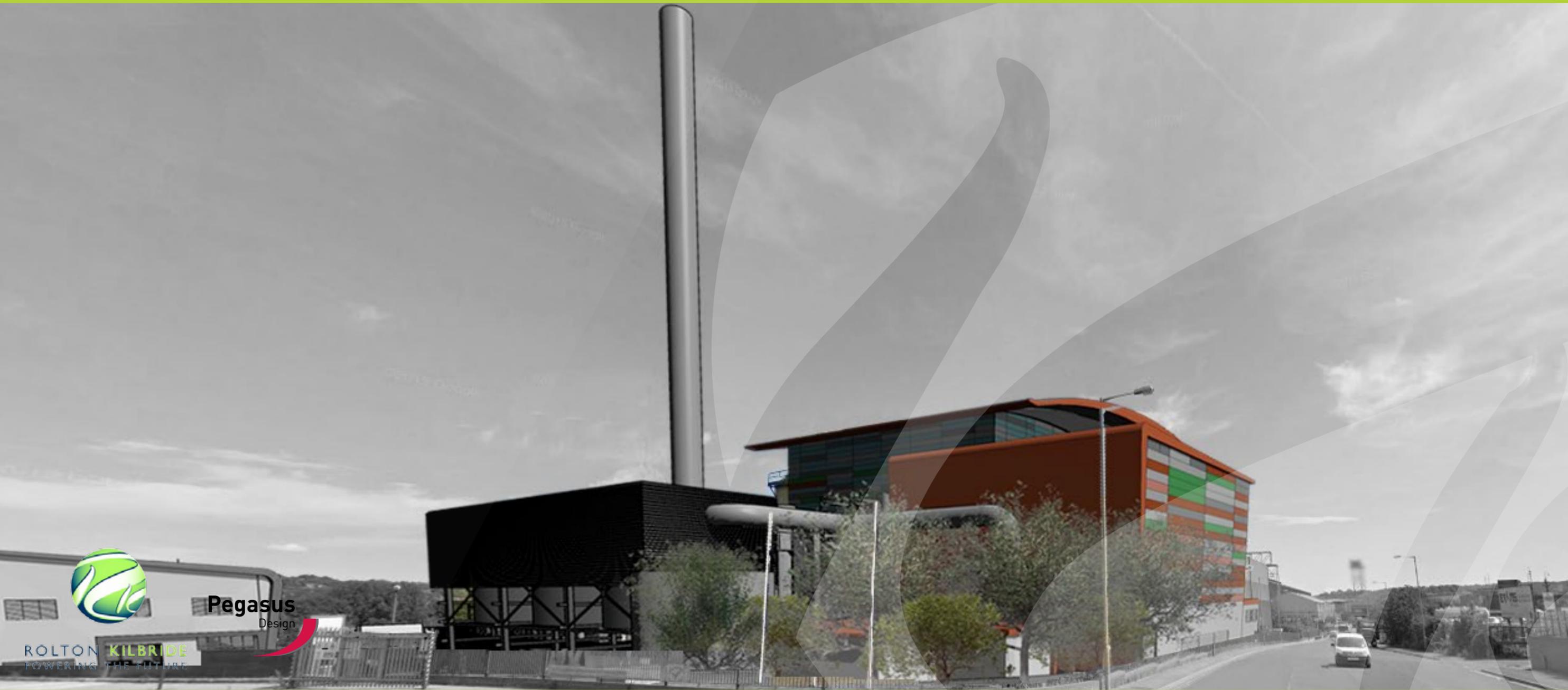


RENEWABLE ENERGY CENTRE
SHEFFIELD ROAD, TEMPLEBOROUGH,
ROTHERHAM

DESIGN AND ACCESS STATEMENT



Pegasus
Design

ROLTON KILBRIDE
POWERING THE FUTURE

“THE GOVERNMENT ATTACHES GREAT IMPORTANCE TO THE DESIGN OF THE BUILT ENVIRONMENT. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE.”

(PARA. 56 & 57, NPPF 2012).

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



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Prepared on behalf of Industrial Property Investment Fund
June 2016 Project code K.0166
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01 INTRODUCTION

INTRODUCTION

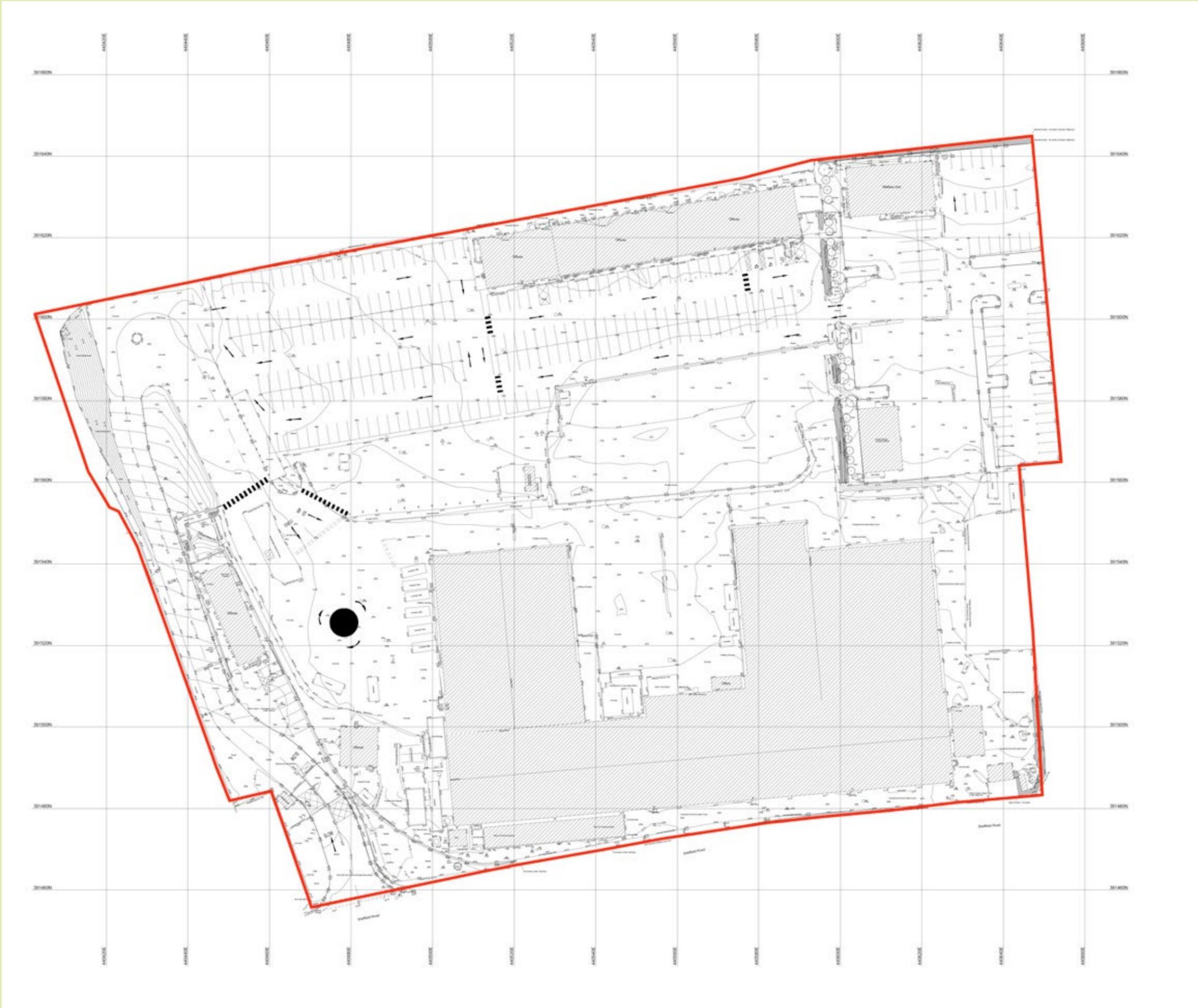
- 1.1 This Statement has been prepared by Pegasus Urban Design on behalf of Rolton Kilbride (Rotherham) Ltd and Andy Owen Mcgee to accompany the full planning application for a proposed Renewable Energy Centre (REC) using an advanced conversion technology called gasification to generate power and heat from Refuse Derived Fuel, together with non-recyclable wastes and associated plant and infrastructure on the land at the Former Templeborough Steel Works, Sheffield Road, Templeborough, Sheffield (“the Application Site”).
- 1.2 The proposed facility will have capacity to produce circa 23MW of exportable electricity depending on the amount of heat to be exported, which in itself is dependent on the temperature and quantity of heat required by the eventual heat off-taker(s). The plant is capable of accepting 215,000 tonnes of waste per annum which may otherwise go to landfill.

