Bourne Valley Associates Ltd

# Planning Statement

# For the erection of a

# Replacement office building

# at

# Codford Biogas, Malmpit Hill,

# Codford, Wiltshire, BA12 0FD

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## 1. *Introduction*

This Statement accompanies and supports a full planning application made to Wiltshire Council. The application relates to a proposed replacement office building at the existing Codford Biogas Plant. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Codford Biogas Ltd.

## 2. *Site Context*

2.1. The applicant

JM Stratton & Co is a family business which has evolved from Arable and Dairy farming and has diversified to the inclusion of renewable energy production (Codford Biogas Ltd), environmental stewardship schemes, commercial forestry, fisheries and commercial and residential property. The business operates an Anaerobic Digester and Combined Heat and Power Plant at the site, and the wider farm also contains solar PV arrays, and a glasshouse on adjacent farmland.

2.2. The Site and Planning History

The AD site was previously an isolated dairy being located in an area of arable land lying between the villages of Codford and Chitterne. The site is situated 2.5 kilometers north of the A36 and 2.5 kilometers south of the B390.

The application site area is located at a central point on the estate with surrounding 1,400 hectares of land owned by the applicant. The land is typical of the area; Salisbury Plain with open arable land that is sparsely populated with residential units. The red line site for the replacement office is centrally within the AD plant which is surrounded on all sides by 7ha of woodland.

There is an existing access road to the site that joins the A36 to the south at Codford, the road was upgraded with passing places incorporated, to allow access to and from the site from the one existing roadway (the roadway is private and constructed to a specification to enable articulated lorries to access the site). All vehicular traffic enters the site from the A36.

The site location is shown in Figure 1 below. The location plan for the site is formally submitted as drawing 01972-00-G, Sheet 03, which shows the application site marked in red within a much larger farm area marked in blue. The application site is, as shown by the arrow in Figure 1, isolated in its rural position. The site lies outside the Area of Outstanding Natural Beauty, of which the boundary is shown as a purple dashed line in Figure 1 below.

As can be seen in Proposed Site Plan, drawing 01972-00-G, Sheet 07, the proposed building will replace two existing portacabins which are used for the office administration of the AD plant. It is thus within the established biogas complex and screened from the wider area by the surrounding woodland.

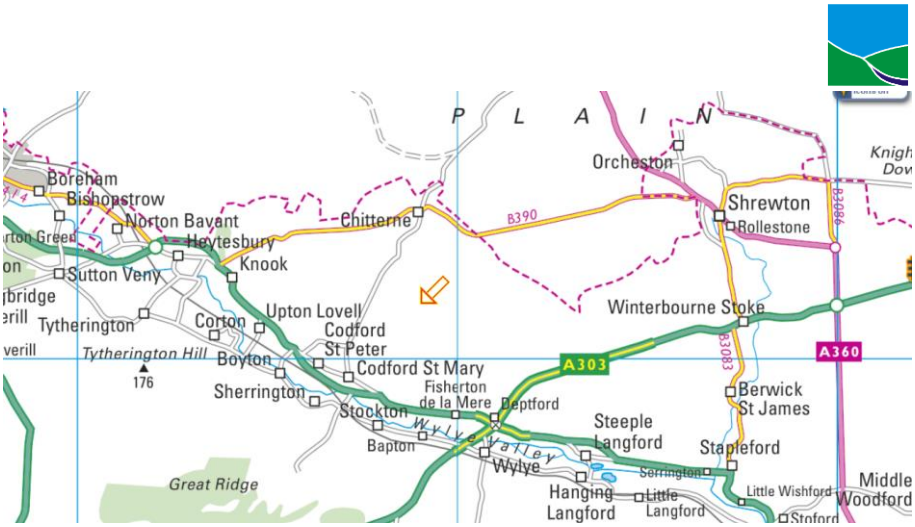


*Figure 1 Geographical context of Codford Biogas*

Figure 2 shows an aerial photograph of the site, taken in 2022. It shows that the site is a well-established complex of buildings and plant. The site is in a very isolated location, surrounded by woodland with no residential properties in the vicinity (the nearest being over 1.2km away). The fields to the north have an array of photo-voltaic panels, with the anaerobic digestion (AD) plant discretely located within the area of woodland to the south. The white chalk area shows the construction of the glasshouse. Associated with the AD plant is an existing lagoon, shown towards the north-west area of the site and several farm buildings.




