Design and Access Statement for the establishment of a facility to store, sort and process inert waste to recycle into aggregates and soils.

1) Use of Site

The site is an established location for the processing of mixed inert waste into recycled aggregates and soils. 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 1ha, onto which materials are imported from construction and demolition projects. These arrive in the operator Apex Plant Hire's fleet of H.G.V's, for the purposes of reclaiming aggregates and soils. The materials are stored in stockpiles of not more than 5m in height, until sufficient material is accumulated to crush and screen into useful products. The application is for a maximum annual throughput of fifty thousand tonnes, with an expected average of thirty five thousand tonnes. This generates a maximum of forty vehicles a day, with a normal expected level of twenty movements.

3) Layout

Accessed from the main entrance to King's Cliffe Industrial Estate the site is of a triangular form, contained on two sides by earth bunds, and on the third by steel chain link 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, with room between each for vehicular access. In the centre of the site a crusher and screen operate to reduce the materials to suitable sizes for further use. On the western side of the site a skip is located for the collection of any wastes unsuitable for processing by the operators, and a bunded fuel tank for vehicles operating on site.

There are no structures or buildings on the site, and no permanently installed plant or machinery. See Figure 1, site plan, below.
Figure 1. Site layout plan. Note indicated stockpiles are subject to position change, as is the position of site machinery.

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

Earth bunds located on the eastern and southern boundaries provide screening of the site from views available outside of the industrial estate. The bund on the eastern boundary, which borders the bridleway, will be planted with trees and shrubs to blend with the existing hedgeline, and supplement the screening offered by the bund itself.

6) Appearance

The site itself is of no particular attractive quality, being simply a location for the processing of inert waste. However, from the only potentially sensitive receptors, users of the bridleway, the site is entirely screened by the existing bund, and the established hedgeline, which will be further supplemented by the planting of additional shrubs and trees.
7) Access

Access to the site is provided by a hardcore surfaced access track, running down the eastern boundary 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 industrial estate office on arrival. High visibility jackets and hard hats 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 SORTING AND PROCESSING MIXED INERT WASTE TO PROVIDE MATERIAL SUITABLE FOR RECYCLING

KING'S CLIFFE INDUSTRIAL ESTATE
KING'S CLIFFE
NORTHAMPTONSHIRE

BY RV MAWHOOD (INDUSTRIAL LANDLORDS)

SUPPORTING STATEMENT

NOVEMBER 2006

Mill House
East Haddon
Northamptonshire
NN6 8DU
1.0 Introduction

1.1 R.V. Mawhood Industrial Landlords wish to regularise the establishment of a facility to store, sort and process inert waste to recycle into aggregates and soils at the site shown on Drawing No GPP/RM/KC/04/06. 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 Apex, the operators of the site, were initially on site to conduct aggregates recycling for materials recovered during the remodelling of the industrial estate only. However, subsequent to this a continued and expanded operation has grown up, serving a wider catchment than just the estate, and as the business is now permanent the landlord wishes to regularise the activity.

2.0 The Proposal

2.1 The proposal is for a site to handle up to 50,000 tonnes per annum of inert waste to produce recycled aggregates. All waste delivered will be stored, sorted and processed on site.

2.2 Waste is sourced from construction and demolition sites in the surrounding area. This waste generally arrives in mixed loads. The site also accepts concrete railway sleepers for crushing, and road planings which are stockpiled and go back out as required. Wire and metals which arrive as parts of imported wastes are stored until a viable load is assembled and then taken offsite for recycling elsewhere. Demolition and construction waste is screened, crushed and sorted as appropriate. Any hazardous materials arriving onsite are immediately removed and taken to a reputable waste company for disposal. Materials are only brought on site by the operator, currently Apex.

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 option.

3.7 Policy 4 Development of Local Waste Facilities,

1 National guidance no longer requires individual sites to demonstrate B.P.E.O. compliance.
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 National guidance no longer requires individual sites to demonstrate B.P.E.O. compliance.
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 1 hectare. 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 partially surrounded by bunds. 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. The site is shown on the attached photographs.

4.2 There are no residential properties in the vicinity, the nearest being Brooklands 350m to the north east, and ‘The Framples’ 400m 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

Established on the site for nearly a year, the Apex operation has been busy and successful during this period, thus demonstrating a consistent local demand.

5.2 Traffic

The business, currently operated by Apex, 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

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

5.4 Dust

Stockpiles will be sprayed with water during dry weather, to prevent dust blow. The processing operations will use equipment fitted with dust suppression units, for use as necessary to reduce dust.

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In the event that any mud is tracked onto the highway, it will be cleaned using a road sweeper, which will assist in reducing the risk of dust generation during dry periods. A water bowser will be kept on site to spray the access and operational area in the event of dry weather.

5.5 Odour and litter

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

5.6 Vermin and birds

These problems are not associated with inert waste 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 350m 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 inert waste will not generate contaminated run-off. There is a bund along the south eastern boundary, which will prevent any water draining to the off-site surface water ditch.

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. Apart from at the entrance to the site, views are entirely prevented by the eastern boundary soil bund which completely screens the site and its activities.

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.

5.13 Hours of operation

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It is proposed to carry out the inert waste recycling operations at the site usually during the hours of 07.00 and 18.00 Monday to Friday and 07.00 to 13.00 on Saturday and Sunday with no working on 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.

The site is bunded on two of its three sides, and the remaining side opens only onto the industrial estate. 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. The site 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 inert waste generated by the construction and demolition 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.