PURPOSE OF THE STATEMENT

- 1.3 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a Design and Access Statement.
- 1.4 The purpose of this statement is to explain; **“how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users”** (para. 34, Planning Policy Guidance ID 26-034-20140306, March 2014).

- 1.5 The Town and Country Planning (Development Management Procedure) (England) Order 2015 also states the following requirements:
- “(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about:
- (a) the design principles and concepts that have been applied to the development; and
 - (b) how issues relating to access to the development have been dealt with.
- (3) A design and access statement must:
- (a) explain the design principles and concepts that have been applied to the development;
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
 - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
 - (e) explain how specific issues which might affect access to the development have been addressed.”

- 1.6 This document achieves this within the following sections:
- Section 1: Introduction – outlines the purpose of the document;
- 1.7 Section 2: Assessment – considers the site and its surroundings in terms of the physical, social and planning context;
- 1.8 Section 3: Involvement and Evolution – outlines the stakeholder participation and consultation undertaken as well as its key findings;
- 1.9 Section 4: Design Proposals – presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.



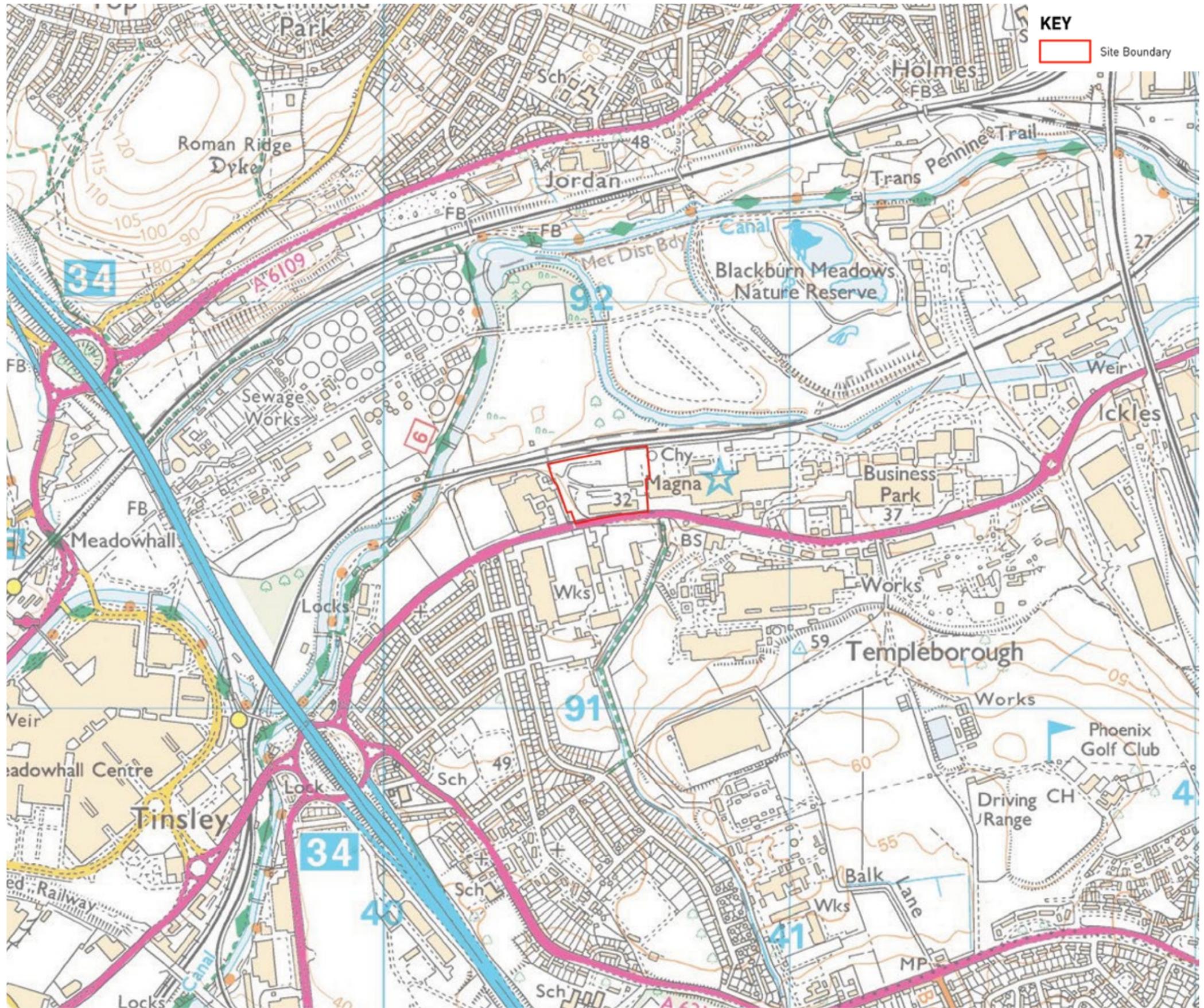
TOPOGRAPHICAL SURVEY

02 ASSESSMENT

- 2.1 This section provides a summary of the assessment of the site and its surroundings that has been undertaken.

SITE CONTEXT AND LOCATION

- 2.2 The application site is approximately 3.4 hectares in size and rectangular in shape. The site lies within an industrialised/urbanised area located to the north of Sheffield Road (A6178) in Templeborough, approximately 2km south west of Rotherham town centre, 7.5km north east of Sheffield City Centre and 1.5km east of M1 junction 34 near Meadowhall. The western boundary of the site aligns with the boundary division of RMBC to the east and SCC to the west.
- 2.3 The nearby uses to the west and south are generally industrial and/or commercial in nature although the residential area of Tinsley is located approximately 200m south west of the site just east of the motorway junction. The Magna science adventure centre (former Templeborough Steelworks site) lies to the east. To the north beyond the railway line and the River Don lies Blackburn Meadows Waste Water Treatment Works and Blackburn Meadows Nature Reserve and Local Wildlife Site.



WIDER CONTEXT PLAN

LANDSCAPE AND ECOLOGICAL CONTEXT

- 2.4 The River Don, a main river is located approximately 0.1km to the north east of the site and flowing east. At its closest point to the site the river is approximately 20m wide. An Ordinary Watercourse, The Chapel Flat Dike, lies a short distance to the east of the site flowing in a northerly direction, within a culvert, to discharge into the River Don.
- 2.5 The site is located in Flood Zone 2 and is free from any other environmental designations. There is public sewerage infrastructure across the site which leads to Blackburn Meadows Waste Water Treatment Works. An Air Quality Management Area (AQMA) is located south of the site's boundary. The far north western corner of the site lies within a coal mining referral area. There are no listed buildings or Conservation Areas within the vicinity of the site. There are no Public Rights of Way through the site.
- 2.6 The site once formed an integral part of the Templeborough Steelworks which passed through a number of ownerships from Steel Peach and Tozer to British Steel, United Engineering Steels Ltd and to Corus plc. The open part of the site was used for metal fragmentation to supply metal to the adjoining steelworks. The building was used for ingot stripping. All activities at the site ceased following the closure of Templeborough Steelworks. The site remained vacant and the building and associated infrastructure was retained. In 2008 the Sterecycle Rotherham Waste Recycling and Treatment Facility (Autoclave Vessels and a Materials Recycling Facility (MRF)) became operational and operated within the existing building.
- 2.7 Access to and egress from the site for vehicles is via Phoenix Road to the western boundary. Phoenix Road junctions with Sheffield Road at the south west corner of the site.
- 2.8 The site itself is almost entirely concreted with the majority serving as a car park with the rest either serving as a storage area/warehouse. There are small areas of short amenity grassland and some shrubs and scrub vegetation, including along the northern boundary beside the railway line, although these are not considered to be of significant ecological value. The site is free from established and mature trees. A line of young poplar trees run north-south through part of the site, and there is a short section of overgrown hedgerow containing young beech and hawthorn along the south-eastern boundary.
- 2.9 It is proposed that the REC and MTF will provide the opportunity for power to be supplied to preferably interested local businesses or to the local electricity grid. There is also the opportunity to supply heat in the form of steam and/or hot water or a district heating system to any local businesses that may have a requirement.



- KEY**
-  SITE BOUNDARY
 -  EXISTING BUILT FORM
 -  RAILWAY
 -  SITE CONTOURS
 -  SITE ACCESS

CONSTRAINTS AND OPPORTUNITIES PLAN

CONSTRAINTS AND OPPORTUNITIES

2.10 The constraints and opportunities presented by the site are utilised to inform and structure the development proposals. These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities Plan shown opposite.

