Planning Statement

Blackbridge Farm, Cranford Road, Burton Latimer

Proposed Waste Bio-Drying and Pyrolysis Process

February 2009

Adams Hendry Consulting Ltd
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February 2009
### Title: Blackbridge Farm - Planning Statement

### Client: Think Environmental

### Project No: THINK/869

### Report No: THINK/869/090220/PS/MB

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<td>Author</td>
<td>Maureen Bryant</td>
<td><img src="signature1.jpg" alt="Signature" /></td>
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<td>Tim Snell</td>
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Certified to ISO9001 Standard

ISO 9001 Registration Number Q10324
PROPOSED WASTE BIO-DRYING AND PYROLYSIS PROCESS

BLACKBRIDGE FARM, CRANFORD ROAD, BURTON LATIMER

PLANNING STATEMENT

1 INTRODUCTION

1.1 Think Environmental is seeking consent to develop an industrial and commercial waste management facility. The proposed facility comprises a 10 bay bio-drying process and pyrolysis process on land at Blackbridge Farm, Cranford Road, Burton Latimer near Kettering as shown on Drawings 1 and 2.

1.2 Full planning permission is sought for the following:

i) Retention of existing access from Cranford Road;
ii) Retention of existing weighbridge and new weighbridge/administration office;
iii) Retention of one existing building and modifications comprising a canopy over the air cooled condensers and two apertures for conveyors to bio drying bays;
iv) Bio-drying pad and bays;
v) Site offices including a Visitors Centre;
vi) Access and circulation roads;
vii) Associated car parking;
viii) A floor mounted “out” weighbridge;
ix) A floor mounted wheelwash;
x) Erection of air coolers;
xi) Process water storage;
xii) 5 No. Gas scrubbers;
xiii) 5 No. ISO containers containing gas engines;
xiv) Water storage pond; and,
xv) Landscaping proposals including additional bunding and infill planting along the northern boundary of the site.
1.3 The Bio-drying facility will be a 10 bay plant with a capacity of 50,000 tonnes of waste per annum (tpa). Industrial and commercial waste will be processed by the plant. All waste processed at the facility will be non-hazardous.

1.4 The pyrolysis facility will produce approximately 1 MW of electrical power for each tonne of feedstock processed per module. This power will be exported to the national grid and is sufficient to provide all the electricity needs for around 12,500 homes.

Environmental Impact Assessment (EIA)

1.5 The proposed facility falls within Category 11b of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (the EIA Regulations) by virtue of the proposed waste management development and the size of the site.

1.6 Adams Hendry Consulting Ltd., on behalf of Think Environmental, has had discussions with Northamptonshire County Council, as the determining planning authority and no request has been made for an EIA. NCC will formally screen the proposals to confirm this view prior to determining the planning application.

This Statement

1.7 This is a statement in support of the application for planning permission.

1.8 Section 2 of this statement provides further detail with regard to the site’s location and surroundings. Section 3 describes the proposed development for which Think Environmental are seeking planning permission and Section 4 outlines the main planning policy considerations and assesses the proposals against these. Section 5 provides a summary of this Statement and its conclusions.
The Applicant and Site Operator

1.9 The applicant is Think Environmental. The Company offers sustainable, cost effective, flexible and reliable solutions to the industrial and commercial waste markets. They are based in Rugby, Warwickshire and aim to roll out a number of these facilities across the UK over the next two years. Think Environmental will operate the bio-drying activities on site. Think Greenergy will operate the pyrolysis process under lease to Think Environmental.

1.10 Both companies seek to operate the highest environmental standards and the proposed development comprises a sustainable solution for dealing with industrial and commercial waste that produces energy that is converted to electricity and reduces the residues to re-useable products rather than landfill.
2 SITE AND SURROUNDINGS

Application Site

2.1 The application site is located on land comprising part of Blackbridge Farm, off Cranford Road, Burton Latimer. Cranford Road is accessed from the A6 Trunk Road. The A14 trunk road runs parallel to the site, some 360 metres from the northern boundary of the site. The site location is marked on Drawing 1. The application site boundary is marked on Drawing 2.

2.2 The site is basically rectangular in shape measuring approximately 4.3 hectares and is surrounded by vegetation of varying type and condition as shown on the photographs accompanying the application. There is a small pond at the northern end of the site, which is currently unmanaged.

2.3 The connection point to the national grid lies to the north east of the site adjacent to the bridleway and its position is shown on Drawing 13.

2.4 The site currently comprises a number of uses including animal feed, grain storage and plant hire activities. The majority of the activities are associated with agriculture. The location of these activities and photographs of the site are included at Appendix 16.

Surroundings

2.5 Beyond the site to the west and east is open agricultural land. To the north is the A14 Trunk Road and agricultural land. A small number of residential and commercial properties are located in the vicinity of the proposed development site (distances to the nearest point of the red line boundary):

- The Bungalow – adjacent to the site;
- Windmill Cottages – 305 m;
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- Peter Bennie Ltd / Barton – 335 m; and,
- Properties on Cranford Road – 100m.

2.6 A wind farm comprising 10 turbines lies to the south east of the site.

Topography

2.7 The site is relatively flat as is the surrounding land. The landscape is characterised by farmland interspersed with hedgerows and small wooded areas.

Transportation

2.8 The site is accessed via the A6 approximately to the south. The site is serviced from the A6 by Cranford Road. Strategically, the site can be accessed from the A14. Whilst the A14 lies 10 m from the site boundary it is accessed by vehicles via Cranford Road and the A6, the junction of which is located 360m to the south of the site.

Public Rights of Way

2.9 A public footpath is located approximately 215m to the south of the site, a further footpath lies 90m to the north of the site and a bridleway runs along Cranford Road to the interface with the A14 and across the A14 via a purpose built road.

2.10 These are shown on Drawing 13.

Planning History

2.11 The planning history of relevance to the application site is outlined below and mainly comprises modifications to existing and new buildings.
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Planning History Timeline

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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</thead>
<tbody>
<tr>
<td>95</td>
<td>Proposed Extension, Approved 27/09/1995 KE/95/0501</td>
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<tr>
<td>96</td>
<td>Erection of free standing lattice mast, 3 no. pole mounted antennae, 2 no. dish antennae, equipment cabinets, Permitted Development 21/01/1997 KE/96/0753/TC</td>
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<td>97</td>
<td>Erection of steel portal frame building for storage of animal feedstuffs, Approved with conditions, 03/10/1997 KE/99/0548</td>
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<td>99</td>
<td>Erection of steel portal frame building for storage of animal feedstuffs Approved 28/02/2007 KET/2006/0928</td>
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<td>00</td>
<td>15m slim line lattice, equipment cabin, 6 antennae and 2 microwave dishes, 05/10/2003, refused, KE/03/0743/TC</td>
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Think Environmental Limited
Blackbridge Farm, Burton Latimer
February 2009
3 DEVELOPMENT PROPOSALS

Design of the Waste Management Facility

3.1 The proposed layout of the facility is shown diagrammatically on planning application Drawing 7. The main facility will comprise of the waste bio-drying bays and retention of an existing agricultural building to house the waste processing elements. Gas scrubbers will be located adjacent to the building on the northern side. The existing weighbridge at the site entrance will be retained and used for in-coming vehicles. A new floor mounted weighbridge is proposed to deal with out-going vehicles. It will be located near the entrance to the site allowing sufficient space between the two weighbridges’ and the site entrance to prevent vehicular queuing and conflict.

3.2 The existing agricultural building is steel-framed and measures approximately 75m by 35m at its longest and widest with a pitched roof form with a maximum height of 8 m. The dimensions are shown on Drawing 5. The building will be subjected to minor modifications as follows:

- Creation of two apertures in the western elevations with canopies at the egress. These are to allow the conveyor belts to deposit the shredded waste material arising from the operations in the building (see Drawings 8 and 9);
- The erection of a canopy structure on the northern elevation to protect the gas scrubbers (see Drawings 8 and 9); and,
- Creation of an aperture in the roof to accommodate air vents from the building (see Drawing 9).

3.3 The back end of the process is fired by gas engines which will be incorporated in 5 ISO containers. Each container will house up to 3 engines which will exhaust. The emissions from this part of the process have been assessed and a combined stack is being proposed. The stack height has been informed by dispersion modelling. The results of the modelling are discussed further in Section 5 of this Statement and the results are set
Planning Statement

out in the Air Quality Report which has been prepared by an independent, specialist consultant and is appended as Appendix 3 to this submission. The existing building is of sufficient size to accommodate the necessary operational plant within it. The shredding and processing activities required the most internal clearance and are therefore situated in the eastern part of the building with the greatest floor to ceiling height.

3.4 The total footprint of the existing building is approximately 1780m², which occupies around 4% of the total site area. A full summary of the building dimensions is provided in Table 3.1 below and Drawings 8, 9 and 10 provide elevations and plans of the building. In addition to retaining the existing building it is proposed to replace the weighbridge office with a new modular building, retain the plant and machinery building and erect new modular office and visitor accommodation. The specification of these buildings are attached as Appendix 8.
3.5 The design strategy for the waste management facility has concentrated on satisfying the operational requirements of the plant whilst creating an “agricultural” feel commensurate with the existing uses on the site. Demolition of the remaining, dilapidated buildings produces a facility and site that is sympathetic to its surroundings and responsive to the physical constraints of the site, including access and topography. This is further enhanced by proposed maintenance and strengthening of the landscape features on the northern boundary of the site.

### Table 1: Building Dimensions on Site (metres)

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Length</th>
<th>Width</th>
<th>Height Pitch</th>
<th>Height Eves</th>
<th>Floorspace / Area</th>
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<td>Building A (a)</td>
<td>30.6</td>
<td>18.6</td>
<td>8</td>
<td>6.5</td>
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<tr>
<td>Building A (b)</td>
<td>43</td>
<td>18.6</td>
<td>6.3</td>
<td>4.8</td>
<td>799.8</td>
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<td>Building A (c)</td>
<td>29.4</td>
<td>15</td>
<td>6.3</td>
<td>4.8</td>
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<td>Large Canopy</td>
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<td>Building G (a)</td>
<td>25</td>
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<td>Building G (b)</td>
<td>9</td>
<td>6</td>
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<td>Drying Bay (Total)</td>
<td>104</td>
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<td>Visitor Centre</td>
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<td>N/A</td>
<td>57</td>
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<tr>
<td>Wheel Wash</td>
<td>8</td>
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<td>Weigh Bridge Office</td>
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<td>18</td>
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<tr>
<td>Building (South West)</td>
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<td>8</td>
<td>Not Available</td>
<td>N/A</td>
<td>88</td>
</tr>
</tbody>
</table>
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3.6 The existing building has been designed and oriented in such way as to minimise its visual appearance. The built form is agricultural in appearance and goose grey coloured finish deliver a sensitive proposal that sits well in this location and does not detract from the surroundings.

3.7 The proposed canopies will be coloured in the same way and will cloak the gas scrubbers on the northern boundary. The gas engines will be housed in ISO containers (2.4m width x 2.4 m high a 12m long) and will be sited sympathetically to ensure they are not visible from outside the site.

3.8 It is proposed to provide office accommodation within the complex. The building will also house a Visitor Centre, which will be available for use by arrangement. It is proposed to site the office accommodation near to the site entrance as shown on Drawing 7. The offices are modular in construction and will be coloured in corporate colours.

Vehicular Access and Circulation

3.9 Traffic associated with the construction and operation of the new waste management facility will use the existing access from the A6, via Cranford Road, as shown on Drawing 1 and 13.

3.10 The traffic circulation arrangements are shown on Drawing 7. All traffic serving the facility will enter the site from the A6, via Cranford Road to the site entrance (which does not require any modification) and an internal access road, which will lead to the incoming weighbridge. From the weighbridge, vehicles will proceed around a one-way system returning to the out-going weighbridge before leaving the site. This will ensure that traffic flows are managed appropriately. This will apply to all vehicles entering and leaving the site, with the exception of those going to the office and visitor accommodation, who will bypass the weighbridge as indicated by appropriate signage.
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Car Parking

3.11 25 parking spaces have been provided within the facility to accommodate staff and visitors. Kettering Borough Council has adopted relevant parking standards and these have been taken into account in determining the appropriate level of parking provision. This provision has been minimised to that absolutely necessary. The provision comprises 19 spaces for Think staff (sufficient for the shift pattern proposed) and an additional 6 spaces, 3 for visitors and 3 for disabled visitors / staff. Provision has also been made for 1 coach. When the coach parking area is not being used there is space to accommodate an additional 6 parking vehicles. This provides sufficient flexibility to accommodate personnel during shift changes. The location of the car parking area is shown on Drawing 7.

Landscaping Proposals

3.12 The only sensitive receptors are those immediately adjacent to the site in the Bungalow and receptors with limited views from further a field at Windmill Cottages. Existing landscaping and vegetation provides good screening around the site even in Winter and major enhancement is unnecessary as the built form will largely remain as it is. That aside, additional landscaping is proposed along the northern boundary. The proposals incorporate low level mounding to break up the hedgerow and the use of indigenous species to provide additional interest and bio-diversity. The proposals also incorporate the existing un-managed pond to the north east of the site.

Lighting

3.13 The proposed operational area of the development would be illuminated by the existing low light pollution lights on site and the security lighting. No additional lighting is proposed.
Description of Plant and Process

Types of Waste

3.14 Commercial and industrial wastes only and (EWC 20:03:01) will be processed by the plant, without the need for any pre-treatment except for shredding. All waste processed at the facility will be non-hazardous.

3.15 The processing capacity of the plant will be approximately 50,000 tonnes of waste per annum.

Operating hours

3.16 The pyrolysis plant will operate on a 24-hour basis throughout the year. However waste will be received on a controlled basis between the hours of 0730 – 1600 Mondays to Fridays and 0730 – 1100 on Saturdays. The plant may need to take waste outside of these hours in an emergency situation.

