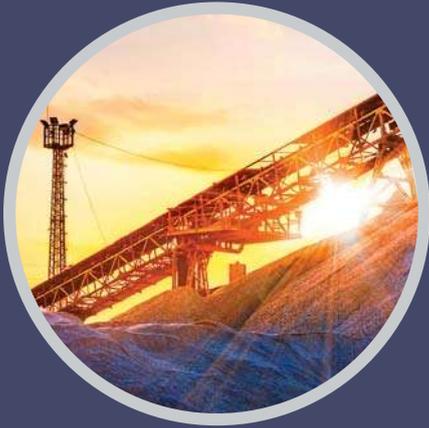


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PLANNING STATEMENT

PROPOSED CONSTRUCTION OF AN INERT WASTE RECYCLING
FACILITY

FORMER BLISWORTH SEWAGE TREATMENT WORKS (STW),
NORTHAMPTON ROAD, BLISWORTH

WHITE PLANT

NOVEMBER 2020



Planning Statement		
Inert Waste Recycling Facility	White Plant	A032-01

Revision	Comments	Author	Date
1	Draft for Client Review	TFC	November 2020

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1 INTRODUCTION

1.1 Context

- 1.1.1 This Planning Application is submitted to Northamptonshire County Council (“the Council”) on behalf of White Plant (“the Applicant”) and seeks planning permission for the construction of an inert waste recycling facility on the former Blisworth Sewage Treatment Works (STW), Northampton Road, Blisworth, Northamptonshire.
- 1.1.2 Planning permission was granted by the Council on 2nd November 2009 for an inert waste storage and transfer station (planning permission reference 09/00055/WAS (see Appendix 1)) on the Application Site, subject to 22 planning conditions attached to the planning permission which included pre-commencement conditions.
- 1.1.3 Several of the planning conditions were successfully discharged by the previous Applicant, however, Condition 4 and 5 of the planning permission which related to a Traffic Regulation Order (reducing the speed limit in the locality from 60mph to 40mph) and access improvements were not dealt with in full, and therefore, the planning conditions were not formally discharged by the Council.
- 1.1.4 Consequently, the planning permission was not implemented by the Applicant at the time and the planning permission has since lapsed/expired.
- 1.1.5 The submission includes the following information, documents and drawings:

Documents

- Planning Statement (this document);
- Planning Application forms;
- Access Appraisal;
- Noise Assessment;
- Ecological Appraisal;
- Landscape & Maintenance Plan, and
- Dust Management Plan.

Drawings

- Drawing no. GPP/AJTG/B/20/01 titled Site Location Plan;
 - Drawing no. GPP/AJTG/B/20/02 titled Site Layout Plan;
-

- Drawing no. GPP/AJTG/B/20/03 titled Catchment Area Plan, and
- Drawing no. KB-BLIS001 titled Landscape Plan.

1.2 Pre-Application Advice

- 1.2.1 An informal pre-application request was submitted to the Council and a response by email was received on 30th June 2020. The pre-application advice stated the following:

“There is no in principle issue in relation to the spatial strategy although the site would not be suitable for any large scale inert waste recycling operations. The site access is opposite a row of residential dwellings and there’s a residential property and nursery to the north.

The previous permission was only for a small 0.4 ha area and it was effectively just for a transfer station for inert waste and excluded the crushing, screening, sorting or processing of imported waste materials.

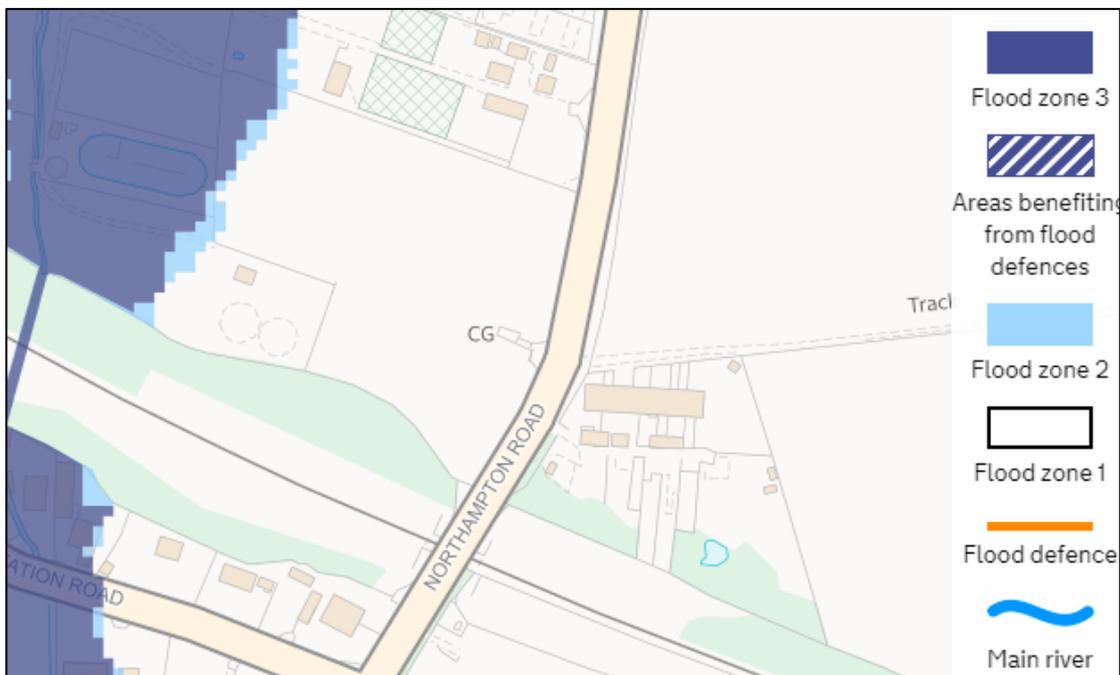
There is also the highway safety issue of the access not being safe without a Traffic Regulation Order to reduce speed on this section of road to 40mph and appropriate access improvements”.