*Figure 2 - Aerial photograph of the site, 2022*

In recent years, the farm has been diversified through a number of projects related to energy. Below, we set out the details of these developments fully, explaining their form; the related planning permissions; the comments of consultees on the proposals; and the decision of Wiltshire Council as Planning Authority. This information has informed the design of the current proposals and potential mitigation measures, as necessary.

Relevant planning applications at Codford Biogas include;

Permission was granted in February 2011 under reference W/11/00745/WCM for Demolition of redundant dairy unit, development of Anaerobic Digestion Facility, installation of underground electric cable, improvement of existing private road and associated landscaping works.

There was no objection in relation to flood risk and contaminated land from the Environment Agency, and the FRA demonstrated that no potential sources of flooding were identified, and it was concluded that the site is at very low risk of flooding. There was also no objection from Natural England, English Heritage, Councils Archaeologist, the Environmental Health Officer or Councils Ecologist.

Within the Officers Report it was considered that *'the impact of the tanks would not cause demonstrable harm to the character of the area, as the majority of views into the site are long distance and it is unlikely the tanks would form a dominant part of the view*…….it was also considered '*that due to the topography and height of the existing planting ….that views from this direction are likely to be much more limited and have a negligible impact on both the AONB and SLA'*.

The only concerns raised by the Landscape and AONB Officer were regarding the traffic travelling through the AONB, which was dealt with via a condition routing site traffic, the current proposals do not propose to alter this situation.

It was considered the impact on Amenity was negligible stating '*the majority of residents within Codford are unlikely to experience demonstrable harm due to their location relative to the proposed anerobic digestion facility*'. The impact of our current proposal will negligible compared with existing site operations.

Planning permission to facilitate a change in design and revisions to the original plans was granted under reference W/12/01872/WCM in December 2012 to allow for a variation of conditions 2, 10 and 18 of W/11/00745/WCM.

Planning permission was granted in 2016 (16/01451/FUL) for an extension to an existing building and erection of feedstock buffer tank. This permission allowed for waste to be stored and segregated more efficiently with sufficient waste to be available for processing at the weekends.

To quote the report by officers "*because the development is located within a site screened from the surrounding countryside by existing woodland and the proposed buildings are no higher than the existing, the development would have no adverse impact on the character of the area. The proposed development therefore complies with policy CP51 and CP57 of the Wiltshire Core Strategy."*

These comments are an important indicator as to the limited significance to be applied to potential impacts of the present development proposal on landscape impacts. There were also no objections related to impacts on landscape, neighbour amenity, or highways.

The officer was content that the impact of a large new structure would be "negligible", therefore it is likely that the potential impact from the present proposal would equally be deemed negligible, given that the proposed equipment is of a similar form to those already approved, and the new proposals would be integrated into the existing site, yet still "*in the context of the existing farm complex.*" Permission was granted with no restrictive conditions being applied.

In 2019 a further application was permitted for the erection of an Efficiency Enhancement Digester Tank, Combined Heat & Power Unit (CHP), Gas-to-Transport Station and Rainwater Reservoir (19/09703/WCM). The Rainwater Reservoir has been implemented.

The visual impact of the proposal was considered acceptable due to the screening provided with the surrounding tree cover, the distance from residential properties and the lack of any additional odour being produced resulted in there being no adverse impacts of living conditions of residents. Tree protection during construction and lighting conditions were imposed to prevent any disturbance to bats, and no harm was considered to highway safety.

In 2020 the site had a variation of condition application allowed - Variation of conditions 12 and 13 of W/11/00745/WCM to allow vehicle delivery movement from 07:00 on weekdays and to allow 50 vehicle movements per day (Mon to Fri) and 12 on Saturdays.

In 2022 the Biogas Plant has a variation in condition 7 of 20/02704/WCM to allow HGV vehicle movements to not exceed 80 movements (40 in and 40 out) per day Monday to Friday and 12 movements (6 in and 6 out) per day Saturdays. This amounted to an additional 30 deliveries (15 in and 15 out) per day Monday to Friday, totaling 80 two-way HGV movements per day.

