APPLICATION FOR PLANNING PERMISSION
FOR A SOIL TREATMENT FACILITY AT
KINGS CLIFFE LANDFILL SITE, STAMFORD,
NORTHAMPTONSHIRE

DESIGN AND ACCESS STATEMENT

Report Reference: AU/KC/SPH/1449/01/D&A/FIN

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1. Introduction

1.1 Augean PLC proposes that a soil treatment facility will be developed at the Kings Cliffe Landfill Site for the treatment of contaminated soils. The development will provide at Kings Cliffe a soil treatment centre to serve the local and regional construction industry facilitating a more sustainable approach to the reclamation of contaminated land.

1.2 This Design and Access Statement has been prepared to accompany the planning application and has been developed in accordance with the Department for Communities and Local Government (DCLG) circular 01/2006 section 3\(^1\) and following the guidance provided by the Commission for Architecture and the Built Environment\(^2\) and Northamptonshire County Council\(^3\).

1.3 The Kings Cliffe Landfill Site occupies an area of approximately 30.45 hectares and is owned by Augean. The site comprises an active hazardous waste landfill together with restored and partially restored landfill areas. The current site entrance, waste reception facilities, car parking, site offices, welfare facilities, storage area and laboratories are located in the east and south east of the site. Wheel and vehicle body wash facilities are located to the south of the landfill on a section of surfaced road that leads to the site entrance. Soil and clay stockpiles occupy a significant area in the west of the site. A gas and surface water management compound currently is under construction adjacent to the western boundary of the site.

1.4 The proposed soil treatment facility will be developed in the north west corner of the area in the ownership boundary of Augean. The proposed development area currently comprises bare ground and rough grassland with clay stockpiles. The soil

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\(^3\) Northamptonshire County Council Guidance Notes for Planning Applications Appendix B http://www.northamptonshire.gov.uk/NR/rdonlyres/66FBA784-2615-426B-AAFE-0BE39230B178/0/AppendixBPDFFormat168KB.pdf
treatment facility will include stockpiling areas for contaminated soils and processed soils. Soil treatment processes will include soil washing, immobilisation and bioremediation. The soil stockpiles and treatment plant will be located on a concrete hardstanding. The concrete hardstanding will incorporate surface water control measures to contain all drainage and the area of the soil treatment facility will be fenced.

1.5 The proposed development will not involve the construction of any new permanent buildings and is for the provision of plant in an area of the landfill site that is currently used for stockpiling soil and similar materials. The soil treatment facility has been designed and located to ensure that the proposed development will integrate with the current site use and its wider landscape context to minimise the impact on the main potential visual receptors and to avoid degradation of landscape character whilst meeting the operational needs of the facility. This Design and Access Statement describes how the design objective has been met and identifies the principles of the proposed design.

1.6 The proposed development is the subject of an application for planning permission together with a supporting Environmental Statement. Plans showing the location of the site and the layout of the proposed development are presented in the application document.
2. The Site

2.1 The proposed area for development is centred at National Grid Reference (NGR) TF 006 001 approximately 1.8km east south east of Duddington and approximately 2.8km north of Kings Cliffe. The proposed development occupies an area of 2.7 hectares in the north western corner of the Kings Cliffe Landfill Site west of the current landfill and east of the gas flare and surface water pumping compound.

2.2 The proposed development will make use of the current highway access to the Kings Cliffe Landfill Site. The access is from Stamford Road which is an unclassified road that runs adjacent to the eastern boundary of the Kings Cliffe Landfill Site from the A47 to the north of the landfill site to Kings Cliffe to the south of the landfill site.

2.3 The proposed development area will be accessed using the internal haul roads in the Kings Cliffe Landfill Site that are used currently for deliveries of waste to the landfill and for access to other areas of the site. The main haul road is surfaced from the site entrance to the wheel wash which is located on the southern boundary of the site adjacent to the south eastern corner of the landfill area. From the wheel wash the haul road is unsurfaced. A new haul road will be constructed from the current haul route in an easterly direction for approximately 110m before heading in a northerly direction to the proposed development area.

2.4 The proposed development is located on a landfill site in an area which predominantly is rural with woodland blocks. The natural ground levels at the proposed development area vary from approximately 87m above Ordnance Datum (AOD) in the south east corner to approximately 81m AOD in the north east corner.

2.5 There are no public rights of way that cross the application area or the Kings Cliffe Landfill Site. There are no rights of way at the boundary of the Kings Cliffe Landfill Site.
3. **The Design**

3.1 The proposed development comprises a soil washing plant, an immobilisation plant and an area for bioremediation. The purpose of the development is to provide a soil treatment centre for the recovery from contaminated soils of aggregate and soils contributing to national and local waste management objectives. The life of the soil treatment facility will be tied to the life of the landfill site. The proposed development and operation of a soil treatment facility will comprise an additional activity within the currently permitted and active landfill boundary and will provide treatment capacity for contaminated soils that are imported to the site.

