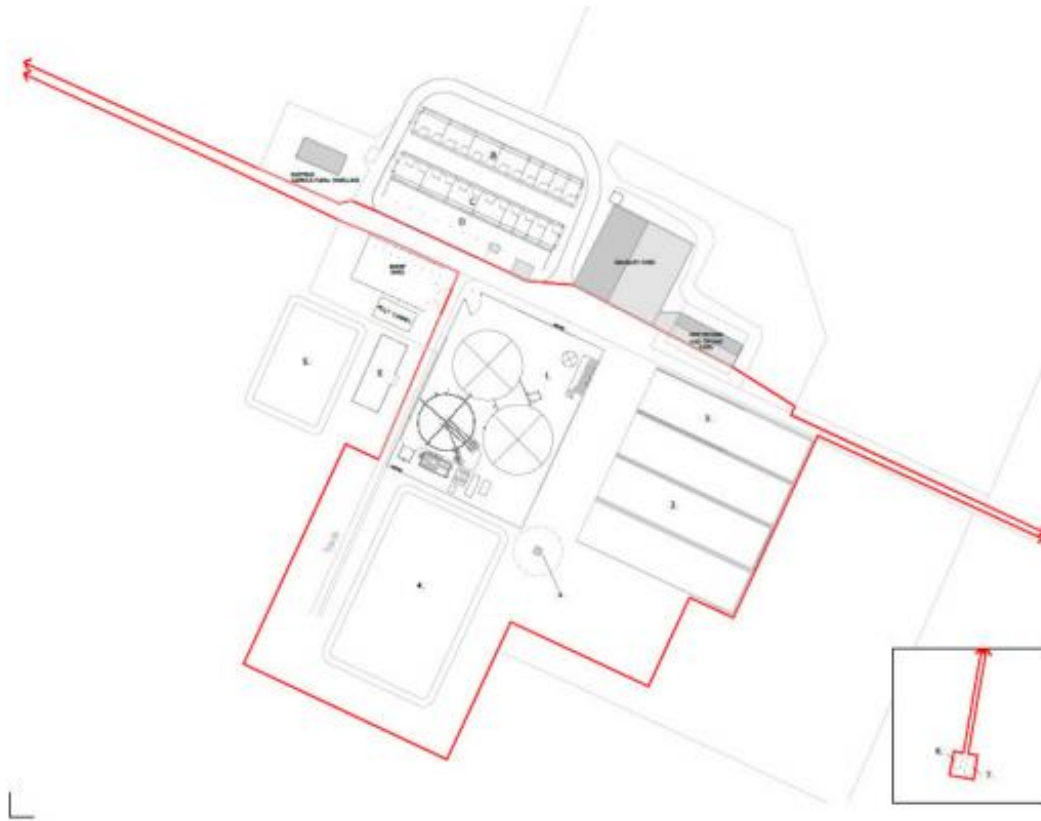
