

# clearthinking

COMMERCIAL PROPERTY ADVICE



## **STATEMENT OF COMMUNITY INVOLVEMENT**

**Town and Country Planning Act 1990**  
**Planning and Compulsory Purchase Act 2004**  
**Localism Act 2011**

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**Full planning application for a proposed battery energy storage site, substation compound, with associated infrastructure, fencing, access road, drainage and landscaping**

**Land at White's Farm, Barleylands Road, Basildon, SS15 4BG**

**On Behalf Of:**

**Anglo ES White Farm Ltd.**

**Prepared By:**

Josie Hobbs

Harris Lamb | Grosvenor House | 75-76 Francis Road | Edgbaston | Birmingham B16 8SP

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Job Ref: P1862

Date: 3<sup>rd</sup> August 2022

## **STATEMENT OF COMMUNITY INVOLVEMENT**

**Land adjacent to Says Court Farm, Badminton Road, Frampton Cotterell,  
Gloucestershire, BS36 2NY**

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**Main Contributors  
Josie Hobbs (BSc Hons)**

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**Issued By**

**Signature:**



**Print Name: JOSIE HOBBS**

**Date: 26<sup>th</sup> July 2022**

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**Approved By**

**Signature:**



**Print Name: PATRICK DOWNES**

**Date: 26<sup>th</sup> July 2022**

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**SITE LAYOUT PLAN AND LOCATION PLAN ACCOMPANYING LETTER**

## **1.0 INTRODUCTION**

- 1.1 This Statement of Community Involvement (“**SCI**”) has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) on behalf of Anglo ES White Farm Ltd (“**the Applicant**”) in conjunction with the planning application for the development of a Battery Energy Storage Site (“**BESS**”) on land at White’s Farm, Barleylands Road, Basildon, SS15 4BG (“**the Application Scheme**”).
- 1.2 This SCI has been produced to highlight the community engagement that has been undertaken by the Applicants in respect of their proposals for the development of the Battery Storage Facility.
- 1.3 The SCI identifies the process which has been taken in regard to the Application Scheme and explains how members of the public and locally elected members have been consulted as part of the application process.
- 1.4 The consultation process has helped inform interested parties of the proposals for a Battery Storage Facility and to establish their views on the scheme. This has proven to be a useful exercise in distributing information regarding the proposed development.
- 1.5 The SCI summarises how the consultation has been carried. The SCI should be read in conjunction with the other application documents that explain how the scheme has evolved up to the point of submission.

## 2.0 THE PROPOSED DEVELOPMENT

- 2.1 The proposed development is a Battery Energy Storage Facility. The facility will use battery technology to offer network balancing and stabilisation services. This is achieved by: importing electricity from the UK Power Networks (UKPN) network at times of low demand and high production; converting the electricity from AC to DC through an inverter and charging the battery cells to store the energy; and, exporting this stored electricity back to the network via inverting the electricity back to AC and then on to the network at times of high demand.
- 2.2 The BESS will also offer services to National Grid and UKPN which help the operators manage the efficient operation of the network and maintain supplies.
- 2.3 The BESS will be connected to the WPD network via a connection to the 132K network which crosses close to the application site.
- 2.4 The BESS will consist of;
- An existing hard surfaced access from Barleylands Road, off Barleylands
  - Road connected to the existing highway.
  - 132kv Substation and transformer, consisting of:
    - 132/33kv transformer
    - DNO & Customer switch yards
    - Battery switch room
    - Battery control room
    - Palisade fencing
  - Battery compound, comprising of
    - 24 banks Battery storage units
    - Battery Management/ Power Control System (transformer/inverters/monitoring system)
    - Palisade fencing/Wooden fencing
  - Parking facilities for maintenance vehicles
  - CCTV monitoring system.
  - The land within the substation and battery compound will be laid to
  - gravel.
  - Drainage system made up of swales and filter drains.
  - Landscaping consisting of:
    - Native hedgerow planting

### **3.0 PLANNING POLICY CONTEXT**

3.1 The Localism Act 2011 places strong emphasis on involving local communities in shaping the places where they live. As well as involving local communities in the preparation of the planning policies at the district level, the Localism Act and the National Planning Policy Framework, reinforces the importance of community involvement through its policies. Set out below is a summary of the national and local level planning policies relevant to the public consultation and community involvement.

