Design and Access Statement for the establishment of a facility to sort and recover waste glass suitable for recycling.

1) Use of Site

The site is an established location for the processing of waste glass into material suitable for recycling. Located on the yard of an industrial estate, the site as a whole has a history of industrial usage, being a factory producing refractory minerals, and a quarry to supply the raw materials for the factory process for many decades before the current industrial estate usage.

2) Amount

This retrospective application is for a site whose area is approximately 0.2ha, onto which materials are imported from automotive and similar industrial suppliers. These arrive in the operator Viridor’s fleet of H.G.V.s, for the purposes of reclaiming material for recycling. The materials are stored in stockpiles of not more than 2m in height, until sufficient material is accumulated to break up and screen into similar types of 'clean' glass. The application is for a maximum annual throughput of thirty thousand tonnes, with an expected average of twenty five thousand tonnes. This generates a maximum of twenty vehicles a day, with a normal expected level of twelve movements.

3) Layout

Accessed through the main King's Cliffe Industrial Estate the site is of a broadly triangular form, contained on all sides by either steel chain link fencing or steel palisade fencing. The site itself is entered from the northern end via a lockable gateway. Internally the site contains a series of stockpiles of the various materials brought onto site, held in steel walled bunkers approximately 2m in depth, which are located around the edges of the site. The central area has ample space for the manouevring of delivery vehicles and processing machinery. On the northern side of the site skips are located for the collection of any wastes extracted from the glass by the operators, and on the north western side, just inside the gateway, a site office located in a portakabin.

There are no permanent structures or buildings on the site, and no permanently installed plant or machinery. See Figure 1, site plan, below.
4) Scale

The operation is entirely in keeping with the industrial scale activities in the area, and indeed the historical presence of mineral workings. In the context of the industrial estate the application site represents a similar size operation to the other industrial units, and is located well away from any receptors.

5) Landscaping

Steel bunkers located on the eastern boundary provide screening of the site from views available outside of the industrial estate. The eastern boundary, which borders the bridleway, has its views of the site significantly reduced by these bunkers.

6) Appearance

The site itself is of no particular attractive quality, being simply a location for the processing of inert waste. However, it is entirely in keeping with the surrounding activities on the industrial estate. The site itself is maintained in an extremely tidy and organised fashion, with materials neatly segregated and stockpiled.
7) Access

Access to the site is provided by a concrete surfaced access track, running down from the centre of the King’s Cliffe industrial estate. Entry is unavailable to the general public, and any visitors to the site are required to report to the site office on arrival. High visibility jackets are required when on site. All vehicles are fitted with reversing alarms. Ample manoeuvring space is reserved for vehicular access between stockpiles and processing machinery, and for moving on and off of the site.

The nature of the site and the heavy machinery employed mean that it is unsuitable for access by those with visual or hearing impairments, or of limited mobility.
RETROSPECTIVE PLANNING APPLICATION for

PROVISION OF A FACILITY FOR RECOVERY AND SORTING OF GLASS TO PROVIDE MATERIAL SUITABLE FOR RECYCLING

KING'S CLIFFE INDUSTRIAL ESTATE
KING'S CLIFFE
NORTHAMPTONSHIRE

BY RV MAWHOOD (INDUSTRIAL LANDLORDS)

SUPPORTING STATEMENT

NOVEMBER 2006
1.0 Introduction

1.1 R.V. Mawhood Industrial Landlords wish to regularise the establishment of a facility to store, sort and process glass for recycling, at the site shown on Drawing No GPP/RM/KC/06/06. The site is located on the southern end of the King's Cliffe industrial estate as shown on the site location plan GPP/RM/KC/03/06.

1.2 The application is retrospective as Viridor, the operators of the site, were initially conducting their operation under the assumption that an industrial activity like theirs could be conducted within the confines of an established industrial estate without further permission to the one covering the site as a whole. However, subsequent advice suggests that whilst this is true within buildings on an industrial estate, it is not so within the industrial estate’s yard, and as a consequence of this advice, planning permission is sought for the specific activity.