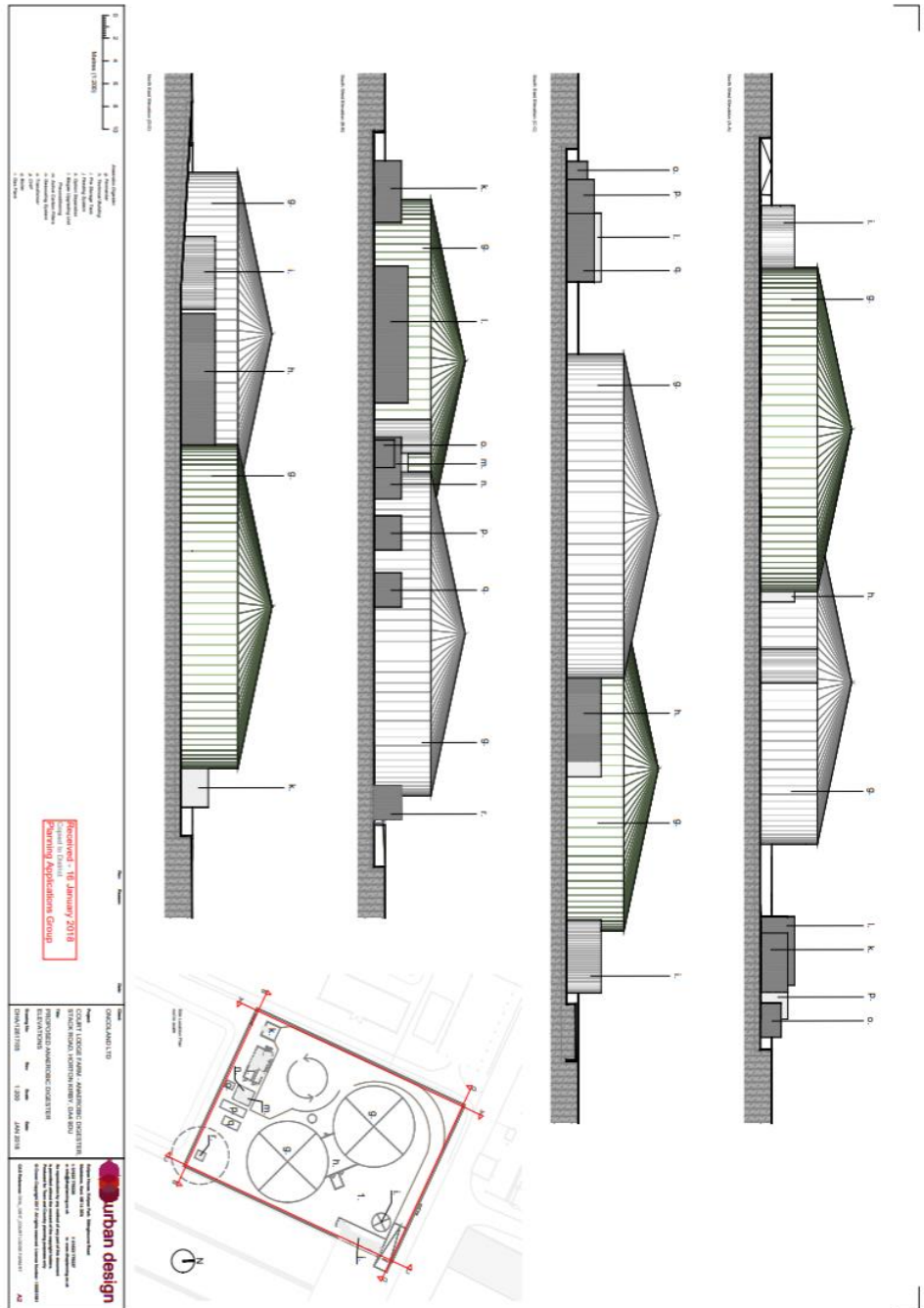