#### **The National Planning Policy Framework**

3.2 The revised National Planning Policy Framework (“The Framework”) was published in July 2021 and provides guidance on pre-application engagement at paragraphs 39 to 46.

3.3 Paragraph 39 of the Framework encourages early engagement as this has:

***... significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.***

3.4 Paragraph 40 outlines that applicants are encouraged to engage with the local community before submitting their applications. Paragraph 41 further states that *“the more issues that can be resolved at the pre-application stage...the greater the benefits.”*

#### **Basildon Council - Statement of Community Involvement: Third Revision – October 2020**

3.5 Basildon Council’s SCI was adopted in October 2020. The SCI acknowledges the importance of local planning authorities proactively engagement with a wide section of the community in both plan-making and decision making.

The SCI seeks to ensure active, meaningful and continued involvement of everyone including local communities and stakeholders in the planning system.

- 3.6 Paragraphs 2.3 to 2.4 of the SCI sets out the 'Developer's Role'. Paragraph 2.3 states that the Council encourages developers to consult with the wider community, stakeholders and residents prior to the submission of a planning application. Paragraph 2.4 states that for larger developments, the Council expects developers to engage with relevant stakeholders, including local community and ward members. Finally 2.5 explains that developers are asked to provide information on all community engagement they have undertaken on the proposal and how issues are dealt with.

#### **4.0 PRE-APPLICATION CONSULTATION**

- 4.1 The Applicant acknowledges the importance of engaging with the local community on the application scheme. Our approach was to undertake the consultation in the form of a letter, with enclosed plans of the proposals. The letters were emailed to the local ward councillors for Crouch and the Clerk of Noak Bridge Parish Council. The site of the BESS is not located near many residential properties in the immediate area, and therefore letters were not sent to any local residents. It is expected that the local community will be informed of the development by the Parish Council.
- 4.2 The letter to the Councillors and Parish Council offers to meet if required. A meeting has not been arranged to date; however, the consultation remains open, and we welcome the opportunity to discuss the proposal with either/or both groups.
- 4.3 Should comments be raised at a later date as a result of this consultation exercise, then the SCI will be updated and submitted to reflect this.



## **5.0 CONSULTATION STRATEGY**

- 5.1 Pre-application consultation letters were prepared by HLPC, a copy of which can be found in Appendix 1. The Letters were emailed to Noak Bridge Parish Council and to the following Ward Councillors for Crouch; Cllr Stuart Allen and Cllr Terri Sargent who were invited to arrange a meeting with HLPC and the Applicant.
- 5.2 The letter provides the Parish Council and members of the local authority with an overview of the development and explains why battery storage facility sites such as the ones proposed are needed. The letters were also accompanied by a site layout plan and location plan to further illustrate the proposals and copies of this plan can be found in Appendix 2.
- 5.3 The letters encouraged the receiver to contact HLPC to request more information and raise any concerns, so that it could be addressed prior to the formal consultation process, which will be undertaken at the formal planning application stage by the Council.
- 5.4 The consultation letters were sent to The Parish Council and Ward Councillors on the 28<sup>th</sup> July 2022, advising the receivers of the imminent planning application submission, and in which the consultation period was left open ended.
- 5.5 At the time of writing this report, no responses have been received from Ward Councillors or the Parish Council. The consultation remains open, and responses received will be recorded via an update to the report.

**6.0 CONSULTATION SUMMARY**

6.1 At this time, no response has been received from any Ward Councillors or Parish Council.

6.2 This document will be updated should Councillors or the Parish Council decided to engage with the consultation.

6.3 The consultation remains open.

## **7.0 CONCLUSION**

7.1 This Statement of Community Involvement has been prepared in conjunction with an application by Anglo ES White Farm Ltd for the proposed development of a BESS on land at White's Farm, Barleylands Road, Basildon, SS15 4BG.

7.2 The pre-application public engagement and consultation process detailed within this document has been carried out under guidance from the Council's Statement of Community Involvement and National Planning Policy.

7.3 Although no comments being received from Council officers or the Parish Council, they continue to be encouraged. It is hoped that the consultation has been useful to the members of the local community, in informing them of the proposed development and providing them an opportunity to engage with the Applicant to provide their comments should they wish.

