NON TECHNICAL SUMMARY

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

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1. **Introduction to the non technical summary**

1.1 This document is a non technical summary of the Environmental Statement that has been prepared in support of a planning application for a soil treatment facility at Kings Cliffe Landfill Site. The application is for the construction and operation of a soil treatment facility to treat contaminated soils and to facilitate a more sustainable approach to the reclamation of contaminated land and the management of wastes. Processing plant will be constructed and operated at the application site together with management and control systems to prevent contamination of the surrounding land, groundwater and surface water.

1.2 To ensure that Northamptonshire County Council and the public together with other interested parties have a clear understanding of the proposed development, how the facility will operate and how environmental impacts associated with the development will be controlled an Environmental Impact Assessment (EIA) has been undertaken and an Environmental Statement (ES) has been produced which reports on the findings of the EIA. This document is the non technical summary of the ES.

1.3 As part of the ongoing operation of the Kings Cliffe Landfill Site regular meetings of the Kings Cliffe Local Liaison Group are held to discuss matters affecting the site and local residents. The proposed development has been described and discussed at a meeting of the Liaison Group.
2. Site location and description

2.1 The proposed area of 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 (Figure NTS1). The application area is shown on Figure NTS2. The proposed development occupies an area of approximately 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. The development area is currently used for stockpiling of restoration soils and engineering materials.

2.2 The proposed development will use the current highway access to the Kings Cliffe Landfill Site from Stamford Road. Stamford Road is an unclassified road that runs adjacent to the eastern site 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 (Figure NTS2). The proposed development 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.

2.3 Adjacent to the northern boundary of the proposed development area is the Collyweston Great Wood. To the east north east of the proposed development is an area of woodland known as Easton Hornstocks. Parts of the Collyweston Great Wood and Easton Hornstocks comprise a Site of Special Scientific Interest (SSSI) and a National Nature Reserve (NNR).

2.4 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.

2.5 To the west of the development area is the gas flare and surface water pumping compound which currently is under construction. To the west beyond the boundary of Kings Cliffe Landfill Site there is open agricultural land and North Spinney Wood.

2.6 No public rights of way cross the application area or the Kings Cliffe Landfill Site.
3. Planning Context

3.1 The Kings Cliffe Landfill Site has a history of minerals and waste development and the land use of the activities is well established. The first planning permission for the site was granted on 27 August 1957 for the extraction of clays. On 3 July 2006 planning permission was granted for a hazardous waste landfill and associated operators. The site has been the subject of a number of planning permissions over the last 50 years including waste management operations for the last 13 years. The 2006 permission ensures that the site is operated to modern standards with effective planning control.

3.2 A detailed review of the local, regional and national policy regarding sustainable waste management has been undertaken. The Kings Cliffe Landfill Site is identified in the Northamptonshire Waste Local Plan as a main site for waste management and has the benefit of a current planning consent and a PPC Permit for the disposal of hazardous waste. It is considered that the proposed development is consistent with the policies included in the documents comprising the development plan. In particular the existing landfill and current activities form part of the county and regional network for hazardous waste disposal. The proposed development will provide facilities to treat contaminated soil for reuse or recovery where possible, to reduce soil volumes going to landfill and for the treatment of residues.

3.3 The development represents a sustainable approach to waste management and is consistent with the stated policy for sustainable waste management. The development will not affect adversely local amenity, the transport network or natural resources. The development area is located in an existing waste management facility and is compatible with surrounding land uses.

3.4 In accordance with relevant policies the proposed development will have no unacceptable adverse effect on the environment. The proposed development will contribute to prudent use of resources, protection of the environment, social progress, economic growth and employment.

3.5 There is a clearly established need for facilities for the treatment of contaminated soils. The development will contribute to providing additional capacity that provides
solutions to the treatment needs of developers who excavate contaminated soils in the process of reclaiming derelict and brownfield sites for future beneficial use.

3.6 The proposed development is located at an existing, established and well used site and is well placed to serve the waste producers in the East Midlands region with good road links and an established base of users of the facility. The site already forms part of the network of integrated waste management facilities for the county and the region.
4. Development proposals

4.1 The proposals to provide soil treatment capacity at the landfill will result in an integrated approach to dealing with contaminated soils arising from redevelopment of brownfield sites in the county and in the region. Contaminated soil arising from redevelopment of brownfield sites must be treated before it can be reused or sent to landfill. For many sites it is not practicable to treat the soil at the site from which the soil is excavated.

4.2 The proposed development comprises the construction and operation of a soil treatment facility at the Kings Cliffe Landfill Site. Three treatment processes will be operated:

- Soil washing – which treats soils by separating the material into graded fractions that are free of contamination.

- Immobilisation – which treats soils by mixing contaminated materials with cement or similar lime based materials.

- Bioremediation – which treats soils by promoting the natural breakdown of organic contaminants.

The soil treatment facility will provide treatment for up to 100,000 tonnes per annum of contaminated soils.