In 2023 the Biogas Plant had planning permissions approved for a 'New Digester Tank, Hydrolysis Tank, Pasteurisation Equipment, Gas Holder Biodome, CO2 Clean-Up Station and Gas-to-Transport Station' ref PL/2023/04260.

Also PL/2023/06854 was approved in 2023 for a 'Variation of condition 2 (approved plans) on 16/01451/FUL to allow for increased height of the building extension'.

<u>Summary of planning history</u>

By granting the planning permissions referred to above, the planning authority has accepted the principle of development for energy generation at Codford Biogas. An examination of the planning history also demonstrates that the comprehensive reports submitted and accepted by the Local Authority demonstrated all the impacts of the proposal were considered at length and proven to be acceptable. The site has been fully operational since construction and it is known that the operation of the AD facility, in terms of flood risk, ecological impact and landscape impact, has been shown to be minor or negligible in effect. The earlier applications for the AD plant gave a full explanation of what anaerobic digestion is, and how the plant, which has been fully operational for many years, would match good practice.

## 2.3. Requirement for Development

There are two portacabins on site which are used for the office administration and general operation of the site. These are proposed to be removed and replaced with a single storey pre-fabricated building.




*Figure 3 - Aerial photograph of AD Plant*

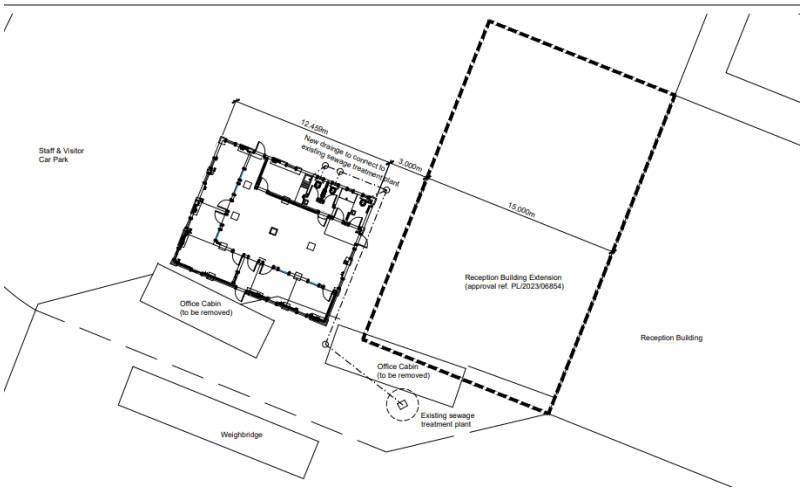


*Figure 4 - Proposed Site Plan*

## 3. *Design*

### 3.1. Introduction

The design of the proposed development is for a single storey pre-fabricated building to replace the two existing portacabins. This will provide more space for the employees and office to adequately house the administration of the whole AD plant. The plans and elevations of the proposed development are set out in the accompanying drawings.

### 3.2. Layout

The positioning of the new office building has been described in Section 2. The small portacabins are not sufficient to provide space and facilities for the employees to effectively manage the site. This office building needs to be centrally located within the site to facilitate its operation. The location also is centrally located within the woodland therefore the established screening will conceal the development from longer distance views. See Figure 4 below for a view taken from within the site boundary.

### 3.3. Scale

The small-scale office building will not be visible from outside the woodland boundary. In comparison with the existing built form of the AD plant, the office will not be discernible.

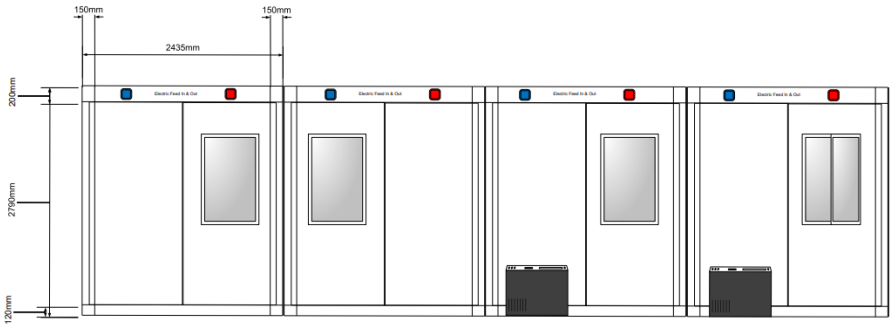


*Figure 5 - Proposed office building*

The office building will be painted in the same green colour Juniper green 12-b-29 as utilised with the main plant structures.