**APPENDIX 1**  
**CONSULTATION LETTER**  
**DISTRIBUTED ON 28<sup>th</sup> JULY 2022**



Our Ref: P1862/JH  
Date: 28<sup>th</sup> July 2022

Grosvenor House  
75-76 Francis Road  
Edgbaston  
Birmingham B16 8SP

T 0121 455 9455  
F 0121 455 6595



Sent via email: [Redacted]

Dear Sir/Madam,

I am writing to inform you that Harris Lamb Planning Consultancy (HLPC) have been instructed to submit the planning applications for the installation of a Battery Energy Storage Facility at land at Land at White's Farm, Barleylands Road, Basildon, SS15 4BG. Please find attached the relevant location plans and site layout plans.

The Battery Storage Facility will part of a much wider complex of commercial and leisure uses at Whites Farm, which comprises of farm buildings, a large stable building for 60 stables, indoor arena, ancillary buildings, outdoor menage and associated parking and grazing, and 9 container units all used for B1 and B8 Use. The Batter Storage Facility will be connected to the grid via the existing 132kv pylon on the site. 132kv lines are relatively scarce and are often operating close to capacity. It is necessary to develop sites which have 132kv power lines on site or in close proximity in order to avoid high cost underground cabling through third-party land.

The proposed development is a Battery Energy Storage Facility. The facility will use battery technology to offer network balancing and stabilisation services. This is achieved by: importing electricity from the UK Power Networks (UKPN) network at times of low demand and high production; converting the electricity from AC to DC through an inverter and charging the battery cells to store the energy; and, exporting this stored electricity back to the network via inverting the electricity back to AC and then on to the network at times of high demand.

The BESS will also offer services to National Grid and UKPN which help the operators manage the efficient operation of the network and maintain supplies.

BIRMINGHAM  
0121 455 9455

NOTTINGHAM  
0115 947 6236

STOKE-ON-TRENT  
01782 272555

WORCESTER  
01905 22666



The BESS will be connected to the WPD network via a connection to the 132K network which crosses close to the application site. The BESS will consist of;

- An existing hard surfaced access from Barleylands Road, off Barleylands Road connected to the existing highway.
- 132kv Substation and transformer, consisting of:
  - 132/33kv transformer
  - DNO & Customer switch yards
  - Battery switch room
  - Battery control room
  - Palisade fencing
- Battery compound, comprising of
  - 24 banks Battery storage units
  - Battery Management/ Power Control System (transformer/inverters/monitoring system)
  - Palisade fencing/Wooden fencing
- Parking facilities for maintenance vehicles
- CCTV monitoring system.

In light of the growing awareness of the implications of climate change both at an international level and increasingly so at a national level, there is a greater impetus to generate more of the UK's energy from renewable sources, particularly with the drive to reach Net Zero by 2050, and more recently the findings published in the recent IPPC Sixth Edition Report. In June 2019, the UK became the first major economy in the world to pass laws to end its contribution to global warming by 2050.

The Climate Change Act 2008 (2050 Target Amendment) Order 2019 sets a legally binding target to bring all greenhouse gas emissions to net zero by 2050. The Sixth Assessment Report by the IPCC, published in August 2021 declared that climate change was widespread, rapid and intensifying and unless there are immediate, rapid and large-scale reductions in greenhouse gas emissions, limiting the global warming levels to between 1.5 – 2.0°C will be beyond reach.

The need to achieve net zero and continue with these ambitious targets to reverse climate change has most recently been restated by the Government on the 20th April 2021, who confirmed that it was going to cut carbon emissions by 78% by 2035, bringing forward the date by 15 years to do so by. In March 2021 Basildon Borough Council adopted their Climate Change Policy (February 2021). The policy details the Councils commitment to tackling the climate change emergency and to reach net zero emissions by 2050 in support of the national target set by government. The Councils Climate Change Strategy and Action Plan details the three major transformations the Council needs to make to have the most impact. One of these transformations is the shift to low carbon buildings and energy and increasing renewable energy.

Due to the intermittent nature of renewable energy generation, Battery Storage will provide a solution to balancing the UK's energy needs and as such are becoming an integral part of the UK's energy strategy. Our proposal would increase the capacity of battery storage within the Grid, thereby enabling a greater proportion of the country's overall energy demands to be met from renewable sources. Within South Gloucestershire's Climate Emergency Strategy, it sets out the ways to reduce carbon emission, including investing in the green economy and increasing the use of renewable energy.

