Planning application for the retention of structures and operations in connection with the processing of construction and demolition waste and stone to produce building stone and other recycled building products.

Land at Lilford Lodge Farm,

Barnwell,

Oundle,

Peterborough

For Mr D Dijksterhuis

July 2009
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Introduction

For many years the landowner, Mr D Dijksterhuis has extracted stone from part of his holding for use in the construction of farm tracks and hardstanding. Part of the extraction area has subsequently been filled with material resulting from the construction of the fishing lakes. This area, which is outside the planning application boundary is now being used for stockpiling small quantities of stone and tarmac planings for use on the farm.

Prior to the applicant’s purchase of the farm, stone had been worked from the application site and there is evidence of a quarrying in this location since Lilford Hall was built.

The application area is currently being used by the landowner’s tenants, Select Stone, which has used this area since 1999 for material processing. Prior to this date others used the quarry for material processing and vehicle parking. Although it is possible to produce evidence of this use for more than 10 years and thus it would have been possible to apply for a Certificate of Lawful Use and Development, the scale of use has changed over time.

The existing buildings on site have also been in place for more than 10 years and thus are immune from Enforcement Action by the Local Planning Authority.

The Site

Lilford Lodge Farm is situated south of Oundle, between the A605 and the River Nene. Part of the farm holding is within the floodplain of the river, but most lies above the valley floor, where it is underlain by limestone of the Blisworth Limestone Formation which is part of the Great Oolite Group.

The old quarry lies near the centre of the farm holding and has access along a track from the main track that serves the fishing lakes that are situated to the west and north. To the north and south of the old quarry a substantial amount of planting has been carried out, which now appears as an established area of woodland along the valley slope.

The quarry floor provides the main area of the application site. It lies between 3-5m below the level of the land to the east, north and south, but lies at a similar elevation above the floor of the river valley to the west.

A public footpath runs north-south through the farm, crossing the main access track near its junction with the access to the application site.

The Development

The site and aspects of the operations are illustrated on the photographs in Appendix A.

The current operations for which permission is sought employ no more than 3 staff. The site is operated between the hours of 07.30 to 16.00 on Monday to Friday with no weekend or bank holiday working.

The annual throughput totals approximately 1,000 tonnes of material, which comprises about 50% of demolition materials and 50% new stone. The demolition materials include
mostly stone and bricks, but includes recovered timbers and some architectural salvage. These materials are all pre-sorted on the demolition site, so are clean and free of any contamination. The new stone is supplied from local quarries and bought in bulk loads for finishing into building products.

Material that is not suitable for re-facing or chopping to provide building stone is stockpiled for crushing to produce recycled aggregates.

New stone is delivered to the site in 20 tonne loads by third party carriers. Demolition materials are collected by the operators in either a 3.5 tonne lorry or in a trailer towed by a Landrover; the average load weight is 2 tonnes.

All demolition materials are collected from within a 30 mile radius of the site, which is the area within which the processed materials are sold. New stone may have to be sourced from further afield. The daily output of products averages 3 tonnes, which is sold either loose, bagged or on pallets.

Operations at the site use only a bucket loader for moving materials around, a hydraulic guillotine for cutting the material and hand working to finish the material. Off-cut material suitable for processing into hardcore is taken off-site for crushing elsewhere or sold unprocessed as hardcore.

The site has the benefit of a mains power supply. Site offices are accommodated in a portable building near the site entrance, alongside which there is ample space for parking all vehicles associated with the uses. A small building used for storage is located within the old quarry and a Dutch barn building located in the centre of the site is used to provide shelter for the guillotine and hand processing operations.

**Planning history and policy**

There is no history of planning permissions at this site.

The relevant planning policy is contained in the Adopted Northamptonshire Minerals Local Plan and the Adopted Northamptonshire Waste Local Plan, 2006 and in the Adopted East Northamptonshire District Plan 1996.

The **Minerals Local Plan** Aim 9 states that

*To ensure a supply of locally sourced building materials including varieties of limestone, ironstone, sandstone and Collyweston stone slate to support local identity*

**Objectives**

- To stimulate the production and use of locally sourced stone
- To ensure high quality end uses of locally sourced building stone

There is no specific policy relating to the processing of stone for building use on a site separate to the extraction site. However, the aim of ensuring a supply of building materials for local construction projects is supported by allowing the activity at this site to continue.