*Figure 6 - Internal view of the site showing the existing portacabin office*

3.4. Landscape Character and Visual Impact Assessment

A landscape assessment for West Wiltshire was undertaken in 2007. It sets out a classification of landscape character types within the West of the county. The maps provided within the Landscape Assessment make determining the exact position of the site within the defined character areas quite problematic, however it is believed that the site is within the area described as "Chalk Downland Edge". This is described as follows:

*"This character area encompasses a series of Chalk Downland Edges (…. Codford Down), which fall sharply and dramatically from the higher Chalk Downland to its north and east. A series of narrow valleys break through the continuous belt of edge or scarp of the chalk, running at right angles to the natural course of the chalk. In places (where the steep topography is not limiting), the slopes are covered with a patchwork of arable fields (with predominantly mature and intact hedgerow field boundaries). Other patches of the Downland Edge are covered with rough grassland. A series of footpaths lead up from surrounding lowland landscapes to the base of the Chalk Downland Edge. Overall, however, the area is generally inaccessible and there is generally a sense of isolation. Patches of woodland are scattered along the scarps, however, generally there is a sense of openness throughout the area."*

A management objective is to "*Conserve and manage blocks and strips of woodland on the scarp slopes and limit further woodland planting within this area to maintain the generally open character of the scarps*". The woodland is necessary to screen the Biogas site, recently approved planning applications have included the re-planting of 0.68ha of woodland that was lost during a storm and a further 0.29ha of woodland to the south east of the site. Thus, the requirement to "*Conserve and manage blocks and strips of woodland*" has been met.

A further management objective is to "*Seek to ensure that tall structures, such as communication masts and wind turbines do not create visual clutter on the skyline of the Chalk Downland Edge"*. As described above, not only would there not be a loss of productive farmland, but also the proposed

office is only a single storey building, far lower in height than the existing equipment on site. The structure will be centrally located and painted in recessive Olive Green, so that it is readily visually absorbed. Therefore, it is considered that the impact on landscape character would be negligible.

Visual Impact Assessment

It is important to recognise that the existing AD plant has been regarded as having limited visual impact, as was set out in the section of this report on planning history, with reference to the planning officer's comments within the initial 2011 application and additionally for the 2016 and 2019 and 2023 applications. Therefore, attention should be paid to whether there is any further material visual impact as a result of this proposal. In doing so, there is regard to the presence of significant screening woodland surrounding the whole site (as can be seen in the aerial photograph in Figure 2). Therefore, there would be negligible landscape impacts.

The most nearby residential properties are over 1km distance away from the site. The rights of way are to the East and West of the woodland site, so that visual impacts can be regarded as negligible on those sensitive receptors.

A map of the selected viewpoints below in Figure 6 show the position and direction of the photographs and their relationship with the nearby public Rights of Way. Both landscape and visual impacts were assessed. These are a function of sensitivity combined with the magnitude of change. This is a subjective judgement, but one that is based on robust, transparent and professional judgement.

The site is not visible from any main roads, listed or historic features or buildings, private dwellings. The site is however open to views from some sections of the adjacent public footpaths, but the Biogas plant is contained wholly within the treed area.