1.3 The Application Site and its Setting

- 1.3.1 The Application Site is located approximately 600 metres (m) to the north of the village of Blisworth beyond the railway line and is some 3.5 kilometres (km) to the south-west of the outer urban edge of Northampton.
- 1.3.2 The site is accessed off of Northampton Road via a private concrete haul road which is approximately 120 metres (m) in length and runs east/west from the public highway. The Planning Application boundary is approximately 0.4 hectares (ha) and is shown edged in red on drawing no. GPP/AJTG/B/20/01 titled Site Location Plan.
- 1.3.3 The Application Site, which forms part of the former Blisworth STW, is broadly rectangular in shape and is constructed from loose bound hardcore. There is a relatively small building on the site including some low-level storage. Limited self-set vegetation has established in recent years and the southern boundary and surrounding land benefit from semi mature/mature trees and vegetation.
- 1.3.4 Land to the north beyond the access track, consists of the wider STW, agricultural land and a mix of business and residential land uses. To the east, agricultural land and Northampton Road beyond which

are residential properties. To the south, dense layers of vegetation/screening including the railway embankment and railway line (West Coast Main Line).

- 1.3.5 Land to the west consists of open countryside and vegetation.
- 1.3.6 The nearest residential properties to the Application Site, are those to the east off of Northampton Road, which are approximately 130m away.
- 1.3.7 According to the Environment Agency's floodplain maps, the Application Site is located outside of both Flood Zone 3 and Flood Zone 2 i.e. it is located within Flood Zone 1 which represents the lowest probability of flooding at a 1:1000 annual probability.



- 1.3.8 The land immediately west/to the rear of the Application Site, is located within Flood Zone 2 and Flood Zone 3.

1.4 Planning History

- 1.4.1 The Application Site was established in approximately 1928 and formed part of the wider Blisworth STW facility. Disused from approximately 1980, Anglian Water has since sold off the land.
- 1.4.2 Planning permission was granted by the Council on 2nd November 2009 for an inert waste storage and transfer station (planning permission reference 09/00055/WAS (see Appendix 1)).

- 1.4.3 However, the planning permission was not implemented by the Applicant at the time and has since expired/lapsed.

2 PROPOSED DEVELOPMENT

2.1 Introduction

2.1.1 This Planning Application is submitted to the Council on behalf of the Applicant and seeks planning permission for the construction of an inert waste recycling facility on the former Blisworth STW, Northampton Road, Blisworth, Northamptonshire.

2.2 Description of Development

2.2.1 The description of development is proposed to be as follows:

“The proposed construction of an inert waste recycling facility”.

2.3 Site Operations

2.3.1 Inert waste material, including top and sub-soils, brick, concrete and mixed hardcore will be imported, deposited and stored on the Application Site.

2.3.2 When required, inert waste will be screened and/or crushed on the site prior to being stored in concrete bays and exported to market. Products will include, top and sub soils and a range of hardcore at different sizes e.g. 10mm, 20mm, 40mm and oversize.

2.3.3 Crushing and screening will take place on a campaign basis/as and when required. It is not anticipated that crushing will take place for more than a day on a fortnightly basis.

2.4 Throughput

2.4.1 It is proposed to import, store and process approximately 50,000 tonnes per annum (tpa) of inert waste material on the Application Site.

2.5 Vehicle Movements & Access

2.5.1 Based on a throughput of approximately 50,000tpa of inert waste material, there will be approximately 12 loads of inert waste imported to the Application Site on a daily basis (assuming a 17 tonne load) which equates to approximately 24 movements per day.

