



PLANNING STATEMENT

'The construction of a screening bund, implementation of landscape planting scheme along with the installation of associated infrastructure (part retrospective) | November 2020

Kings Cliffe Industrial Estate, Wansford Road, Nassington

On behalf of RV Mawhood

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1.0 Background, location, context & planning history

BACKGROUND

- 1.1 This planning statement is prepared by SF Planning Limited on behalf of RV Mawhood, (the applicants) in support of their application to Northamptonshire County Council, (the council), for full planning permission for:

'The construction of a screening bund, implementation of landscape planting scheme along with the installation of associated infrastructure (part retrospective)'

- 1.2 The construction of the screening bunds is being carried out in conjunction with mineral processing activities carried out on site to source useable aggregates stored within existing mineral stockpiles. The retrieved materials are specifically for use in the construction of the development consented by planning permission 14/02225/FUL for the;

'Change of use of Jacks Green at Rockingham Forest Park to provide for a range of tourist accommodation (caravan lodges and camping pitches) with supporting access infrastructure, hard standing bases with drainage and service provision, visitor facilities and landscape planting'.

- 1.3 The aggregate materials are predominantly used in the construction of the hard standing bases, internal access roads and other infrastructure associated with the construction of planning permission 14/02225/FUL. Once sorted the mineral that isn't suitable for use within the construction works for the holiday lodges development will be used to construct the bund.

- 1.4 The processing activities are authorised under planning permission 07/00039/WAS relating to operation of a *'facility for sorting and processing mixed inert waste to provide material suitable for recycling'*.

- 1.5 The development's main benefit is to source aggregate material already available on site to be utilised in the development of the Rockingham Forest Park holiday accommodation facility. This negates the need to haul aggregates to the holiday accommodation site from third party sources elsewhere. This means the process is inherently sustainable helping to minimise the carbon footprint of the tourist accommodation development presently under construction. The other long term benefit is that the bund, in conjunction with the timber close board fencing, have a safety and security purpose in that they will help to segregate the industrial estate uses from that of the holiday accommodation uses. The planting schedule has also been specified to provide an attractive visual barrier screening the industrial estate uses.
- 1.6 It is also notable that the land in this general part of the industrial estate is covered by a planning permission authorizing the extraction of mineral. Whilst the particular area of the site is not actively worked for commercial mineral purpose the landowner does source aggregates for use within the overall landholding, which includes the Rockingham Forest Park holiday accommodation development. The ability to extract minerals for the applicants own use within the wider landholding is acknowledged by paragraph 4.32 of the Northamptonshire Minerals and Waste Local Development Plan.
- 1.7 This planning statement identifies the relevant planning policy background which needs to be taken into account in the determination of the application and sets out a reasoned justification by reference to relevant national, strategic, and local planning policy explaining why planning permission should be granted for the proposed development.
- 1.8 The application is supported by the following documents:
- Planning application form
 - Planning statement
 - 1275 Site Location Plan
 - 1275 Site Plan
 - 20-4068 RFP Processing Yard Screening Bund Design V2 RH 041120-A2
 - Dust management plan

LOCATION AND CONTEXT

- 1.9 The application site is located to the south of the Kings Cliffe Industrial Estate and is an area associated with the already consented inert waste recycling facility. The facility processes recycled materials for reuse and in the case of the proposed development they are to be used on the wider Rockingham Forest Park site.
- 1.10 The application site, covering the area of the proposed bund, is circa 1.7 hectares in area, and is an L-shape in terms of its form.
- 1.11 Access to the site is available through the inert recycling facility and also via an internal access road to the west of the site. The western boundary is accessible via an existing gate within the fenced boundary that sits along the southern and western perimeters of the site. The fence sits at 2m high and is a close boarded timber fence.
- 1.12 The northern boundary of the site is defined by an existing treed area which sits between the site and the main body of the industrial estate to the north.
- 1.13 The nearest residential properties are the Framples, which is located approximately 300m to the north/north-west of the application site.
- 1.14 The site is not covered by an environmental or historic designation with the nearest sites the Old Sulehay Forest SSSI & Bedford Purleius SSSI & NNR to the east and west, respectively.
- 1.15 The site is also located within Flood Zone 1

2.0 The proposal

2.1 The planning application seeks planning permission for the:

'The construction of a screening bund, implementation of landscape planting scheme along with the installation of associated infrastructure (part retrospective).'