3.17 The incoming waste will be delivered to the site by way of heavy goods vehicles which would carry average payloads of circa 22 tonnes. Based on the capacity of the facility being 50,000 tonnes per year, this equates to approximately 2,272 heavy goods vehicle deliveries per annum.

3.18 Waste will be imported over the course of a 5.5 day week (i.e. 286 working days per year), although the processing element will be operational 7 days per week. On this basis, it is calculated that the development would attract some 8 deliveries per day (2,272 / 286 = 8).

3.19 The process flow diagram contained in Appendix 10 shows that some 2538 tonnes of solid waste would be generated as a bi-product of the disposal process. This will require removal from the site which is likely to be undertaken in heavy goods vehicles carrying
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22 tonne payloads. This equates to approximately 115 deliveries per year or, less than 1 per day (rounded). The oil produced will be re-used in the Plant.

3.20 All incoming waste delivery vehicles will report to the weighbridge shown on Drawing 7. Incoming wastes will be discharged from vehicles into the waste reception hall. The empty vehicles will then report back to the weighbridge and leave the site. The waste reception hall will be kept closed by industrial doors except when vehicles enter and leave.

3.21 The reception hall can if required accommodate approximately 3 days supply of waste when stacked. A visual inspection of any unsuitable waste streams will be carried out by the wheeled loader driver prior to depositing the waste into the hopper. However under normal operating practices all waste will be processed and placed under membranes during the same working day.

3.22 Waste is then loaded into a square shaped hopper that directs the waste to a shredder.

3.23 The shredded waste is then transported via conveyors through two apertures on the western elevation of the building. Thereafter the material is transported by clamshell bucket wheeled loader to the waste drying pad. The waste drying pad comprises 10 separate bays. The bays are proposed to be constructed on a concrete pad located on the southern boundary of the site and oriented in such a way as to minimise transport of waste from the building and back. The concrete pad has a gradient of 2% fall (as shown on Drawing 7) to allow drainage and capture of any leachate material. The concrete pad has integral aeration and drainage channels.

3.24 The first phase represents the start of the biological phase and is shown on the Process Description Chart as Phase 1 (at Appendix 10). The waste is then covered by a semi-permeable membrane which is weather resistant and encloses heat and odour whilst allowing CO₂ to escape. The heap is aerated on average 1/5th of an hour using a blower unit and aeration channels (bio-drying). The waste remains covered for a period of 7
days. The waste is then uncovered and turned and then recovered and aerated for a further 7 days (Phase 2). In a similar way the waste is then uncovered and turned and then recovered for a further 7 days (Phase 3). This represents the end of the biological phase.

3.25 At that time the waste heap is dismantled and the material is transported for post treatment and further material separation prior to further treatment in the pyrolysis process. The waste is passed over a magnetic separator to remove the metal fractions which can be recycled. The waste is then screened through a 15mm drum to remove the fine fractions which are re-introduced later in the process. The heavy fraction is then fed through a mass melt process.

*Mass Melt*

3.26 The mass melt process is a unique design concept utilising both heat and pressure to transform feedstock with a large plastic content into a dense, extruded sanitised plug that can be easily stored in a minimum of space.

3.27 The principle of the machine operation is simple. Waste is introduced into a hopper and a powerful screw compactor crushes the material into a melt chamber where the plastic content of the material is plasticised at a temperature high enough to sanitise but significantly below the carbonisation temperature of the material. The machine dimensions and specifications are set out in Appendix 11.
The selected pyrolysis process is from Think Greenergy, a UK technology provider who has secured access to an advanced pyrolysis process for the treatment of various material streams including Commercial and industrial waste. It is a pyrolysis process using electricity as the heat source and is fully patented. A full scale single module R&D plant has been operational for 5 years in Westbury near Bristol.

Pyrolysis is the decomposition by heat of the organic matter in the feed material in the absence of air. There is no combustion. This generally produces a gas, some distillate oils and a solid residual char.
3.30 The amounts of solid, liquid and gas generated through the process depend heavily on the material being used and the temperature of the operation. The Think Greenenergy process operates at a much higher temperature than is normally used for similar processes and this results in an increase in gas production to 80-90% of the feedstock with little liquid being produced.

3.31 One of the main advantages of this process is its modular design. The equipment is sized so that a single train of equipment will handle a nominal 1 tonne per hour of feedstock. This is equivalent to 6,770 tones per year allowing time for routine maintenance. It is intended that the final installation will consist of 5 modules in order to utilise the 33,850 tonnes per year input. The modules are proposed to be installed stepwise, starting with two modules as the first step, with the three remaining modules brought on stream as required.

3.32 The process consists of three phases; pyrolysis, gas conditioning and power generation. This application seeks permission for the pyrolysis and gas conditioning components. The power generation element will be subjected to a separate consenting process.

3.33 Pyrolysis is carried out as a continuous 24 hour process. The main process chamber has a heated floor and the feedstock is moved across it mechanically. The short residence time and intimate contact, results in a fast pyrolysis which gives a cleaner range of products such as gas.

3.34 The gas, having been treated in order to maximise energy yield is then subjected to further conditioning and cleaning through gas scrubbers located at the northern edge of the building. This produces a clean, high quality fuel gas, ready for use in the gas engines.

3.35 The efficient use of this gas is critical to the economics of the process in order to offset the parasitic power used for the pyrolysis. A 1 tph module requires a maximum of 120kW of electrical energy for the direct pyrolysis, but 1 tph of wood or similar material,
produces a net electrical output of more than 1.3MW. i.e. the process generates ten times more electrical energy than it uses.

3.36 The gas is fed through a suite of up to 15 gas engines. These will be located in 5 ISO containers comprising up to three engines in each. The exhausts from each engine will be combined after the silencer and discharged via a dedicated stack for each ISO container. Each stack will be 9 metres in height. The release height has been determined by detailed air dispersion modelling, the assessment of which has been undertaken based on 5 stacks fed by up to three gas engines each and for emissions representing normal operations.

3.37 The process is such that there are really only two products; char and gas. Both of these materials are valuable fuels. However the process may give rise to some oil. This is produced in limited quantities and will be reprocessed on a continual basis.

3.38 The char has a clear market in the solid fuels sector and is to be supplied thereto. The char is essentially pure carbon, with a high calorific value (CV) of 30.7 MJ/kg and can be used as an excellent solid smokeless fuel and it is currently intended that this product is passed to Coal Products Limited (CPL) at the prevailing commercial rate. Even if the carbon char finds no market as fuel, there is current interest in using it as a soil improver and Think Greenergy is working with the Shell Foundation, The Forestry Commission and a number of leading Universities on government funded research & development programmes.

3.39 The intention is to divert all 33,850 tonnes per year from landfill.

3.40 The gas will pass to spark ignition generating engines (as above) where electrical power will be produced. Each module will have a minimum net output of 1 MW but up to 1.5 MW per module is expected.
3.41 The pyrolysis plant layout is shown in Figure 3 below and process flow diagrams are attached as Appendix 10.

*Process controls*

3.42 The plant will be under full computer control with manual intervention possible for exceptional circumstances. Think Greenergy will eventually have several of these plants around the UK which will be linked by telemetry to a central monitoring point, probably near Birmingham. The objective is to ensure that the plant is fully supervised from the centre to identify any performance issues independently of the local operator.

3.43 Releases to air will be limited to the exhausts from the generating engines. These emissions have been assessed and are presented in the Air Quality Assessment set out in Appendix 3. Provision can be made to fit heat recovery to the engines’ exhausts and cooling jackets to make heat available locally, however it is not being considered on this plant at this time.

3.44 There are no releases to sewer. Some waste scrubber liquor may be produced but this is minor and any such material may be removed to an appropriate waste processor.

3.45 Installation will be such as to guarantee that there will be no contamination of land from the process. The modular design of the process is such that the individual plant items will be self contained and require minimal ground preparation.

3.46 The plant will be subject to regulation under the Environmental Permitting under the jurisdiction of Kettering Borough Council’s Environmental Health Team (England and Wales) Regulations 2008.
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**Water Systems**

*Mains Water*

3.47 The site will be connected to the mains water system. Further details are included at Appendix 14. Mains water will be used for the following:

- domestic usage for the staff on site; and,
- standby facility for the rainwater system during dry periods.

*Water Harvesting*

3.48 There will be two different types of water arising at the site:

- Clean rainwater run-off from the building roofs will drain into a clean water recovery system. This will then be used for the wheelwash or released into the pond. Water will be transported to the wheelwash from the above ground tank using a mobile tank vehicle. Water from the wheelwash will then be treated as dirty water, see below.

- Contaminated water like leachate/press water/condensate from waste heaps collected via combined aeration and drainage channels in addition to waste water from the membrane covered drying bays and will be channelled to drainage pipes into a sub soil storage tank.

*Dirty Water Recycling*

3.49 Contaminated water will be channelled into a sunken, double walled PEHD coated steel tank. This will have a maximum volume of 100m$^3$. 
3.50 The construction of the facility will require deliveries of materials, components and plant. These deliveries will be made by road. During construction there will be no need for temporary accommodation but there will be the need for temporary storage facilities for contractors, plant and materials. It is proposed to provide these within the application site boundary. The facility is largely modular in design and this minimises the construction laydown area required.

3.51 The construction period itself will last approximately 8 weeks and will be followed by a commissioning period of up to 6 months.

3.52 The following indicative plant list is likely to be required during construction, although the exact construction methodologies will be confirmed by the principal contractors:

- two excavators;
- bulldozer;
- two dumpers;
- concrete mixer; and,
- One mobile crane, with a 10m lifting reach.

3.53 The construction works are proposed to be undertaken between the hours of 0700 to 1800 Monday to Friday and from 0700 to 1300 on Saturdays. Should there be a need for extended working hours during the evening or at night, this will be agreed in advance to ensure that all appropriate measures are in place to mitigate any disruption to local residents.

3.54 Commissioning work will be on a standard operational week basis.

3.55 The construction phase would generate minimal traffic in the form of deliveries to site by HGVs and low loaders and also construction workers in cars and vans. It is not
expected that any amount of material would leave site during construction. Details are set out in the Site Waste Audit attached as Appendix 4.

3.56 A Construction Environmental Management Plan (CEMP) will be prepared as part of confirming exact construction methodologies to be used and this will consider the issues raised above in further detail.
4 PLANNING POLICY CONSIDERATION AND ASSESSMENT

Introduction

4.1 This section identifies the main European, national, regional and local level planning policies relevant to the proposed bio-drying and pyrolysis facility and assesses the proposed scheme’s performance in respect of these policies. A planning policy matrix identifying the scheme’s accordance with relevant planning policies is also provided in Appendix 1 of this Statement.

European Policy

4.2 Environmental protection is a key objective of the European Union and a number of Directives have been adopted that are intended to harmonise waste management policies. Most waste legislation has concentrated on environmental protection, human health and the prudent use of natural resources. The following are particularly relevant to these proposals:

- The Waste Framework Directive (1975) (amended);
- The European Commission’s Community Strategy for Waste management (1989 updated 1996);
- The Waste Incineration Directive (2000/76/EC); and,

The Waste Framework Directive

4.3 The Waste Framework Directive gives expression to the waste hierarchy and has been implemented in the UK largely through Part II of the Environmental Protection Act 1990 and the Waste Management Licensing Regulations 1994. The Directive notes the importance of “ensuring that waste is recovered or disposed of without danger to health and without using processes which could harm the environment”.

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4.4 The Waste Hierarchy included in the Directive places clean production technologies at the top, followed by waste reduction and minimisation at source, re-use and recycling and maximum recovery of secondary materials or energy with landfill being a final option.

*The European Commission’s Community Strategy for Waste Management*

4.5 The European Commission’s Community Strategy for Waste Management formalises a hierarchy of options for the management of waste. Making use of the precautionary principle the waste hierarchy prioritises the prevention and reduction of waste, then its re-use and recycling, and lastly the optimisation of its final disposal. This concept is described by the ‘3 Rs’ – Reduce, Re-use, Recover – followed by unavoidable disposal.

4.6 The Strategy notes the importance of recovering energy from waste through, which it says will, in some circumstances, be the most appropriate waste management method for a particular waste stream. The policy proposals set out in the Community Strategy have been reflected in subsequent Directives.

*The Waste Incineration Directive*

4.7 The Waste Incineration Directive (2000/76/EC) (WID) updates the emissions limits for the release of pollutants to air, water and land from incineration plants to ensure that high standards of environmental and human protection are achieved. The Directive was transposed into UK law by the Waste Incineration (England and Wales) Regulations 2000.

4.8 The aim of WID is to prevent or to limit as far as practicable negative effects on the environment, in particular pollution by emissions into air, soil, surface water and groundwater, and the resulting risks to human health, from the incineration and co-
incineration of waste. The proposed pyrolysis process does not involve combustion and falls under the permitting regime of Kettering Borough Council.

The Landfill Directive

4.9 Since being transposed into UK law in 2002 by the Landfill Regulations and the Waste and Emissions Trading Act of 2003, The Landfill Directive (1999) has introduced a number of significant changes to the way in which waste can be disposed of to landfill.

4.10 Landfill is still a predominant waste management disposal route for wastes in the UK and to achieve the above requires new waste management options, especially where no such options are currently available as an alternative to landfill. The proposed pyrolysis process is accepted by European policy to be an alternative waste management option to landfill and will provide a valuable alternative to landfill in Northamptonshire and other areas within a 30 mile radius from which the waste will arise.

National Policy

4.11 Planning Policy Statements and Guidance Notes (PPSs and PPGs) set out the Government’s national policies on different aspects of land use planning. Of particular relevance to this application are:

- PPS1 – Delivering Sustainable Development (2005), including PPS: Planning and Climate Change, Supplement to PPS 1 (December 2007) and The Planning System: General Principles (2005);
- PPS7 – Sustainable Development in Rural Areas (2004);
- PPS9 – Biodiversity and Geological Conservation (2005);
- PPS10 – Planning for Sustainable Waste Management (2006);
- PPG13 – Transport (2001);
- PPS22 – Renewable Energy (2004); and,
- PPS23 – Planning and Pollution Control (2004).
In addition to PPS’s and PPG’s the following national policy and legislation are considered to be particularly relevant to the application:

- Energy White Paper 2003; and,
- Renewable Obligations Scheme.