2.5.2 It is not proposed as part of this Planning Application to upgrade, amend or to alter the existing access that serves the Application Site. However, the vegetation/hedgerow either side of the entrance/egress will be maintained in order to provide suitable visibility in both directions.

2.5.3 Outside of the Planning Application process, a Traffic Regulation Order (TRO) will be submitted to the Highway Authority requesting a speed limit reduction along Northampton Road between Blisworth and Milton Malsor from the current 60mph to 40mph.

2.6 Hours of Operation

2.6.1 The inert waste recycling facility will operate between 0700hrs and 1900hrs Monday to Friday and 0700hrs and 1300hrs on a Saturday. The recycling facility will be closed on a Sunday and on Public and Bank Holidays.

2.6.2 The operation of the screen and/or crusher, will take place between the hours of 0900hrs and 1700hrs on a campaign basis only.

2.7 Perimeter Bund

2.7.1 The Application Site will benefit from a 5m high perimeter soil screening bund along the eastern boundary as shown on drawing no. GPP/AJTG/B/20/02 titled Site Layout Plan. The perimeter bund will provide noise attenuation whilst reducing the impact of any localised views.

2.8 Landscaping

2.8.1 The Application Site will benefit from planting along the eastern boundary of the site as shown on drawing no. KB-BLIS001 titled Landscape Plan.

2.9 Lighting

2.9.1 There will be no external lighting on the Application Site.

3 PLANNING POLICY CONTEXT

3.1 Introduction

3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of a Planning Application must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.1.2 In this instance, the Development Plan consists of the following documents:

- Northamptonshire Minerals and Waste Local Plan adopted July 2017;
- South Northamptonshire Part 2 Local Plan 2011-2029, and
- West Northamptonshire Joint Core Strategy Local Plan (Part 1) adopted December 2014.

3.2 The Development Plan

Northamptonshire Minerals and Waste Local Plan

3.2.1 The following main policies of the adopted Minerals and Waste Local Plan (MWLP) are relevant to the determination of this Planning Application:

- Policy 8: Development criteria for secondary and recycled aggregate processing facilities;
- Policy 10: Northamptonshire's waste management capacity;
- Policy 11: Spatial strategy for waste management;
- Policy 18: Addressing the impact of proposed minerals and waste development;
- Policy 19: Encouraging sustainable transport;
- Policy 20: Natural assets and resources;
- Policy 21: Landscape character, and
- Policy 23: Layout and design quality.

South Northamptonshire Part 2 Local Plan 2011-2029

3.2.2 The following main policies of the adopted South Northamptonshire Part 2 Local Plan are relevant to the determination of this Planning Application:

- Policy SS1: The Settlement Hierarchy;
- Policy SS2: General Development & Design Principles;
- Policy EMP3: New Employment Development;

- Policy NE4: Trees, Woodlands & Hedgerows, and
- Policy NE5: Biodiversity & Geodiversity.

3.3 Other Relevant Documents

3.3.1 The National Planning Practice Guide (NPPG) confirms that the National Planning Policy Framework (NPPF) represents up-to-date government planning policy and must be taken into account where it is relevant to a Planning Application.

3.3.2 The following documents are therefore considered to represent a material consideration in the determination of this Planning Application.

- National Planning Policy Framework;
- National Planning Practice Guidance;
- Resources and Waste Strategy for England (2018);
- National Planning Policy for Waste (2014);
- Government Review of Waste Policy in England (2011);
- Waste Strategy for England (2007), and
- Northamptonshire Development and Implementation Principles SPD.

4 ASSESSMENT OF THE PROPOSAL

4.1 Introduction

4.1.1 From an assessment of the Development Plan and other relevant documents, the main issues in the assessment of the proposed development are as follows:

- Principle of Development;
- Waste Capacity;
- Waste Hierarchy;
- Catchment Area, and
- Environmental & Amenity Considerations.

4.1.2 The following section considers the main planning issues in turn.

4.2 Principle of Development

4.2.1 The proposed inert waste recycling facility will be located on part of the former Blisworth STW. The Application Site has previously been constructed from loose bound hardcore and is currently being used for low level storage. There is an existing small scale storage building on the Application Site.

4.2.2 Policy 11 (Spatial strategy for waste management) of the MWLP states that *“Northamptonshire’s waste management network will be focused within the central spine and the sub-regional centre of Daventry. Development should be concentrated in Northampton, Wellingborough, Kettering, Corby and Daventry.*

In the rural hinterlands only facilities with a local or neighbourhood catchment providing for preliminary treatment, or that are incompatible with urban development, should be provided. Where it is the latter, they should deal with waste generated from identified urban areas and be appropriately located to serve those areas”.

4.2.3 Whilst the Application Site is not technically within the central spine, it is located a relatively short distance from the outer edge of Northampton, approximately 3.5km. The vast majority of the Applicant’s customer base (market), is located within Northampton and the surrounding suburbs and therefore, in terms of locality, the Application Site is well located.