OPPORTUNITIES:

- The site is already well connected to the wider transport network.
- There is already a significant level of operational/ background noise generated from nearby traffic, railway and business operations.
- The current access arrangement and location will be sufficient for the proposed development.
- Vehicles accessing the site are of a similar size and specification of neighbouring businesses.
- A predominantly flat site meaning minimal ground works are necessary.

CONSTRAINTS:

- Located within Flood zone 2.
- Existing sewerage infrastructure runs across the site.
- Existing Buildings on site.

DESIGN RELEVANT PLANNING POLICY

- 2.11 This section provides a summary of the key relevant national planning policy, strategy and guidance that may be material to the determination of the planning application. These comprise:
- National Planning Policy Framework (NPPF), published 27 March 2012;
 - Waste Management Plan for England (WMPE), published December 2013;
 - National Planning Practice Guidance (NPPG), initially published 6 March 2014 and dynamically updated;
 - National Planning Policy for Waste (NPPW), published October 2014;
 - Overarching National Policy Statement for Energy (EN-1), published July 2011; and
 - National Policy Statement for Renewable Energy Infrastructure (EN-3), published July 2011.

- 2.12 National guidance in the form of Planning Practice Guidance, published in March 2014 further reinforces the NPPF's commitment to requiring good design by stating:

“Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

Good design responds in a practical and creative way to both the function and identity of a place” (para 001, Planning Practice Guidance, ID 26-001-20140306, March 2014).

- 2.13 Whilst the National Planning Policy Framework (NPPF) and the subsequent publication of Planning Policy Guidance (March 2014) has replaced the Planning Policy Statements, the following design guidance documents are still relevant to creating good design:
- Design and Access Statements – How to write, read and use them (CABE 2006).

LOCAL PLANNING GUIDANCE

- 2.14 This section provides a summary of the key relevant policies of the local Development Plan, emerging Development Plan and other local policy, strategy and guidance that may be material to the determination of the planning application. These comprise:
- 2.15 The extant Development Plan as relevant to waste management planning applications comprises:
- Barnsley, Doncaster and Rotherham Joint Waste Plan (adopted March 2012)
 - Rotherham Core Strategy 2013 – 2028 (adopted September 2014)
 - Saved policies of the Rotherham Unitary Development Plan
- 2.16 Other material considerations at the local level comprise:
- Rotherham Site and Policies DPD

SUMMARY

- 2.17 The planning application for the proposed Renewable Energy Centre has been made in the context of the Government's aim to work towards a 'zero waste economy' in which material resources are reused, recycled or recovered wherever possible and only disposed of as the option of last resort. The recovery of non-recyclable materials which would otherwise go to landfill, accords with the principles of the waste hierarchy. Furthermore, the energy recovered in the process will contribute towards the United Kingdom's legally binding obligation to produce 15% of all electricity used from renewable sources by 2020.

Renewable Energy Centre Rotherham Energy



Site Selection and Location

The site lies within an industrialised / urbanised area located to the north of Sheffield Road (A6178) in Templeborough, approximately 2km south west of Rotherham town centre.

The site extends to approximately 3.4 hectares and once formed an integral part of the Templeborough Steelworks. The site is currently in use as a storage area / warehouse and is almost entirely concreted.

The site has been chosen for a number of reasons, including:

- It is located within an existing industrial site
- No statutory designated areas within the site
- A sustainable location with good transport links
- Close to other local businesses where power could be supplied to them if required.

Proposed Development

The Renewable Energy Centre would use a modern advanced conversion technology (ACT) process called gasification where non-recyclable wastes delivered into the site are heated to high temperatures without oxygen. The result is much cleaner heat and power.

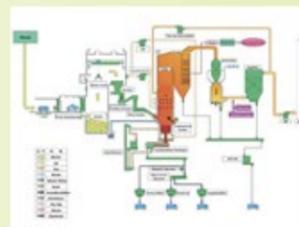
The feedstocks include refuse derived fuel (RDF) as well as residual commercial and industrial waste (CIW) together with an element of municipal solid waste (MSW). The facility will not accept hazardous or hazardous clinical waste.

The proposals include:

- Generation of up to 27 megawatts gross of electricity - the equivalent of powering over 40,000 homes on a continual basis
- A plant capable of accepting approximately 200,000 tonnes of waste per annum which would otherwise go to landfill
- The main building is approximately 40 metres tall and will have a single, taller flue stack
- Landscaping proposals will be included within the scheme to enhance the existing environment by planting additional shrubs



SITE LAYOUT (ILLUSTRATIVE)



Typical Process Flow of Rotolite Gasification Technology

Next Steps

Following this consultation process, all comments received from the local community will be reviewed to help guide the project and inform the final design and layout.

A planning application will be prepared and submitted to Rotherham Metropolitan Borough Council. The application will be accompanied by an Environmental Statement which will identify any environmental issues and, where necessary, detail any mitigation measures proposed. The application will also be accompanied with the relevant planning documents and drawings.

Once the application has been submitted, the Council will carry out its own consultation process involving statutory consultees and stakeholders.

Members of the public will also have an opportunity at this point to make their views known to the Council.

Comments and Feedback Form

Your comments are important to us!

We welcome feedback about any aspect of the proposal - please feel free to talk with any member of our design team present. We would also be grateful if you would spare the time to complete the comments form provided.

Further Information

Further information and frequently asked questions about Rotherham Energy is provided on the website www.rotherham-energy.co.uk

Any enquiries can be sent to info@rotherham-energy.co.uk

visit www.rotherham-energy.co.uk or email info@rotherham-energy.co.uk for more information

Renewable Energy Centre Rotherham Energy

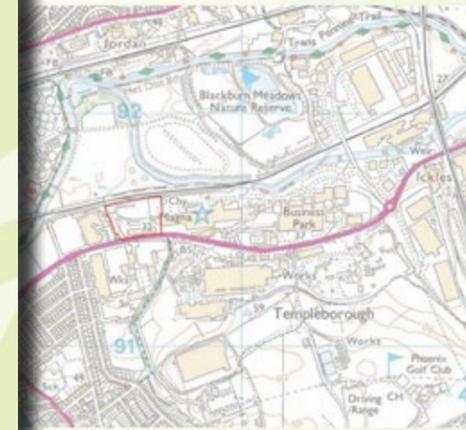


Advanced conversion technology will produce power and heat from industrial waste converted to very high quality gas which is then used to create electricity through a combined cycle gas turbine (CCGT) process.

Scheme Benefits

The benefits of the Renewable Energy Centre include:

- Proven technology with outstanding operational and environmental performance and very low emissions
- Conversion of non-recyclable, non-hazardous waste into renewable energy, displacing landfill and fossil fuels
- Reducing greenhouse gas emissions
- Compliance with Government policy and the Industrial Emissions Directive (IED) to provide sustainable, renewable energy production close to use
- Job creation across a variety of skills and levels of expertise with employment opportunities for local people
- Using and transforming an existing industrial site
- Production of lower cost renewable energy for local businesses with connections to local energy users
- Clear progression in the transition to a low-carbon economy with grid carbon offset.



AERIAL VIEW OF SITE

Rolton Kilbride and the Development Team

Rolton Kilbride

Rolton Kilbride is a collaboration between Rolton Group, a long established, multi-disciplined engineering consultancy with specialisms in clean technologies and Kilbride, which offers expertise in development and infrastructure.

Pegasus Group

Pegasus is a planning, environment and urban design consultancy with considerable experience across the renewable energy industry including biomass, anaerobic digestion, onshore and offshore wind and large scale solar projects throughout the UK, at various stages of design and development.

CubanEight

CubanEight is a communications agency that handles all enquiries from interested parties e.g. local stakeholders, media, councillors, residents associations/community groups as well as the general public.



Managing Environmental Effects

An Environmental Impact Assessment (EIA) is being prepared for the Proposed Development. Any potential environmental impacts will be identified, managed and mitigated.