*PPS1 – Delivering Sustainable Development (2005)*

PPS 1 sets out the overarching planning policies on the delivery of sustainable development through the planning system. The PPS states that planning should facilitate and promote sustainable and inclusive patterns of development while protecting and enhancing the natural and historic environment, and existing communities; ensure high quality development through good and inclusive design, and promote the efficient use of natural resources. A separate Design and Access Statement specifically looks at how the facility design has considered these issues, as well the Environmental Issues Section of this Planning Statement.

PPS 1 further states in paragraph 20 that development plan policies should take account of environmental issues such as:

- Mitigation of the effects of climate change through the reduction of greenhouse gases and the use of renewable energy;
- Air quality and pollution;
- Promotion of biodiversity;
- The management of waste that protects the environment and human health; and,
- The use of waste as a resource.

The proposed development has been considered with regard to relevant national, regional and local development plan policies.
4.16 Paragraph 22 of the PPS discusses the importance of minimising the need to consume new resources. The proposed development complies with the general thrust of the guidance by promoting more sustainable waste management, and treating waste as a resource. The scheme reduces the need to consume natural resources for electricity production since it will be effectively self-sufficient in terms of its own energy demand and will feed power back into the national grid. In addition, by diverting waste from landfill, it will reduce the consumption of landfill voidspace, and emissions of CO₂.

Planning Policy Statement: Planning and Climate Change, Supplement to Planning Policy Statement 1 (December 2007)

4.17 This Supplement provides key guidance to Local Planning Authorities with regard to renewable energy developments. It states that applicants for renewable energy development should not be required to demonstrate a need for the facility, nor the energy justification for siting in a particular location. It also states that where proposals for renewable energy developments come forward on sites that have not been allocated for such uses, planning permission should not be refused solely on this basis. It also advises that Planning Authorities should “…ensure any local approach to protecting landscape and townscape is consistent with PPS22 and does not preclude the supply of any type of renewable energy other than in the most exceptional circumstances”.

4.18 The Supplement refers to the CO₂ reduction targets in the Energy White Paper 2007 and the need for planning policy to factor in climate change. Examples include land selection, opportunities for decentralised and renewable energy or low carbon energy schemes, energy efficiency in new development, sustainable transport and encouragement of competitiveness and technological innovation.

4.19 Section 5 of this Planning Statement provides a strong case for the need for this development in terms of sustainable waste management and as a renewable energy resource.
4.20 The site of the proposed development is beyond the built up area boundary of Kettering. The proposed development is in open countryside, but on land used as the built core of an agricultural unit. Beyond the boundary of the site to the south lies open countryside used for agricultural purposes. The area is rural and hence PPS7 has been considered in respect of the character of this area. Section 5 of this Planning Statement considers the local landscape character aspects and concluded that there would be no significant impact given that the development proposes the use of an existing building and significant improvements to the site.

4.21 PPS 10 forms part of the national waste management plan for the UK and describes the role of the planning system in delivering sustainable waste management. The PPS emphasises the importance of moving the management of waste up the ‘waste-hierarchy’.

4.22 Paragraph 24 of the PPS further states that a potential site does not need to be identified in the development plan to gain approval so long as it is consistent with PPS10 and the Local Planning Authority’s Core Strategy. The Core Strategy is discussed later in the Statement.

4.23 Annex E of the PPS identifies 12 locational criteria, which Local Planning Authorities must consider when testing the suitability of sites and areas for waste management development. These are set out below:

   a. protection of water resources;
   b. land instability;
   c. visual intrusion;
d. nature conservation;
e. historic environment and built heritage;
f. traffic and access;
g. air emissions and dust;
h. odours;
i. vermin and birds;
j. noise and vibration;
k. litter; and,
l. potential land use conflict.

4.24 It is considered that the proposals support the policies within the PPS. The specialist assessments set out in Appendices 1, 2 and 3 and Section 5 of this Planning Statement have considered all of the locational criteria referred to above and conclude there will not be any significant impact.

4.25 Section 5 of this Planning Statement considers alternative locations which Think Environmental has considered in the locality for the development of a facility as proposed in this application and concludes that there are few suitable sites and of these Blackbridge Farm is considered to offer the most benefits.

PPG13 – Transport (2001)

4.26 PPG 13 is relevant to the assessment of the traffic implications of the development. A key objective of the PPG is to reduce the need to travel, especially by car.

4.27 Section 5 of this Planning Statement concludes the highway network has sufficient capacity to accommodate the proposed development. Whilst the practicality of using alternative modes of transport to receive waste transport movements is restricted movements could be reduced by seeking deliveries and removals in vehicles that have the capacity to transport larger loads. Additionally it is envisaged that most of the
employees will be from the local area and opportunities to travel by alternative modes and car sharing will be actively encouraged.

*PPS22 – Renewable Energy (2004)*

4.28 PPS22 seeks to encourage the appropriate development of renewable energy schemes in England in order to meet the Government’s targets for renewable energy production set out in the Energy White Paper (further details are provided in paragraphs 4.77 – 4.83). There are many themes within the document that are common to PPS1 and the PPS1 supplement, although PPS22 looks more closely at locational criteria especially with regard to designated areas.

4.29 Paragraph 15 of the PPS notes that local designations should not be used in themselves as a reason to refuse renewable energy developments, but such applications should be assessed against criteria based policies set out in local development documents. The PPS also highlights the need for appropriate landscape and visual, noise and odour assessments.

4.30 This Planning Statement includes specialist assessments on contamination, air quality (including odour and bioaerosols) and transportation. Other landscape, environmental, economic and amenity effects are considered in Section 5.

*PPS23 – Planning and Pollution Control (2004)*

4.31 PPS23 advises on the relationship between the separate but complementary systems of pollution and planning control. Paragraph 10 states:

“Pollution control is concerned with preventing pollution through the use of measures to prohibit or limit the release of substances to the environment from different sources to the lowest practicable level.... The planning system should focus on whether the development itself is an acceptable use of the land, and the impact of those uses, rather
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than the control of the processes or emissions themselves. Planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced”.

4.32 The PPS advises that any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impact on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use.

PPG24 – Planning and Noise (1994)

4.33 PPG24 aims to minimise the adverse impacts of noise without placing unreasonable restriction on development or adding unduly to the costs and administration of business. It says that noisy activities should be located away from noise sensitive landuses and local authorities are required to ensure that development does not cause an unacceptable level of disturbance.

4.34 The position of the site in relation to the nearest noise sensitive receptors is shown on Drawing 16. The site is situated adjacent to the A14 Link Road.

4.35 The design of the development has had regard to the potential impact on the nearest residential property at Blackbridge Farm. Drawing 16 shows the position of the development in relation to this property. The proposed development is not inherently noisy. The main activities take place within the building. Construction activities are limited as the proposals include the use of the existing building. A Construction and Environmental Plan will be prepared to deal with this. Noise during construction has also been considered and will be minimised by controlling specific activities to keep noise to a minimum.

4.36 Given the background noise levels associated with the traffic on the A14 it is considered that noise will not give rise to any issues.
The Waste Strategy for England 2007 was published in May 2007 and sets out the Government’s vision for sustainable waste management in England and Wales for the period up to 2020. The new Strategy builds upon Waste Strategy 2000 and the progress made since then and addresses the key challenges for the future through additional objectives and targets. It re-affirms the importance of the waste hierarchy emphasising a need to prevent waste arising in the first place, maximise re-use, increase recycling and composting and recovering energy from waste with landfill remaining an option of last resort.

Despite noted achievements the Strategy recognises that as a country we continue to produce more waste each year than the previous year, although these increases no longer exceeded economic growth. Consequently, the growth in waste arisings is slowing down but, after seven years of successful initiatives has not turned the corner to begin reducing. To continue the progress achieved the 2007 Strategy identified the overall objective for waste policy as:

“Protection of human health and the environment by producing less waste and by using it as a resource wherever possible. Through more sustainable waste management – reduction, re-use, recycling, composting and using waste as a source of energy – the Government aims to break the link between economic growth and the environmental impact of waste.”

(Source: Defra, Waste Strategy for England 2007; Box 1.5)

The waste policy objective is encapsulated in the waste hierarchy, as introduced by the Waste Framework Directive and shown below:
The Waste Hierarchy

- **Waste prevention**
- **Re-use**
- **Recycle/compost**
- **Energy recovery**
- **Disposal**


- The most effective environmental solution is often to reduce the generation of waste – prevention;
- products and materials can sometimes be used again, for the same or different purpose – re-use;
- resources can often be recovered from waste – recycle or compost;
- value can also be recovered by generating energy from waste – energy recovery; and,
- only if none of the above offer an appropriate solution should waste be disposed of – disposal.


4.40 To back this up the first key objective of the 2007 Waste Strategy is to “decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use” (paragraph 23). In turn the following relevant objectives...
identified in the Strategy apply to the proposal and the role that pyrolysis treatment may play in achieving sustainable waste management in England:

- Increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste;
- Secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and,
- Get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.

(Source: Waste Strategy for England 2007; chapter 1; paragraph 23)

4.41 To achieve these challenging objectives a number of key drivers and targets have been put in place that, in combination, seek to make waste disposal to landfill increasingly less attractive for wastes that could be managed by some other method higher up the waste hierarchy.

4.42 In particular, a fiscal driver, the landfill tax escalator, has been increased so that the standard rate of tax will increase by £8 per tonne per year between 2008 until at least 2010/11. These increases are expected to provide greater incentives for higher tonnages of waste to be diverted from landfill and into treatment facilities for recycling, composting and recovery. The fiscally driven demand for alternative capacity to landfill is anticipated to provide increased certainties to developers and operators to provide an increasing range of waste recovery facilities.

4.43 To monitor progress made towards the overarching objectives of the Strategy, to reduce waste being produced and being disposed of to landfill, a number of indicators and targets have been outlined in the Strategy. In particular, the Government wishes to see progress made towards a series of waste reduction targets as outlined below as part of the process of decoupling economic growth and waste arisings. On the basis of the
policies set out in Waste Strategy for England 2007, levels of commercial and industrial waste landfilled are expected to fall by 20% by 2010 compared to 2004.

4.44 The Strategy continues to recognise that it is not generally appropriate to express a preference for any one thermal or energy recovery technology over another since local circumstances differ so much. Further, it considers it is unhelpful to rule out a particular technology, such as incineration, in advance, since this unnecessarily restricts options and threatens to raise costs. Consequently, it is appropriate to consider that in meeting the Governments re-use, recycling, composting and recovery targets the following waste management options are relevant:

- Waste re-use initiatives;
- Recycling;
- Green Waste Composting;
- Food Waste Composting;
- Mechanical Biological Treatment;
- Anaerobic Digestion;
- Incineration;
- Gasification; and,
- Pyrolysis.

4.45 It is clear that the Government therefore considers Mechanical Biological Treatment and pyrolysis to be viable alternative waste treatment to assist in meeting national targets.

4.46 The Strategy emphasises that the key to more efficient recovery of materials is investment in infrastructure. It is considered by the Government in its Strategy that the increased diversion of waste arisings away from landfill through the utilisation of a combination of recycling, composting and other recovery methods forms part of a flexible modular approach to waste management.
The Energy White Paper recognises that energy is essential in almost every aspect of our lives and for the success of our economy. It highlights the following two long term energy challenges:

- tackling climate change by reducing carbon dioxide emissions both within the UK and abroad; and,
- ensuring secure, clean and affordable energy as we become increasingly dependent on imported fuel.

The White Paper sets out the Government’s international and domestic energy strategy to respond to the long term energy challenges and delivers four energy policy goals:

- to put ourselves on a path to cutting CO₂ emissions by some 60% by about 2050, with real progress by 2020;
- to maintain the reliability of energy supplies;
- to promote competitive markets in the UK and beyond; and,
- to ensure that every home is adequately and affordably heated.

The proposed development will provide a reliable renewable source of energy from the processing of commercial and industrial wastes. The facility will itself be effectively self-sufficient in energy consumption and will have surplus energy, in the form of electricity that can be exported for use by other users. Using this waste as a resource will reduce the reliance on fossil fuels in meeting energy demands and it will also reduce the need to rely on imports of energy.

No CO₂ will be generated by the process itself (other than minor releases from the waste bio-drying) and it offers an alternative to energy derived from fossil fuels.
4.51 The Renewables Obligations is a Government initiative that aims to provide targets for investment in renewable energy infrastructure to support the long-term use of renewable energy sources in the competitive energy market. The Renewables Obligation places an obligation on statutory energy suppliers to generate a proportion of their energy from renewable resources. Renewables Obligation Certificates (ROCs) may be obtainable for electricity generated and supplied back to the national grid from the biomass content of waste treated in such plants. These certificates can be used by energy suppliers to demonstrate how much renewable energy they have sourced. The proposed development is eligible for ROCs and therefore contributes to the Renewables Obligation. The facility is expected to be eligible for two ROCs per megawatt of electricity.

Regional and Local Policy and Strategy

4.52 Policies and plans within the statutory regional and local development plans form the land use planning context for decisions taken on planning applications by the Local Planning Authority. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (and paragraph 28 of PPS 1) requires that the determination of planning applications must be in accordance with the development plan unless material considerations indicate otherwise.

