PLANNING APPLICATION:

Amendment to the boundary of the site for the permitted in-vessel composting operations and associated development.

KIRBY LODGE
CORBY
NORTHAMPTONSHIRE

FOR
B J READING AND SON

PLANNING, DESIGN AND ACCESS STATEMENT

April 2008
Introduction

Kirby Lodge is a complex of farm buildings, located as shown on plan GPP/BRS/KL/07/01. Planning permission was granted on 17 September 2007 for an in-vessel composting operation, for the area shown on plan GPP/BRS/KL/07/02. A copy of the permission is attached at Appendix 1.

The operations will treat 40000 tonnes of input per year of which 30000 tonnes will be waste required to be processed through an in-vessel composting plant and 10000 tonnes per annum of woody garden or wood waste required for blending with the IVC input for homogenous composting and to produce wood chip for burning in the on-site steam generating boiler. Covered Systems will provide the technology and it will also operate the site once it has been constructed.

The infrastructure changes already permitted involve the following:
1. Construction of reception building in which waste will be received and shredded, replacing one of the existing modern farm buildings;
2. Vessels for in-vessel process, including a steam generating boiler and biofilter; replacing the second modern farm building;
3. Creation of a maturation pad and lagoon;
4. Creation of maturation bays on pad, with a biofilter;
5. Weighbridge and portable office building;
6. Conversion of one stone building to office or meeting room for visitors;
7. Improvement of access to Gretton Brook Road/Gretton Road

Details and Purpose of this application.

Following the grant of planning permission, detailed design work was carried out in preparation for letting a tender for the construction work, which has resulted in some minor changes to the site layout and associated development, requiring some changes to the boundary of the site. This application is submitted to extend the site boundary to accommodate the necessary changes.

The changes are shown on Plan ‘Site Overview Plan’ reference 14160/07/P1 and are as follows:
1. The concrete pad and buildings have had to be moved 8m east, to ensure the integrity of the structure of the stone-built agricultural building being retained and to minimise disturbance to the roots of the hedge in the southwest corner.

2. Site investigations have shown that there is more clay overburden to be removed to construct a level site than originally predicted; this material is to be accommodated in thescreening bunds to the east and south, which as a consequence require a larger footprint.
To the south, they will have a footprint of 20 – 25m in width and to the east, the boundary has been extended by 22m.

3. The alignment of the access route to the reception building has been moved 30m further south, to give direct access to the building.

4. The surface water collection lagoon has been moved to the north of the access road, to facilitate drainage into it by gravity fall from the composting area. It will be constructed with a 1m bund around its perimeter, as a health and safety precaution, to prevent vehicles from driving into it and thus avoiding the need for a security fence around the outside.

In total, the changes involve an additional 0.7ha of land.

Cross-sections of the proposed changes are shown on Plan 14160/05/P3. Construction details for the lagoon are shown on Plan 14160/22/P1 and the construction details of the improvements to the existing access (already approved) are shown on Plan 14160/10/P3.

**Impacts of the proposals**

All issues relating to compliance with the County Council’s Design Criteria were addressed in the first application for the development, which also included a Design and Access Statement, as required by national regulations. A revised Design and Access Statement is included with this Statement.

All of the environmental impacts of the in-vessel composting were addressed in the first application for the development.

A detailed Flood Risk Assessment was carried out for the development, to comply with the requirements of PPS 25. During negotiations with the Environment Agency, it was agreed that the site would be set back a minimum of 14m from the bank of the Gretton Brook. All water from the development will be diverted away from the Brook, as set out in the document ‘Drainage Considerations’ contained in Appendix 2.

**Landscaping**

The construction of the site involves moving soils and some underlying material, which will be placed into bunds around the outside of the composting area. Although these bunds are now to be larger in footprint, their height remains unchanged. Therefore they will screen the buildings, as shown on the cross-section drawings submitted with the application.
The bunds will be planted with areas of tree and shrubs, which will enhance the setting of the site and reduce views into the site. The areas proposed for planting are shown on Drawing No GPP/BRS/KL/07/03a, which has previously been submitted to the County Planning Authority, to discharge the requirements of Condition 8 of the planning permission. The details remain similar, except that the planting on the eastern bund will cover a larger area and the cross-section shown on the drawing is no longer relevant.

The planting will also have the effect of minimising the impact of the mass of the larger area of the bunds. When seen from outside the site, the bunds will be screened by the existing hedge along the field boundary, and when the planting becomes established it will provide a larger block of trees and shrubs, enhancing the landscape and habitat of the area.

**Conclusions**

The proposals represent minor alterations to the overall site development, to enable a safe and efficient layout, which fully takes account of the need to stand off from Gretton Brook and precludes any runoff into the Brook. The in-vessel composting infrastructure has only been moved by 8m east and the landscaping of the extended bunds will add to the screening effect and will provide a larger area of new habitat.
DESIGN AND ACCESS STATEMENT

Use of Site
This proposal is to make minor modifications to the already permitted in-vessel composting site.

Amount
The proposed changes affect an area of 0.7ha, although over 0.1ha which was included in the first application has had to be sterilised by the requirement to stand off by 14m from the Gretton Brook.

Layout
The revised route of the track to the reception building will improve the ease of access by delivery lorries. The already permitted bunds along the southern and eastern site boundaries are to be extended in area, to accommodate the material that has to be removed to allow the floor of the site to be cut in to the slope of the field. The lagoon has to be moved to facilitate gravity flow from the composting pad.

Scale
The bunds will be at the height already approved, but the footprint has been increased. The lagoon is of a size sufficient to contain the predicted run-off during periods of heavy rainfall.

Landscaping
The previously submitted scheme of planting, involved a block on the bunds and a small spinney to the south. The planting on the eastern bund will be extended to cover the whole area and the spinney will now be planted on top of the bund, rather than at existing field level. All planting will use native species of the types that are common in the locality.

Appearance
The changes only involve use of natural materials excavated from the site to allow the construction of the concrete pad and composting structures and buildings. The bulk of the material is boulder clay, which will be covered with the soils stripped from the field. Around the lagoon, the soils will be grassed, so that the small bund will blend with the grassland surrounding it. The bunds to be planted will soon take on the appearance of new woodland. All of the changes will therefore be natural in appearance and thus in keeping with the surroundings.

Access
The changes will have no effect on the access to the site, other than to improve the route for heavy goods vehicles delivering to the waste reception building.
Appendix 1

Planning permission NCC/07/00007/WAS
Appendix 2

Drainage Considerations