Statutory assessments within the Environmental Statement will include the following:

- Ecology & Nature Conservation
- Air Quality
- Traffic & Transportation
- Hydrogeology & Ground Conditions
- Hydrology and Flood Risk
- Noise
- Archaeology & Cultural Heritage
- Socio Economics
- Topography & Visual



The Renewable Energy Centre will save over 200,000 tonnes of waste going to landfill each year.

visit www.rotherham-energy.co.uk or email info@rotherham-energy.co.uk for more information



CONSULTATION MATERIAL

03 INVOLVEMENT & EVOLUTION

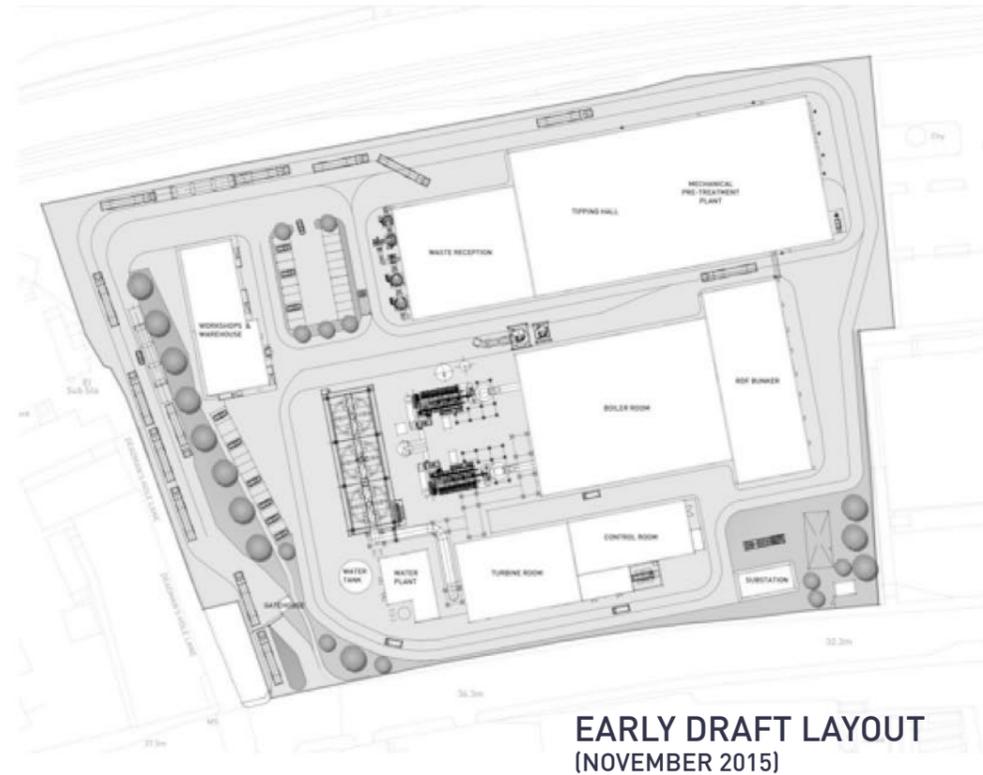
PRE-APPLICATION DISCUSSIONS

- 3.1 The Applicant has engaged in the pre-application consultation process with officers of Rotherham Metropolitan Borough Council (RMBC), the Waste Planning Authority (WPA) with responsibility for determining planning applications for waste-related development. The advice received was broadly supportive of the proposed development in principle and that the application site as an appropriate location, subject to findings of the required assessments. RMBC also provided guidance as to the planning policy context against which the proposed development would be considered and identified the documentation necessary to support the planning application.

COMMUNITY CONSULTATION

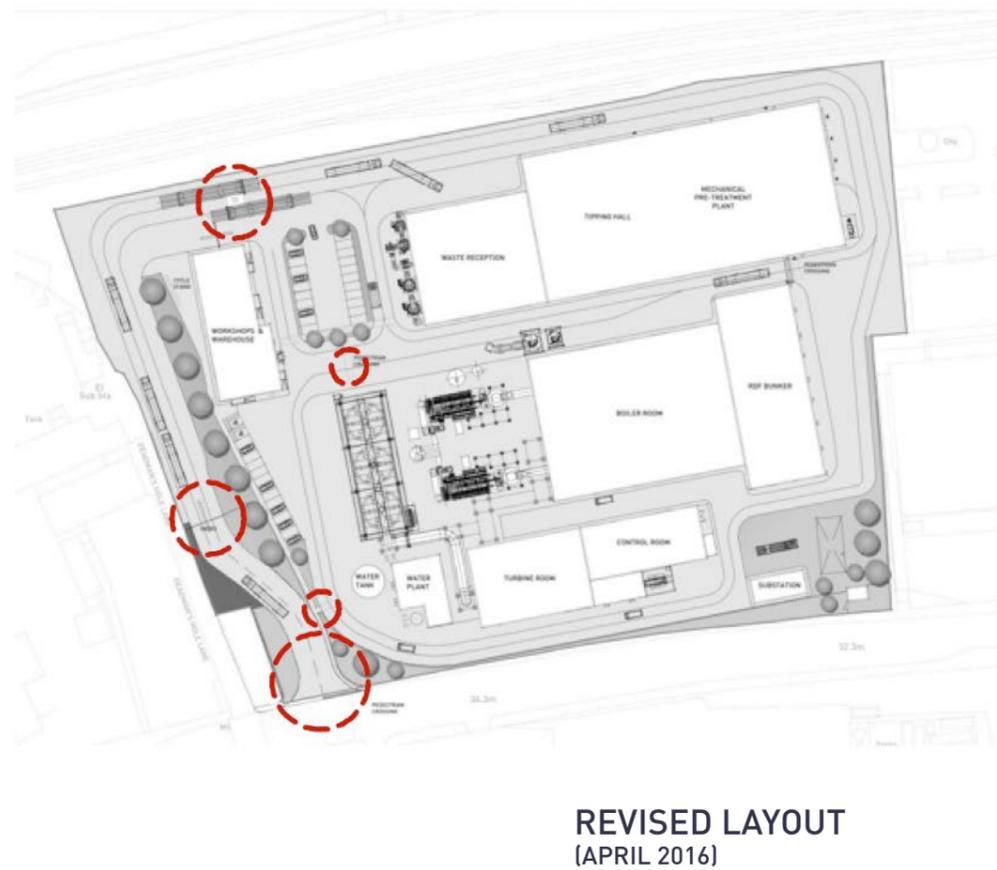
- 3.2 The Applicant has actively engaged in a series of public consultation and promotional events prior to the submission of the planning application to include and inform the local and wider community of the development proposals. This included, but not limited to, a public consultation event in April 2016 at the Magna Science Adventure Centre. Full details of the community consultation are provided within the Statement of Community Consultation that accompanies the planning application.

DESIGN EVOLUTION



INITIAL DRAFT PROPOSAL:

- One access Point
- New planting to principal frontages
- Machinery kept away from the street elevation



DESIGN DEVELOPMENT:

- Weighbridges and office re-located to prevent queuing on Sheffield Road
- Access returned to original configuration
- Pedestrian crossing points added
- Entrance barrier and fence moved further into the access road.



FINAL PROPOSAL:



SITE LAYOUT (ROOF PLAN)

04 DESIGN PROPOSALS

USE & AMOUNT OF DEVELOPMENT

- 4.1 The proposed development comprises a Renewable Energy Centre along with various associated buildings which are shown on the layout opposite.

RENEWABLE ENERGY CENTRE AND ASSOCIATED WORKS

- 4.2 The proposed development consists of an energy plant and associated ancillary buildings comprising:
- Mechanical Pre-Treatment Plant, Tipping Hall & Waste Reception – The building will be L-shaped in form measuring 126.6m long x 40.6m wide narrowing to 34.2m wide and at its highest point would be 21.65m above ground level.
 - High Level Conveyor.
 - Boiler Room and Bunker – This building will be T-shaped in form measuring 80m long x 57m wide and at its highest point would be 45m above ground level sloping down to an eaves height of 38.4m above ground level.
 - Flue Stack – A single flue stack will be located towards to the west of the Boiler Room and Bunker measuring 3.7m in diameter at its base and extend to 100m above ground level.
 - Offices, Workshops and Education Facility – This building would be located to the north-west corner of the site. The building will measure 43m long x 20m wide and 15.75m at its narrowest point. The building will have a split roof reflecting the operational requirements within, with the southern part (primarily workshop and storage) constructed to a maximum height of 15m above ground level and the southern part (administrative offices and education centre) constructed to a maximum height of 8m above ground level at its highest point.
 - Control Room and Turbine Hall – This building

will be located towards the southern boundary of the site and measure 69.6m long x 23.7 wide and 16.2m at its narrowest point. The building will have a split roof with the eastern part (control room) constructed to a maximum height of 16.2m above ground level at its highest point and the western part (turbine room) constructed to a maximum height of 30.4m above ground level.