4.53 The proposed waste management facility at Blackbridge Farm lies on land within Kettering Borough Council’s administrative boundary, within Northamptonshire County Council’s jurisdiction as dealing with minerals and waste planning matters and within the East Midlands Regional Assembly area. The Development Plan for this area applicable to these proposals therefore comprises:

• East Midlands Regional Plan (Regional Spatial Strategy) 2005;
• Northampton Waste Local Plan (March 2006) valid for 3 years;
• Adopted North Northamptonshire Core Spatial Strategy (June 2008); and,

4.54 In addition to the above the following strategies are also considered to have some material weight to this application:

• East Midlands Waste Strategy (January 2006);
• Proposed Changes to the East Midlands Regional Plan (Regional Spatial Strategy) 2008;
• Northamptonshire Minerals and Waste Development Framework comprising the emerging Core Strategy DPD (submission draft December 2008), Locations for Waste Development DPD (proposed submission consultation draft January 2009), and the Control and Management of Development DPD (preferred approach consultation draft September 2008); and,
• East Kettering Strategic Design Supplementary Planning Document and Companion Guide.

**East Midlands Waste Strategy (January 2006)**

4.55 The East Midlands Waste Strategy was published in January 2006 and sets out the overall strategic framework to ‘allow the Region as a whole to rapidly progress to more sustainable ways to produce and consume goods, and then recycle or recover as much value as possible from that waste which is produced. It also has an important role to identify the current capacity... and to set out the waste management infrastructure which will need to be developed to meet...future needs.’

4.56 The Strategy identifies that some 8 million tones of commercial and industrial waste arose in the Region in 2003 (c.31% of total waste arisings). This amounted to approximately 5.7 million tones (71%) of industrial and 2.3 million tonnes (29%) of commercial waste. Of the combined C&I waste managed within the Region, around 46% was landfilled, with a 44% recovered or recycled in some way. As a percentage the strategy identifies that it compares favourably with MSW, but the overall tonnage of C&I
waste landfilled was nearly double the tonnage of MSW landfilled. The waste stream is predicted to grow between 1% and 2% per annum to 2015.

4.57 The strategy indicates that, assuming no change to current waste management practice, the East Midlands will run out of landfill facilities in between 8 and 11 years. The emphasis is therefore on the rapid and extensive development of new waste recovery treatment facilities, which provides the strategic context and need for this planning application.

Regional Spatial Strategy (March 2005)

4.58 The Regional Spatial Strategy (RSS) provides the long term land use framework for the Region and guides the preparation of Local Authority Local Development Frameworks (LDFs) and Local Transport Plans. It is a statutory development plan document and LDFs must conform with its principles, policies and proposals.

4.59 The RSS for the East Midlands was published in March 2005 and covers the period to 2021. The overall vision of the RSS is ‘The East Midlands will be recognised as a region with a high quality of life and sustainable communities that thrives because of its vibrant economy, rich cultural and environmental diversity and the way it creatively addresses social inequalities, manages its resources and contributes to a safer, more inclusive society.’

4.60 Relevant policies are listed in Table 1 below:

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<thead>
<tr>
<th>Policy Number</th>
<th>Policy Name</th>
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<tbody>
<tr>
<td>Policy 1</td>
<td>Regional Core Objectives</td>
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<tr>
<td>Policy 2</td>
<td>Locational Priorities for Development</td>
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<td>Policy 3</td>
<td>Sustainability Criteria</td>
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<td>Policy 4</td>
<td>Promoting Better Design</td>
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Policy 5  | Concentrating Development in Urban Areas
Policy 13 | Spatial Priorities for Development in the Southern Sub-area
Policy 30 | Priorities for the Management and Enhancement of the Region’s Landscape
Policy 38 | Regional Waste Strategy
Policy 39 | Regional Priorities for Waste Management

Relevant Plan Objectives

4.61 Policy 1 states the ten Regional Core Objectives and encourages matters such as the optimisation of waste minimisation, good design, the reduction of energy usage and maximisation of the role of renewable energy generation. This raft of objectives sets the context for the rest of the document.

4.62 Locational priorities for development are identified in Policy 2, which highlights that land for development should be adopted in Development Plans and Local Development Frameworks with priority given to suitable previously developed sites, followed by other sites in urban areas not protected for amenity, suitable sites adjoining urban areas and suitable sites outside of urban areas.

4.63 Policy 4 promotes better design and states ‘Local Authorities, regional bodies, utility providers and developers should work together to ensure standards of design and construction are constantly improved’.

4.64 The proposed development at Blackbridge Farm complies with the above policies and many of the core objectives of the RSS. Sustainable design and construction measures have been placed at the heart of the development proposals, as detailed in the accompanying Design and Access Statement, and the proposal will contribute towards renewable energy generation in the Region.
4.65 There is major growth taking place in the Southern Sub-Area. The Government’s Urban White Paper (2000) and East Midlands Development Agency Urban Action Plan (2000) advocate a range of measures to promote urban renaissance by introducing a series of directives including the re-use of derelict and other previously developed land and is echoed in Policy 5 - Concentrating Development in Urban Areas. The proposed development is in open countryside, but on land used as the built core of an agricultural unit.

4.66 The Southern Sub-Area includes the Principal Urban Area of Northampton, the growth towns of Corby, Kettering and Wellingborough and the Sub-Regional Centres of Daventry and Market Harborough. Policy 13, Spatial Priorities for Development in the Southern Sub-Area, states that these ‘Principal Urban Areas should be strengthened by new public transport infrastructure and facilities’. The site lies within the boundary of the Sub-Area. This area has experienced rapid growth since the 1960’s and significant levels of future growth are expected. It is necessary for this growth to be supported by infrastructure in order to promote regional and local self-sufficiency, something which the proposed development will assist in achieving.

4.67 The RSS has not designated the site as having distinctive landscape or character as defined in the Countryside Agency’s publication Countryside Character Volume 4 1999.

Waste Policy

4.68 The RSS contains a series of waste policies. The Figure included below is an extract from the RSS and identifies projected growth in waste by 2001-2021. As can be seen, approximately half of all waste arisings can be attributed to the commercial and industrial waste streams, a proportion which is predicted to remain broadly constant to 2021.
4.69 Policy 38 states the overarching Waste Strategy for the Region. It identifies that additional waste recovery capacity will be needed, which may include a range of technologies. Such developments will primarily focus on increasing capacity at existing facilities, with the development of new facilities increasingly required if proposed waste minimisation and recycling targets are not met: ‘failure to meet the proposed waste minimisation and recycling targets will increase the requirement for other forms of waste recovery, and could result in the development of new facilities.’

4.70 Thus the document supports the nature of the scheme and the contribution it can make, Think Environmental has undertaken a rigorous site search and this site is deemed suitable to meet existing local need and future local growth.

4.71 The extract from the RSS below identifies the existing (at 1999) and proposed methods of waste management in 2015. It shows that there is expected to be an increased emphasis on recycling, composting, treatment and other waste recovery methods with a corresponding decrease in reliance on landfill.
4.72 Policy 39 sets out the regional priorities for waste management. It prescribes that local authorities, national, regional and local bodies should promote a package of policies and proposals that will result in zero growth in all forms of controlled waste by 2016. Northamptonshire County Council considers that zero growth in waste is unachievable given the predicted growth in the County during this period. This will be tested at the Examination into the Core Strategy.

4.73 Regional policies on energy, outlined in Policy 40, are underpinned by the ‘energy hierarchy’ advocated by the Local Government Association’s position statement *Energy Services for Sustainable Communities* (1999):

- To reduce the need for energy;
- To use energy more efficiently;
- To use renewable energy; and,
- Any continuing use of fossil fuels to be clean and efficient for heating and co-generation.
4.74 As explained in more detail in Section 5 of this Planning Statement, the pyrolysis process proposed creates a renewable source of energy which will be fed into the national grid. It harnesses gases that are later oxidized to create energy. The process also creates a sustainable char product.

4.75 Policy 41 - Regional Priorities for Renewable Energy – provides implicit support for the proposal by stating ‘In making provision for new development policies should be supportive of renewable energy proposals in locations where environmental, economic and social impacts can be addressed satisfactorily’.

4.76 Other RSS policies relevant to the waste management facility proposal, which have been used to inform the development of the scheme, include:

- Policy 42 - Core Strategy and Regional Transport Objectives; and,
- Policy 43 - Sub-area Objectives.

*Milton Keynes and South Midlands Sub-Regional Strategy*

4.77 Milton Keynes and South Midlands Sub-Regional Strategy intends to encourage inter-regional co-operation between the three regional planning bodies of the East Midlands, East of England and the South East. The sub-region is a major growth area in the wider South East and the building of sustainable communities is encouraged. The objectives of the sub-regional framework of most relevance to the scheme include:

- To ensure that development contributes to an improved environment;
- To meet existing infrastructure needs and provide for requirement generated by new development; and,
- To create sustainable communities by ensuring that economic, environmental, social and cultural infrastructure needs are met in step with growth.

4.78 One of the key requirements for the development of sustainable communities is the
reduction, recycling and sustainable management of waste and contribution to improved air and water quality. The compliance of the scheme with this and the above objectives is explored in more detail below.

4.79 The site is located to the north of the sub-region in an area identified for the outward expansion of Kettering (see map extract below). Policy 4 states that there are projections of 34,000 dwellings by 2021 in Corby, Kettering and Wellingborough area. The major extensions taking place in Kettering are foreseen to take place to east, west and, with the most implications to the scheme, south. This policy therefore underpins the need for the additional energy and waste management capacity that the scheme provides.

4.80 Burton Latimer is considered as a ‘rural service centre’ and therefore a ‘balanced range of housing, employment and local services and facilities should be secured’. This is due to the fact that the town derived from common industrial uses and this also makes regeneration a key objective. A local waste management facility such as that proposed could be considered to have regeneration value.

(Source: Government Offices for the South East, East Midlands and East of England, Milton Keynes and South Midlands Sub-Regional Strategy, 2005)

4.81 The desire to implement green infrastructure is a recurring theme in the sub regional
strategy, and the site lies within the suggested River Nene Regional Park which borders both Kettering and Burton Latimer valley extension areas. Little information is provided on the nature of the proposed regional park, but as described below in the section about Kettering East Urban Extension, the integration of a green waste treatment facility in this location will not only serve future local growth but is consistent with the aims of promoting green infrastructure, especially given the landscaping improvements proposed as part of the scheme.

**Northamptonshire Structure Plan – Saved Policies**

4.82 The Northampton Structure Plan was published in March 2001. A small number of Structure Plan policies are saved beyond September 2007 because they provide the policy base for Supplementary Planning Guidance or because they will continue to fill a policy gap not filled by other documents. Of the saved policies, the following relevant policies have been reviewed in the development of the scheme:

- Policy GS5 – Design;
- Policy GS6 - Infrastructure, Services and Facilities; and,
- Policy T3 – Transport Requirements.

4.83 Policy GS5 promotes high quality design and sustainable development. In line with this policy, the applicant has considered the visual appearance of the development in the context of the defining characteristics of the local area, and has prepared a landscaping plan to enhance existing planting at the site. The site benefits from security fencing, lighting and a gate and as such crime has been planned out in accordance with this policy.

4.84 Policy GS6 concerns the use of planning obligations and other powers to secure the necessary infrastructure, facilities and services to support development. A Section 106 agreement is not considered necessary.
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4.85 Policy T3 states that development will only be permitted where the local planning authority is satisfied how the transport requirements and access needs of the development will be accommodated. The site benefits from an established suitable access onto Cranford Lane, which itself links directly to the A6 trunk road network. Proposed traffic levels are significantly less than historical movements at the site and the Transport Assessment which accompanies this planning application concludes that the proposed facility will give rise to highway safety or other operational issues.

Northamptonshire Waste Local Plan

4.86 The Northamptonshire Waste Local Plan (NWLP) was adopted in March 2006, and is ‘saved’ in its entirety until March 2009. The following policies are of specific relevance to the scheme. A request to save these policies beyond March 2009 was lodged in September 2008 and a decision is awaited.

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<tr>
<td>Policy 1</td>
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<td>Policy 15</td>
<td>Local Amenity</td>
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</table>

4.87 A number of the above listed policies relate to the principle of this type of development and this type of technology. These strategic policy issues are addressed below.

4.88 Policy 1 sets out the County’s Council’s overarching principles for waste development. It states that ‘Permission will be granted for waste development which is consistent with:'
Planning Statement

- a clearly established need for the development to serve local and regional requirements for the management and disposal of waste;
- reduction in reliance on landfilling;
- the minimisation of, and balance in, the movement of waste across waste planning authority boundaries, except where the development involves specialised provision and is consistent with regional self-sufficiency;
- minimising the transportation of waste from its source;
- the Best Practicable Environmental Option for the waste stream;
- the integration of waste management facilities; and,
- the minimisation of harm to the environment, human health, natural resources, local amenity and highway safety.

4.89 Section 5 of this Planning Statement demonstrates a clear need for this local scheme which will be achieved with a minimal impact to the environment and human beings.

4.90 Policy 2 outlines the locations which will be acceptable for the development of waste management facilities. It comprises those sites identified in the Plan and shown on the Proposals Map as existing Main Sites; sites that may come forward for the development of local waste facilities in accordance with Policy 4 (see paragraph below); sites within existing housing, industrial or commercial developments, or incorporated into proposals for new housing, industrial or commercial developments, to serve those developments as neighbourhood facilities; and provided that the proposed development accords with the other policies of the Plan. The proposed waste management facility at Blackbridge Farm is for a local waste facility, in accordance with Policy 4.

4.91 Policy 4 concerns the development of local waste facilities, which it defines as those dealing with 50,000 tonnes or less per annum of non-hazardous waste. It goes on to say such developments ‘will be permitted if it can be demonstrated they will contribute to a sustainable waste management system for Northamptonshire’. The Blackbridge Farm site is a site that has come forward for the development of a local waste management
Planning Statement

facility, in accordance with Policy 4 as described above, and the proposed technology accords with the wider Plan policies.

4.92 It is considered that the development will contribute to a sustainable waste management system in Northamptonshire, through the diversion of local commercial and industrial waste which would otherwise have been landfilled, the capturing of energy from the waste and through sensitive and appropriate design and landscaping. The development will support the sustainable future growth predicted within the County. Furthermore, the local scale development is located on brownfield land currently used for agricultural activities and therefore complies with the criteria contained within Policy 4.

