December 2006

Supporting Statement

Lowick Manor Farms Ltd

For

Northamptonshire
Lowick
Old Aldwincle Road

Including the removal of a small quantity of mineral
The use of wood waste in the composting operations,
Importation of wood waste, its storage and processing,
An extension to the composting facility to facilitate the
Re-submission of an application for

Planning Application for

Gill Pawson Planning
Rural Planning, Minerals and Waste
2.2 The construction of the extended site will require the removal of approximately:

- Part 1 - to extend the composting site to the south and west, by means of extracting

Discussion with the landscape officer of the County Council: screening bund around the extended site, has been deleted following recommendations received at the site inspection. The revised proposal is in two parts as follows: the proposal to construct a

2.1 The Revised Proposal: to allow the use of wood waste in the composting

Planning permission was granted on 1 September 2006, to vary condition 2 of Planning permission EN07/1434. The access to the site is from the existing road at Old Adurway Road. This application does not propose any alterations to the approved access.

The site at Old Adurway Road has been designated for composting operations of potential significance. This application is for the extension of operations at the site to the south and west. Sections of plans are shown on the drawings No ASC06.229 and the proposed extension site contours are shown on drawings No ASC06.230.

Annexure, which is described in Section 2, the difference in height between the existing site and the proposed contours on drawings No ASC06.230, which are on the drawings No ASC06.231. The proposed layout and contours, with cross sections, are shown on drawings No ASC06.537. The contouring on the site is shown in the existing contours.

The area proposed for the composting is 13,000 square meters.

The red boundary line on the plan shows the area to be included within the area of the site. The red line is accurate to the nearest 100 square meters.

The application is the submission of a proposal to extend the site of the area of the wetland on the estate from 1.0 to 2.0 hectares. The application is for an extension of the area of the wetland for water management purposes and to provide a

1.0 Introduction

Lowick Manor Farm Ltd
The proposed expansion to the composting area, the location of the modelled composting site, the south of the road and the plan has been placed, accurate modelled plan for the

2.7

Revised landscaping proposals:

2.6

The addition of carbon to the composting operations will mean that the

surcell's, small landscapes and waste businesses, the additional demand for the composting site left unallocated recycling sites, the

year already designated for the composting site, lea. The recycling and waste recycling sites, the

wood waste is likely to be supplied from similar sources as green waste each

year. Wood waste is likely to be applied from similar sources as green waste each

This application is for the importation of up to 1,000 tonnes of wood waste each

Pre-supposed recycling of green waste and the other recycling

2.5

The quantity of carbon that material is needed and this can best be

Supplied from wood waste. Supplied wood waste will be used for other recycling

Supplied from wood waste. Supplied wood waste will be used for other recycling

Supplied from wood waste. Supplied wood waste will be used for other recycling

2.4

Dry tonne of recycling of green waste and use in composting, wood waste:

2.3

If more is not needed, a proportion of the composting operations at the site will be shown on the plan. The proposed expansion to the composting area, the location of the modelled composting site, the south of the road and the plan has been placed, accurate modelled plan for the

composting operations at the site.

2.2

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composting operations at the site. The proposed expansion to the composting area, the location of the modelled composting site, the south of the road and the plan has been placed, accurate modelled plan for the

composting operations at the site.
For compounding at the site, goods vehicles, as required by Condition 3 of Planning Permission EN/FN/14340/GPR/12/06, which is taken up by the compounding area up to a distance of 30m from the nearest residential property. The area is to be provided with good access to the highway and the nearest residential property.

4 The site is overgrown with tall vegetation and bracken. The junction of Old Aldrimont Road with the site cannot be seen from any residential property. Old Aldrimont Road will see the development of the proposed compounding area. The area is to be provided within the area of woodland to be cleared.

3.8 The proposed screening bund in the adjacent field to the east, if now unavoidable, will provide a significant increase in woodland cover and habitat. The proposed screening bund will include the site, in the longer term and endorse the compounding site with woodland at the southern boundary of the site.

3.9 The proposed bund will include the site, in the longer term and endorse the compounding site with woodland at the southern boundary of the site.

2.11 It is suggested that the details of the proposed free plan be submitted for approval scheme.

2.10 The western boundary of the site will also be planted with woodland species, to link the spurs to the south with the buildings and to plant a zone of woodland in the proposed open space to provide a significant increase in woodland cover and habitat.

2.9 The proposed bund will include the site, in the longer term and endorse the compounding site with woodland at the southern boundary of the site.

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5.2 Current County Council Planning policies on waste are contained in the adopted Waste Local Plan. The Council seeks to manage waste in accordance with the waste agreements that were entered into with the operators.

5.1 Government policy in respect of waste is to increase significantly the volumes of composted and recycled materials around the county. The planning permission for composting at this site was secured in order to facilitate this.

5.0 Planning Policies

South of the site and in the partner to the exposed face along the western edge of the site, the outdoor quality stone will be incorporated into the area of ground modelling suitable for sale, based on the quality of the stone contents being removed from the borrow pit. In the north and east areas of the site, the extended area is expected to be sold after completion of the operations described in the application for permission. The operations will take place in accordance with the operations described in the application for permission.

5.3 The extended area will be utilised for the wood waste operations, after the wood waste operations have been completed.

4.4 The permitted operations will include the use of the equipment, which will be built to comply with the parent plan and will be constructed in accordance with the parent plan. The composted wood will be delivered to the site at intervals, when sufficient stockpile has been accumulated.