4.2.4 The proposed inert waste recycling facility will have a local catchment and will provide for the preliminary treatment of inert waste streams.

- 4.2.5 Crushing and screening of inert waste materials will only be undertaken on an intermittent, campaign basis. This type of operation is not generally compatible within an urban setting for reasons of noise and/or dust impacts, whereby other commercial units and residential properties are within close proximity. In this case, the application site does not have adjacent or close by sensitive receptors that are likely to be adversely affected by amenity related impacts. Therefore, the proposed development is in a suitable location within the “*rural hinterlands*”.
- 4.2.6 Policy 8 (Development criteria for secondary and recycled aggregate processing facilities) of the MWLP requires proposals for secondary and recycled aggregate processing facilities, which includes inert waste recycling, to comply with the spatial strategy for waste management. In addition to compliance with Policy 11 of the MWLP, the proposed location (former STW/previously developed land), is broadly compliant with the locational aspirations for secondary and recycled aggregate processing facilities.
- 4.2.7 In November 2009, the Council granted planning permission for an inert waste storage and transfer station on the Application Site thereby indicating the general acceptability of the site for the proposed use in land use planning terms. In addition, recent pre-application discussions with the Council indicate that the principle of an inert waste recycling facility on the Application Site would not conflict with the spatial strategy for waste management.
- 4.2.8 In conclusion, the proposed development on part of the former Blisworth STW is acceptable in principle and is supported by the spatial requirements of Policy 11 and 8 of the MWLP.

4.3 Waste Capacity

- 4.3.1 The proposed development will recycle approximately 50,000tpa of inert waste material (soils and/or hardcore).
- 4.3.2 Policy 10 (Northamptonshire’s waste management capacity) of the MWLP states that “*the development of a sustainable waste management network to support growth and net self-sufficiency within Northamptonshire will involve the provision of facilities to meet the following indicative waste management capacity requirements during the plan period:*

Hierarchy level	Management method	Indicative capacity requirement (million tonnes per annum)	
		2021	2031
Preparing for re-use and recycling	Recycling (non-inert)	0.26	0.28
	Composting and anaerobic digestion	0.17	0.19
	Inert recycling	0.74	0.74
	Hazardous recycling	0.02	0.02
Other recovery	Advanced treatment	0.86	0.92
	Hazardous treatment	0.01	0.01
	Inert recovery / landfill	0.16	0.16

The provision will come from a mix of extensions to existing sites, intensification or re-development of existing sites and new sites, providing they all meet the spatial strategy for waste management and are assessed as meeting environmental, amenity and other requirements”.

- 4.3.3 The table above sets out the waste management capacity within Northamptonshire. The indicative capacity requirement for inert recycling is 0.74 million tpa by 2021, which remains an annual requirement until 2031. The proposed development will make a positive contribution towards meeting these targets.
- 4.3.4 There is currently an indicative capacity shortfall in relation to the recycling of inert waste material within Northamptonshire. The annual capacity requirement i.e. 0.74 million tpa, is not being met year on year by the existing facilities within the county. The table below highlights the inert waste recycling capacity gap.

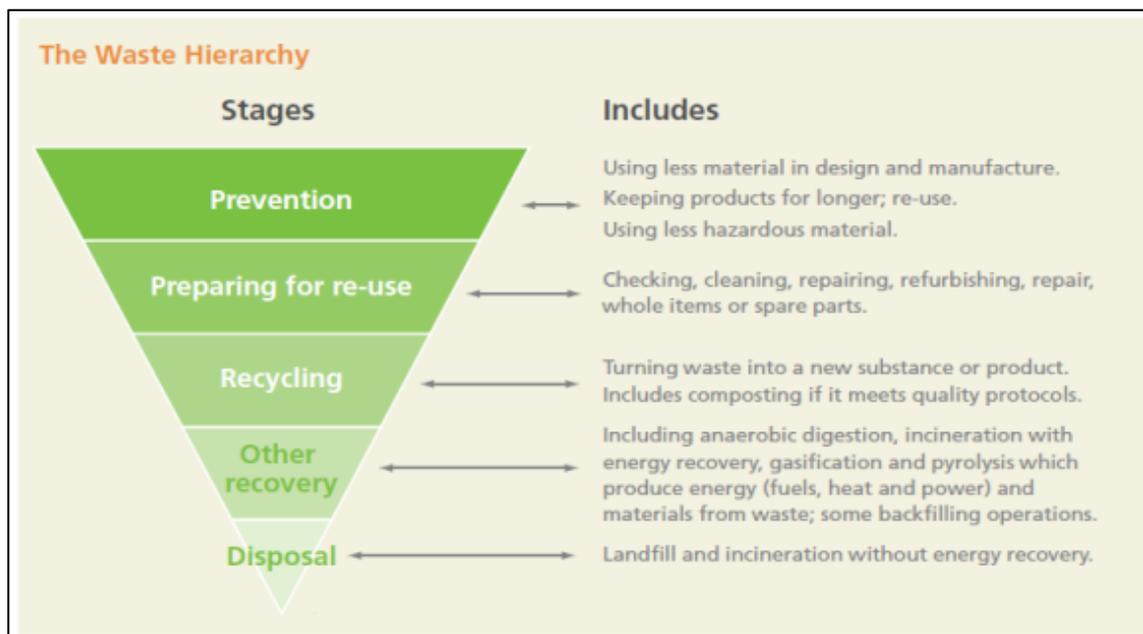
Hierarchy level	Management method	Current capacity (2012) (million tonnes per annum)	Capacity gap (million tonnes per annum)			
			2016	2021	2026	2031
Preparing for re-use and recycling	Recycle	3.61	3.34	3.03	3.00	2.99
	Composting and anaerobic digestion	0.57	0.40	0.40	0.39	0.38
	Inert recycling	0.78	-0.01	-0.22	-0.26	-0.27

