

Development Management

Central Bedfordshire Council

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Your Ref
Date 19 December 2025

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015

DECISION NOTICE

Application Number: CB/25/02344/MW
Application Site: Rookery South Energy Recovery Facility, Green Lane, Stewartby, Bedford, MK43 9LY
Proposed Development: Construction and operation of a post-combustion Carbon Dioxide (CO₂) Capture Facility and associated infrastructure.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to **GRANT PERMISSION** for the development specified above and shown on the submitted plans, subject to the following conditions:

1 APPROVED PLANS

The development hereby permitted shall extend to the area edged with a red line on Drawing No. Figure 08.1 Rev B (Site Location Plan) and, except as may be modified by the following conditions, the development shall be carried out in accordance with the following documents and drawings:

- Planning Application Form (dated 18.07.2025)
- Environmental Statement (July 2025 Rev1)
- Non-Technical Summary (July 2025 Rev1)
- Planning, Design & Access Statement (July 2025 Rev1)
- Transport Statement (June 2025)

- Flood Risk Assessment (May 2025 Rev2)
- Water Resource Statement (dated 04.05.2025)
- Statement of Community Involvement (dated 26.06.2025)
- Site Location Plan (Figure 08.1 RevB)
- Carbon Capture Plant Layout - Sheet 1 of 2 & Sheet 2 of 2 (S3935-8310-0003 R5.0)
- Elevation Parameter Plan - Sheet 1 of 2 & Sheet 2 of 2 (S3935-8310-0003 R5.0)
- Carbon Capture Parameter Plan - Sheet 1 of 2 & Sheet 2 of 2 (S3935-8310-0005 R6.0)
- Parameter Plan Heights (S3935-8310-0005 R3.0)
- Plant Layout (incl. parking layout) - Sheet 1 of 2 & Sheet 2 of 2 (S3935-8310-0003 R7.0)
- Landscape Drawing Plan (P01)

REASON: To define the permission and for the avoidance of doubt.

2 **COMMENCEMENT TIMESCALE**

The development hereby permitted shall begin not later than ten years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3 **NOTIFICATION OF COMMENCEMENT**

The date of commencement of the development hereby permitted shall be notified to the Local Planning Authority within 7 days of commencement.

REASON: In the interests of clarity and to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 (as amended).

4 **CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP)**

No development shall take place until a CTMP has been submitted to and approved in writing by the Local Planning Authority. The CTMP will include information on the following matters, as required:

- The parking of vehicles
- Loading and unloading of plant and materials used in the development
- Storage of plant and materials used in the development
- Measures on site to control the deposition of dirt / mud on surrounding roads during the development
- Traffic management needed during the development period
- Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site
- a construction worker travel plan including measures to be taken to promote sustainable travel options and minimise use of private vehicles.

The approved CTMP will be implemented in accordance with the approved details and shall be adhered to throughout the development process.

REASON: This is a **pre-commencement condition** in the interest of highway and pedestrian safety and the free flow of traffic during the construction phase of development.

5 **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)**

No development shall take place (including demolition, ground works, vegetation clearance) until a CEMP (Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall be informed by the and include the:

- Risk assessment of potentially damaging construction activities
- Identification of “biodiversity protection zones”
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- The location and timing of sensitive works to harm to biodiversity features
- The times during construction when specialist ecologists need to be present on site to oversee works
- Responsible persons and lines of communication
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: This is a **pre-commencement condition** to ensure the protection of priority habitats and fauna throughout the construction period.

6 **HABITAT MANAGEMENT & MONITORING PLAN (HMMP)**

No development shall commence until a HMMP, prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement work to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat

has been submitted to and approved in writing by the Local Planning Authority.

REASON: This is a **pre-commencement condition** to ensure the provision and maintenance of BNG in accordance with paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990 and Policy EE2 of the Local Plan.

7 **HOURS OF CONSTRUCTION**

Construction work may not take place other than between 0700 and 1900 hours on weekdays and 0700 and 1300 hours on Saturdays, excluding public holidays, unless otherwise agreed in writing by the Local Planning Authority

REASON: In the interest of protecting local amenity & to protect neighbouring residents from noise nuisance, in the interest of nature conservation and to promote & protect

biodiversity.