4.3 The proposed extension area will be provided with an engineered drainage system.

4.2 Some chopped wood will also be used as a fuel to provide heat and power to the site and other properties.

4.1 Wood waste is to be stored, chopped and then stored ready to add to shredded green waste for windrow composting. The composting operations were described in the application for planning permission for the site. After completion of the operations described in the application for permission, the operations will take place in accordance with the operations described in the application for permission.
6.0  Environmental Considerations

Implications apply:

For the site, this application is for Relief development, therefore similar policy

This location was addressed during the consideration of the previous applications

Narooma Development Plan: The policy implications of development in

The area within an area of open country is designated in the East

In the adopted Nambucca Shire Minerals Local Plan, Policy is relevant to this

Proposed scale of operation, increases the commercial scale operation and the expansion

The existing site will provide a commercial scale operation and the expansion

/provide that in each case the location is consistent with BPD(A) for the waste

Lwait: 13.12/06

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Lowick compost site - resubmission
6.7 Protection of water (controls will be included in the Waste Management Licence)

6.6.5 Noise (controls will be included in the Waste Management Licence)

6.6 Litter (controls will be included in the Waste Management Licence)

6.5 The problems are not generally associated with wood waste operations.

6.4 Vermin and birds (controls will be included in the Waste Management Licence)

6.3 Odours (controls will be included in the Waste Management Licence)

6.2 Dust (controls will be included in the Waste Management Licence)

Wood stockpiling is noisy. However, the operation of the equipment behind a screen will not be a nuisance.

6.1 Noise (controls will be included in the Waste Management Licence)

Additional material extraction may create some dust, although the material is damp.

Waste wind is from the south-west and will carry any dust away from the prevailing wind is from the south-west and will carry any dust away from the site. The site is well below the ground levels to the west and south such that dust generated at the site will be significantly depressed with regard to the environment. The waste winds will be further depressed by a dust suppression unit. However, the dispersion from residential properties and workshops

A road sweeper will be used to clean the highways. These are controls included in the Highway

The area will be regularly cleaned, which will mean that muck will not be allowed to build up. If necessary, the highways will be closed to traffic and the muck swept up.
Any influence on the neighbours and extending the site should not cause any
problems.

The existing site preparation and mineral extraction operations have not caused any
problems.

The surroundings are in agricultural use, the nearest residential development is
over 500m distant.

6.11 Compatibility with adjoining development

Permanently, the mineral extraction operations should be complete within 6
months.

6.10 Duration of operations

It is proposed to operate the wood and solid waste and composting site
similar hours will apply to the mineral extraction at the extended site.

0700 to 1900 on Saturdays, with no working on Sundays and Bank Holidays.

It is proposed to accept deliveries of waste, both wood and solids and operate the
wood in the hours of 0700 and 1900, Monday to Friday and
Saturday.

6.9 Hours of operation

Because of the distance of the site will provide a substantial screen, once the plant badge
had the proposed landscaping around the western, southern and eastern
limite, these operations can be expanded without being visible from the
adjacent area at a lowered level with the extraction of additional
surface the views from the south.

The existing site is visible from the nearest Valley to the east and southeast and from
the right to the south. Extending the modelling and the planning has been approved in
connection with the existing permission for composting at the site, which will
become responsible for the site will provide a substantial screen, once the planning
classes the proposed landscaping around the western, southern and eastern
limite, these operations can be expanded without being visible from the
adjacent area at a lowered level with the extraction of additional

6.8 Visual intrusion and landscape impact

in building up the western side of the lagoon, in a cut and fill operation.

The extraction will take place below the face of the water table, which will
provide the collection of additional rainwater. This will reduce the surface water
protection by leaving in more of stream in situ, with the extraction of the
roof.

No mineral extraction will be undertaken without the level of the water table, which will
be protected by leaving in more of stream in situ, with the extraction of the
roof.

The water from the composting pad, and allowed to soakaway into the site.

The composting site generally suffer from a lack of water, so this development will
not mineral extraction. It will be allowed to soakaway into the site.

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Lowick compost site - Resubmission
Landscape features and screening

With existing isolated features and this training wildlife corridors as will as new
extraction. The additional landscaping will provide new woodland features, linking
inportunities wood into the compositional process, and thus the source and
extraction. The extraction across the hill width of the site is minimal. The need for
mportunities is less than the original scheme. While extending the area of
portunities would be detrimental to the landscapes

4.2. The existing compositional area was granted for green waste compositional only. With
portunities

Reason 4: No justification has been made for the extension of the previously permitted

3.7. The screening bund has been omitted from the resubmitted proposals.

3.6. Character of the area.

3.5. Construction of the screening bund would be detrimental to the landscape

3.4. The screening bund has been omitted from the resubmitted proposals.

2.3. Local Plan Policy A2.

2.2. Construction of the screening bund is unnecessary and contrary to Waste

1.2. No additional or permitted site.

1.1. The extension of an additional 0.8 ha. is insignificant in Local Plan Policy

Policy 12 of the Priorsdale Local Plan.

7.0 Comments on the Previous Reasons for refusal

4.4. No tideline above the tideline of the River Nene; therefore it is not

3.4. The control of flood waters in the Nene Valley.

2.4. The extension will cause the run-off from the area of land and thus assist with
weather. This will reduce the run-off from this area of land and thus assist with
to a lake, to store surface water for use in future plans. During dry
surrounding land. The extension will have a hard surface that will be laid to drain
from the extended waste site, as it will all be located below the Level of the
Here will be no run-off into the surface water courses and thus to the River Nene

6.4. Food Risk Assessment