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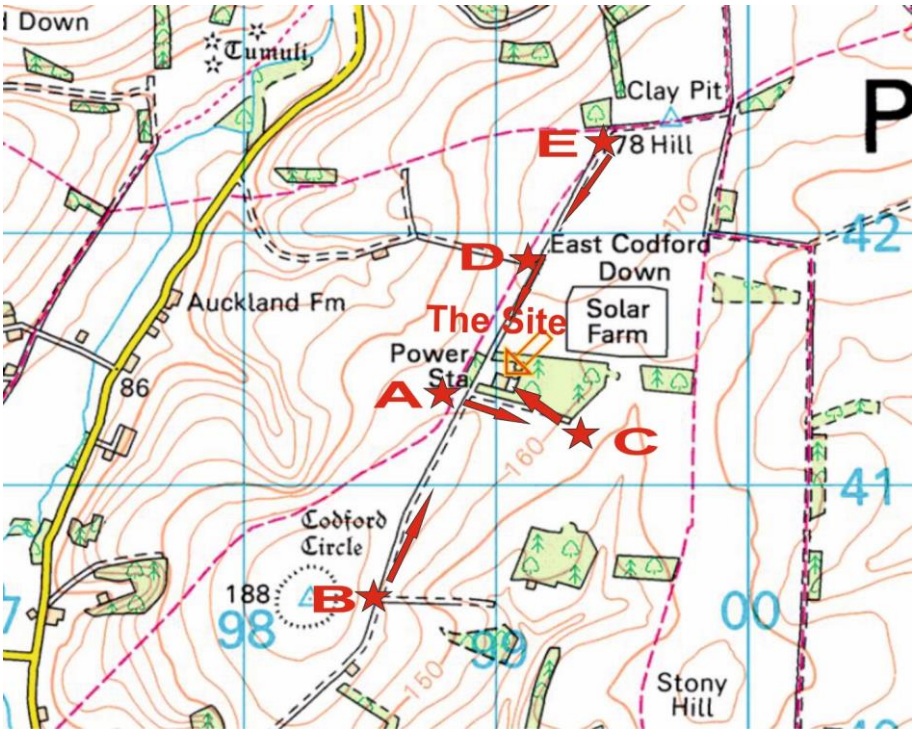


*Figure 7 - Viewpoints of the site*



*Figure 8 - View Point A*

Viewpoint A - The West elevation where the right of way comes closest to the site - views from this direction of the office will not be achievable, so that it would, in effect, be absorbed visually. Impact – negligible. As can be seen from the photograph the existing Biogas site is not prominent even from close views.



*Figure 9 - View Point B*

Viewpoint B - South elevation - the impact of this change, as described earlier, would be negligible. Any gaps in the woodland can be supplemented with additional native planting and there are no rights of way to provide public views from this vantage point. Again, the existing site is not visually prominent from wider views and the new office will not alter this.



*Figure 10 - View Point C*

Viewpoint C - East elevation - the degree of change from this direction will not be discernable from the existing situation, as the woodland area stretches from the site to the right of way with little gaps. The development would be wholly contained within the woodland area. As views from properties are well over a kilometer away, the significance of the change in impact of this view can also be regarded as negligible.



*Figure 11 - View Point D*

**Commented [JS1]:** The glasshouse is now in this viewpoint, needs updating (you may have done this today)

Viewpoint D - North elevation from on top of the grassed bank (this is not a public view) – the solar panel array and glasshouse is within the field to the north and only glimpse views of the AD Plant can be gained amongst the woodland backdrop, with the more prominent glasshouse and panels being in the foreground. The office will not be visible.

Viewpoint E – The grassed bank prevents views from this point. Again, the glasshouse can just be seen in views, the AD Plant is not visible. The office will not be visible.



*Figure 12 - View Point E*

Commented [JS2]: As above, this view is now the bund and solar

Overall, the visual effect is assessed Negligible as views to the site are generally blocked by the surrounding woodland and existing development. The AD Plants is recessive due to the darker colour of the equipment and the surrounding woodland creating an effective screen. The office being single storey will not be visible from outside the woodland.

### 3.5. Drainage

All the drainage will be directed into the existing sewage treatment plant as shown on plan ref 01972-00-G Sheet 07.

## 4. *Highways/Access*

4.1. Site Access and Construction Traffic

The existing site access is of a standard already serving HGVs therefore will be capable of accommodating construction and operational traffic.

During construction there will be minimal extra vehicles associated with construction traffic. However, the construction phase will be temporary and due to the site's isolated position there will be no harmful noise/dust resulting from this temporary phase which would have any significant effect on amenity.

4.2. Operational Traffic

The existing office buildings house 15 staff, with a maximum number of 11 being on-site at any one time. There is an existing parking area to the north and west of the proposed office building. The site traffic has a set route secured within a travel plan approved by previous planning applications, the replacement office will not alter any routing agreements.