Figure 2 -amended layout including proposed gas storage dome.

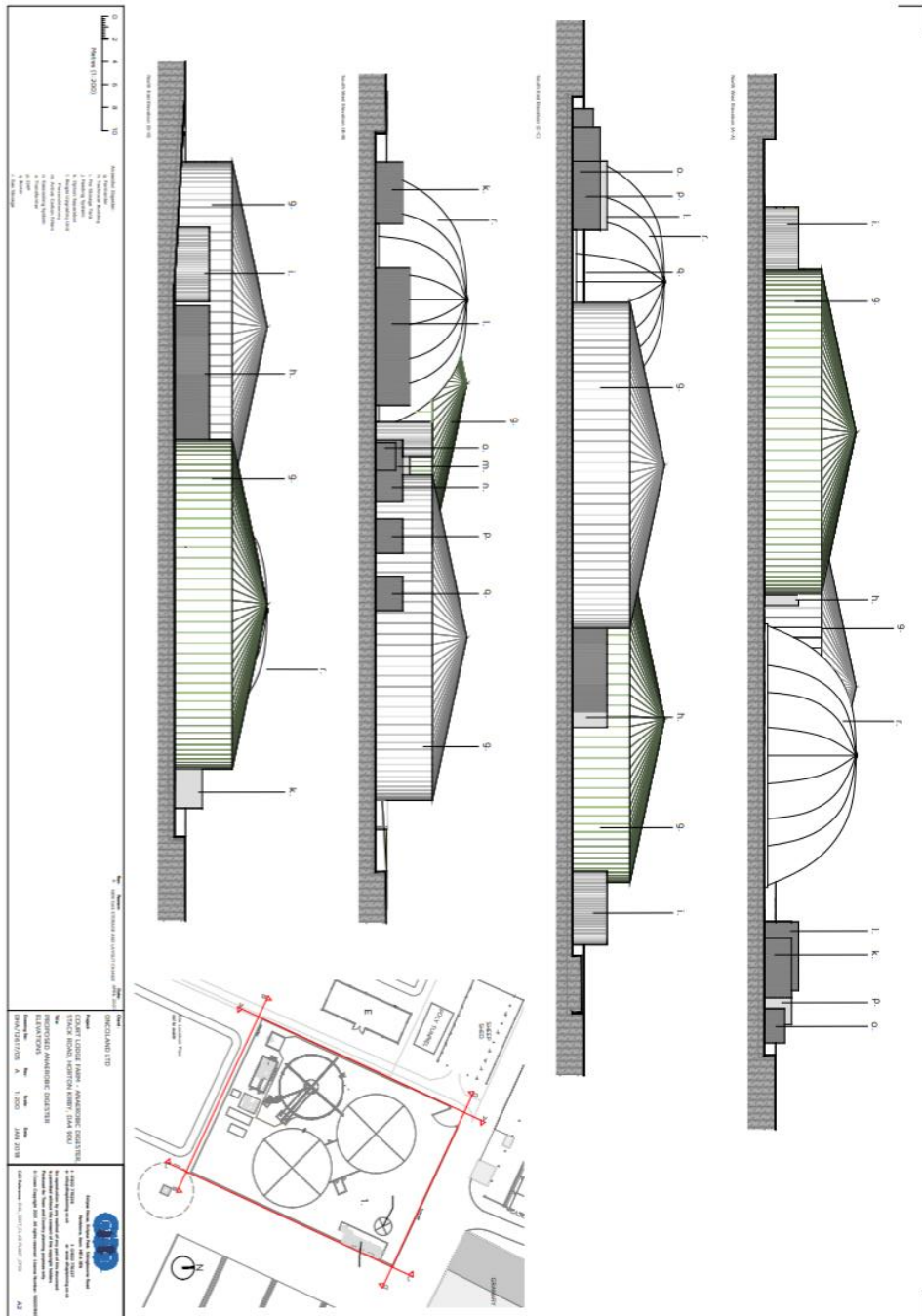
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Elevations as approved under SE/18/293



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Proposed site layout as per SE/21/01546



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Planning Policy

14. **National Planning Policy Framework (NPPF) (July 2021)** sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. The Framework does not vary the status of the development plan (included below), which remains the starting point for decision making.
15. The NPPF contains a presumption in favour of sustainable development, which includes economic, social and environmental dimensions that should be sought jointly and simultaneously through the planning system. In terms of delivering sustainable development in relation to this development proposal, Chapters 1 (Building a strong, competitive economy), 3 (Supporting a prosperous rural economy), (Protecting Green Belt Land), 10 (Meeting the challenge of climate change, flooding and coastal change), 11 (Conserving and enhancing the natural environment) are of particular relevance.
16. The NPPF seeks local planning authorities to look for solutions rather than problems and to approve sustainable development that accords with the development plan, unless material considerations indicate otherwise. Where the development plan is absent, silent or out-of-date, the Framework seeks that permission be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against NPPF policies.
17. **National Planning Policy Guidance (NPPG) (November 2016 (as updated))** supports the NPPF including guidance on planning for air quality, climate change, environmental impact assessment, flood risk and coastal change, light pollution, minerals, natural environment, noise, transport and waste (amongst other matters). The waste section of NPPG advises that the aim should be for each Local Planning Authority to be self-sufficient in dealing with their own waste in the context of the 'proximity principle'. It requires waste planning authorities to plan for sustainable management of waste.
18. **National Planning Policy for Waste (NPPW) (October 2014):** The NPPW should be read in conjunction with amongst other matters the NPPF and Waste Management Plan for England (WMPE) 2021. It recognises the need to drive the management of waste up the 'Waste Hierarchy' and the positive contribution that waste management can bring to the development of sustainable communities. It recognises that planning plays a pivotal role in delivering this country's waste ambitions through amongst other matters helping to secure the recovery of waste without endangering human health and without harming the environment.
19. **Waste Management Plan for England (WMPE) 2021:** The key aim of the WMPE is to help achieve the Government's objective of moving towards a zero waste economy as part of the transition towards a sustainable economy. It also promotes the waste hierarchy as a guide for sustainable waste management. The hierarchy gives top priority to waste prevention, followed by preparing for re-use, then recycling, other types of recovery and last of all disposal (landfill).