We would like to make you aware of the applications submission and give you the opportunity to discuss the proposal with ourselves, at a forthcoming parish council meeting. We hope this will give you the opportunity to find out some more information in relation to our proposal and for HLPC to

To: [REDACTED]

Date: 28<sup>th</sup> July 2022

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address any concerns you may have. If you are interested in arranging a meeting then please contact me, via my details below, and we can propose some dates to you.

We look forward to hearing from you.

Yours sincerely

**Josie Hobbs BSc (Hons)**

**Graduate planner**

Mobile: 07436 037290

Email: [josie.hobbs@harrislamb.com](mailto:josie.hobbs@harrislamb.com)

**APPENDIX 2  
SITE LAYOUT PLAN ACCOMPANYING  
LETTER**

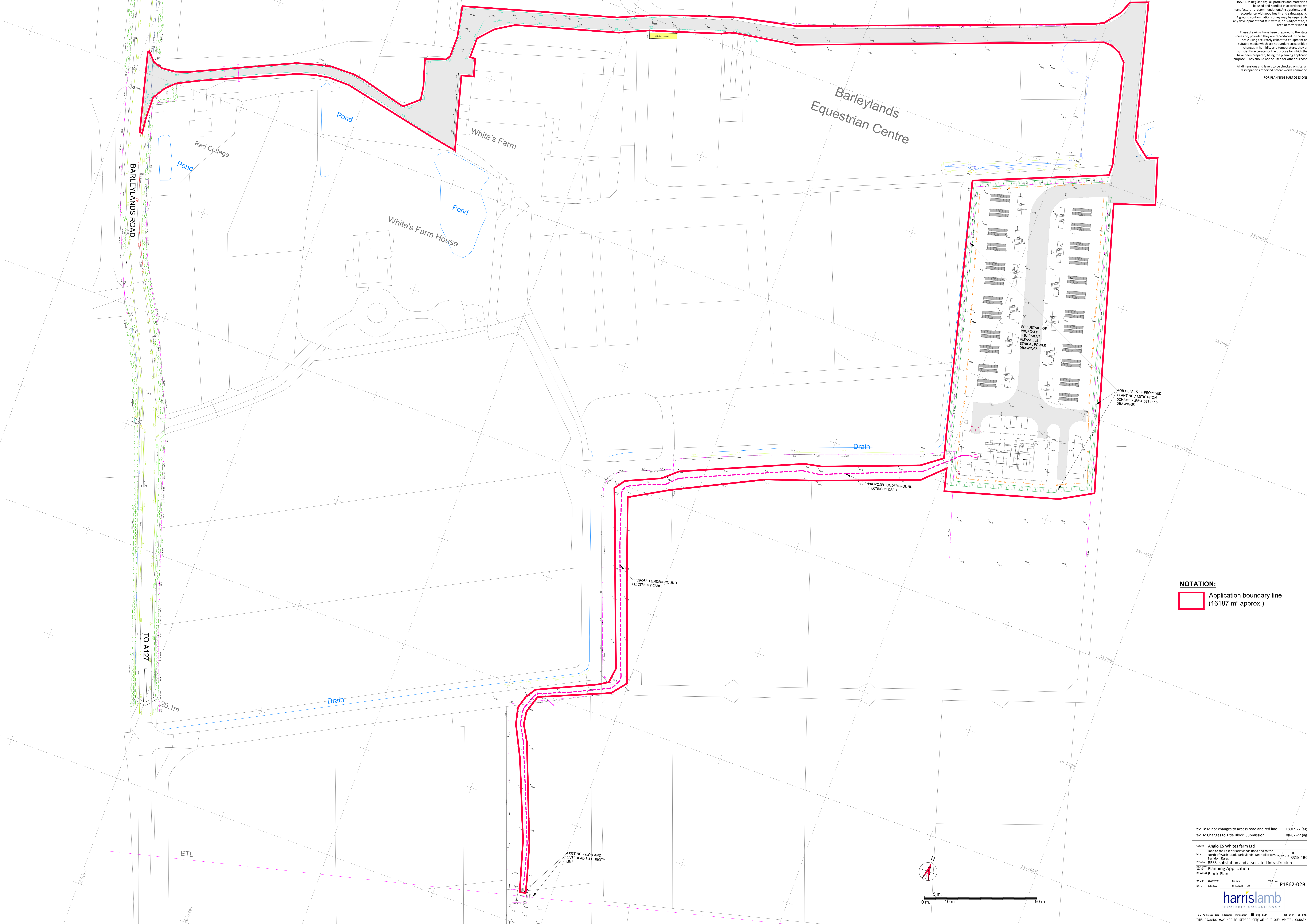



H&S, CDM Regulations: all products and materials to be used and handled in accordance with manufacturer's recommendations/instructions, and in accordance with good health and safety practice. A ground contamination survey may be required for any development that falls within, or is adjacent to, an area of former land fill.

These drawings have been prepared to the stated scale and, provided they are reproduced to the same scale using accurate calibrated equipment and suitable media which are not unduly susceptible to changes in humidity and temperature, they are sufficiently accurate for the purpose for which they have been prepared, being the planning application purpose. They should not be used for other purposes.

All dimensions and levels to be checked on site, and discrepancies reported before works commence.