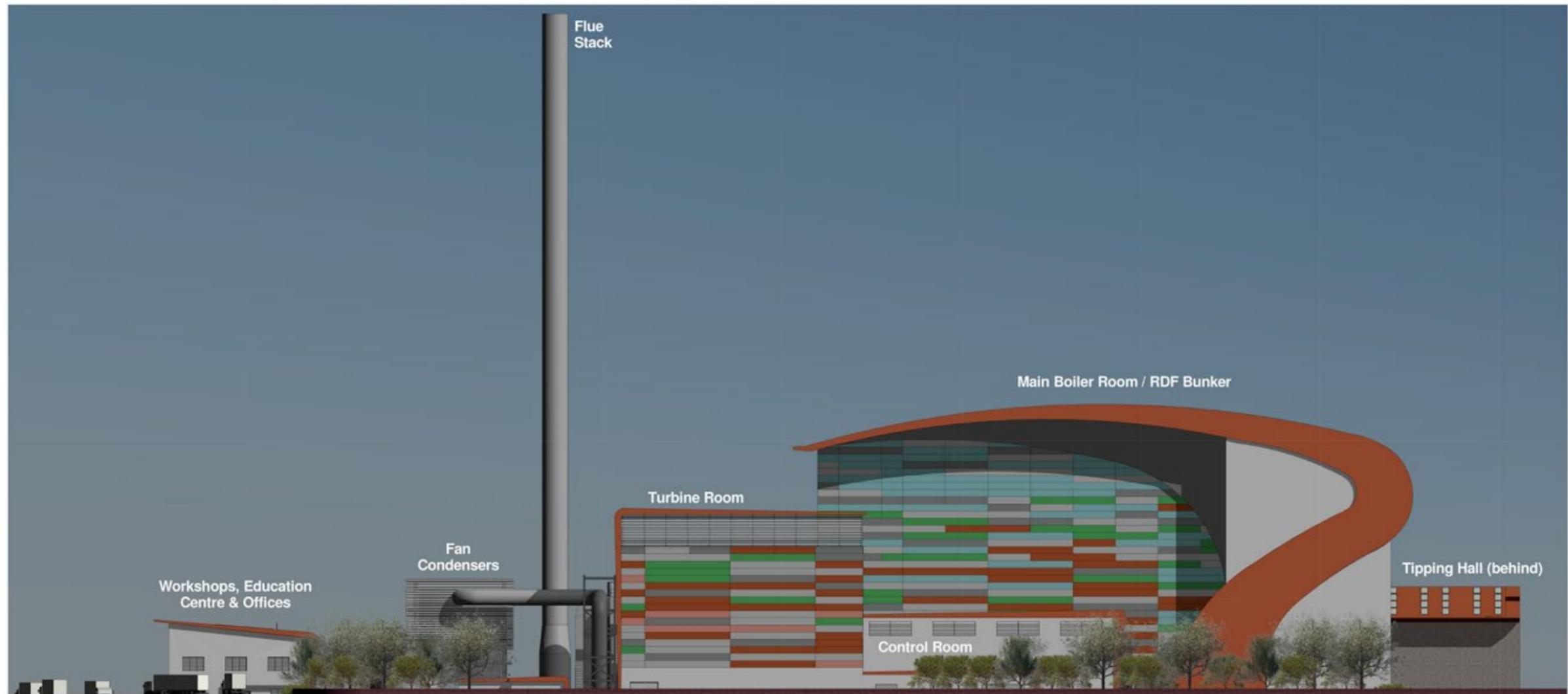
- Water Plant Room – This building will be located to the western elevation of the Turbine Room and Control Room building towards the southern boundary of the site. The building will measure 20.7m long x 14.9m wide and 7.5m at its narrowest point. The sloping roof design will be constructed to a maximum height of 6.9m above ground level.
- Weighbridge Office and Weighbridges – The weighbridge office will be located to the north-west of the application site adjacent to the two proposed weighbridges (weighbridge in and weighbridge out). The building will be rectangular in shape measuring 5m long x 3m wide with the roof constructed to a maximum height of 3.4m above ground level.
- Electricity Sub-Station – This building will be located to the south-eastern corner of the application site. The building will measure 16.4m long x 7.5m wide with the roof constructed to a maximum height of 2.8m above ground level.

- 4.3 External Plant – The precise details and location of external plant will be subject to the technical design phase; however, the external plant will include (not exclusively):

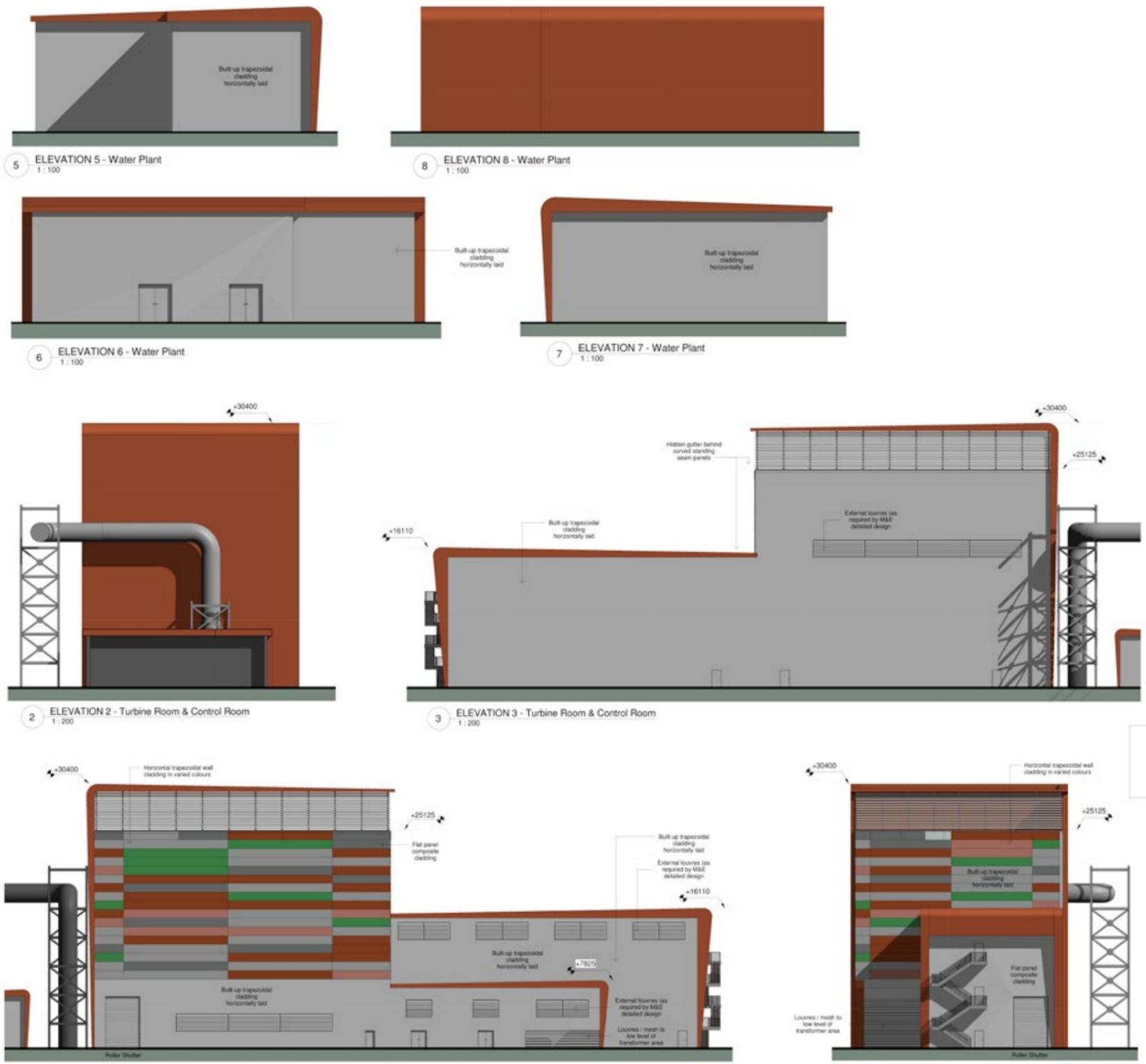
- Odour Control Plant;
- Air Cooled Condensers (ACC) Plant;
- Flue gas filters and associated equipment;
- Storage silos and bunkers including storage of flue gas cleaning materials, recovered materials and residues; Plant monitoring equipment;
- Continuous emission monitoring equipment (CEMs);
- Water Tank(s), pumps and fire-fighting equipment/pumps, etc;
- Emergency diesel.