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Development Plan Policies:

20. **Kent Minerals and Waste Local Plan (KMWLP) 2013 – 2030 (September 2020):** As set out in the NPPF the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF requires that policies in local plans should follow the approach of the presumption in favour of sustainable development. The KMWLP is therefore founded on this principle. Policy CSW1 gives support where, when considering waste development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as set out and supported by National Policy.
21. Policy CSW2 recognises that to deliver sustainable waste management solutions for Kent any proposal should demonstrate how they will help drive waste up the waste hierarchy whenever possible.
22. Policy CSW6 guides the location of built waste management facilities. Policy CSW7 provides a strategy for the provision of new waste management capacity for non-hazardous waste. The policy will increase the provision of new waste management capacity for recovery while recognising the need to drive waste up the waste hierarchy. In reflecting the relative positions of the different methods of waste management in the waste hierarchy it is considered preferable to process organic waste to produce compost as opposed to burning it to produce heat/power. The use of organic waste to produce gas that may be used as a fuel via anaerobic digestion is also considered preferable to its direct combustion.
23. Policy DM1 requires that proposals for waste development are designed amongst other matters, to maximise the re-use or recycling of materials. Policy DM2 of the KMWLP states that proposals for waste development must ensure that there is no unacceptable adverse impact on the integrity, character, appearance and function, biodiversity interests, or geological interests of sites of international, national or local importance unless it can be demonstrated that there is an overriding need for the development and any impacts can be mitigated or compensated for, such that there is a net planning benefit.
24. Policy DM4 requires that proposals for minerals and waste development within the Green Belt will be considered in light of their potential impacts and shall comply with national policy and the NPPF. Policy DM11 requires waste developments to demonstrate that they are unlikely to generate unacceptable adverse impacts from noise, dust, odour, vibration, emissions, bioaerosols, illumination, visual intrusion, traffic or exposure to health risks and associated damage to the qualities of life and wellbeing to communities and the environment. Policy DM12 establishes the need to take into account the cumulative impacts of individual elements of a proposal to ensure there are no unacceptable adverse impacts on the environment or local communities. Policy DM13 requires waste developments to demonstrate that road traffic movements are minimised as far as practicable by preference being given to non-road modes of transport.

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25. **Sevenoaks District Council Core Strategy 2011:** Policy SP1 requires high quality design and for it to respond to the distinctive local character of the area in which it is situated. Policy SP2 Sustainable Development: Sustainable Construction and Low-Carbon Energy Generation. Policy LO8 seeks to conserve the countryside, protect the Green Belt, landscape features and the protection and enhancement of biodiversity. Policy SP11 conserve and seek opportunities to enhance biodiversity.
26. **Sevenoaks Allocations and Development Management Plan 2015:** Policy EN1 requires high quality design, EN2 seeks to protect residential amenity, EN5 seeks development to conserve the character of the landscape (and where feasible to help secure enhancements in accordance with landscape actions in accordance with the Sevenoaks Countryside Assessment SPD), Policy EN6 seeks to minimise the impact of outdoor lighting on the countryside, Policy EN7 control of potential noise pollution, Policy T1 seeks to mitigate travel impact.
27. **Sevenoaks District Council Development in the Green Belt Supplementary Planning Document (SPD) (February 2015):** Section 8 states that new buildings that are demonstrably essential for agriculture or forestry purposes are considered to be appropriate development in the Green Belt.

Consultations

28. **Sevenoaks District Council -** Raise no objection to the proposed amendments

Horton Kirby and South Darenth Parish Council – Object due to the visual impact to the valey. Some 100 trees have reportedly been planted however these will take years to hide the digesters. Also raise concern over the noise impacts and the safety of the facility with regard to explosions.

Kent Downs AONB Unit – No response received.

Environment Agency – No objection subject to comments relating to the environmental permit for the AD plant and groundwater and contaminated land.

Sustainable Drainage - No objection. Note that the additional storage dome would be situated within the existing hardstanding concrete bund area and it is expected that the contribution of surface water runoff to the lagoon will remain the same.

KCC Noise and Air Quality Consultants – No assessments have been provided on the possible noise or air quality impacts of the proposed amendments. However, given the nature of the changes proposed, an increase in air quality, odour and noise impacts from those assessed as likely in the original scheme is unlikely.