- 4.3.5 The indicative capacity gap shows, that by 2031, there will be a shortfall of inert waste recycling within the county by 0.27 million tpa.
- 4.3.6 In conclusion, there is a need within the county for new inert waste recycling facilities that will not only contribute to the capacity requirement year on year, but will contribute to the growing shortfall over the Plan period. Therefore, the proposed development, is fully compliant with the requirements and aspirations on Policy 10 of the MWLP.

4.4 Waste Hierarchy

- 4.4.1 The main objective of the waste hierarchy is to reduce the amount of waste that is disposed by landfilling methods. Operators are encouraged through planning policy, targets and levies to move up the waste hierarchy through more efficient and sustainable waste management.
- 4.4.2 One of the strategic objectives of the MWLP is to move the management of waste up the waste hierarchy by increasing waste minimisation, recycling and composting then recovering further value from any remaining waste, and only looking to landfill for the disposal of pre-treated waste.
- 4.4.3 The proposed inert waste recycling facility will divert approximately 50,000tpa of inert waste from landfill (disposal) to recycling and recovery. The facility will help move waste up the Waste Hierarchy, which is the policy aspiration for waste at the national, regional and local level.

Waste Hierarchy



4.5 Catchment Area

- 4.5.1 Policy 11 (Spatial strategy for waste management) of the MWLP states that *“in the rural hinterlands only facilities with a local or neighbourhood catchment providing for preliminary treatment, or that are incompatible with urban development, should be provided”*.

- 4.5.2 Therefore, the proposed inert waste recycling facility will operate/work within a local catchment area in Northamptonshire as required by Policy 11 of the MWLP. The primary market for the Applicant, will be inert waste which is generated within and on the edge of Northampton.
- 4.5.3 The proposed catchment area for the facility is shown on drawing no. GPP/AJTG/B/20/03 titled Catchment Area Plan and has regard to Table 3 of Northamptonshire’s Development and Implementation Principles SPD as set out below.

Catchment level	Covering the area of ...	Indicative area (km²)
National	England or an equivalent geographical area within Great Britain.	130,000
Regional	East Midlands or an equivalent geographical area.	17,000
Sub-regional	Northamptonshire or an equivalent geographical area.	3,000
Local	Up to two adjacent LPA areas or an equivalent geographical area.	1,000

- 4.5.4 In line with the requirements of the MWLP and Northamptonshire’s Development and Implementation Principles SPD, waste managed on the Application Site will originate from within a local catchment area (up to two adjacent local planning authority areas or an equivalent geographical area i.e. 1000km²) and the facility will fully support the principles of the waste hierarchy.

4.6 Environmental & Amenity Considerations

Traffic & Transportation

- 4.6.1 An assessment of the potential impacts on highway safety and on the surrounding highway network as a result of the proposed development has been undertaken, and the Access Appraisal can be found at Appendix 2 to this report.
- 4.6.2 Policy 19 (Encouraging sustainable transport) of the MWLP states that *“waste related development should seek to minimise transport movements and maximise the use of sustainable or alternative transport modes. Development should be well placed to serve their intended markets or catchment areas in order to minimise transport distances and movements”*.
- 4.6.3 The NPPF seeks to ensure that traffic generated by new development does not have an adverse impact upon the public highway or compromise highway safety.