ARRANGEMENT

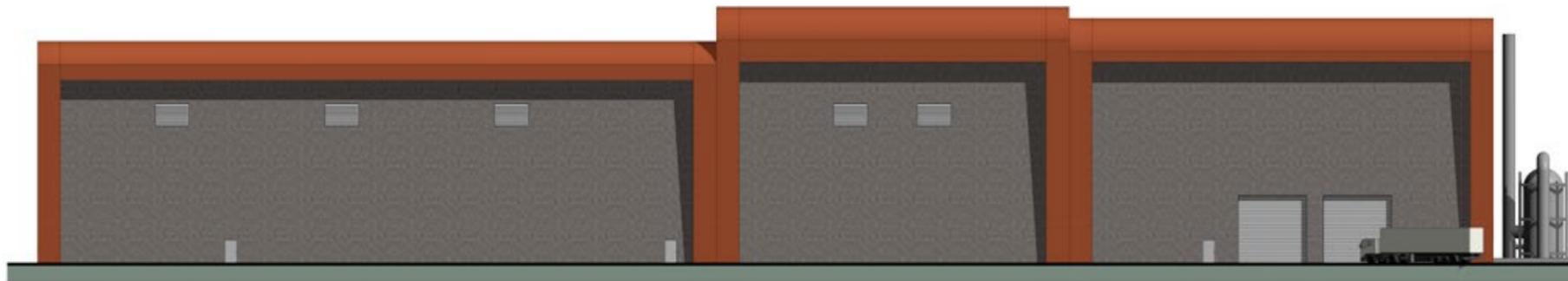
- 4.4 The proposed Energy Plant will include a number of ancillary buildings located on the arrangement plan. These will house the industrial processes associated with the waste management.
- 4.5 The Key stages of the process are as follows:
- Waste Reception/Tipping hall
 - Thermal Conversion
 - Heat Recovery
 - Energy System
 - Air Pollution Control / Flue Gas Cleaning System
 - Control and Monitoring System
 - Maintenance
 - Bottom Ash Management
 - Electricity/Heat Connection
 - Surface Water Management
 - Proposed Movement and Access



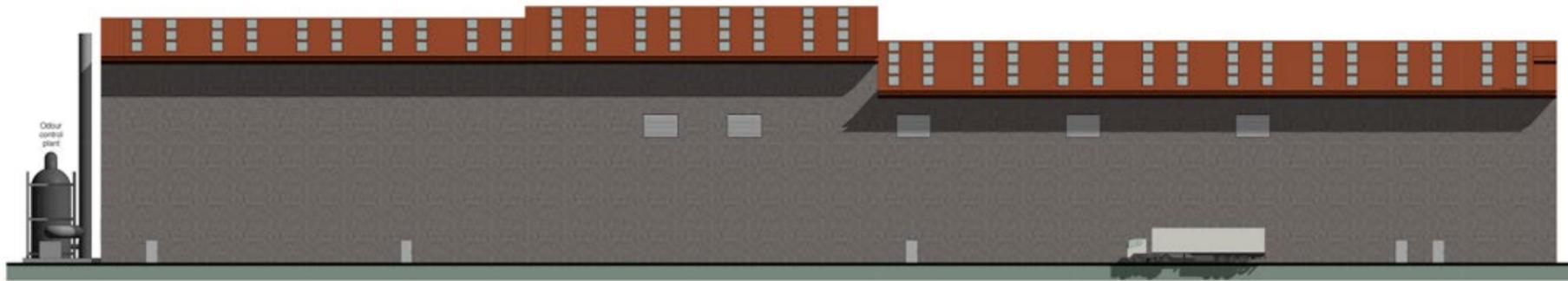
STREET ELEVATION



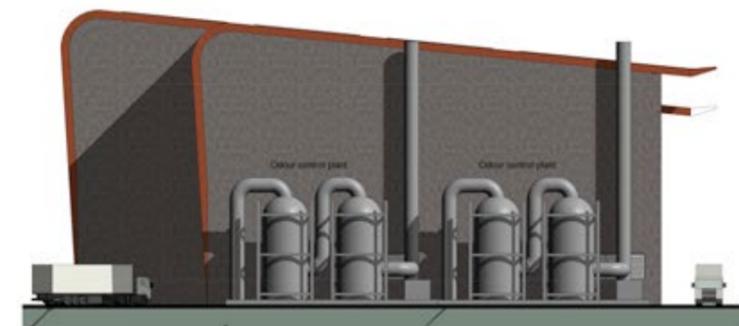
CONTROL ROOM AND WATER PLANT ELEVATIONS



2 ELEVATION 2 - Tipping Hall
1:200



3 ELEVATION 3 - Tipping Hall
1:200

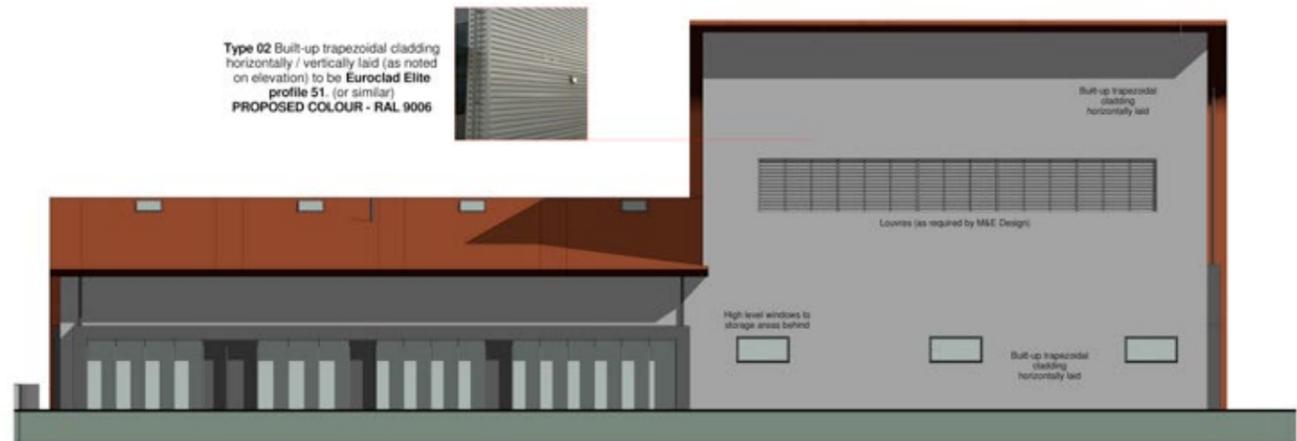


1 ELEVATION 1 - Tipping Hall
1:200

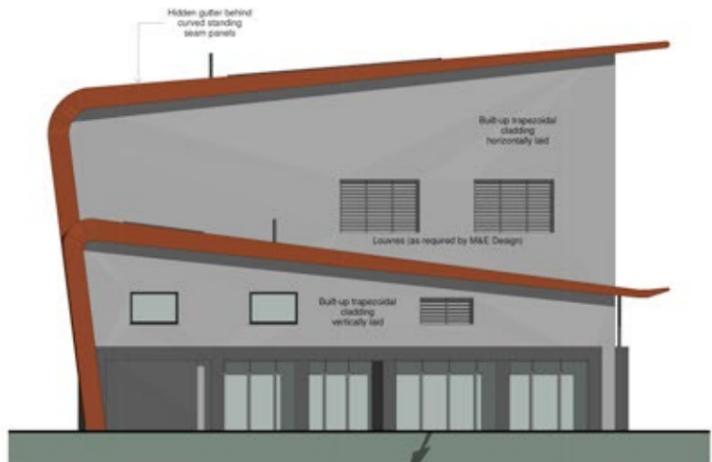


4 ELEVATION 4 - Tipping Hall
1:200

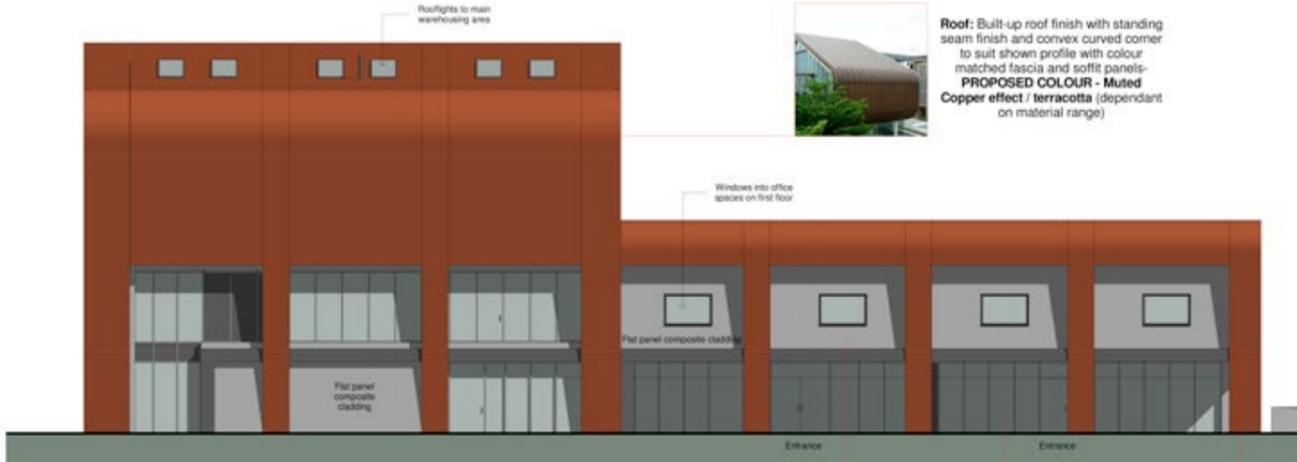
TIPPING HALL ELEVATIONS



1 ELEVATION 1 - Offices & Warehouse
1:100



2 ELEVATION 2 - Offices & Warehouse
1:100



3 ELEVATION 3 - Offices & Warehouse
1:100

Flat panel composite cladding

Roof: Built-up roof finish with standing seam finish and convex curved corner to suit shown profile with colour matched fascia and soffit panels
PROPOSED COLOUR - Muted Copper effect / terracotta (dependant on material range)