There are already portacabins serving the office/administration of the site, and this is simply a replacement, therefore there will be no additional associated traffic as the staff already travel to the site as with the existing situation.

## 5. *Ecology*

There would not be any loss of habitat, given that the site has already been affected by the construction of the AD plant and tanks. The adjacent woodland area was badly affected by storm damage in 2021, and it is the applicant's intent to replace a significant amount of the trees has already been set out and approved in recent applications. Within previous applications it was not deemed necessary for a full ecological survey as the anaerobic digestion plant is an established working plant and therefore the site is of low ecological value. As the office cabin is set within the centre of the AD plant it is reasonable to conclude there are no protected species or their habitats present. There would be no implications for ecology/biodiversity. The existing surrounding woodland to the boundaries of the site is to remain. The existing portacabins have no features suitable for protected species habitat.

## 6. *Trees*

The office is to be centrally located within the AD site where there are no trees. New trees within the surrounding woodland have already been approved and conditioned in previous applications to be replanted which will continue to proceed on the basis of the approved plans.

## 7. *Flood Risk Assessment*

The site lies within the Environment Agency Flood Zone One, suggesting that the risk of flooding is very low. Historical records collected by the British Hydrological Society were previously inspected. There are records of flooding in the nearby watercourses, but these would not affect the site at its elevation. There are no records of flooding at the site itself. The FRA submitted with the initial 2011 application stated that no potential sources of flooding were identified, and it was concluded that the site is at very low risk of flooding.

It was previously noted within a FRA for the AD plant that 'The nearest watercourses are Chitterne Brook, 1.40 km to the west at around 85 m AOD, and the river Wylye, 2.50 km to the southwest with an elevation of approximately 79 m AOD. Both watercourses are at a much lower elevation than the site, that being 168 m AOD, and there is therefore no risk of fluvial flooding.'

No objections have been raised in recent applications at the wider site regards to flood risk. Given that the present application is not likely to produce potential contaminants, and the implications of flooding at the site would be low, a comprehensive flood risk assessment for the proposal has not been submitted.

## 8. *Planning Policy Review*

8.1. *Overview and Overall Energy Policy*

The principal of the need for energy development is not considered here, and nor is the concept of diversification of farm enterprises to encompass such development, because they have been considered fully in both the application for the AD plant and, more recently, in that for additional facilities in 2016, 2019, 2022 and 2023. The granting of those permissions establishes the local authority's support for the diversification of the use of Codford Biogas for energy-generating purposes.

8.2. *The National Planning Policy Framework*

The National Planning Policy Framework (NPPF) was adopted in July 2021 and confirms the presumption in favour of planning applications for sustainable development. The following extracts are particularly relevant to this application.

The NPPF sets out the overall aim of the planning system, which is to help deliver sustainable development through the plan-led system. The Framework defines three dimensions to sustainable development; these being economic, social and environmental. In supporting these three areas of sustainable development, the Framework highlights the planning system's objectives:

a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.* In this case, the Codford Biogas business will be able to operate more effectively and competitively by being supported with improved administration facilities; *and*

b) *a social role – supporting strong, vibrant and healthy communities, by providing accessible local services that reflect the community's needs and support its health, social and cultural well-being.* Local jobs are available and better facilities will be available for the employees.

c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.* The new office will enable the site to become more efficient. The development itself will have an insignificant impact on the environment and makes efficient use of an existing AD/agricultural site, whilst enhancing the operation of the renewable energy production site.

**Part 6 – Building a strong, competitive economy**

*"84. Planning policies and decisions should enable:*

*a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside;"*

The proposed development will provide a better working environment for employees, making the roles more attractive to potential new workforce. The increased efficiency of the administration would allow the biogas enterprise to operate more economically and to invest in both infrastructure and staff.

**Part 14 – Meeting the challenge of climate change, flooding and coastal change**

"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

The proposal would ensure the increased efficient and effective operation of the AD.

*"155. To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for collocating potential heat customers and suppliers."*

We have explained that the location and design of this development ensures it fits in with the immediate AD complex setting and with the wider landscape.