- 4.6.4 Planning permission was granted by the Council on 2nd November 2009 for an inert waste storage and transfer station (planning permission reference 09/00055/WAS (see Appendix 1)) on the Application Site. However, the planning permission was not properly implemented by the Applicant at the time and has since expired/lapsed.
- 4.6.5 The previous planning application/permission (reference 09/00055/WAS) proposed approximately 8-10 visits (20 movements) to the site on a daily basis (Mon to Sat). This Planning Application proposes approximately 12 loads of inert waste (24 movements) per day, thereby maintaining low levels of activity in traffic terms.
- 4.6.6 The application identified a need for the introduction of a 40mph speed limit along Northampton Road within the vicinity of the site access. The Highway Authority agreed with this approach and the permission was granted by the Council subject to the following condition:
- “The development hereby permitted shall not take place until a Traffic Regulation Order to secure a reduction in the speed limit to 40mph on the stretch of the Northampton Road adjacent to the proposed site access shall have been pursued with the Highway Authority and fully implemented unless otherwise agreed in writing by the Waste Planning Authority”.*
- 4.6.7 As part of this proposal, the Applicant will apply for a Traffic Regulation Order outside of the planning system in order to reduce the speed limit along Northampton Road from 60mph to 40mph.
- 4.6.8 Visibility to the north and south of the proposed access has been measured by a suitably qualified Highway Consultant. Visibility splays of 120m are appropriate for the proposed 40mph speed limit and can be achieved in both directions.
- 4.6.9 Following the introduction of a 40mph speed limit at this location, it is considered that road safety will be improved and the proposed development will not cause any inconvenience for other road users.
- 4.6.10 In conclusion, and subject to the introduction of a 40mph speed limit as previously agreed with the Highway Authority, the proposed development will not result in any unacceptable adverse impacts on the highway network or on highway safety and therefore, the proposals are fully compliant with Policy 19 of the MWLP and with the principles of the NPPF in relation to traffic and transportation.

Noise Impacts

- 4.6.11 An assessment of the potential impacts from noise as a result of the proposed development has been undertaken, and the Noise Assessment can be found at Appendix 3 to this report.
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- 4.6.12 Policy 18 (Addressing the impact of proposed minerals and waste development) of the MWLP states that *“proposals for waste development must avoid and/or minimise potentially adverse impacts to an acceptable level, specifically addressing noise and vibration and by ensuring that local amenity is protected”*.

Standards & Guidelines

- 4.6.13 The Noise Assessment has been undertaken with specific reference to the Minerals Planning Guidance, BS 4142 (commercial/industrial activities) and World Health Organisation guidelines.

Local Receptors

- 4.6.14 By way of context, the Application Site is located adjacent to the West Coast Main Line, which runs to the south along an embankment approximately 10m above the site level.
- 4.6.15 There are a number of residential properties in the vicinity of the Application Site, which have the potential to be affected by noise from the proposals.
- 4.6.16 There are several residential dwellings within Blisworth to the south along Station Road, beyond the railway line. These properties would be effectively screened from the operations by the railway embankment.
- 4.6.17 Other properties include, nos. 22 – 44 Northampton Road, which are located approximately 130m from the eastern site boundary. The cottages are orientated with their principal elevations facing north-south.
- 4.6.18 Planning permission for no.22, the closest property to the Application Site, has recently been granted by South Northamptonshire Council (ref. S/2019/1512/FUL) for the owners fencing business.

Assessment

- 4.6.19 An unattended noise survey has been carried out in order to establish the typical weekday and Saturday morning daytime noise levels.
- 4.6.20 Calculations and an assessment of the noise levels generated by the operation of the proposed development has been undertaken at the surrounding dwellings.
- 4.6.21 The assessment indicates that the operational noise levels will result in the potential for a low impact, with no adverse impacts identified. Further assessment made against absolute noise standards indicates that noise levels attributable to the proposed development will remain below a level which will result in

adverse noise impacts at the surrounding dwellings, ensuring that an acceptable noise environment is maintained locally.

Mitigation

- 4.6.22 The Application Site will be screened to the east by a 5m high perimeter bund and to the south by the existing railway embankment. The perimeter bund and railway embankment, will ensure that the plant (crusher, screen, loading shovel and HCVs) operating within the site will be effectively screened from surrounding properties.
- 4.6.23 Based on the throughput of the Application Site, the plant will be operated on a campaign basis when sufficient material has been stockpiled. It is anticipated that each item of plant (crusher/screen) will need to operate for between 3 – 4 hours every 1 – 2 weeks.
- 4.6.24 The processing plant will be located within the eastern area of the site, positioned close to the perimeter bund, in order to maximise the acoustic performance of the bunding.
- 4.6.25 To minimise any potential adverse impacts, the screen and crusher will not be operated at the same time, therefore reducing the overall noise levels. In addition, it is proposed to restrict the hours of operation of the processing plant to between 0900hrs and 1700hrs Mondays to Fridays, with no processing on Saturdays, Sundays and/or Bank Holidays.