4 ELEVATION 4 - Offices & Warehouse
1:100

OFFICE & WAREHOUSE ELEVATIONS

VEHICLE MOVEMENTS

- 4.6 The waste will be delivered to the site via refuse collection vehicles (RCV's), which will typically be 18-22 tonnes (gross weight), or in large articulated bulk haulage vehicles from nearby waste transfer stations.
- 4.7 It is anticipated that the proposed REC is expected to generate a total of 126 HGV trips per day (63 in / 63 out). The REC is to be designed to operate continuously, 24 hours a day, 7 days per week but in terms of deliveries it is anticipated that during weekdays the facility will be open for deliveries between the hours of 07:00 and 19:00 and HGVs importing and exporting materials from the site are expected to do so evenly throughout the 12-hour period and there is unlikely to be a peak in movements associated with these operations.
- 4.8 The facility will employ circa 42 full time equivalents directly employed over three shifts and a further 10 staff providing specialist services from local businesses. The staffing complement comprises a variety of skills and levels of expertise, and there will be employment opportunities for local people.
- 4.9 A separate staff and visitor car park is provided to keep a clear separation between the large heavy good vehicles and cars. Barriers and fences will also ensure traffic moving through the site is kept to the intended areas.

- 4.10 There is a single access points located off the proposed access road, serving the REC. During the operational hours there will be unobstructed access to the site. This is to prevent large vehicles needing to queue on the adopted highway. Each lorry will need to be weighed once on site and once before it leaves. This will be controlled by the gatehouse.
- 4.11 Emergency vehicle access to the site will be via the operational access. This will allow full access to all facades of the building.



MOVEMENT PLAN

PARKING

4.12 The proposed level of car parking has been based upon the expected number of users at the site and in this regard, the development will provide a total of 38 spaces, inclusive of 2 disabled bays. A Sheffield Stand will provide space for 28 cycles at the REC.

KEY	
	STAFF / VISITOR PARKING (36)
	DISABLED PARKING SPACES (2)
	BICYCLE PARKING (28)



PARKING PLAN



Roof:

Built-up roof finish with standing seam finish and convex curved corner to suit shown profile with colour matched fascia and soffit panels. Proposed colour - Muted copper effect / terracotta [dependant on material range]



Metal Cladding:

Built-up trapezoidal cladding horizontally / vertically laid (as noted on elevation) to be Euroclad Elite Profile 51 (or similar) Proposed colour - RAL 9006



Metal Cladding:

Flat panel composite cladding with recessed vertical joint with 20mm black gasket and butted horizontal panel joints - To be Kingspan Evolution Recess. Proposed colour - RAL 9006



Metal Tanks, Silos & Stack:

The ancillary silos and tanks will be faced in a muted grey metal colour.



Wall Openings:

Glazed curtain walling, windows and doors with solar controlled double glazed units and lookalike glazed spandrel panels as required. Proposed colour - RAL 7012



Stack:

The stack will be faced in a grey coated metal finish, similar to the photo above.



Flashing:

Framed PPC aluminium cladding / flashing forming feature box surrounds. Proposed colour - RAL 7012



Weighbridges:

The weighbridges will be a 'surface' style bridge and will not require foundations.



Ventilation Louvres:

Ventilation louvres have been incorporated into the elevations as part of the functional requirements for the plant to run efficiently. These will be as discrete as possible, faced in the same colour panels that are adjacent.

ARCHITECTURAL DETAILING AND MATERIALS

- 4.13 The general building design is implicitly linked to the functional nature of the processes within. Volumetrically, the key spaces are designed around the extensive equipment required to be housed within, with an aim of providing a simple and clear architectural statement to the main boiler room space, the tallest and thus most prominent building. The roof over this space was considered in many different variations and iterations, but the settled solution was a simplistic shallow barrel vaulted curve. This was preferred to minimise the overall total height of the building as with the clear internal height being fixed, this approach ensured the depth of the roof did not extend above these limits further than strictly necessary. This also created a simple, understandable and recognisable feature to the building in elevation, with the roof curve proposed to be continued down in a prominent colour to ground level in a half 's' shaped form.

MATERIALS PALETTE

- 4.14 The roof of the key spaces is proposed to be in a copper-coloured material running as a theme throughout the design proposals.
- 4.15 The key elevations of the main boiler room space are proposed to be in composite or built-up cladding panels with various colours that are positioned in a semi-random pattern. Earthy, terracotta colours form the majority of the varied pattern to the base, mixed with greens and greys to represent the impression gained by viewing the adjacent building backdrop. As the pattern rises up it includes more blue and light grey panels that, due to the height of the building, will predominantly be viewed from below and thus create an impression of the sky above. This helps both to allow the elevations to blend into the adjacent context when viewed from a distance and allows the feature curve of the roof to be highlighted as a simple, iconic shape floating above. Intermittent translucent panels will also be added, fitting into the same broken pattern, to help create a visually interesting night time view, with the building lighting up in semi-random positions when in use at night.
- 4.16 The adjacent ancillary buildings are proposed to be more simplistically clad in vertical or horizontal trapezoidal built-up cladding with a similar curved feature roof, albeit on a lesser, subservient scale. The roof of each is proposed to reflect the same colour as the main boiler room space, tying the visual appearance of the overall site together.

LANDSCAPE & VISUAL

- 4.17 The Application Site lies outside of any statutory or local/non-statutory landscape designations. The Application Site is currently occupied by a number of industrial/trade counter buildings, set within an industrial context including the large facilities of the Magna Science and Adventure Centre, adjacent immediately to the east. Two other biomass developments are already present in the local area, and within the 2km radii of the Proposed Development, the EON Blackburn Meadows Biomass Power Plant and the Templeborough Biomass Power Plant, the second currently under construction.
- 4.18 The Proposed Development would result in the replacement of the existing industrial buildings with a number of other, slightly larger industrial buildings up to 45m in height, together with a 100m tall stack. The stack would be slightly taller than the 90m high stack of the nearby EON Blackburn Meadows Biomass Power Plant.
- 4.19 The nature of the Proposed Development, together with the context provided by the land uses surrounding the Application Site, would mean that the Proposed Development is considered to be appropriate to the setting and townscape character of the site. The introduction of the Proposed Development would not result in any significant effects on local landscape or townscape features or elements, or the character of the landscape / townscape within and around Rotherham. In cumulative terms there would be no significant effects.
- 4.20 Effects upon visual amenity would also be generally not significant with only three locations assessed as subject to significant visual effects. Such higher degree of effects reflects close proximity and relatively open views towards the Proposed

Development. In cumulative terms however, such effects would not be significant due to the context provided by the surrounding land uses.

ECOLOGY & NATURE

- 4.21 The proposed development will have no significant effects on the ecology or nature conservation either individually or in combination with other developments. Residual effects of the proposed development will be negligible and not significant in relation to all identified ecological receptors.

SUSTAINABLE DESIGN

- 4.22 The presumption in favour of sustainable development is at the heart of the planning system. Government drives legislative change through the Localism Act 2011 and subsequently through the National Planning Policy Framework (NPPF) and Local Policy Frameworks. Resolution 24/187 of the United Nations General Assembly define sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (WCED Report “Our Common Future” (1987)) and is captured within the NPPF. As set out within paragraph 6 of the NPPF, the policies in paragraphs 18 to 210, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system. The NPPF goes on to describe a presumption in favour of sustainable development should be seen as a golden thread running through both plan making and decision taking.