4.3 The soil treatment plant is modular and will be delivered to the site for erection. The plant will be a maximum of 14m high and will be painted olive drab. The soil treatment facility will be constructed in the north west corner of the site on an impermeable pad with an integrated drainage system (Figure NTS 3). Contaminated soil imported to the site will be stored in bays on the hardstanding at the soil treatment facility and will be treated in batches. The selection of the soil treatment process for each batch will depend on the nature of the soil contamination and will render the materials suitable for reuse or for landfill disposal. Water collected on the impermeable pad will be recirculated and used in the treatment processes. The plant incorporates water treatment systems and layer holding tanks will be provided to store surplus water.
4.4 The vehicle movements associated with the development will be within the numbers already permitted for the landfill development and will enter the site through the access associated with the landfill. There will be no additional vehicle movements associated with imports of contaminated soil. A new haul route will be constructed to the soil treatment facility from the existing haul route. Vehicles leaving the soil treatment facility will use the existing wheelwash at the landfill site.

4.5 The soil treatment facility will be tied to the life of the landfill site. Operations will take place between 7am to 6pm Monday to Friday and 7am to 1pm on Saturdays. There will be no operations carried out on Sundays or Public Holidays.
5. **Assessment of the environmental effects**

5.1 Based on the studies of the environment in and round the application area and the design proposals the likely impacts of the development on people and the environment have been assessed.

**Traffic**

5.2 It is concluded that there will be no impact on traffic associated with the proposed development. The number of vehicles delivering the contaminated soil to the site will be within the permitted number of vehicles that use the landfill. An existing condition of the planning permission for the landfill limits the annual tonnage of wastes that may be brought to the site.

**Landscape and visibility**

5.3 It is concluded that there will be no significant effect on the amenity value of the local landscape during the construction and operational phase of the proposed development. Due to the screening effect of the surrounding topography and vegetation the proposed development has limited visibility from the surrounding areas. The proposed development will not result in any unacceptable adverse landscape or visual impact.

**Ecology**

5.4 It is concluded from the baseline studies and the assessment that with suitable mitigation there will be no significant impact on ecology due to the proposed development. The development is proposed in an area of the Kings Cliffe Landfill Site that is already subject to disturbance and use for clay stockpiling associated with activities at the site. The vegetation where present in the proposed development area is rough grassland. Schemes for the protection of badgers together with the protection of newts and reptiles have been prepared under conditions included in the planning permission for the Kings Cliffe Landfill Site. The schemes will be relevant to the area of the proposed development and will be adopted during the construction and development of the proposed soil treatment.
facility to minimise impacts on ecology. The proposals will not result in additional impact to that already accepted under the landfill planning permission.

Archaeology

5.5 There is very little of the development area that has not been disturbed through previous land use associated with the operation of the quarry and the landfill site. A scheme of investigation and a programme for archaeological work have been submitted under a condition included in the planning permission granted for the Kings Cliffe Landfill Site. The archaeological scheme will apply to the proposed development. It is concluded that there will be no significant impact on archaeology at the site as a result of the proposed development.

Water

5.6 It is concluded from the baseline study and the controls that will be in place during the construction and operational phases of the development that the proposed development is unlikely to result in significant impacts on water resources in the vicinity of the site. It is concluded that it is unlikely that the proposed development will result in significant impacts on water based sites of ecological interest in the vicinity of the site.

Soil

5.7 It is concluded that there will be no adverse effect on soil resources as a result of the proposed development. In situ soils remain but have been damaged through traffic movements and stockpiling. Soils will be stripped from the development area and stored for reuse in later site restoration work.

Noise

5.8 It is concluded that the proposed development can be undertaken within the current relevant noise guidance limits and recommendations for noise levels. It is concluded that the proposed construction and treatment operations are unlikely to result in complaints regarding noise and that there is a low risk of nuisance or significant impact in respect of noise.
Dust

5.9 It is concluded that subject to the use of the proposed controls the construction operations, the transport of materials together with storage, handling and processing of contaminated soils will not result in a significant impact on the environment surrounding the site as a result of the generation of dust.

Nuisance

5.10 It is concluded that due to the nature of the contaminated soil that will be treated, the proposed controls, the distance from the development area to residential properties and the current nature of adjacent land uses in the vicinity of the site there is a negligible to low potential for nuisance associated with odour, litter, mud and debris, birds, pests and vermin.
6. **Conclusions**

6.1 The proposals show a very high degree of conformity with the development plan. In particular the proposed development will contribute to the established local, regional and national need for the treatment of contaminated soils and will provide a centre for the treatment of contaminated soils that will provide solutions to the treatment needs of the developers of brownfield sites.

6.2 The proposed development is an activity complimentary to and is located in the boundary of an operational hazardous landfill site identified in the Waste Local Plan as a main site for waste management. The development represents a sustainable approach to waste management and is consistent with the stated policy of sustainable waste management.

6.3 There will be no significant impact on the local population with regard to traffic, visual intrusion and noise. There will be no significant adverse impact on ecology, water resources and landscape. Based on the operational management proposals the risk of nuisance associated with dust, odour, litter and pests is low. It is concluded that the development can be undertaken with a minimal impact on the environment and local residents.