Conclusion

- 4.6.26 In conclusion, there will be no unacceptable adverse impacts as a result of noise from the proposed development. The proposed site layout/design of the facility including mitigation measures will ensure that the proposals are fully compliant with Policy 18 of the MWLP and with the requirements of the NPPF in relation to noise impacts.

Ecological Considerations

- 4.6.27 An assessment of the potential ecological impacts of the proposed development has been undertaken, and the Ecological Appraisal can be found at Appendix 4 to this report.
- 4.6.28 Policy 20 (Natural assets and resources) of the MWLP seeks *“to achieve a net gain in natural assets and resources, through the delivery of wider environmental benefits in the vicinity where development would adversely affect locally designated sites or other features of local interest and by contributing towards Northamptonshire’s Biodiversity Action Plan targets for habitats and species”*.

- 4.6.29 There are no statutory or non-statutory designated ecological sites within 1 kilometre (km) of the Application Site.
- 4.6.30 The Application Site is relatively flat, with compacted soil and hardstanding areas which have been created during the operation of the former sewage treatment works. There is little vegetation with the exception of some scattered ephemeral growth to the perimeter of the site and around the existing single storey building. Rabbits and the infertile nature of the ground have kept vegetation to a minimum.
- 4.6.31 There are no hedgerows or trees within the Application Site, just the occasional shrub including small areas of perimeter bramble.
- 4.6.32 The existing single storey building on-site has been surveyed. There was no evidence of bats within the building and the remains of an old bird's nest. It is not proposed as part of this Planning Application to demolish the building.
- 4.6.33 There is a mature/ancient oak tree which overhangs the access road to the Application Site which has a tree preservation order (TPO). The tree has the potential for roosting bats and the ecological survey identified a single woodpecker hole.
- 4.6.34 A slight crown lift of the oak tree will be undertaken in order to allow access to the Application Site for high sided vehicles. The works have previously been agreed with South Northamptonshire Council as part of the former Planning Application. However, given the passage of time, a new application to lift the crown of the tree will be submitted to South Northamptonshire Council for approval.
- 4.6.35 Planting of the screening bund along the eastern boundary of the Application Site as shown on drawing no. KB-BLIS001 titled Landscape Plan will provide a new area of shade tolerant wildflower seeding and tree and shrub planting and will enhance the existing wildlife corridors of woodland and hedgerows beyond the site boundary.
- 4.6.36 In conclusion, the proposed development will have no unacceptable adverse ecological impacts and the proposed landscaping scheme will both improve and enhance biodiversity within and beyond the site boundary. Therefore, the proposal is fully compliant with Policy 20 of the MWLP and with the aspirations of the NPPF with regards to the protection and enhancement of biodiversity.

Landscape & Visual Impact

- 4.6.37 An assessment of potential visual impacts including impacts upon the surrounding landscape as a result of the proposed development has been undertaken, and the Landscape & Maintenance Scheme can be found at Appendix 5 to this report.
- 4.6.38 Policy 21 (Landscape character) of the MWLP states that *“waste development should seek to reflect Northamptonshire’s landscape character. Development should mitigate potentially adverse impacts on the local character where necessary during the development and operational life”*.
- 4.6.39 Views of the Application Site from Northampton Road to the east and from properties to the north and west are limited by high, well-established hedgerows and large trees. The railway embankment immediately to the south negates any views from this direction.
- 4.6.40 The site is in the southern edge of Northamptonshire Landscape Character Area (LCA) 13b – Bugbrooke and Daventry, defined by undulating hills and valleys. This is further detailed as:

“The Bugbrooke and Daventry Character Area is the most extensive area of the Undulating Hills and Valleys character areas and occurs on the western and southern side of the River Nene Broad River Valley Floodplain. It extends from the western county boundary, around the eastern edge of Daventry, to the south-western edge of Northampton. Whilst this undulating landscape has a pronounced series of hills and valleys to the west, to the south and east it becomes more subtle due to its proximity to the River Nene and its floodplain. Views along the undulations are generally long and open, although landform and vegetation frequently limit more extensive, panoramic views.

Land cover in the area is a combination of both arable and pastoral farmland in fields of varying size. There is, however, a predominance of improved pastures with grazing cattle and horses surrounding the settlements dispersed through the character area, and often on steeper slopes such as those around Borough Hill. Woodland is limited to small, predominantly broadleaved woodland copses sparsely scattered throughout the area and becoming less frequent south of the River Nene. A number of well treed field boundaries also contribute to the overall woodland cover and often emphasise the undulating landform.

Industrial heritage features are also evident in the Bugbrooke and Daventry Undulating Hills and Valleys, including significant sections of the Grand Union Canal and large stretches of both dismantled and working railways”.