4.93 Policy 5 requires applicants to show what measures are to be taken during site clearance and the construction for minimising the generation of waste, and for the management and disposal of the waste to be generated. A Waste Audit Form is appended to the Planning Statement at Appendix 4 and highlights the destination of all residues from construction and operation at the site. The only waste product to be generated from the bio-drying and pyrolysis process is char, for which there is an established use. Under normal operating conditions, no waste will need to be diverted to landfill (see section 3).

4.94 Policy 7 relates to the design of waste development, and the need for such design to respect the context of the defining characteristics of the local area, by amongst other things, complementing the existing topography and vegetation, using materials and colouring appropriate to the location, and incorporating landscape proposals. The proposed development utilises established appropriate buildings on the site, and a scheme of landscaping proposals to supplement and improve site screening is proposed. Further details of the scheme’s compliance with Policy 7 is provided in the accompanying Design and Access Statement.

4.95 Policy 8 deals with Traffic and Access and states that proposals for waste development will only be permitted where site access and the local highway network can safely
accommodate traffic associated with the development. The site benefits from an established suitable access onto Cranford Lane, which itself links directly to the A6 trunk road network. Proposed traffic levels can more than adequately be accommodated. Being local facility, the proposals will limit the traffic movements of waste in the local area.

4.96 Policy 9 states that proposals for waste development should respect, and where appropriate, enhance local landscape character (particularly where there are any landscape characteristics of special interest). The proposals have been designed to be sensitive to the surrounding landscape, and will involve the demolition of a number of buildings on the site, reducing the overall built footprint of the site. Whilst there are no designated landscapes or landscapes of special interest in the vicinity of the site, a landscaping proposal has also been prepared to ensure the site is well screened, and existing boundary planting is enhanced and protected.

4.97 Policy 15 considers local amenity impacts (noise, vibration, air quality, odours, vermin, birds, litter, visual intrusion and light spillage). It states that development will not be permitted if it creates an adverse impact on local residential amenity that can not be ameliorated. There is only one residential receptor in the vicinity of the site. It is considered that there will be no adverse impacts on residential amenity arising from the proposed development. Dominant sources of noise are from the adjacent A14 road and the waste processes are unlikely to give rise to amenity disturbance over the background levels. The existing lighting will be utilised and this is low-lux and directional. A series of landscaping proposals will enhance existing boundary planting.

Northamptonshire Minerals and Waste Development Framework

4.98 The Minerals and Waste Development Framework (MWDF) will ultimately replace the Minerals and Waste Local Plans as the land use planning strategy for minerals and waste development in Northamptonshire. Whilst the constituent Core Strategy DPD, Locations for Waste Development DPD, and the Control and Management of Development DPD are
not yet adopted, they are all at an advanced stage of preparation and will carry some weight as a material policy consideration in the determination of waste planning applications. Relevant aspects are discussed below.

MWDF Core Strategy (submission draft December 2008)

4.99 The Core Strategy is the lead element of the MWDF. Amongst other things it sets out the long-term vision and objectives for waste development in Northamptonshire to 2026. The submission document will be examined by an Inspector at the end of March 2009 to deem whether or not it meets the tests of soundness. It therefore carries weight as a material consideration.

4.100 The Vision is described as: the Northamptonshire of 2026 will have seen sustained growth and development. A network of well-designed urban-focussed waste management facilities, and sensitively worked and restored mineral extraction sites from the glacial/pre-glacial areas in the western half of county and certain of its river valleys, will have helped to have brought about the implementation and management of this growth.

Through growth and development, the creation of sustainable communities across Northamptonshire will have also been underpinned by optimising the efficient use of mineral and waste resources, including communities taking more responsibility for the waste they generate.

4.101 This Vision is articulated through a series of overarching objectives. Objective 1 concerns the development of sustainable communities. The objective is to support the development of sustainable communities in the key national growth area of Northamptonshire by facilitating the provision of infrastructure, facilities and services... and development of a modern network of sustainable waste management facilities which contributes towards achieving regional self-sufficiency and meets community, business and industry needs.
4.102 Objective 2 concerns sustainable minerals and waste development in Northamptonshire and promotes high quality design-led sustainable development by maximising materials resource efficiency, minimising waste and optimising the use of existing infrastructure and highway networks and previously developed land.

4.103 The spatial distribution of waste development is addressed by Objective 5 which supports the treatment of waste close to where it has been generated and encourages integrated waste recovery and treatment facilities.

4.104 The proposed development strongly accords with all of these key objectives as it is a local facility designed to treat locally arising commercial and industrial waste, it is inherently sustainable and provides valuable energy recovery and will support local growth and development. In line with the definition of local facilities contained within the Core Strategy, the facility has been designed to receive waste from a catchment of up to 30 miles radius.

4.105 Key policies are set out below:

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy CS1</td>
<td>Northamptonshire’s waste management capacity</td>
</tr>
<tr>
<td>Policy CS2</td>
<td>Spatial strategy for waste management</td>
</tr>
<tr>
<td>Policy CS7</td>
<td>Sustainable design and use of resources</td>
</tr>
<tr>
<td>Policy CS9:</td>
<td>Encouraging sustainable transport movements</td>
</tr>
<tr>
<td>Policy CS14:</td>
<td>Addressing the impact of proposed minerals and waste development</td>
</tr>
</tbody>
</table>

4.106 Policy CS1 of the MWDF Core Strategy supports the development of a sustainable waste management network to support growth and acknowledges that this will involve the provision of new facilities to meet capacities. For landfill diversion (MSW and C&I) a capacity of 451,000 and 522,000 tonnes per annum is identified for 2016 and 2026.
respectively. It goes on to explain that this 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.

4.107 The spatial strategy for waste management is set out in Policy CS2 and explains that Northamptonshire’s waste management network will be developed to incorporate a centralised distribution of advanced treatment facilities supported by a wider network of local and neighbourhood preliminary treatment facilities. The waste management network will be focussed on Northamptonshire’s central spine. Facilities of an appropriate scale and role will be located in rural service centres. In the rural hinterlands only facilities which serve a local catchment or that are not appropriate for an urban/urban fringe location should be developed: and where it is the latter they should deal with waste generated from identified urban areas and should be appropriately located to serve those areas.

4.108 As can be seen from the below extract from Plan CS3 of the MWDF Core Strategy, the Blackbridge Farm site is within the Central Spine. The development of an advanced treatment pyrolysis facility in this location and will contribute to the centralised distribution of these facilities within the County. The proposal is therefore in direct and full accordance with the spatial strategy for waste management and will contribute to the achievement of Policy CS2.
4.109 Policy CS7 concerns sustainable design and the use of resources. It states that newbuilt development should seek to utilise the efficient use of resources in both its construction and its operation. The policy goes on to describe how this should be achieved including through design principles and construction methods. The principles of sustainable design and construction are at the heart of the development proposals. The scheme will recover energy from the pyrolysis of waste, which would otherwise have been placed in landfill. The accompanying Design and Access statement provides full details of the energy efficiency and sustainable design and construction methods which will be employed.

4.110 Policy CS9 seeks to encourage sustainable transport movements for minerals and waste
related development. The Transport Assessment which accompanies this planning application concludes that there will not be a traffic impact.

4.111 The development proposals have been designed to be in accordance with Policy CS14 which seeks to address the impact of proposed minerals and waste development. The site itself does not fall within any of Northamptonshire’s key environmental designations and its environmental and local amenity impact will be minimised through the re-use of existing buildings and the implementation of the landscaping scheme, as well as the nature of the technology itself.

Locations for Waste Development DPD (proposed submission consultation draft January 2009)

4.112 The Northamptonshire MWDF Locations for Waste Development DPD is at proposed submission consultation stage and identifies specific sites and key locations for waste-related development in the County.

4.113 Within Kettering and its surroundings only two locations (Telford Way and Pytchley Lodge) are identified as acceptable in principle for waste management use and these are within existing industrial areas. The DPD at paragraph 3.10 accepts that proposals beyond these locations will need to be in line with the spatial strategy for waste management, as well as other relevant MWDF policies, to be permitted. The site at Blackbridge Farm is not identified in this DPD the proposed development and location is in accordance with the spatial strategy for waste development.

Control and Management of Development DPD (preferred approach consultation draft September 2008)

4.114 The most recent stage of consultation was on the Preferred Approach to be taken by the DPD and the Proposed Submission document which is currently being drafted will contain draft policies which will be a material consideration in the determination of
4.115 The document contains a small number of policies on which proposals for waste management that come forward on non-allocated sites can be determined, as long as they are in line with the spatial strategy for waste management. As explained above, the proposed development is in accordance with, and will contribute towards the achievement of, the spatial strategy for waste management.

_North Northamptonshire Core Spatial Strategy_

4.116 The North Northamptonshire Core Spatial Strategy was adopted in June 2008, and relates to the area that is covered by Corby, Kettering, Wellingborough and East Northamptonshire Councils. The Core Spatial Strategy forms part of the Local Development Framework for North Northamptonshire and replaces the County Structure Plan and the Local Plans of each Council, with the exception of those policies which have been ‘saved’ by the Secretary of State (the saved policies of relevance are described below).

4.117 The Regional Strategy identifies Corby, Kettering and Wellingborough as Growth Towns. Together with the A6 towns, they form what the Core Spatial Strategy terms the ‘Urban Core’ of North Northamptonshire, as shown on the map extract below. The site lies within this Urban Core and adjacent to the area identified for the eastern expansion of Kettering (see below), despite its location in open countryside.
4.118 The Vision for modern green living, a high quality environment and a prosperous economy, is supported by a number of Objectives in the Core Spatial Strategy, of which the following two are particularly relevant to the scheme. Objective One elaborates the Joint Authorities’ aspiration for green living and emphasises the desire to make it easy for people to live in an environmentally friendly way through using the highest standards of design (including energy efficiency/renewable energy, sustainable construction methods and green technologies).

4.119 Objective Six seeks to secure provision of the infrastructure, services and facilities needed to sustain and enhance existing communities and support the development and future growth of North Northamptonshire.
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4.120 The proposed development will contribute towards achieving the Vision and Objectives described above. The modern bio-drying and pyrolysis technology employed, energy recovery, and the consequential diversion of waste from landfill, will assist Kettering Borough and North Northamptonshire as a whole in becoming a showpiece for modern green living, and a more self-sufficient area, more able to accommodate future growth.

4.121 Policy 5 relates to green infrastructure. A net gain in green infrastructure will be sought through the protection and enhancement of assets and the creation of new multi functional areas of green space that promote recreation and tourism, public access, green education, biodiversity, water management, the protection and enhancement of the local landscape and historic assets and mitigation of climate change, along with green economic uses and sustainable land management. ‘Green economic uses’ are defined in the Core Spatial Strategy as any small to medium scale sustainable employment activity that does not have an adverse impact on its setting and the surrounding area e.g. composting sites, decentralised biomass fuelled power plants. It is considered that the proposed development is a green economic use and as such will contribute to the achievement of Policy 5.

4.122 Building upon Objective 6, Policy 6 concerns infrastructure delivery and developer contributions. Of relevance to the proposed development is the requirement for new development to be supported by the timely delivery of infrastructure, services and facilities. The proposed development is essential to support the future anticipated growth of North Northamptonshire.

4.123 Policy 13 concerns the principles of sustainable development. Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Key facets of this policy are meeting needs, raising standards and protecting assets through high quality design and minimising impacts.

4.124 Policy 14 deals with energy efficiency and sustainable construction. It explains that
development should meet the highest viable standards of resource and energy efficiency and achieve a reduction in carbon emissions. It requires development proposals to demonstrate sustainable construction and energy efficiency measures have been incorporated into the design, that there is provision for waste reduction or recycling and provision for water efficiency and water recycling.

4.125 The principles of sustainable design and construction are at the heart of the development proposals. The scheme will recover energy from the pyrolysis of waste, which would otherwise have been placed in landfill. The accompanying Design and Access statement provides full details of the energy efficiency and sustainable design and construction methods which will be employed.

4.126 The broad direction of growth for Kettering is highlighted in the Core Spatial Strategy for North Northamptonshire. The plan below indicates the preferred direction of growth for Kettering, as indicated in the Preferred Options report for the Core Spatial Strategy (CSS). The extension will provide between 4000 – 6000 new dwellings along with employment land, associated community facilitates and site infrastructure. The proposed urban extension to Kettering will move the settlement boundary closer to the proposed site at Blackbridge Farm.
East Kettering Strategic Design SPD and the Kettering Urban Extension Companion Guide

4.127 Kettering Borough Council’s East Kettering Strategic Design SPD, which was adopted by committee in January 2009, aims to proactively promote high quality design and outlines the Borough Council’s policies on the design of the sustainable urban extension, and is accompanied by a Companion Guide which provides more detailed guidance on the objectives and realisation of the SPD. Nine key objectives are presented in the SPD, most of which relate to the sustainable design characteristics sought in the extension. The eighth objective is of relevance to the scheme - to ‘provide a community which minimises use of natural resources, promotes energy efficiency, waste management and recycling and minimises the risks from climate change, pollution and flooding’. The proposed waste management facility at Blackbridge Farm, just beyond the southern boundary of the extension area, will not only facilitate the planned future growth at East Kettering, but will go some way towards the achievement of this key objective.
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4.128 A key part of the vision for the sustainable urban extension, as explained in the SPD, is to ensure the area’s self-sufficiency as a coherent integrated neighbourhood. Again, the proposed waste management facility will assist in the achievement of this vision.

4.129 The majority of the Companion Guide focuses on the detailed design aspects sought in future development applications for the urban extension. It does however highlight some strategic principles of relevance to the Blackbridge Farm proposals. In particular, within a section entitled ‘Creating a Green Heart to the Community’ it provides guidance on the open space network and landscape setting for development. Interestingly as shown on the extract below, the area around Blackbridge Farm and the A14 is identified as a green approach / gateway, which should be ‘protected and integrated’.