Although primarily a policy related to plan-making, it is clear that the Government expects Local planning authorities to be supportive of renewable energy proposals unless they fail to comply with other planning policies, on balance. The proposal would support and enhance the administration of the low-carbon source of renewable energy generation.

*"156. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning."*

This is a very important aspect of government policy, going hand-in-hand with the presumption in favour of sustainable development. The message is clear that the government regards renewable and low-carbon energy as beneficial and that, unless there are over-riding reasons for objection, planning applications for such development should be permitted.

**Paragraphs 159-169 - Planning and flood risk**

These paragraphs deal with seeking to minimise the risk of flooding. The key paragraph to be considered in relation to planning applications is paragraph 157. This states:

*"All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property."*

As explained in Section 7 of this statement, there would be no additional risk of flooding.

8.3. *Local Planning Policy- Wiltshire Council Core Strategy*

The most significant local policy document is the Wiltshire Core Strategy, which was adopted by the Council in January 2015. This review analyses those policies within that document that are relevant to this proposal. The Core Strategy has some policies that apply throughout the whole policy area CP1, CP2 and CP3, but it also adjusts policies to particular community areas, and this site lies within the Warminster Community Area, so the approach to that area is considered here.

Core Policy 42: Standalone Renewable Energy Installations

*"Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site-specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:*

*i. The landscape, particularly in and around AONBs*

*ii. The Western Wiltshire Green Belt*

*iii. The New Forest National Park*

*iv. Biodiversity*

*v. The historic environment including the Stonehenge and Avebury World Heritage Site and its setting*

*vi. Use of the local transport network*

*vii. Residential amenity, including noise, odour, visual amenity and safety*

*viii. Best and most versatile agricultural land.*

*Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context."*

We have set out earlier that this development is associated with the existing facility for generating low carbon energy. In respect of the criteria of Policy CP42:

- There would be no adverse impact upon national or international designations;
- There are no residential properties for over 1km from the site;
- The impact on landscape character will be negligible;
- No heritage assets would be affected by the proposals.

Core Policy 50 – Biodiversity and geodiversity

*'Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.'*

The applicant owns the surrounding area of land including the woodland, that will be retained to ensure the development will be screened.

An attractive area like Wiltshire rightly values its environmental assets. So, a policy to conserve and enhance environmental quality is important and is set out at Policy CP51. The principal part of the policy is set out below:

Core Policy 51: Landscape

*"Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures."*

The text then sets out a series of criteria against which proposals will be judged. We consider that the supporting text of this planning statement has provided clear evidence that none of the criteria would be contravened by the proposed development, given its location, form, degree of screening and proposed landscaping measures.

Core Policy 57: Ensuring High Quality Design and Place Shaping

*"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire."*

Whilst the development is fit-for-purpose in terms of appearance, it is proposed to be sensitively sited in the centre of the site, retaining and enhancing the woodland landscape and will take opportunities to enhance biodiversity to integrate the development into its setting.

Core Policy 62 – Development impacts on the transport network

*'Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.'*

There will be no additional transport movements, the employees already travel to the site in the existing situation to access the AD Plant and existing office cabins.

Supplementary Planning Documents

There are no supplementary planning documents that have been adopted that are relevant to this proposal except the Landscape Character Assessment which has been discussed in Section 3.6 above.

## 9. *Conclusion*

This proposal is a replacement of two portacabins which are used for the office and administration of the AD plant. The existing facilities are outdated and insufficient to enable the effective running and management of the Plant. The AD plant has been running successfully and profitably, without impacting the local community or environment for 9 years. This replacement office building will be small scale and centrally located within the site so as not to cause any visual intrusion.

A review of both national and local policy has been undertaken. It concludes that the development would accord with policy, including Wiltshire Council Policy CP42 – Standalone Renewable Energy Installations, because the use of Biogas fuel is regarded as "low carbon". The proposed development accords with environmental policies at both national and local levels. The office will support the efficient running of the Plant which provides an efficient and sustainable means of creating renewable energy to provide a source of power to supply to the National Grid.

Therefore, the development should be regarded as sustainable and should, we contend, be granted planning permission without undue delay, and subject only to reasonable and necessary conditions.