2.0 The Proposal

2.1 The proposal is to handle up to 30,000 tonnes per annum of glass to produce material suitable for recycling. All waste delivered will be sorted and processed on the existing site.

2.2 Waste is sourced largely from the car windscreen replacement trade, glass manufacturers and similar activity. Materials are only brought on site by the operator, currently Viridor. Once on site the glass is broken down into small pieces, waste materials removed, and sorted. Once a sufficient bulk is accumulated, the glass is taken off site to a specialist glass recycling facility belonging to Pilkington Glass. Any hazardous materials inadvertently arriving onsite are immediately removed and taken to a reputable waste company for disposal.

3.0 Planning Policies

3.1 Government policy in respect of waste is set out in The Waste Strategy 2000, published in May 2000. The aim is to develop sustainable waste management, a key element of which is recycling, which turns waste into a resource.

3.5 The Regional Planning Guidance on waste and minerals generally reflects Government Guidance, with no additional policies.

3.6 Current County Council planning policies on waste are contained in the Adopted Waste Local Plan. These reflect the government's priorities as set out in The Waste Strategy 2000. The Council seeks to manage waste in accordance with the waste hierarchy having regard to the proximity principle, regional self-sufficiency and the best practicable environmental option¹.

¹ National guidance no longer requires individual sites to demonstrate B.P.E.O. compliance.
3.7 Policy 4 Development of Local Waste Facilities,

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 be required to demonstrate that it is part of the Best Practicable Environmental Option\(^2\) and identify the catchment area the development is proposed to serve.

3.8 Policy 17 of the AWLP covers proposals for waste transfer, recovery and recycling. It states that "Development proposals in which the primary activity is the physical handling, transfer and/or recycling of waste (including household waste recycling centres, inert recovery and recycling centres, materials recovery facilities, waste transfer stations, scrap yards and metal recovery operations) will be required to demonstrate that the development will assist the efficient collection and recovery of waste materials, minimise open-air storage and maximise screening.

3.9 The adopted East Northants Local Plan 1996 shows the site without an allocation. The neighbouring land to the east however, is shown as follows;

2.4 The provision of recreation and community facilities will be supported within the terms of policy RLI. In addition, the District Council granted planning permission in February 1995 for the development of a Holiday Resort and International Golfing Centre on land west of Ring Haw. This decision was made as a result of extensive consultation and negotiation with the developers. The scheme offers beneficial prospects which will help overall tourist promotion in the District, in association with the Rockingham Forest concept, and is expected to provide jobs and facilities for local people as well as becoming an attraction of international importance. Its use of disused mineral workings is consistent with Government advice for developments of this nature in the countryside. This is because it avoids the loss of large areas of countryside which is either undisturbed or in agricultural use. Environmental impact assessments which have been carried out suggest that

\(^2\) National guidance no longer requires individual sites to demonstrate B.P.E.O. compliance.
the development can be accommodated at this location, without there being an overall dis-benefit to the local environment.

3.10 While attention has been drawn to this allocation, it is suggested that events in area have overtaken the factors which encouraged this designation, and that little weight should be placed on this allocation for the following reasons:

1. The allocation was made over 10 years ago, when circumstances surrounding the development of the area were rather different from now. There has been no interest in such a development.
2. The current landowner has no intention of deploying his land resources to this use, and as such the designation is irrelevant.

4.0 The Site

4.1 The site has an area of approximately 0.2 hectares. It is flat and at a distance of 300m plus from the public highway, screened by intervening distance, trees, buildings and hedgelines. The site itself is surrounded by fencing, entirely fenced off from the bridleway to the east by the estate's boundary fence and the backs of the steel walled bunkers for glass storage. To the north, there are various industrial premises owned by the same estate, including to the immediate north a glass recycling operation, currently run by Viridor. To the north of the industrial estate lie Bedford Purlieus wood, and to the east, west and south lies old quarrying land for the refractory minerals factory that was located on the industrial estate. Immediately to the south lies the Apex aggregate recycling facility. The site is shown on the attached photographs.