The **Waste Local Plan** policy 4 Development of Local Waste Facilities states that

*Proposals for waste development to provide local facilities (those dealing with 50,000 tonnes or less per annum of non-hazardous waste) will be permitted if it can be*
demonstrated they will contribute to a sustainable waste management system for Northamptonshire. Such development should comply with one or more of the following:
- be located on existing or designated industrial land;
- be on derelict, despoiled or brownfield land or building;
- contribute to agricultural diversification or to rural regeneration;
- be a former or existing mineral working or waste management facility
- be on a site linked to rail or water transport;
- be a part of and specifically serve one of the identified Strategic Development Areas at Daventry, Rothwell/Desborough, Towcester and Wellingborough East (or any other urban extension of over 1,000 dwellings).
Any proposal will require to demonstrate that it is part of the Best Practicable Environmental Option and identify the catchment area the development is proposed to serve.

The development relates only to about 500 tonnes of waste per annum, therefore falls to be considered within the policy for local waste facilities. As described in section 3, the materials will all be sourced from within a 30 mile radius and therefore meet the criterion of a local facility. The activity of processing waste to provide a good-as-new building stone is the best form of recycling and thus is a very sustainable form of management of this part of the demolition waste stream.

The site is on a farm, in an old quarry and thus contributes to both agricultural diversification and is within a former mineral working. Therefore the proposal complies with this policy.

The East Northamptonshire District Plan was adopted in 1996, therefore is out of date. The Council has started work on replacing the adopted Local Plan and has produced many documents to provide the LDF evidence base. In November 2005 it adopted a Rural Strategy; this document will assist in the provision of a framework within which policy will be developed during the Local Development Framework (LDF) process.

The Rural Strategy contains the following objectives:

**OBJECTIVE 1B - TO SUPPORT SUSTAINABLE RURAL DIVERSIFICATION, INCLUDING THE REUSE OF RURAL BUILDINGS TO USES THAT ARE APPROPRIATE IN SCALE, FORM AND LOCATION:** The diversification of farm-based activity, using otherwise redundant buildings or land, can play a major role in increasing incomes, retaining jobs and maintaining sustainable communities.

The proposal constitutes rural diversification by providing employment for the operators and income for the farm.

**Environmental Impacts**

**Traffic**

New stone, delivered in bulk in 20 tonne loads, comprises no more than 500 tonnes per annum. This results in 25 loads per annum or 2 loads per month.
Recovered demolition materials delivered in 2 tonne loads generates an average of 1 load per day, although it is usual that collection from a demolition site will involve 4-5 loads per day for the period when material is available followed by periods when no loads are collected.

Products are taken off-site in similar load sizes and amounts. Therefore the total traffic movements are as follows:

- 2 HGV movements per month
- 4 movements involving a 3.5 tonne lorry or Landrover and trailer per day on average, with a maximum of 10 movements per day.

All movements associated with the operations use the access created to serve the fishing lakes, which is onto the Barnwell Road, just north of its access with the A605 Oundle bypass. This access is adequate to serve this development and the small number of movements are insignificant when compared with the existing traffic on this road.

**Noise and dust.**

The nature of the operations at the application site are such that they might give rise to increased levels of noise and dust. However, the very small scale of the operations and the predominance of hand processing means that they are not noisy. No crushing takes place on the site, therefore the only potentially dusty operations involve the loading and unloading of stone and the movement of vehicles around the site in dry weather. Dust suppression measures involving the use of a mobile water bowser are taken as necessary to minimise dust.

The operation of the site for the activities for which permission is sought has demonstrated that noise and dust are not generated at levels to cause a nuisance, due to the distance from any sensitive receptors.

**Visual impact**

The site is fully screened from the Nene Valley, the fishing lakes at the farm and the public footpath across the farm by the lie of the land and the established woodland around it. Therefore no measures are required to screen the operations from public viewpoints.

**Surface and groundwater impacts**

There is no surface water within the site, which is free draining due to its position on limestone.

The site is not within the Flood Plain and is less than 1 hectare in extent, therefore no formal Flood Risk Assessment is required to discharge the requirements of Planning Policy Statement 25.

Only natural stone or pre-sorted demolition materials are brought to the site, therefore there is no risk of contamination of either surface or groundwater. Fuel is stored in a fully bunded store, in accordance with current regulations.
The site has no provision for foul sewage or for dirty water, as the staff are entitled to use the farm facilities as part of the tenancy arrangements.

**Ecological impacts**

The site has been in continuous use for over 10 years, therefore there is no habitat of ecological value and no protected species likely to be affected by the continuation of the operations.

**Lighting**

There is no fixed lighting at the site. In the event that operations need to be undertaken during dawn and dusk, lighting is provided by the mobile equipment.
Appendix 1

Site photographs

Processing building and stockpile of offcut/waste stone

Storage building and storage of product.