

**Re: Planning Application ESS/28/25/BTE – Outline Planning Application for Low Carbon Greenhouses and Vertical Farm**

16<sup>th</sup> May, 2025

Dear Ms. Tomalin,

Bradwell with Pattiswick Parish Council has considered the above outline planning application for the erection of low carbon greenhouses, alterations to the existing Rivenhall hangar to support a vertical farm, and associated solar renewable energy and infrastructure works.

The Council is **supportive of the principle** behind this development, recognising its potential contribution to:

- Sustainable food production,
- Carbon reduction and capture,
- Local employment opportunities,
- Responsible use of waste heat and resources from the Rivenhall Integrated Waste Management Facility (IWMF).

However, the Council raises the following **concerns and requests for further information**:

**1. Height and Scale of the Greenhouses**

The Council is concerned about the visual impact and height of the proposed greenhouses and associated buildings, particularly in the context of the existing landscape and views from surrounding areas.

We request that accurate visualisations or cross-sectional drawings be provided showing how the proposed structures will sit within the local topography.

Additionally, it would be helpful to understand whether height restrictions or design mitigation measures are being considered to limit visual intrusion.

**2. Solar Renewable Energy Provision**

While the application references approximately 8.72MW of solar energy provision, there is limited detail on:

- The capacity breakdown between floating solar and rooftop panels,
- The expected reliability and integration of the energy supply with the IWMF,
- Any storage solutions planned for managing energy variability.

The Council supports the use of renewable energy and solar infrastructure in principle, but asks that further detail be provided to ensure that the solar PV systems are appropriately designed, located, and visually integrated into the landscape.

### **3. Landscape and Biodiversity Net Gain**

The proposed development will override parts of the existing approved landscaping scheme for the site, which is of concern.

The Council would like to see:

- A new planting and rewilding scheme around the greenhouses,
- A clear commitment to meeting or exceeding biodiversity net gain targets,
- Assurance that any loss of green space will be mitigated locally.

### **4. Traffic and Highways Impact**

As with other applications related to the Rivenhall IWMF, the Council is concerned about the cumulative traffic impact from additional developments on this site.

We request:

- An assessment of projected vehicle movements (construction and operational),
- Confirmation that HGVs will be strictly routed via the A120, avoiding local village roads,
- Clarification on peak traffic times, especially during construction phases.

### **5. Drainage and Water Management**

The use of treated effluent and rainwater harvesting is noted, but the Council would like further clarification on:

- How overflow or discharge from New Field Lagoon will be managed,
- The risk of odour or contamination from foul water stored and treated on site,
- Assurance that no adverse effects will occur for nearby watercourses or land.

The Parish Council is broadly supportive of this proposal and welcomes innovative, sustainable developments that generate local jobs and reduce environmental impact. However, approval should only be granted following clearer detail and commitments on:

- Visual and landscape impact,
- Solar energy delivery and integration,
- Biodiversity and replanting schemes,
- Traffic mitigation,
- Drainage and water management.

Bradwell with Pattiswick Parish Council – Planning Response

We look forward to further consultation on this proposal and trust that local concerns will be carefully considered.

Regards,

Bradwell with Pattiswick Parish Council