(Kettering Borough Council, Strategic Design Guidance, 2007)

4.130 The document goes on to indicate that the area is considered to be part of the open space network with potential for semi-natural green space and other Green
Infrastructure opportunities. This is defined in the Companion Guide as including many ecological habitats and landscape characters e.g. wooded areas, grassland, wetland, water bodies and courses. It goes on to state that new development should ‘carefully and respectfully integrate and enhance this as appropriate’.

4.131 The proposed development seeks to achieve exactly this. Through the comprehensive landscape proposals, the existing wooded boundary to the site will be enhanced and protected, and ecological value of the pond on the site will be improved and managed. The integration of a green waste treatment facility in this location will not only serve future growth in the location but is consistent with the aims of promoting green infrastructure in this location, especially given its educational credentials.

4.132 The above SPD and Companion Guide will inform the development of the East Kettering Urban Extension Area Action Plan (AAP). The issues and options draft of this document was consulted on in September 2006.

*Kettering Local Plan*

4.133 The Kettering Local Plan was adopted in January 1995. The document has been almost entirely superseded by the North Northamptonshire Core Strategy in June 2008. However, 46 of the policies are saved and are still material in the consideration of planning applications.

4.134 The saved policies have been reviewed, although few are of significance for this development proposal. Policy RA14, however, promotes the reuse and conversion of rural buildings and states that ‘planning permission will be granted for the reuse or conversion of existing buildings in the Restricted Infill Villages, Restraint Villages, Scattered Villages and in the open countryside,’ (subject to conditions). The proposal accords with Policy RA14 as it involves the re-use and utilisation of two existing buildings on the site.
5 NEED AND ALTERNATIVES AND ENVIRONMENTAL ISSUES DEFINED

Need for the Waste Management Facility

5.1 The proposals will form part of a future waste management solution for the local area and reflect national guidance and emerging local policy guidance on the need to move away from landfill, move waste up the hierarchy and promote re-use of residues and recovery of energy. Historically there has been a reliance on landfill in the Northamptonshire area and this facility will assist in changing that reliance in the future.

5.2 Landfill is not acceptable as a long-term option. The waste hierarchy, set out in the Waste Strategy for England 2007 establishes reduction and re-use as the primary means of dealing with waste, followed by recovery of value from waste which cannot be effectively managed by those activities. This proposal represents an effective form of waste treatment which recovers value without creating residues at the end of the process. These proposals will also assist Northamptonshire County Council in meeting their requirements to divert increasing tonnages of commercial and industrial waste from landfill.

5.3 The Waste Local Plan contains the extant policy framework and policies therein, particularly Policy 4, encourage sustainable waste management solutions such as demonstrated by these proposals.

Alternatives

5.4 As part of the scheme development and assessment of need, consideration was given to alternative sites for location of such a facility. The technology to be employed is proven and reliable and has a positive, local contribution to make to waste management network.

5.6 Having established the need for a development of this type a site selection / appraisal
exercise was undertaken in accordance with a set of criteria to consider a range of potential alternative locations. A list of the sites is set out in Appendix 17. They were judged against the following criteria:

<table>
<thead>
<tr>
<th>Location</th>
<th>Within 1 mile of A road?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Proximity to residential properties?</td>
</tr>
<tr>
<td></td>
<td>Proximity to waste arisings?</td>
</tr>
<tr>
<td>Size</td>
<td>Min 5 acres - ideally 7-8 acres</td>
</tr>
<tr>
<td>Topography</td>
<td>Is the site relatively flat?</td>
</tr>
<tr>
<td>Road access</td>
<td>Good HGV access?</td>
</tr>
<tr>
<td>Existing Use</td>
<td>What is existing use?</td>
</tr>
<tr>
<td></td>
<td>What Planning consents exist?</td>
</tr>
<tr>
<td>Brownfield</td>
<td>Yes/No</td>
</tr>
<tr>
<td>In Waste Plan</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Existing buildings</td>
<td>Yes/No</td>
</tr>
<tr>
<td></td>
<td>Size of buildings</td>
</tr>
<tr>
<td></td>
<td>Eaves Height? (minimum 6m required)</td>
</tr>
<tr>
<td>Electricity Supply</td>
<td>Yes/No</td>
</tr>
<tr>
<td></td>
<td>Capacity (if known)</td>
</tr>
<tr>
<td>Other Services</td>
<td>Water, Gas, Sewer etc</td>
</tr>
<tr>
<td>Tenure</td>
<td>Freehold/leasehold</td>
</tr>
<tr>
<td>Cost</td>
<td>Quoting/likely?</td>
</tr>
<tr>
<td>Availability</td>
<td>Timing</td>
</tr>
<tr>
<td></td>
<td>Likelihood of lease</td>
</tr>
<tr>
<td>Flooding</td>
<td>Any known issues?</td>
</tr>
</tbody>
</table>

The results of this exercise concluded that there are few sites within the locality that are suitable for this type of facility and Blackbridge Farm is considered to offer the most benefits in terms of proximity to the waste arisings, relatively remote location away from the built up area of Kettering and Burton Latimer and residential properties and
the site has good access to the primary and strategic road network.

The Environmental Issues Defined

5.8 From an analysis of the environmental and baseline context at Blackbridge Farm and as a result of discussions with the County Council officers the following key issues were defined as requiring more detailed investigation and assessment:

- Land contamination;
- Air quality; and,
- Traffic and access.

5.9 In addition to these topics the following environmental issues have also been considered and a commentary on each is provided later in this section:

- Landscape and visual impact;
- General Amenity;
- Bio-diversity;
- Landscape and Visual Impact;
- Socio-economic implications; and,
- Agriculture.

Air Quality

5.10 The air quality impact (including bioaerosols and odour) of the proposed development has been assessed with reference to relevant air quality standards and objectives for pollutants released. The full assessment is attached at Appendix 3.

5.11 Detailed atmospheric dispersion modelling has been undertaken of emissions to atmosphere from the proposed bio-drying / pyrolysis facility to be located at Blackbridge Farm, near Burton Latimer, Northamptonshire. The modelling was undertaken using process
data provided by the project developer (Think Environmental Ltd) and the likely technology provider (Beaver Power Ltd).

5.12 Modelling was undertaken for scenarios that represented the Normal Operating conditions with five pyrolysis lines operating, with three gas engines per pyrolysis line (15 engines in total) and ten bio-drying bays.

5.13 The modelling was undertaken using ADMS Version 4.1 and incorporated a sensitivity analysis to determine which model parameters (buildings, surface roughness, terrain and meteorological data sets) would produce the most realistic set of predictions and then the set of worst-case predictions. Adjacent structures were shown to be likely to have a significant impact on the dispersion of the plume and therefore the buildings module was included within the modelling. It was concluded also that the effects of terrain were insignificant and were not included in the modelling. A surface roughness of 0.5m was used, as was the 2005 hourly average meteorological data set for the Wittering measurement station.

5.14 The model predicted that there would be no exceedences of the objective limits defined within the Air Quality Regulations for nitrogen dioxide, carbon monoxide, particles and VOCs; the pollutants considered in this study.

5.15 Modelling predicted that under normal operating conditions, the offsite annual average NO₂ Process Contribution would be ~13 μg m⁻³, approximately 33% of the 40 μg m⁻³ annual objective value, and was predicted to occur at a location ~50m north east of the location of the engines. Taking the estimated 2010 background NO₂ concentration for the area of 15.5 μg m⁻³ into account, gave a maximum Predicted Environmental Concentration of ~28 μg m⁻³, or ~70% of the AQS.

5.16 Process Contributions were predicted to fall rapidly with distance from the site. The results from modelling showed that the annual average NO₂ Process Contribution marginally exceeded the Environment Agency’s long term significance threshold at two (2) of the
nearby specific receptors. No exceedences of the short term significance threshold for hourly average NO\textsubscript{2} process contribution were predicted for any of the nearby specific receptors.

5.17 The model predicted that there would be no significant impact on air quality associated with the emissions from the gas engines of other pollutants such as PM\textsubscript{10}, CO, odour or bio-aerosols.

5.18 The results from detailed atmospheric dispersion modelling indicate that the potential impact on local air quality of emissions from the proposed bio-drying / pyrolysis facility at Blackbridge Farm is likely to be low, and in relation to most of the pollutants considered, can be dismissed as insignificant.

**Traffic and Transport**

5.19 The traffic and transportation impacts of the proposed development have been assessed. During construction and operation of the facility access to and from the site will be via Cranford Road to the A6. A Transport Statement has been prepared and this is attached as Appendix 2.

5.20 The facility will operate 7 days a week, 24 hours a day, although waste imports will be restricted as will construction access. Details of the operational hours are set out in Section 3.

5.21 The Transport Statement sets out an assessment of trip generation potential of the proposed development from a first principles basis and considers this in the context of the current use of the site. The numbers and types of vehicles associated with the proposed development are set out in Section 3. It is predicted that future trips arising from the site would be lower than the current level of trip generation and as a result the study concluded that the proposed development would not give rise to any discernable worsening of existing traffic conditions, particularly in the context of traffic flows.
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5.22 The road network in the locality has also been appraised for its suitability to accommodate the types of vehicles anticipated to visit the site. From this review it was concluded that the existing highway infrastructure was suitable to accommodate the development. This assessment included swept path analysis of the existing access, proposed to be retained, and concluded that no modifications to the access arrangements are necessary to facilitate the development.

5.23 The surrounding road network was also appraised in terms of highway safety and detailed accident data was assessed.

5.24 The Transport Statement concludes that by virtue of the site’s existing use and its associated trip generation, and having regard to the above, that the highway network can accommodate the proposed development without detriment to safety or operational performance.

5.25 It is recognised that planning policy guidance seeks to promote more sustainable travel and as part of their commitment to environmental standards, Think Environmental will seek to implement a Green Travel Plan.

Land Contamination and Ground Conditions

5.26 A Phase 1 Land Contamination Assessment has been carried out at the site to identity the potential for any contamination and should that be the case appropriate mitigation. This is included at Appendix 1.

5.27 The baseline conditions laid out in the report are drawn from widely available published materials and information provided by the landowner relating to historical and current uses of the site. Historically the site has been used as a stone pit, a piggery and more recently for grain storage.

5.28 The Report contains a resume of current uses and a set of photographs depicting the
buildings and other activities taking place at the site.

5.29 The report also contains an outline conceptual model and preliminary risk assessment to derive the status of the land.

5.30 Based on the available information, it is considered that there are few likely causes of significant ground contamination. Specifically significant risks to humans, the environment or the development itself are unlikely as a result of current or historic uses of the site. In this respect a dedicated site investigation to refine the conceptual model is not considered necessary at this stage.

5.31 Notwithstanding the above, potential radon hazards need to be assessed once the development design has been finalised and some potential asbestos containing materials have been identified. This is unlikely to pose a significant health risk since the propensity for fibre release from this material is generally low, however it would be prudent to address the issue prior to any further site disturbance. Material handling will be dealt with in the CEMP.

5.32 Any asbestos containing materials will be removed from the site by a specialist waste contractor.

5.33 Beyond the above, further site remediation is unlikely to be necessary.

5.34 The CEMP will include provision for a “watching brief” to advise on ground contamination should conditions be identified that suggests such issues exist, e.g. discoloured, odorous ground, etc.

**Landscape and Visual Impact**

5.35 The proposed waste management facility lies within a relatively flat landscape characterised by field and filed hedgerows and interspersed with wooded areas. There
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is a fair degree of urbanisation apparent from the A14 link road, distant views of urban areas and the back drop of a wind farm, all representing detractors to a greater or lesser degree.

5.36 The proposals will be incorporated within the existing Blackbridge Farm compound and within the main existing building. With the exception of the stacks (which are small in diameter) no additional physical features will protrude above the existing building heights.

5.37 Current views into the site from the north are obscured by existing vegetation and the same is true from the south. The proposed development does not impact upon the vegetation so these natural screens will be retained.

5.38 The proposals will not impact upon the landscape character by virtue of the modest scale of the re-development works.

Bio-diversity

5.39 As stated above the site is surrounded by existing vegetation and this will, in itself present opportunities for wildlife habitats. In addition there is a currently unmanaged pond to the north west of the site which may also present opportunities for additional bio-diversity interest in the future.

5.40 Landscape proposals developed for the site (and attached as Drawings 11 & 12 and Appendix 7) will provide a valuable opportunity for habitat creation and management.

General Amenity

5.41 The Air Quality Assessment concludes that the proposals will not impact significantly in terms of air quality, bioaerosols and odour.
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5.42 Noise from a development can also give rise to amenity effects. With the exception of the waste bio-drying activities most of the activities will take place within the building.

5.43 The vehicles associated with waste movements (i.e. the four wheeled loaders) from the building to the drying bays will be fitted with white noise alarms to reduce the “bleeping” effect associated with reversing which can give rise to noise impacts.

5.44 The engines are to be sited within ISO containers and they include appropriate silencers.

5.45 Waste vehicles will follow the vehicle circulation route around the site, minimising the need to reverse. The daily level of vehicles is low and unlikely to give rise to unacceptable noise impact, particularly when viewed against the backdrop of traffic levels on the adjacent A14 link road.

5.46 The proposed development includes mitigation measures to reduce the impact of noise and vibration. This includes preparation of a Construction Environmental Management Plan which will ensure noise impacts are maintained at acceptable levels.

Socio-economic

5.47 The proposed development would have a positive socio-economic impact that will start from construction process and will continue throughout the operational life of the facility.

5.48 20 jobs will be created as a result of construction, although temporary in nature and likely to be sourced from outside the locality.

5.49 However, 28 permanent jobs will be created for the life of the facility. Think Environmental’s policy is to recruit locally.
Water Environment and Drainage

The proposed means of dealing with site drainage and run-off is set out in Section 3. Clean water will be harvested and re-used on site, whilst dirty water will be appropriately dealt with. Further details on water management are set out in Appendix 14.