Local Member

29. The local County Member Mr Roger Gough was notified of the application on 17 May

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2021. No comments have been received.

Publicity

30. The application was publicised by the posting of 2 site notices and an advertisement in a local newspaper.

Representations

31. In response to the publicity, 2 letters of representation have been received. The key concerns raised can be summarised as follows:

- The need for additional gas storage indicated the facility is not just processing farming by-product and is operating at an industrial scale
- The facility is already causing adverse highway impacts through large numbers of tractor-trailer movements, the additional gas storage indicated intensification of the site operations which will exacerbate this issue
- The landscaping scheme approved under the original consent has not been brought forward, so screening of the facility is inadequate which will be made worse with the additional plant
- Safety concerns over explosions
- Noise and odour impacts

Discussion

32. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph 10 above. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, the proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. In my opinion, the key material planning considerations in this particular case can be summarised by the following headings:

- Need and Sustainability
- Green Belt
- Landscape and Visual Impact.
- Other Matters including highway considerations

Need and Sustainability

33. At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development and it requires that policies in local plans should follow this approach. As set out in paragraph 8, there are three dimensions to sustainable development, social, economic and environmental. The spatial vision for

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waste planning in Kent seeks to move waste up the Waste Hierarchy, encourage waste to be used to produce renewable energy (including anaerobic digestion), be managed close to the source of production and facilities be provided to deal with all waste streams now and in the future. Policy CSW 1 of the Kent Mineral and Waste Local Plan 2013-2030 (KMWLP) seeks that sustainable development be approved without delay unless other material considerations indicate otherwise.

34. Policy CSW 2 of the KMWLP supports sustainable waste management solutions that prepare waste for re-use or recycling that will help drive waste to ascend the Waste Hierarchy wherever possible. Policy CSW 7 supports the use of waste in anaerobic digestion facilities to increase waste management capacity. Policy CSW 6 seeks to identify sites that are appropriate for waste management facilities and the supporting text recognises that in rural areas where either the non-processed waste arisings or the processed product can be of benefit to agricultural land (as is the case with compost and anaerobic digestion), the most proximate location for the waste facility will be within the rural area. It goes on to state that waste management facilities on greenfield sites are not precluded. Consideration of Green Belt Policy is given in the next section of my report.
35. The need for the facility and its ability to provide a sustainable solution for waste management in this location was established when the original scheme was granted planning permission. The amendments to the layout would enable the facility to operate in a safer and more efficient manner, improving the long-term viability of a site which offers a solution to sustainably manage waste arisings and deal with local agricultural waste.
36. The additional gas storage dome would increase the gas storage time at the site to 4 hours, this vastly reduces the amount of biogas which would be flared and effectively wasted when the site is shut down to carry out maintenance. Therefore, the addition of this plant increases the volume of biogas which can be captured and utilised. As the biogas represents a renewable resource of energy, powering both the Court Lodge Farm complex and feeding the national grid where possible, there is a strong argument in support of the storage dome under grounds of environmental sustainability.
37. In principle I am satisfied that there is policy support for the proposed amendments to planning permission SE/18/293. The original scheme sought to improve an existing agricultural operation by managing the waste arisings in a sustainable way and the proposed amendments would improve the efficiency of this process. The scheme represents sustainable development in accordance with the policies contained in the development plan.

Green Belt

38. The site lies entirely within the Metropolitan Green Belt and must therefore be considered in the light of the relevant planning policy relating to development in such areas.