3.2 The proposed development will include a concrete pad approximately 100m by 200m on which the soil treatment activities will take place. There will be bays for stockpiles of the contaminated and the treated materials in the central and southern areas of the concrete pad. The plant associated with the soil treatment process will be located toward the northern end of the concrete pad and will comprise modular units supported on steel frames to a maximum height of 14m. The process control office and staff welfare facilities will be provided in mobile units adjacent to the treatment plant. Water treatment areas will be included on and adjacent to the pad.

3.3 Three full time staff comprising a plant manager and two operatives will work at the proposed soil treatment facility. Support will be provided by staff from the landfill site if necessary.

3.4 The office and site welfare facilities including an office, refectory and conference room together with toilets, shower and a decontamination unit will be located in three 40ft containers on legs in the north east of the development site. The soil treatment facility will be electrically self supporting from a 600KAV generator which will be housed in an insulated container.

3.5 The plant has been designed to integrate into the setting. The plant will be painted in olive drab to integrate with the surrounding landscape. The mobile units forming the site offices will be painted in the same colour. The plant layout and mobile office
units are designed to occupy the minimum footprint and height necessary for
operations and to allow safe and efficient access for vehicles, mobile plant and staff.
The dimensions of the structures are as follows:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Footprint</th>
<th>Maximum height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soil washing plant</td>
<td>900m²</td>
<td>8m</td>
</tr>
<tr>
<td>Immobilisation unit</td>
<td>600m²</td>
<td>14m</td>
</tr>
<tr>
<td>Mobile office units</td>
<td>100m²</td>
<td>6.7m</td>
</tr>
</tbody>
</table>

3.6 If considered necessary the soil treatment area will be made secure by means of
1.8m high weld mesh fence topped with 2 strands of barbed wire round the edge of
the concrete pad and lockable gates 1.8m high with weld mesh topped with barbed
wire.

3.7 Maximum use of current landfill site infrastructure and facilities has been considered
in the design of the proposed development. The use of the current landfill site
access, weighbridge and wheelwash facilities and internal site haul roads will
minimise the effect of the development on the surrounding land by avoiding
unnecessary construction.

3.8 The location of the proposed soil treatment facility in the north west corner of the
site ensures that the potential noise and landscape impacts associated with the
development are minimised. The site topography provides natural screening of the
plant and the location of the facility maximises the distance from the nearest
occupied properties. The only other available area of the landfill site in which the
soil treatment facility could be located would be adjacent to the eastern boundary to
the south of the landfill site offices. This location is considered less suitable than the
proposed location as it would be difficult to screen and the location is close to
occupied residential properties.

3.9 Adjacent to the northern boundary of the proposed development area is the
Collyweston Great Wood. To the east north east of the proposed development area
is an area of woodland known as Easton Hornstocks. To the east of the development area beyond the landfill and the Stamford Road are Westhay Cottages and Westhay Farm with associated agricultural and commercial buildings. To the south of the development area beyond the clay stockpiles are farm buildings and open agricultural land. To the west beyond the boundary of Kings Cliffe Landfill Site there is open agricultural land and North Spinney Wood.

3.10 Due to the screening effects of the landform, permitted landfill and clay mounds, woodlands and hedgerows the proposed development has limited visibility from surrounding areas. The operational phase of the development will have no significant visual impacts on the sensitive receptors in the surrounding area.
4. Access

4.1 The proposed development will use the current highway access to the Kings Cliffe Landfill Site. The access is from Stamford Road which is an unclassified road that runs adjacent to the eastern boundary of the Kings Cliffe Landfill Site from the A47 to the north of the landfill site to Kings Cliffe to the south of the landfill site.

4.2 The proposed development will form part of the operational area of the site and will not be open to members of the public. Pedestrian access to the development area will be limited to employees and occasional visitors who will normally arrive by appointment and will be escorted while on site. Staff and visitors to the site will enter via the internal haul routes in the landfill site. Parking will be available adjacent to the modular buildings on the impermeable pad.

4.3 Due to the nature of the proposed operations and the working environment at the proposed development it will be difficult to accommodate employees and visitors who suffer from certain recognised conditions within the terms of the Disability Discrimination Act 1995 (DDA) although access is possible to the current landfill site offices and related structures.
5. Conclusion

5.1 The design and layout of the soil treatment facility and the location in the north west corner of the current Kings Cliffe Landfill Site will ensure that the visual impacts of the plant are minimised. The development will share the established access and site infrastructure of the landfill site thereby minimising the amount of development necessary. Access to the proposed development will be using existing site roads. Due to the nature of the facility and site operations it may not be possible to accommodate employees and visitors at the facility who suffer from certain recognised conditions within the terms of the Disability Discrimination Act 1995 although access is possible to the current landfill site offices and related structures.

5.2 The design process has been iterative and as a result has addressed a wide range of issues resulting in the proposals for the proposed soil treatment facility which meet the design objectives and are successful in minimising the impact on human and other environmental receptors.