4.2 There are no residential properties in the vicinity, the nearest being Brooklands 295m to the north east, and 'The Framples' 470m plus to the north west. There is easy access to the strategic highway network, to both the A47 and A1.

5.0 Planning and environmental considerations

5.1 Need

As an established and successful specialist business on the site for three years, Viridor's operation has demonstrated the need for the operation. It serves the whole of the east of England, including Northamptonshire. As a specialist site the operation must serve a larger catchment than simply the host county.

5.2 Traffic

The business, currently operated by Viridor, is anticipated to generate traffic ranging between twenty and forty movements a day of H.G.V.s. The routes taken by those vehicles are shown on plan GPP/RM/KC/05/06.

5.3 Employment

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The application site employs three people, with others occasionally on site with deliveries and collection vehicles.

5.4 Dust

The nature of materials involved means there is no susceptibility to dust creation.

5.5 Odour and litter

There is no risk of odour generation or creation of litter from glass stockpiling and processing.

5.6 Vermin and birds

These problems are not associated with glass handling operations.

5.7 Noise

The screening and crushing operations will generate noise, as will movement of materials around the site and the emptying and filling of lorries. However, the nearest residential properties are over 270m away, and therefore they are unlikely to experience any increase in noise levels as a result of this activity. Also, the established use of the industrial estate between the site and the properties generates noise itself, and as such any small additional noise is imperceptible.

5.8 Protection of water

The operations will take place on a hardcore surface, which will allow some rainfall penetration to groundwater. However, the site is not shown on the Environment Agency's groundwater protection map and the glass will not generate contaminated run-off.

5.10 Visual intrusion

The only sensitive receptor with exposure to the site is the bridleway running along the eastern boundary of the application site. The fenceline down the eastern boundary and the steel bays internally located on the site holding the glass screen the site and its activities. The activity is taking place on this established industrial estate and represents very little additional impact.

5.11 Nature and archaeological conservation

The previous use of the site means that there is no archaeological evidence on site. Also, there are no plants of nature conservation interest, nor are any known badger setts or habitats likely to contain other protected species.

5.12 Historic environment

This issue is not relevant in this case.

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5.13 **Hours of operation**

It is proposed to carry out the inert waste recycling operations at the site usually during the hours of 06.30 and 18.00 Monday to Friday and 06.30 to 13.00 on Saturday with no working on Sundays or Bank Holidays. However, in view of the site history, no restrictions on hours of working are regarded as necessary to protect any neighbouring uses.

5.14 **Duration of operations**

The proposed use sought is of a permanent nature. The surrounding industrial estate is an established long term venture, and this site represents merely another part of this operation.

5.14 **Compatibility with adjoining development**

The entire area to the north of the application site is occupied by industrial uses and the remaining land surrounding consists of old minerals workings for the KSR Refractory Minerals plant.

A minimum distance to the nearest residential receptors and the intervening industrial uses prevent any danger of impacts from dust, noise, or visual intrusion. The nature of the wastes handled prevents any risk of pollution either on site or on adjoining land.

5.15 **Flood Risk Assessment**

The use of a hardstanding surface over most of the site will allow rainfall to percolate through the surface and thus the rate of run-off will not be significantly changed from the current situation. No additional buildings or concreted areas are proposed, which would increase surface water run-off.

The site is not located in an area that is at risk of flooding and has no recent history of flooding.

7.0 **Conclusions**

7.1 The proposal fully complies with the European Landfill Directive, government and county council waste planning policies and provides a facility to deal with the glass generated by the automotive trade and similar activities in the surrounding area.

7.2 Access to the site is excellent and there are no adverse environmental or amenity impacts likely to result from the development.