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39. The NPPF states that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. It goes onto to state the five purposes are:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
40. It also states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, and that substantial weight be given to any harm to the Green Belt. Paragraph 149 of the NPPF is clear that the construction of new buildings should be regarded as inappropriate in Green Belt but goes on to list a number of exceptions; at the top of the list is buildings for agriculture and forestry. The NPPF does not add any requirement to consider the impact of these buildings on the openness of the Green Belt. Policy DM4 of the KMWLP states that minerals and waste development within the Green Belt will be considered in light of their potential impact and shall comply with national policy and the NPPF. Policy LO8 of the Sevenoaks Core Strategy 2011 states the extent of the Green Belt will be maintained. Section 8 of the Sevenoaks District Council Development in the Green Belt SPD states that new buildings that are 'demonstrably essential for agriculture or forestry purposes' are considered to be appropriate development in the Green Belt.
41. Paragraph 151 of the NPPF states when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development and, in such cases, developers would need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.
42. In considering the original scheme, it was deemed that the proposal for an Agricultural Waste Digester was different than other proposals for anaerobic digestion (AD) plants in that the purpose behind it was to deal with waste arisings from the farm estate and it would not involve the generation of electricity so was not therefore primarily a renewable energy project. Furthermore, it was accepted that the facility should be regarded as buildings for agricultural purposes and as such was considered appropriate development within the Green Belt. The rationale for this was that some 95% of the materials handled at the proposed digester plant would either be waste arising from the Oncoland farming estate (70.3%) or feedstock grown on the estate (24.3%).
43. The proposed variations to the scheme would not alter the purpose of the facility in any way and thus the above points are still relevant, therefore a case to demonstrate very special circumstance does not need to be made.
44. Notwithstanding this, the amendments would improve the functionality and sustainability of the facility in such a way, that were this not agricultural development, the factors set

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out could cumulatively (with others as may be appropriate) be taken to put forward a case that sufficient very special circumstances would exist to overcome the usual presumption against inappropriate development. In this instance, the additional gas storage dome is to be situated within the existing concrete bunding with the rest of the AWD complex, in a green colour matching to the adjacent fermenter tanks, and its height is not in excess of the other buildings within the complex. The development would not in my view affect the characteristics and purpose of green belt policy. The other variations to the layout including the orientation of the storage clamps and location of the gas flare are considered inconsequential with regards to conflicting with the purpose of the Green Belt which is to conserve openness.

45. In conclusion I am satisfied that the proposed development can reasonably be regarded as involving buildings for agricultural purposes as was the case with the original scheme and thus appropriate development in the Green Belt. Even if it were not regarded in this way I am satisfied that sufficient very special circumstances could be put forward to overcome the usual presumption against inappropriate development; and that any harm to the Green Belt would be outweighed by the benefits of the proposed development.

Landscape and Visual Impact

46. The site is not covered by any national or local designation for landscape quality, and the nearest part of the Kent Downs Area of Outstanding Natural Beauty lies to the south-west, around 2.5km from the site. However, given the location of the elevated site on a broad ridge surrounded by large open fields it is appropriate to consider the impact of the proposals upon the landscape and the visual impact upon the local community and in the vicinity. In the case of this proposal, it is important to consider whether the variations would adversely impact the local landscape character.
47. As stated previously, the additional gas storage dome is to be situated within the AWD complex which is surrounded by concrete bunding. The bunding has previously been considered an acceptable solution in reducing the prominence of the facility in within wider landscape views and as such this location is considered optimum in terms of reducing visual impact. The colour of the dome is also proposed to match the existing structures which will help it blend in with both the rest of the site and the wider rural setting. These factors, along with the height of the dome (8m) not exceeding that of existing structures, allows me to conclude that this additional structure would not present a significant adverse impact on the landscape above and beyond what was originally permitted. The other amendments to the layout are considered minor in the context of landscape impact.
48. The original scheme was subject to a comprehensive landscape strategy which included tree planting to offer screening. Concern was raised in the representation from Horton and Kirby Parish Council that this scheme has not been adhered to and is inadequate in offering immediate screening benefits due to the time it takes for trees to grow; therefore, the addition of the gas storage dome would present an adverse impact on the landscape which cannot be effectively mitigated against. The agent acting on behalf of the applicant responded to these points and confirmed that some 800 young trees have

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been planted at the site in accordance with Condition 13 of planning permission SE/18/293 which will over time mature and become an effective screen for the facility. Condition 14 of planning permission SE/18/293 requires that if any trees or shrubs forming part of the landscaping scheme die or become damaged or diseased within 5 years during and after completion of the development, they are to be replaced. The agent also highlighted that it may be the case the screening is not visible to the nearest third-party property, which is over half a mile away.

49. In light of the above, I would conclude that the proposed amendments, including the addition of the gas storage dome are acceptable in terms of landscape and visual impact.

