



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

TO ACCOMPANY A PLANNING APPLICATION FOR

**CHANGE OF USE OF STORAGE AND INDUSTRIAL YARD FOR THE PURPOSES
OF AN OPERATIONAL YARD FOR THE CRUSHING AND SCREENING OF
HARDCORE AND SOILS; FORMALISATION OF EXISTING ACCESS**

**ON LAND COMPRISING PART OF THE FORMER PRISONER OF WAR CAMP,
BODDINGTON ROAD, BYFIELD**

ON BEHALF OF MR M JORDAN

JANUARY 2021

PF/10451

1.0 INTRODUCTION

1.1 The development for which planning permission is sought comprises:

'Change of use of storage and industrial yard for the purposes of an operational yard for the crushing and screening of hardcore and soils; formalisation of existing access.'

1.2 The land to which the application relates is identified edged red on Dwg No. PF10451.01 Rev A.

1.3 A site layout is submitted showing the proposed use of the following items of plant:

- a Trommall recycling screen (TrommALL 3500TR);
- a Jaw Crusher (Bison 120);
- a JCB (backhoe extractor)

1.4 The site layout identifies the existing building which is to be refurbished to provide welfare and office facilities. These internal works do not amount to development for which planning permissions is required. The site layout plan also identifies buildings which have been demolished and removed from the site. Other than the retained building and the boundary fencing, the site is open.

1.5 The boundary fencing has two sets of gates, namely on the western boundary, which accesses across a hardened surface, and a southern access, which accesses directly onto Boddington Road. This southern access has not been made up.

1.6 The works for which planning permission is required comprise:

- i) the change of use of land; and
- ii) operational development comprising making up of the access onto Boddington Road.

1.7 The site forms part of a former World War II PoW Camp, which has for many years been developed for small scale businesses including those associated with waste activities, including scrap metal recovery and vehicle dismantling.

1.8 The proposed use is compatible with similar uses which have been approved or established on adjoining land within the Former PoW Camp, including:

- NCC Ref: 15/00036/WASFUL

Proposed waste transfer station and materials recycling facility.

Unit 1, approved 20th May 2016

- NCC Ref: 12/00019/WAS

A Lawful Development Certificate for the storage of demolition and construction waste.

Approved 22nd June 2012

1.9 The Applicant has instructed that the development permitted in 2016 (Ref: 15/00036/WASFUL) is not in existence. It is not known whether the planning permission has been implemented (Section 56(4)).

1.10 The grant of planning permissions, and a lawful history, are referred to by way of describing a spatial context to the site for similar activities to the use now proposed. The range of uses which have been permitted or established on the Former PoW Camp have similar operational characteristics, including

skip hire storage; sorting scrap metals; motor vehicle dismantling; storage of demolition materials.

These consents and authorisations are recorded on the planning register over the past 50 years.

1.11 The site, by reasoning of its military history, is situated within open countryside. The nearest residential properties lie on the western edge of Byfield – some 700m away (The Twistle). To the west, the nearest properties in Upper Boddington are some 600m away. To the north, Pitwell Farm is located some 850m away.

1.12 The nature of the proposed waste activity may be described as follows:

- i) Hardcore mixed with soils will be collected as Demolition and Contractors' Waste in an 18 ton tipper lorry.
- ii) The lorry will enter the site at the access which fronts onto Boddington Road.
- iii) The vehicle will deposit its load in the area marked as 'Inbound Materials Stockpile' on the submitted site layout (Dwg No. PF10451.02). It is envisaged that this stockpile will occupy approximately 10m x 10m, with a maximum height of 5m.
- iv) The material is then loaded by a mechanical digger into the Trommall, which will screen out the soils. The rubble is conveyed into the adjacent crusher.
- v) The crushed hardcore will be stockpiled in the north west corner of the site, occupying an area of land approximately 10m x 10m. Crushed hardcore will not exceed 5m in height.
- vi) The screened spoils will be stockpiled adjacent thereto. Because of the compaction of soils, the soil mounds will be in the order of 3m in height.
- vii) Soils are screened into either top soil or second grade soils for use in verges. The soils are considered a resource for recycling. Only very poor grade soils will be deposited to landfill.

viii) The soils and hardcore will be loaded into a tipper lorry by mechanical digger. The lorry will exit the site at the existing western access – i.e. a one way system through the site is achieved.

ix) Welfare facilities/office will be accommodated within the existing buildings, which comprise brick/blockwork construction with fibre cement roof covering. These structures will be refurbished. Foul water from WC/washing facilities will be connected to a 'Klargester' type sealed tank arrangement.

1.13 The Applicant's core market for the collection of demolition and construction waste, and the delivery of screened materials for construction, landscaping and track formation, will typically be within a maximum 20 mile radius of the site. Beyond this distance, the haulage costs are a disincentive to the haulage of low value material for sorting/screening.

1.14 The illustrative catchment area for this business is shown on Dwg No. PF10451.03.

2.0 PLANNING POLICY CONTEXT

2.1 Small scale development proposals should not require an extensive assessment against planning policies, particularly when, as in this case, the site has a planning history which is of direct relevance to the form of development for which planning permissions is sought.

2.2 The relevant development plan comprises the Northamptonshire Minerals and Waste Local Plan, adopted 2017. The Plan states at 4.57:

'The processing of secondary and recycled aggregates (including inert recycling) represents a potentially major source of materials for construction, helping to conserve primary materials and minimising waste. Sites for the handling, storage and processing of recycled and secondary aggregates (including recycled inert waste) are therefore required to ensure provision of 'alternative materials'.'

2.3 The Plan makes no provision for the processing of secondary and recycled aggregates (including inert recycling). The determination of proposals is to be made in line with:

- Policy 8: Development Criteria for Secondary and Recycled Aggregate Processing Facilities
- Policy 11: Spatial Strategy for Waste Management

2.4 Paragraph 4.58 states:

'This type of facility typically produces noise and dust, therefore are [sic] most suitably located at industrial or existing waste sites'.

2.5 Policy 11 provides the spatial strategy for waste management and states:

'Facilities in rural areas should, where possible, be associated with existing rural employment uses'.

3.0 RELEVANT PLANNING CONSIDERATIONS

3.1 Development plan policies are never to be read slavishly and be applied with an unswerving prescription.

It is always important to understand the underlying purposes of planning policies. The spatial context of Policies 8 and 11 for this form of waste management activity may be understood as being:

- A locational preference for existing employment sites, or sites where committed for waste management operations.
- A scale of operation that is commensurate with its location.

3.2 The application site is both an established employment site and adjoins land that has a long established history for similar forms of waste management use. Indeed, the form, character and appearance of the site and adjoining development will assimilate this small scale proposal. The proposed use will not appear out of character with adjacent land uses or prejudice such activities continuing.

3.3 The site is located well away from existing residential properties so that there will be no harm to residential amenity.

3.4 The land use considerations of this proposal also need to be assessed in the context of the long established use of the site for industrial and storage activity.

3.5 It is submitted that this proposal is a small waste management operation which is entirely appropriate for the characteristics of this site. The catchment area for this business may reasonably be characterised as being a local scale of activity – recycling inert soils and demolition waste. As such, the proposal is considered consistent with the development plan. There are no

material considerations to suggest a decision should be taken other than in accordance with the main policies relevant to this activity.