Agriculture

The proposed development will be sited on Blackbridge Farm, displacing some historic agricultural buildings and re-using an existing farm building. In the current economic climate farm diversification represents a means of maintaining income for the landowners.

This proposal does not preclude farming activities on part of the site.
6 **CONCLUSIONS**

6.1 The site for the proposed bio-drying and pyrolysis facility comprises part of an existing, predominantly agricultural unit known as Blackbridge Farm. The site lies adjacent to the A14 link road at the end of Cranford Road.

6.2 A number of key benefits arise as a result of the proposals. There are particular benefits for Northamptonshire County Council, other local councils and the local business community and the general public within the County together with wider benefits. These include:

- The provision of a sustainable waste management solution of proven technology which will deal with 50,000 tonnes of commercial and industrial waste arising in the locality;
- The facility reduces the quantities of this type of waste being landfilled and assists the County Council in meeting its future waste management targets;
- The site is well located to the strategic road network to attract waste with out resulting in disbenefits associated with traffic impact;
- A reduction in greenhouse gas emissions by diverting wastes from landfill;
- The use of almost all of the waste as a resource to produce renewable energy (electricity); and,
- Future potential for local businesses/developers to utilise heat.

6.3 Think Environmental considers that the proposal it has submitted to Northamptonshire County Council provides a major contribution to the implementation of policies for sustainable waste management in Northamptonshire. It will also enable the Council to comply with national and regional targets.

6.4 The planning application contents have been “scoped” with the Council and is accompanied by a suite of information including *inter alia* specialist reports on land contamination, air quality (including odour and bioaerosols) and transportation.
6.5 The results of these assessments show that the proposals can be accommodated at Blackbridge Farm without any significant adverse effects on the nearby receptors or the immediate and wide environment.

6.6 The development has been considered in light of relevant local, strategic, regional and National planning policies. It is considered that there is a defined need for the facility in line with European, national, regional and local waste strategy and that the development is in accordance with relevant planning policy.

6.7 The National Waste Strategy for England 2007 identifies a clear support for the provision of waste management capacity to service all elements of an integrated waste management system, including the provision of capacity for alternative means of managing waste, including pyrolysis.

6.8 In light of overarching support for local, sustainable waste management solutions which promote diversion of waste from landfill and in the absence of adverse effects the proposed waste facility at Blackbridge Farm should be considered favourably and planning permission should be granted.
## Appendix 1 Planning Policy Matrix

<table>
<thead>
<tr>
<th>Policy Issue</th>
<th>Achieve Policy</th>
<th>Neutral to Policy</th>
<th>Contrary to Policy</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EUROPEAN</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste Framework Directive</td>
<td></td>
<td></td>
<td></td>
<td>The proposal seeks to assist in the safe management of commercial and industrial wastes through pyrolysis with energy recovery. It is a clean technology and is in accordance with the waste hierarchy.</td>
</tr>
<tr>
<td>Community Strategy for Waste Management Option</td>
<td></td>
<td></td>
<td></td>
<td>The proposals will accord with the relevant emissions limits.</td>
</tr>
<tr>
<td>Waste Incineration Directive</td>
<td></td>
<td></td>
<td></td>
<td>The proposals are consistent with the objectives of the directive and provides for the diversion of commercial and industrial waste from landfill.</td>
</tr>
<tr>
<td>Landfill Directive</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NATIONAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Governments strategy to deliver sustainable development</td>
<td></td>
<td></td>
<td></td>
<td>Proposals meet the aims of sustainable development in accordance with the PPS.</td>
</tr>
<tr>
<td>Implementing Renewable energy policies</td>
<td></td>
<td></td>
<td></td>
<td>The proposal accords with the Governments aims in addressing climate change through planning.</td>
</tr>
<tr>
<td>Reference</td>
<td>Description</td>
<td>Impacts</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>-------------</td>
<td>---------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td><strong>PPS7</strong> - Sustainable Development in Rural Areas (2004)</td>
<td><em>Countryside policies which address AONBs, agricultural land and soils</em></td>
<td></td>
<td>The site lies on brownfield agricultural land and will not impact upon graded soils and there are no sensitive landscapes in the vicinity.</td>
<td></td>
</tr>
<tr>
<td><strong>PPS9</strong> – Biodiversity and Geological Conservation (2005)</td>
<td><em>Planning decisions should fully consider biodiversity and geological conservation impacts</em></td>
<td></td>
<td>The site has limited conservation value, with the exception of the pond which will be enhanced through landscaping proposals. The proposal will have no impact on designated ecological / geological sites.</td>
<td></td>
</tr>
<tr>
<td><strong>PPS10</strong> – Planning for Sustainable Waste Management (2006)</td>
<td><em>Part of the UK’s waste management plan</em></td>
<td></td>
<td>The proposal moves waste up the ‘waste hierarchy’ through landfill diversion and using it as a source of energy. This is consistent with the aims of the PPS.</td>
<td></td>
</tr>
<tr>
<td><strong>PPG13</strong> – Transport (2001)</td>
<td><em>A key objective is to reduce the need to travel, especially by car.</em></td>
<td></td>
<td>TBC upon completion of the assessment</td>
<td></td>
</tr>
<tr>
<td><strong>PPS22</strong> – Renewable Energy (2004)</td>
<td><em>Encourages the appropriate development of renewable energy schemes in England</em></td>
<td></td>
<td>The proposal would provide a source of renewable energy in accordance with the PPS.</td>
<td></td>
</tr>
<tr>
<td><strong>PPS23</strong> – Planning and Pollution Control (2004)</td>
<td><em>Advises on the relationship between the separate but complementary systems of planning and pollution control</em></td>
<td></td>
<td>The planning system should focus on whether the development is an acceptable use of the land, and the impact of that use, rather than the control of the processes or emissions themselves. The scheme will be properly regulated.</td>
<td></td>
</tr>
<tr>
<td><strong>PPG24</strong> – Planning and Noise (1994)</td>
<td><em>Minimising the adverse impacts of noise without placing unreasonable restriction on development</em></td>
<td></td>
<td>The scheme will have no significant noise impacts.</td>
<td></td>
</tr>
<tr>
<td><strong>Waste Strategy for England 2007</strong></td>
<td><em>Government strategy for the delivery of sustainable waste management</em></td>
<td></td>
<td>The proposals will accord with the objectives and targets set out in the strategy.</td>
<td></td>
</tr>
</tbody>
</table>
### Regional Spatial Strategy for the East Midlands (March 2005)

<table>
<thead>
<tr>
<th>Policy 1: Regional Core Objectives</th>
<th>Optimisation of waste minimisation, good design, the reduction of energy usage and maximisation of the role of renewable energy generation.</th>
<th>The proposals will accord with the relevant aims of the document and will assist the in achievement of these objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 2: Locational Priorities for Development</td>
<td>Identifies the locational priorities for development.</td>
<td>The proposed development is in open countryside, but on land used as the built core of an agricultural unit</td>
</tr>
<tr>
<td>Policy 4: Promoting Better Design</td>
<td>Standards of design and construction should be constantly improved.</td>
<td>The principles of sustainable design and construction are at the heart of the development proposals. The scheme will recover energy from the pyrolysis of waste, which would otherwise have been placed in landfill. The accompanying Design and Access statement provides full details of the energy efficiency and sustainable design and construction methods which will be employed</td>
</tr>
<tr>
<td>Policy 5: Concentrating Development in Urban Areas</td>
<td>Encourages the use of Brownfield land</td>
<td>The proposed development is in open countryside, but on land used as the built core of an agricultural unit</td>
</tr>
<tr>
<td>Policy 13: Spatial Priorities for Development in the Southern Sub-area</td>
<td>New public transport infrastructure and facilities are needed to support significant anticipated growth</td>
<td>The proposed development will assist in achieving regional and local self-sufficiency to support future growth</td>
</tr>
<tr>
<td>Policy 30: Priorities for the Management and Enhancement of the Region’s Landscape</td>
<td>Promotes sensitive design and management</td>
<td>The proposals have been designed to be sensitive to the surrounding landscape, and will involve the demolition of a number of buildings on the site, reducing the overall built footprint of the site. Whilst there are no designated landscapes or landscapes of special interest in the vicinity of the site, a landscaping proposal has also been prepared to ensure the site is well screened, and existing boundary planting is enhanced and protected.</td>
</tr>
<tr>
<td>Policy 38: Regional Waste Strategy</td>
<td>States the overarching Waste Strategy for the Region, which focuses primarily on increasing capacity at existing facilities.</td>
<td>The Blackbridge Farm site is the most suitable local site for this type of facility, but it is not in current waste use.</td>
</tr>
<tr>
<td>Policy 39: Regional Priorities for Waste Management</td>
<td>Promote a package of policies and proposals that will result in zero growth in all forms of controlled waste by 2016</td>
<td>The proposed development will manage residual controlled commercial and industrial waste, but will not directly impact upon achieving this policy.</td>
</tr>
<tr>
<td>Policy 40: Regional Priorities for Energy Reduction and Efficiency</td>
<td>Supports the reduction of the need for energy, use energy more efficiently, to use renewable energy and cleaner fossil fuels for heating and co-generation.</td>
<td>The pyrolosis process proposed creates a renewable source of energy which will be fed into the national grid. The process also creates a sustainable char product.</td>
</tr>
<tr>
<td>Policy 41: Regional Priorities for Renewable Energy</td>
<td>Policies should be supportive of renewable energy proposals in locations where environmental, economic and social impacts can be addressed satisfactorily</td>
<td>The pyrolosis process proposed creates a renewable source of energy. The assessments which have been undertaken demonstrate no significant impacts will arise from construction or operation of the facility.</td>
</tr>
<tr>
<td>Policy 43: Sub-area objectives</td>
<td>Develop the transport infrastructure and services needed to accommodate major planned housing and employment growth consistent with the Milton Keynes and South Midlands Sub-Regional Spatial Strategy (see below)</td>
<td>The proposed development will assist in achieving regional and local self-sufficiency to support future growth in the southern sub area.</td>
</tr>
<tr>
<td>MILTON KEYNES AND SOUTH MIDLANDS SUB-REGIONAL SPATIAL STRATEGY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strategic Policy 3</td>
<td>18 Principles for the development of sustainable communities, including taking advantage of development opportunities for different scales of renewable energy</td>
<td>The facility will provide a local waste and renewable energy facility which will assist in the sustainable growth of Kettering.</td>
</tr>
<tr>
<td>Northamptonshire Policy 4:</td>
<td>A joint approach for applying the principles of sustainable communities. Projections of 34,000 dwellings by 2021 in Corby, Kettering and Wellingborough area.</td>
<td>The facility will provide a local waste and renewable energy facility which will assist in the sustainable growth of Kettering.</td>
</tr>
<tr>
<td>NORTHAMPTONSHIRE STRUCTURE PLAN (MARCH 2001) – SAVED POLICIES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Policy GS5: Design</td>
<td>Promotes high quality design and sustainable development</td>
<td>The applicant has considered the visual appearance of the development in the context of the characteristics of the local area, and has prepared a landscaping plan to enhance existing planting at the site. The site benefits from security fencing, lighting and a gate and as such crime has been planned out in accordance with this policy.</td>
</tr>
<tr>
<td>Policy GS6: Infrastructure, Services and Facilities</td>
<td>Use of planning obligations and other powers to secure the necessary infrastructure, facilities and services to support development</td>
<td>A section 106 agreement is not considered necessary</td>
</tr>
</tbody>
</table>
### NORTHAMPTONSHIRE WASTE LOCAL PLAN (2006)

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>T3: Transport Requirements</td>
<td>How the transport requirements and access needs of the development will be accommodated</td>
<td>The site benefits from an established suitable access onto Cranford Lane, which itself links directly to the A6 trunk road network. The accompanying Traffic Statement concludes that the existing highway infrastructure is suitable to accommodate the development without detriment to safety or operational performance, and that no modifications to the access arrangements are necessary to facilitate the development.</td>
</tr>
<tr>
<td>1: Principles for Waste Development</td>
<td>Sets out the County’s Council’s overarching principles for waste development</td>
<td>Chapter 5 of the Planning Statement demonstrates a clear need for this local scheme which will be achieved with a minimal impact to the environment and human beings as further outlined in Section 5 of this Planning Statement.</td>
</tr>
<tr>
<td>2: The Location of Waste Development</td>
<td>Outlines the locations which will be acceptable for the development of waste management facilities, including sites that may come forward for the development of local waste facilities in accordance with Policy 4, provided that the proposed development accords with the other policies of the Plan.</td>
<td>The proposed waste management facility at Blackbridge Farm is for a local waste facility, in accordance with Policy 4</td>
</tr>
<tr>
<td>Policy 4: Development of Local Waste Facilities</td>
<td>Concerns the development of local waste facilities, which it defines as those dealing with 50,000 tonnes or less per annum of non-hazardous waste.</td>
<td>The proposed waste management facility at Blackbridge Farm is for a local waste facility, in accordance with Policy 4</td>
</tr>
<tr>
<td>Policy 5: Development Related Waste Minimisation</td>
<td>Requires applicants to show what measures are to be taken during site clearance and the construction for minimising the generation of waste, and for the management and disposal of the waste to be generated</td>
<td>A Waste Audit Form is appended to the Planning Statement at Appendix 4 and highlights the destination of all residues from construction and operation at the site. The only waste product to be generated from the biodrying and pyrolysis process is Char, for which there is an established use. Under normal operating conditions, no waste will need to be diverted to landfill.</td>
</tr>
<tr>
<td>Policy 7: Design</td>
<td>Relates to the design of waste development, and the need for such design to respect the context of the defining characteristics of the local area</td>
<td>The proposed development utilises established appropriate buildings on the site, and a scheme of landscaping proposals to supplement and improve site screening is proposed.</td>
</tr>
<tr>
<td>Policy 8: Traffic and Access</td>
<td>States that proposals for waste development will only be permitted where site access and the local highway network can safely accommodate traffic associated with the development</td>
<td>The site benefits from an established suitable access onto Cranford Lane, which itself links directly to the A6 trunk road network. The accompanying Traffic Statement concludes that the existing highway infrastructure is suitable to accommodate the development without detriment to safety or operational performance, and that no modifications to the access arrangements are necessary to facilitate the development.</td>
</tr>
</tbody>
</table>
Policy 9: Natural and Historic Environment – Local Landscape Character

Proposals for waste development should respect, and where appropriate, enhance local landscape character

The proposals have been designed to be sensitive to the surrounding landscape, and will involve the demolition of a number of buildings on the site, reducing the overall built footprint of the site. Whilst there are no designated landscapes or landscapes of special interest in the vicinity of the site, a landscaping proposal has also been prepared to ensure the site is well screened, and existing boundary planting is enhanced and protected.