Other Issues

50. Vehicle Movements – The objections received on the application refer to a large number of tractor-trailer movements associated with the facility causing inconvenience to other road users. Complaints were also made about the size of the vehicles. This current proposal would not bring about any additional vehicle movements and as such, highway impacts are not considered a material consideration in this case. Notwithstanding this, it should be noted that the matter has been investigated and the operator was asked to respond to these points. From the information available it would appear that the planning conditions attached to SE/18/293 relating to highway movements are being complied with. Furthermore, there is no restriction within SE/18/293 on the size of the vehicles to be used. The original application stated that the facility would bring about some 550 vehicle movements per annum (average 11 journeys per week) and was permitted on that basis. The agent acting on behalf of the applicant has advised that as is inherent with farming practices, there are peaks and troughs in vehicle movements so some weeks will see more than others. It was also highlighted that Court Lodge Farm is a full working farm responsible for some 300 head of cattle and 280 hectares of arable land, which generates a number of vehicle movements in its own right including tractors with tankers. It should be noted that vehicle movements associated with the farm itself are outside the scope of any planning application or permission for the AWD and therefore no formal action can be taken by the County Planning Authority in this respect.
51. Amenity – Concerns have been raised over noise, air quality and odour impacts. The variations sought to the scheme in the current proposal are not considered to be of such a nature that any additional impacts by way of noise or odour would be brought about. This view was reinforced with advice from KCC's noise and air quality/odour consultants. Therefore, this is not deemed to be a material consideration in this case and any noise or air quality impacts associated with the facility will be managed and dealt with accordingly under the restrictions and mitigation measures associated with the original planning consent and the environmental permit managed by the Environment Agency.
52. Public safety - A specific concern was also raised over the risk of explosions at the facility. As part of this application, the gas flare has been moved a few metres from its previous location outside of the bunding which surrounds the AWD. This was done for

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safety reasons following the Dangerous Substances and Explosive Atmosphere study and ensures it is kept away from the normal operational tasks associated with the AWD. The amendments to the anaerobic digestion facility are also dealt with by other regulatory regimes outside of the planning process to ensure that the facility operates in a manner which is safe. This includes the addition of the gas storage dome for which the Environment Agency have advised that a variation to the existing permit may need to be sought. The facility will also be subject to a site management plan which is not intended to duplicate the controls of the environmental permit but to make certain that measures are in place to ensure good housekeeping at the site, this document will be updated to reflect any amendments to the site arrangements as necessary.

Conclusion

53. This application seeks a number of minor variations to a permitted agricultural waste digester (AWD) facility that provides sustainable treatment of waste arisings generated from the Onocoland farming estate. The variations to the facility sought in this application seek to improve the operational functionality and safety of the site and reduce the amount of biogas which is wasted, improving the Greenhouse Gas efficiency of the AWD. These changes are seen as pertinent to the viability of a site which offers a sustainable solution to manage agricultural waste arisings.
54. Agricultural development is appropriate development in the Green Belt and the additional plant has been designed to minimise landscape impacts.
55. It is not considered there would be any cumulative or combined impacts associated with other developments. Subject to the reimposition of relevant conditions attached to planning permission SE/18/293 and those proposed below the development is considered sustainable.
56. I am satisfied the proposed development complies in all relevant aspects with the NPPF to which the presumption in favour sustainable development therefore applies. It is concluded that the proposals comply with the adopted KMWLP 2020 and the relevant policies of the Sevenoaks District Council's Core Strategy 2011 and Sevenoaks Allocations and Development Management Plan 2015 and the Sevenoaks District Council Development in the Green Belt SPD 2015.
57. I recommend that planning permission should be granted for these proposals.

Recommendation

58. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of conditions covering (amongst other matters) the following:
 - Development to be begun not later than 3 years beginning the date of the planning permission

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- Development to be carried out in accordance with the submitted details
- Site Management Plan to be approved and thereafter implemented as approved
- Waste feedstock; only waste arising from the farm estate is to be processed at the facility
- Surface and foul water drainage to be carried out in accordance with submitted details of the attenuation pond
- Lighting to be implemented in accordance with approved details in order to minimise light spill
- Traffic movements/ vehicle routing; vehicle movements are to avoid peak traffic periods and shall take the route identified in the planning application details
- Landscaping to be implemented and thereafter maintained in accordance with the submitted scheme

59. Any informatives still relevant from SE/18/293 would be carried forward within this planning permission. This includes informatives related to the expiry date of the decision notice and adhering to the conditions, a reminder that it is an offence to damage, remove or destroy the nests of wild birds which are in use, and minimising noise from mechanical apparatus at the site.

Case Officer: Alice Short

Tel. no: 03000 413328

Background Documents: see section heading