8 **LANDSCAPE & ECOLOGICAL MANAGEMENT PLAN (LEMP)**

No development shall commence until a LEMP has been submitted to and be approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- Description and evaluation of features to be managed
- Ecological trends and constraints on site that might influence management
- Aims and objectives of management
- Appropriate management options for achieving aims and objectives
- Prescriptions for management actions
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- Details of the body or organization responsible for implementation of the plan
- Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

REASON: This is a **pre-commencement condition** to ensure the longevity of the landscaping scheme and the ecological enhancement area and to protect the biodiversity value of the site and the visual amenity and character of the area. (Section 15, NPPF).

9 **BACKGROUND SOUND LEVEL**

The external cumulative sound level (Rating Level) emitted from the premises shall not exceed the Background Sound Level. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery and activity on the premises operating together at maximum capacity.

Approved details shall be implemented prior to use of the development and thereafter be permanently retained except for specific changes to the noise details that are requested by the Local Planning Authority in writing to address statutory nuisance.

REASON: In the interest of protecting local amenity & to protect neighbouring residents from noise nuisance.

10 **CONTAMINATION**

If, during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the Local Planning Authority, shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with have been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to and is not put at

unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the NPPF. (EA)

11 **PILING / FOUNDATIONS**

No piling or other foundation designs using penetrative methods hereby permitted by the Local Planning Authority may commence until a scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:

1. a foundation works risk assessment;
2. a conceptual site model;
3. specification of the type, number and depth of proposed piles/ foundations/ dimensions of shaft/tunnel/ design of heating and cooling system;
4. a detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports;
5. a contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of piling or other foundation works;
6. Timing/phasing arrangements.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the LPA.

REASON: To ensure that the proposed development does not harm groundwater resources in line with paragraph 187 of the NPPF. (EA)

12 **EXTERNAL LIGHTING**

No development shall commence until a detailed lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The approved lighting strategy must be implemented in accordance with the approved details prior to the commencement of the carbon capture facility.

The approved scheme must be maintained thereafter for the duration of commercial operation of the development hereby approved.

REASON: This is a **pre-commencement condition** in the interest of protecting local amenity from potential light pollution.

13 **CESSATION OF CCF**

Unless agreed in writing with the Local Planning Authority, within 12 months of the site ceasing to be used for the purpose of capturing carbon emissions from the Rookery South ERF, the company shall submit to the Local Planning Authority, for approval in writing a scheme for the decommissioning, demolition and removal of the development and the restoration of the site.

The scheme shall include:

- a) Details of all structures and buildings which are to be demolished
- b) Details of the means of removal of materials resulting from the demolition
- c) The phasing of the demolition and removal
- d) Details of the restoration works; and
- e) The phasing of the restoration works

The demolition and removal of the development (which shall include all buildings, structures, plant, equipment, areas of hardstanding and access roads) and subsequent restoration of the site shall thereafter be implemented in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and to ensure that the development remains for no longer than required and ensuring that the site is suitably restored thereafter.

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £86.00 for householder applications and £298.00 for all other applications, per submission) can be found on our website:

https://www.centralbedfordshire.gov.uk/directory_record/43223/application_for_approval_of_details_reserved_by_condition

- 1 You are advised to note the comments of the Environment Agency as set out in the enclosed letter.
- 2 You are reminded that the consent of the Internal Drainage Board is also required for this development and your attention is drawn to the comments of the Internal Drainage Board as set out in the attached letter.



**Andrew Davie MRTPI
Service Director Development & Economy**

Date of Issue: 19 December 2025

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK

* delete where inappropriate

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Notification of intention to submit an appeal

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

Complete the following:

The appeal will be against: Central Bedfordshire Council for: <i>(insert reason for appeal e.g. refusal, failure to decide or appealing against conditions)</i> Appellant(s) name: Site Address: Rookery South Energy Recovery Facility, Green Lane, Stewartby, Bedford, MK43 9LY Description of development: Construction and operation of a post-combustion Carbon Dioxide (CO₂) Capture Facility and associated infrastructure. Planning application number: CB/25/02344/MW Likely submission date of appeal: Proposed duration of inquiry in days:
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Next steps:

1. Complete the above fields
2. Save this document
3. Attach to an email and send to the Local Planning Authority and also the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk)
4. Submit your appeal via the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) not less than 10 working days after sending this notification.