- 4.6.41 The land adjoining the site is typical of this character area. Small open pasture fields can be found to the north, east, south and west with a busy working railway line to the southern perimeter.
- 4.6.42 The Application Site is relatively flat, with compacted soil and hardstanding areas which have been created during the operation of the former sewage treatment works. There is minimal vegetation across the site and a single storey prefabricated building with concrete walls.
- 4.6.43 Given that the Application Site, including land to the west and north-west is previously developed land, which included plant and equipment, infrastructure and regular vehicle movements, it is considered that the operation of an inert waste management facility on a derelict/vacant plot of land will have minimal impacts on the immediate and surrounding landscape.
- 4.6.44 The planted screening bund along the eastern boundary of the Application Site as shown on drawing no. KB-BLIS001 titled Landscape Plan, will not only have noise attenuation and ecological enhancement benefits, but will mitigate any limited visual impacts from properties on Northampton Road to the east of the site.
- 4.6.45 The landscaping scheme will include approximately 10 trees and 110 shrubs. Grass and wildflower seeding will be undertaken between the planting. The planting will be maintained for a 5-year period or until established, the detail of which is set out within the Landscape & Maintenance Scheme.
- 4.6.46 As discussed within the ecology section above, there is a large mature oak tree with a TPO which is located immediately south of the access road. Whilst the tree will remain in-situ and will not be affected by the proposals, an application will be made to South Northamptonshire Council to lift the crown of the tree in order to remove several low hanging branches.
- 4.6.47 In conclusion, there will be no unacceptable adverse landscape and/or visual impacts as a result of the proposed development which includes an appropriate landscaping scheme. The development proposals are therefore fully compliant with Policy 21 of the MWLP.

Dust

- 4.6.48 The crushing and screening of inert waste materials including the movement of plant, equipment and HCVs has the potential to generate airborne dust both within and beyond the Application Site boundary. Therefore, a Dust Management Plan has been prepared in support of the Planning Application, a copy of which can be found at Appendix 6 to this report.

- 4.6.49 Policy 18 (Addressing the impact of proposed minerals and waste development) of the MWLP states that *“proposals for waste development must avoid and/or minimise potentially adverse impacts to an acceptable level, specifically addressing air emissions (including dust) and by ensuring that local amenity is protected”*.
- 4.6.50 As set out within the Dust Management Plan, there are a range of mitigation measures proposed in order to ensure that airborne dust from the operations on-site does not have an adverse impact beyond the site boundary. The measures include, daily visual inspections, suspending operations where necessary, the training of staff and the use of clean water for dust suppression.
- 4.6.51 In conclusion, there will be no unacceptable adverse impacts as a result of airborne dust from the proposed development with the implementation of, and adherence to, the measures set out within the Dust Management Plan. Therefore, the proposed development is fully compliant with the requirements of Policy 18 of the MWLP in relation to dust.

5 CONCLUSION

5.1 The Planning Balance

- 5.1.1 This Planning Application is submitted to the Council on behalf of the Applicant and seeks planning permission for the construction of an inert waste recycling facility on the former Blisworth STW, Northampton Road, Blisworth, Northamptonshire.
- 5.1.2 In 2009, the Council granted planning permission for an inert waste storage and transfer station on the Application Site subject to conditions attached. However, the planning permission was not implemented by the Applicant at the time and has therefore, since lapsed/expired.
- 5.1.3 The Application Site is located only a short distance from the outer edge of Northampton and the principle of the proposed development on the former Blisworth STW is supported by the waste spatial strategy. The proposed site, lends itself for a waste management use in that, it is to some extent previously developed land.
- 5.1.4 There is a need within the county for new inert waste recycling facilities that will not only contribute to meeting the capacity requirement year on year, but will contribute to the growing shortfall over the Plan period. The facility will help move waste up the Waste Hierarchy, which is the policy aspiration for waste at the national, regional and local level.
- 5.1.5 The previous permitted scheme, identified a need for the introduction of a 40mph speed limit along Northampton Road within the vicinity of the site access. Therefore, as part of this proposal, the Applicant will apply for a Traffic Regulation Order outside of the planning system in order to reduce the speed limit along Northampton Road from 60mph to 40mph.
- 5.1.6 Following the introduction of a 40mph speed limit at this location, it is considered that road safety will be improved and the proposed development will not cause any inconvenience for other road users.
- 5.1.7 There will be no unacceptable adverse noise, ecological, landscape, visual and/or dust impacts as a result of the proposals and the proposed planting scheme will enhance biodiversity within the immediate and surrounding locality.
- 5.1.8 The proposed development is therefore compliant with the Development Plan and with national planning policy guidance.

APPENDIX 1: PLANNING PERMISSION 09/00055/WAS

APPENDIX 2: ACCESS APPRAISAL

APPENDIX 3: NOISE ASSESSMENT

APPENDIX 4: ECOLOGICAL APPRAISAL

APPENDIX 5: LANDSCAPE & MAINTENANCE SCHEME

APPENDIX 6: DUST MANAGEMENT PLAN

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