

## 4 CONSIDERATION OF ALTERNATIVES

### 4.1 Consideration of Alternatives

4.1.1 Schedule 4, part 1, paragraph 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 requires that "*an outline of the main alternatives studied by the applicant and an indication of the main reasons for this choice, taking into account the environmental effects*" are included within the ES.

4.1.2 Other Eon owned and managed sites were considered early in the feasibility process, however, the principal reason for the selection of the site was its location within an allocated site in an industrial area with good access to the primary route network and in close proximity to energy intensive industrial customers.

4.1.3 The design of the Proposed Development has been informed by an iterative process with alternative layouts and elevations considered throughout the process. The **Design and Access Statement** illustrates layout options of the site prior to the final option taken forward. The drawings demonstrate constraints and opportunities associated with the location and orientation of the REC, vehicular movement and access as well as landscaping proposals.

4.1.4 A series of basic architectural massing techniques were undertaken to help understand how the buildings would best relate to one another and the character of the surrounding area. Due to the initial design of incorporating a STOR facility to the north of the REC building, this allowed the REC to sit forwards within the site to relate to the existing industrial and commercial development either side.

4.1.5 Following the basic massing exercise the functional and operational requirements of the building were explored. By creating a single central energy plant unit that is served by the ancillary buildings located to the peripheral edges this allowed for vehicular circulation around the building to all facades.

4.1.6 A series of elevation option alternatives were explored and considered throughout the iterative design process and are illustrated within the Design and Access Statement. The colour palette of the cladding to the main buildings was proposed as a neutral grey-green colour and represented in bands becoming increasingly pale towards the top of the building. The introduction of the banding has helped to reduce the perceived massing of the building.

### 4.2 Site Identification and Feasibility

4.2.1 The Hams Hall Energy site was identified to provide the opportunity for power to be supplied to any interested local businesses as well as the opportunity to supply heat in the form of steam and / or hot water if required; and in view of the need for new waste infrastructure within the Warwickshire County Council area with the plant saving approximately 150,000 tonnes of waste going to landfill annually.

4.2.2 The site at Hams Hall was chosen having established:

- Its availability and its size which was suitable for a 150,000 tonnes facility;
- Its proximity to energy intensive industrial consumers. It is intended that the proposal may be able to offer low cost secure energy to one or more neighbouring businesses, assisting in securing the future of those companies and their employees;

- Its access within the existing industrial estate which immediately joins the primary route network of the M42 and M6 without the need to go through residential areas.

4.2.3 No other viable site alternatives that met all three criteria were identified.

### **4.3 Cumulative Considerations**

4.3.1 Assessment of cumulative effects with other developments which are either operational, under construction / consented or the subject of a full planning application has been considered. During the pre-application process WCC's advice was that there were no schemes that were currently in the planning system that should be assessed as part of this application. A potential development to the north of the site was mentioned however there is no formal application for the site at this time and consequently no cumulative assessment has been undertaken.