FOR PLANNING PURPOSES ONLY



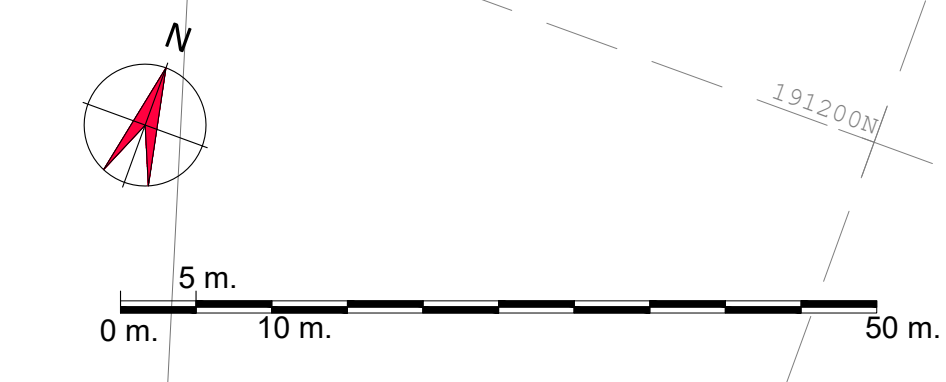
**NOTATION:**  
 Application boundary line (16187 m<sup>2</sup> approx.)

Rev. B: Minor changes to access road and red line. 18-07-22 (agh)  
 Rev. A: Changes to Title Block. Submission. 08-07-22 (agh)

CLIENT: Anglo ES Whites farm Ltd  
 SITE: Land to the East of Barleylands Road and to the North of Wash Road, Barleylands, Near Billerica, Essex. nr. SS15 4BG  
 PROJECT: BESS, Substation and associated infrastructure  
 DRAWING: Planning Application  
 DRAWING: Block Plan

SCALE: 1:500000  
 DATE: JUN 2022  
 BY: gh  
 CHECKED: ch  
 DWG. No: P1862-02B

**harrislamb**  
 PROPERTY CONSULTANCY  
 71 / 74 Forest Road | Edgware | Middlesex | UB8 3PP  
 TEL: 0121 435 9455  
 THIS DRAWING MAY NOT BE REPRODUCED WITHOUT OUR WRITTEN CONSENT



H&S, CDM Regulations: all products and materials to be used and handled in accordance with manufacturer's recommendations/instructions, and in accordance with good health and safety practice. A ground contamination survey may be required for any development that falls within, or is adjacent to, an area of former land fill.

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FOR PLANNING PURPOSES ONLY



Rev. B: Minor change to red line. 18-07-22 (agh)  
 Rev. A: Changes to Title Block. Submission. 08-07-22 (agh)

CLIENT	Anglo ES Whites farm Ltd		
SITE	Land to the East of Barleylands Road and to the North of Wash Road, Barleylands, Near Billericay, Basildon, Essex	nr.	SS15 4BG
PROJECT	BESS, substation and associated infrastructure		
PROJECT STAGE	Planning Application		
DRAWING	Location Plan		
SCALE	1:2500@A3	BY	agh
DATE	July 2022	CHECKED	CH
		DWG No.	P1862-01B