2.2 The process involves the screening of materials from existing stockpiles on site by a mechanical screen. The screen, after loading by an excavator, sorts through the stockpiled materials to extract aggregate suitable for use along internal roadways and as subbase for the plots where the holiday lodges sit. This activity is being carried out on the area of land covered by planning permission 07/00039/WAS.

2.3 The aggregate for use at Rockingham Forest Park is transported to the site via HGVs when materials are needed and in line with the construction phase work programme.

2.4 The material that is not suitable for use is stockpiled pending its use in the construction of the proposed screening bunds, as shown by drawing Processing Yard Screening 20-4027 v2 and this is the element that requires express planning permission.

2.5 The proposed tree planting, as shown by drawing Processing Yard Screening 20-4027 v2 will be undertaken in the first available planting season after completion of the bund re-profiling works. The same drawing also provides a cross section of the proposed bund and it is proposed that the bund will be 3m in height and 15m wide at its base. The L shaped bund will be circa 150m along its longest length (southern boundary) and circa 100m along its shortest length (western boundary). The volume of the bund will be circa 7,500 m³.

2.6 Site operations are undertaken during normal working hours and these are Monday to Friday 08:00 to 17:00 and comprise the use of an excavator in the construction of the screening bund.

2.7 The boundary fencing and gates are to be retained on completion of the development and these along with the landscape bunds are designed to act as a physical barrier between the existing industrial estate and the holiday lodges development. Thus, it will ensure that there is no conflict between the two main uses undertaken across the landowner's landholding. The fencing stands at 2m in height and is constructed of close boarded timber.

2.8 The relevant plan drawing references are:

- 1275 Site Plan
- 20-4068 RFP Processing Yard Screening Bund Design V2 RH 041120-A2

3.0 Planning considerations

- 3.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, in order to assess the acceptability of this proposal, it is necessary to assess it against the adopted development plan. It is also necessary to consider any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF February 2019) and national planning guidance contained within Planning Practice Guidance (PPG), as well as locally adopted supplementary planning guidance (SPG) and documents (SPD).
- 3.2 Section 70 of the Town and Country Planning Act 1990, (1990 Act), requires that regard should be had to the provisions of the development plan and local finance considerations where relevant to the application, and to any other material considerations.
- 3.3 The development plan for the area comprises the Northamptonshire Minerals and Waste Local Plan adopted in July 2017.

THE PLANNING CONTEXT

- 3.4 The Northamptonshire Minerals and Waste Local Plan (NMWLP) sets out the vision and land use strategy for minerals and waste development in the county and fundamentally seeks to ensure that such development is undertaken in a sustainable manner. In this regard the NMWLP identifies a number of key objectives to development and paramount to the objectives is the concept of using materials resourcefully, using secondary aggregates where possible and also sourced as close to end development sites as possible. A few of the key objectives are shown at figure 1.

Objective 2: Sustainable minerals and waste development in Northamptonshire

Promote a step change in high quality design-led sustainable development by maximising materials resource efficiency, minimising waste, optimising the use of existing infrastructure and highway networks and previously developed land and promoting the sustainable transport of materials.

- 3.5. This is about optimising the use of resources by making sure that only those that are really needed are used and that sustainable alternatives are used instead. Resources in this context also include man-made resources.

Objective 6: Efficient use and re-use of mineral resources

Ensure efficient use of primary aggregates and encourage the use of secondary and recycled materials for higher quality end-uses for development to support the growth of Northamptonshire and its infrastructure requirements.

- 3.9. This objective is about ensuring that in a county where much new development is planned, those aggregates that are produced are not used where lesser quality, previously used or non-mineral materials could be used instead.

Figure 1 – Key objectives of the NMWLP

- 3.5 Policy 16 of the NMWLP states that proposals for the disposal or recovery of inert waste, where it does not relate to the restoration of a committed or allocated site for minerals extraction, must demonstrate that

*‘it will not prejudice the restoration of a minerals site; and
There is a clear engineering, agricultural, landscape or recreation amenity justification for the development’.*

- 3.6 The proposed development is not a proposal for inert disposal and recovery in the traditional sense as the proposal involves the use of suitable material arising at the site for the construction of the bund. It is not a proposal that seeks to import material from elsewhere and thus it will not divert inert waste that can be used for the restoration of other mineral site and thus does not prejudice their restoration. The bund will be constructed from the material not considered suitable for use within the construction of the holiday accommodation development. As stated earlier in this statement, the materials in question are surplus virgin materials native to the site which have arisen in conjunction with previous mineral extraction operations undertaken by the landowner for use in projects and maintenance activities across the landholding. The development puts these surplus minerals to beneficial use.