ADAPTABILITY

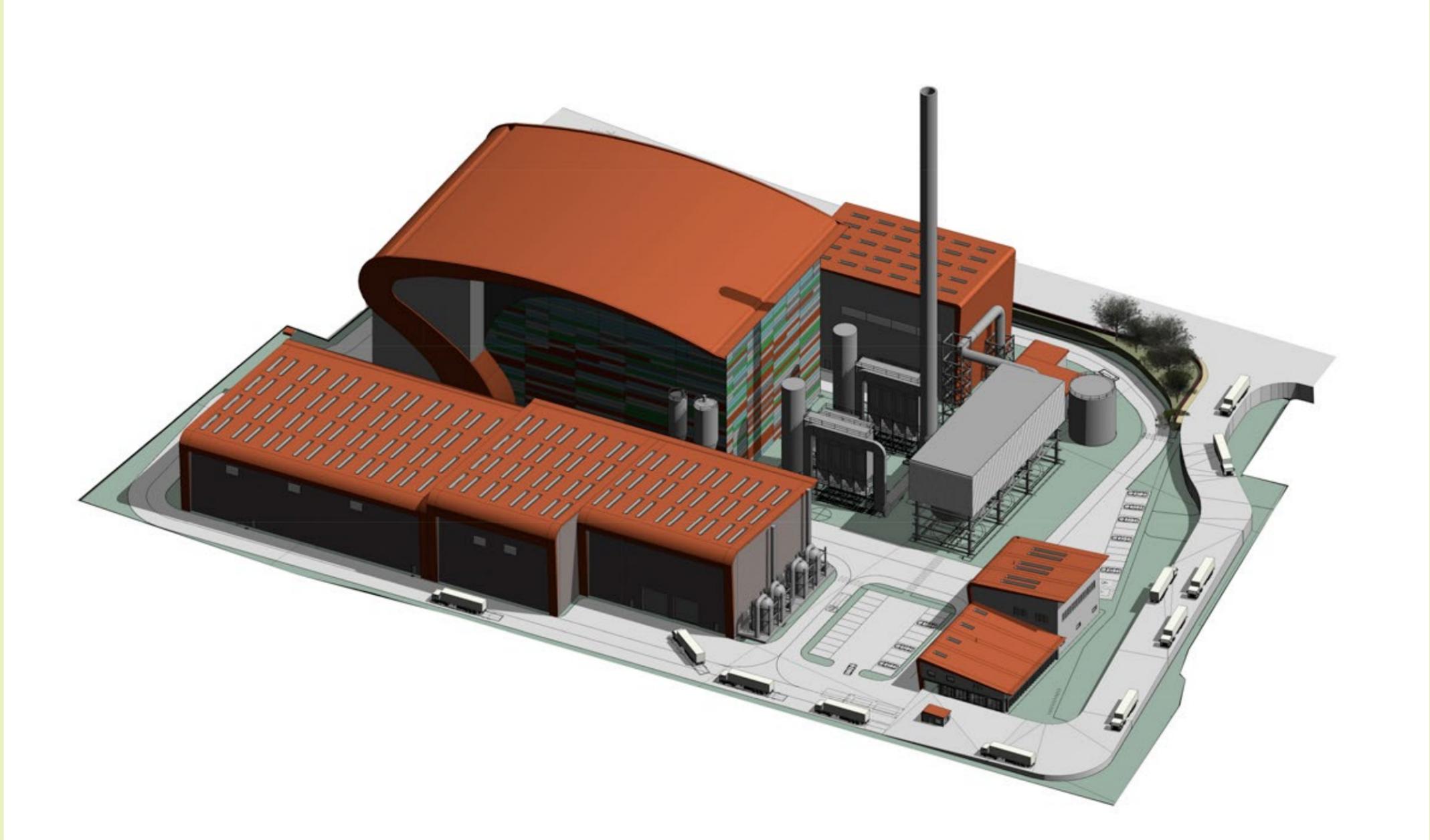
- 4.23 The development should be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking. The development should therefore be flexible in order to accommodate future changes of use and circumstances through evolving social, technological and economic conditions.

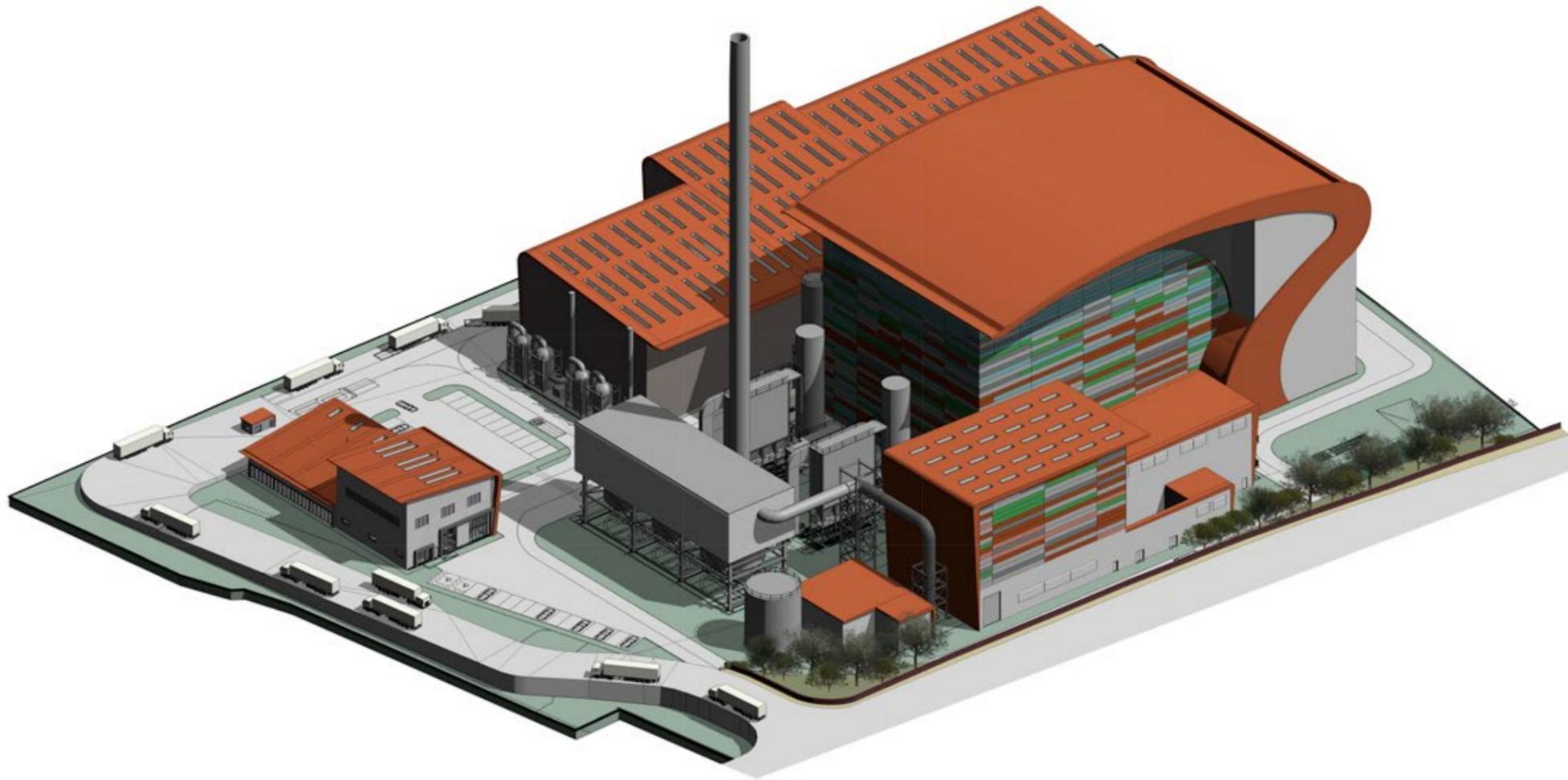
SUSTAINABLE BUILDING TECHNIQUES

- 4.24 Where appropriate, sustainable building construction techniques will be used in line with current building regulations. Sustainable construction measures typically comprise a combination of the following:
- Improved energy efficiency through siting, design and orientation;
 - Water conservation measures;
 - Considering fabric efficiency in the design of buildings;
 - Use of building materials capable of being recycled; and
 - An element of construction waste reduction or recycling.

CRIME PREVENTION

- 4.25 One of the design objectives within item 58 of the National Planning Policy Framework (NPPF) states that developments should:
- “create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;” (point 5, item 58, NPPF 2012)**
- 4.26 The design proposals for the former steelworks site are based on an understanding of best practice guidance and reference has been made to the relevant documents including “Safer Places: The Planning System.”
- 4.27 When designing new developments, these should create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.
- 4.28 Landscape design is essential in achieving an environment that creates a sense of place and community safety. In this context, landscape design encompasses the planning, design and management of external, public spaces. Well-designed public lighting increases the opportunity for surveillance at night.
- 4.29 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.
- 4.30 In forming the design proposals, the following key attributes have been included:
- The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
 - Natural surveillance is promoted wherever possible;
 - CCTV and 24 hour on site surveillance will ensure the site is secure at all times; and
 - Facility Operates 24 Hours a day.





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