- 3.7 The need for the bund in its proposed location is linked to the holiday accommodation development is due to pen in May 2021. The holiday development, which comprises 55 lodges, will mean generate a greater public presence in the area when compared to current levels and therefore there is requirement on the landowner to ensure public safety through preventing members of the public from coming into conflict with the industrial uses undertaken across the wider landholding.
- 3.8 The combination of the bund, once planted along with the timber fencing will ensure that there is a substantive physical barrier in place to maintain safety. Furthermore, and due to the main entrance of the holiday lodges development being located to the east of the application site, the fencing and proposed tree planting will have the effect of visually screening the less attractive elements of the industrial and waste management activities that are carried out beyond the boundary of the site. Given the nature of the holiday use visitor experience is an important consideration and thru it is necessary to physically and visually separate the industrial estate from the holiday activities. It is important for the western boundary of the industrial estate to be visually attractive hence the submission of a comprehensive landscaping proposal.
- 3.9 The need for the bund is clear in that its fundamental role is to aid with site safety and security but it also has a role in ensuring the western edge of the industrial estate is not an unattractive one. It will also have the additional benefit of linking fragmented sections of woodland and thus improving Green Infrastructure provision. The fact that it is directly linked to operations which utilises already extracted aggregates for a beneficial purpose, to negate the need to extract further aggregate from the site or indeed import other material from elsewhere is important as it is inherently sustainable and complies with the overall objectives of the NMWLP. .
- 3.10 On the basis of the above, the proposal complies with the above referenced local plan policies and aligns with the relevant objectives of the NMWDP.

OTHER PLANNING CONSIDERATIONS

- 3.11 Policy 18 of the NMWDP is titled Addressing the impact of proposed mineral and waste development. The policy covers the potential effects of mineral and waste development and details the matters to be considered in the development of such schemes. In the case of the proposed development it is considered that the most relevant matters discussed by the policy are those relating to the protection of natural assets and protecting local amenity, including ensuring that development doesn't have an adverse impact in terms of noise or dust emissions.

- 3.12 The application site is located approximately 300m from the nearest residential property and shielded from the property by existing vegetation in the form of dense woodland and also 2m high timber boarding. Activities are carried out during normal working hours as stated earlier in the planning statement.
- 3.13 It is notable that the activities on site in terms of the use of machinery does not differ to the type of activities already consented at the recycling yard and indeed as part of the wider mineral planning consent authorizing the extraction of materials for the landowners own use.
- 3.14 A dust management plan has also been submitted in support of the planning application and this has been designed to ensure there are effective measures in place to prevent adverse amenity impact though adverse effects from fugitive dust emissions during the construction of the bund.
- 3.15 The introduction of a detailed landscape planting plan at the site will ensure that on completion the development will have a greater contribution in green infrastructure and biodiversity enhancement terms than previously.
- 3.16 Furthermore, the site is located in flood zone 1 and there are no anticipated adverse impacts in this regard
- 3.17 The proposed development is therefore considered to comply with policy 18 of the NMWDP.

4.0 Conclusion

4.1 The planning application seeks consent for;

'The construction of a screening bund, implementation of landscape planting scheme along with the installation of associated infrastructure (part retrospective)'

4.2 This supporting planning statement has considered the proposal in line with the relevant policies of the NMWLP and has found that the proposal is compliant with its relevant policies. This is on the basis that the construction of the bund achieves the required screening of operations necessary for safety and visual purposes. It is also beneficial that the construction of the bund is directly linked to the operation of processing aggregate to negate the need to import materials for the construction of planning permission 14/02225/FUL, which is an inherently sustainable activity which complies with the main objectives of the NMWLP to manage mineral resources in the most sustainable manner.

4.3 The development can be undertaken without generating an adverse amenity impacts as the proposal is sufficiently removed from the closest residential properties, has substantial screening available and appropriate controls can be secured with regards to onsite activities and operational hours.

4.4 For the reasons set out in this planning statement the proposal complies with the relevant policies of the NMWLP and therefore planning permission should be granted.



12 ROYAL CRESCENT, CHELTENHAM, GLOUCESTERSHIRE GL50 3DA T: 01242 231575

 @SFPLANNINGLTD INFO@SFPLANNING.CO.UK WWW.SFPLANNING.CO.UK

REGISTERED NO: ENGLAND 06114677