Policy 15: Local Amenity

Considers local amenity impacts. It states that development will not be permitted if it creates an adverse impact on local residential amenity that can not be ameliorated.

There is only one residential receptor in the vicinity of the site. It is considered that there will be no adverse impacts on residential amenity arising from the proposed development. Dominant sources of noise are from the adjacent A14 road and the pyrolysis process is extremely quiet. Lighting will be designed to be low-lux and directional, and a series of landscaping proposals will enhance existing boundary planting.

<table>
<thead>
<tr>
<th>NORTHAMPTONSHIRE MINERALS AND WASTE DEVELOPMENT FRAMEWORK – CORE STRATEGY (SUBMISSION DRAFT DECEMBER 2008)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective 1: Development of Sustainable Communities</td>
</tr>
<tr>
<td>Supports the development of sustainable communities in the key national growth area of Northamptonshire by facilitating the provision of infrastructure, facilities and services</td>
</tr>
</tbody>
</table>

The proposed development strongly accords with all of these key objectives as it is a local facility designed to treat locally arising commercial and industrial waste, it is inherently
<p>| Objective 2: Sustainable Minerals and Waste Development | Sustainable minerals and waste development in Northamptonshire - promotes high quality design-led sustainable development |  |
| Objective 5: Spatial Distribution of Waste Development | Supports the treatment of waste close to where it has been generated and encourages integrated waste recovery and treatment facilities. |  |
| Policy CS1 | Northamptonshire’s waste management capacity to be met by 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. | The site is within the identified Central Spine. The development of an advanced treatment pyrolysis facility in this location and will contribute to the centralised distribution of facilities within the County. The proposal is therefore in direct and full accordance with the spatial strategy for waste management and will contribute to the achievement of Policy CS2. |
| Policy CS2 | Spatial strategy for waste management |  |
| Policy CS7 | Sustainable design and use of resources | The principles of sustainable design and construction are at the heart of the development proposals. The scheme will recover energy from the pyrolysis of waste, which would otherwise have been placed in landfill. The accompanying Design and Access statement provides full details of the energy efficiency and sustainable design and |</p>
<table>
<thead>
<tr>
<th>Policy CS9</th>
<th>Encouraging sustainable transport movements</th>
<th>The site benefits from an established suitable access onto Cranford Lane, which itself links directly to the A6 trunk road network. The accompanying Traffic Statement concludes that the existing highway infrastructure is suitable to accommodate the development without detriment to safety or operational performance, and that no modifications to the access arrangements are necessary to facilitate the development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy CS14</td>
<td>Addressing the impact of proposed minerals and waste development</td>
<td>The results of the assessments show that the proposals can be accommodated at Blackbridge Farm without any significant adverse effects on the nearby receptors or the immediate and wide environment.</td>
</tr>
</tbody>
</table>

**NORTH NORTHAMPTONSHIRE CORE SPATIAL STRATEGY (JUNE 2008)**

| Objective Six | Seeks to secure provision of the infrastructure, services and facilities needed to sustain and enhance existing communities and support the development and future growth of North Northamptonshire. | The modern bio-drying and pyrolysis technology employed, energy recovery, and the consequential diversion of waste from landfill, will assist Kettering Borough and North Northamptonshire as a whole in becoming a showpiece for modern green living, and a more self-sufficient area, more able to accommodate future growth. |
| Policy 5: Green Infrastructure | A net gain in green infrastructure will be sought through the protection and enhancement of assets and the creation of new multi functional areas of green space that promote recreation and tourism, public access, green education, biodiversity, water management, the protection and enhancement of the local landscape and historic assets and mitigation of climate change, along with green economic uses and sustainable land management. | It is considered that the proposed development is a green economic use and as such will contribute to the achievement of Policy 5. |
| Policy 6: Infrastructure Delivery and Developer Contributions | Requirement for new development to be supported by the timely delivery of infrastructure, services and facilities. | The proposed development is essential to support the future anticipated growth of North Northamptonshire. |
| Policy 13: Principles of Sustainable Development | Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. | The principles of sustainable design and construction are at the heart of the development proposals. The scheme will recover energy from the pyrolysis of waste, which would otherwise have been placed in landfill. The Design and Access statement provides full details of the energy efficiency and sustainable design and construction methods which will be employed. |
| Policy 14: Energy Efficiency and Sustainable Construction | Development should meet the highest viable standards of resource and energy efficiency and achieve a reduction in carbon emissions. It requires development proposals to demonstrate sustainable construction and energy efficiency measures have been incorporated into the design, that there is provision for waste reduction or recycling and provision for water efficiency and water recycling. |  |
### EAST KETTERING STRATEGIC DESIGN SPD AND THE KETTERING URBAN EXTENSION COMPANION GUIDE

| Objective 8 | To provide a community which minimises use of natural resources, promotes energy efficiency, waste management and recycling and minimises the risks from climate change, pollution and flooding | The proposed waste management facility at Blackbridge Farm, will not only facilitate the planned future growth at East Kettering, but will go some way towards the achievement of this key objective. |

### KETTERING LOCAL PLAN (1995)

| Policy RA14 | Promotes the reuse and conversion of rural buildings. | The proposal accords with Policy RA14 as it involves the re-use and utilisation of two existing buildings on the site. |
Design and Access Statement

Blackbridge Farm, Cranford Road, Burton Latimer

Proposed Waste Bio-Drying and Pyrolysis Process

February 2009
Design and Access Statement

Blackbridge Farm, Cranford Road, Burton Latimer

Proposed Waste Bio-Drying and Pyrolysis Process

February 2009
TITLE: Blackbridge Farm - Design and Access

CLIENT: Think Environmental

PROJECT NO: THINK/869

REPORT NO: THINK/869/090220/DAS/MB

ADAMS HENDRY CONSULTING LTD
RTPI Planning Consultancy of the Year 2005

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Author
Maureen Bryant

Checked by
Tim Snell

Signature

Date
February 2009

Certified to ISO9001 Standard

ISO 9001 Registration Number Q10324
1. **INTRODUCTION**

1.1 This statement has been prepared by Adams Hendry Consulting Ltd on behalf of Think Environmental in support of the planning application for the development of a bio-drying and pyrolysis plant at Blackbridge Farm, Burton Latimer, Northamptonshire.

1.2 The proposals are located within Kettering Borough, although the planning application will be determined by Northamptonshire County Council on account of it being a waste proposal.

1.3 Section 42 of the Planning and Compulsory Purchase Act 2004 requires that a statement covering design concepts and principles, as well as access issues, be submitted with an application for planning permission. The purpose of the statement is to allow applicants to demonstrate an integrated approach that will deliver inclusive design and address a full range of access requirements throughout the design process.

1.4 Circular 01/06 ‘Guidance on Changes to the Development Control System’, describes a design and access statement as being a “short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way”.

1.5 The guidance contained in Circular 01/06 and the CABE publication ‘Design and Access Statements; how to Read, Write and Use them’ (2006), have been drawn upon in the preparation of this Design and Access Statement. In accordance with that guidance, this Design and Access Statement is presented in two key sections:
Design and Access Statement

- The design component (Section 3 of this Statement), and
- The access component (Section 4 of this Statement)

1.6 The planning application is accompanied by a Planning Statement and Statement of Local Engagement. Where appropriate this Design and Access Statement cross-refers to those documents, rather than unnecessarily repeating information that is contained elsewhere in the planning submission.

2. DESIGN PROCESS AND CONTEXT

Introduction

2.1 The design component of this Design and Access Statement outlines the design process that has been undertaken in the context of the physical, social and economic environment of the site and its surroundings. This includes descriptions of the amount of development proposed, the proposed layouts, the scale of development, landscaping proposals and the appearance of the site, plant and buildings.

Assessment of the Context of the Site and Surroundings

Physical Context

2.2 Think Environmental is seeking consent to develop an commercial and industrial waste management facility. The proposed facility comprises a 10 bay bio-drying process and pyrolysis process on land at Blackbridge Farm, Cranford Road, Burton Latimer near Kettering.

2.3 The application site is located on land comprising part of Blackbridge Farm, off Cranford Road, Kettering. Cranford Road is accessed from the A6 Trunk Road to the south. The A14 dual carriageway runs parallel to the site, some 10 to 15 metres from its northern boundary.
2.4 The site is basically rectangular in shape measuring approximately 4.3 hectares and is surrounded by vegetation of varying type and condition as shown on the photographs accompanying the application. There is a small pond at the western end of the site, which is currently unmanaged.

2.5 The eventual connection point to the national grid lies to the north east of the site adjacent to the bridleway and its position is shown on Drawing 13.

2.6 The site currently comprises a number of uses including animal feed, grain storage and plant hire activities. The majority of the activities are associated with agriculture. Photographs of the site are attached as Appendix 16 of the planning application folder.

**Surroundings**

2.7 Beyond the site to the west and east is open agricultural land. To the north is the A14 Trunk Road and agricultural land. A number of residential and commercial properties are located in the vicinity of the proposed development site, also shown on Drawing 13:

- The Bungalow (adjacent to the eastern boundary of the site);
- Windmill Cottages (305m from the south-eastern boundary of the site);
- Peter Bennie Ltd / Barton (335m from the south-eastern boundary of the site); and,
- Properties on Cranford Road (100m from the northern boundary of the site).

2.8 A wind farm comprising 10 turbines lies to the south east of the site.

**Topography**

2.9 The site is relatively flat as is the surrounding land. The landscape is characterised by farmland interspersed with hedgerows and small wooded areas.
Socio-economic context

2.10 It is considered that the development will contribute to a sustainable waste management system in Northamptonshire, through the diversion of local commercial and industrial waste which would otherwise have been landfilled, the generation of energy from the waste process and through sensitive and appropriate design and landscaping. The development will support the sustainable future growth required in Kettering and its surroundings.

2.11 The construction programme for the project is scheduled to run for 8 weeks and the facility will generate approximately 20 jobs. Whilst many of these jobs will be unskilled or semi-skilled, some will be of a specialist nature. Local labour will be utilised wherever possible, although jobs of a specialist nature are likely to be sourced from further afield.

2.12 Once completed, the waste management facility will create 28 permanent jobs.

Planning Policy Context

National

2.13 The statutory development plan, together with Government policy on sustainable development, national Planning Policy Guidance (PPGs) Notes and Statements (PPSs), and other statutory and non-statutory guidance documents have been used to inform the design of the proposed scheme. Section 4 of the Planning Statement identifies and summarises the relevant planning and environmental context.

2.14 PPS 1: Delivering Sustainable Development (2005), PPS: Planning and Climate Change, supplement to PPS1 (2007), PPS7: Sustainable Development in Rural Areas (2004), and the following regional and local policies have informed the design process for the scheme:
Design and Access Statement

The Regional Spatial Strategy for the East Midlands (RSS8) (2005):
- Policy 1 - Regional Core Objectives
- Policy 3 - Sustainability Criteria
- Policy 4 - Promoting Better Design
- Policy 6 - Regional Priorities for Development in Rural Areas

The Northampton Structure Plan (March 2001) saved policy:
- Policy GS5 - Design

The Northamptonshire Waste Local Plan (March 2006):
- Policy 1 - Principles for Waste Development
- Policy 7 - Design
- Policy 15 - Local Amenity

North Northamptonshire Core Spatial Strategy (adopted June 2008)
- Policy 5 - Green Infrastructure
- Policy 13 - General Sustainable Development Principles
- Policy 14 - Energy Efficiency and Sustainable Construction

2.15 In addition, the East Kettering Strategic Design SPD (2009) and the Kettering Urban Extension Companion Guide (2007) has been reviewed and considered as it is relevant supplementary planning guidance (SPG).

2.16 In accordance with Local and Regional Policies, Think Environmental has sought to promote a high standard of design within the functional parameters of the site and the existing and proposed infrastructure.

Safety and Security

2.17 Providing a safe and secure working environment for the construction team, the operators of
the scheme and ensuring public safety has been integral to the development of the scheme design. The safety considerations that affect the construction and operation of the scheme include:

- Working with electrical mechanical equipment and plant;
- Controlled access to the site by third-parties;
- Preventing unauthorised access.

Participation in the Design Process

2.18 The Statement of Local Engagement (SLE), which accompanies the planning application, explains how Think Environmental has involved the community members and key stakeholders, including officers from the local planning authorities throughout the design of the scheme proposals. The SLE summarises the findings of the pre-application consultation and explains how the proposed scheme has evolved in response to public comments and professional advice.

3. DESIGN

3.1 The land use of Blackbridge Farm is defined by its historical use as the built-core of the farm and its subsequent diversification. The design of the proposals at Blackbridge Farm has predominantly been determined by operational parameters, a desire to maximise the re-use of existing buildings on the site, and with regard being paid to the landscape characteristics of the site and its surroundings.

3.2 The design of the proposals at Blackbridge Farm has predominantly been determined by parameters, including:

- The proposed volume of waste intake;
Design and Access Statement

• The location and function of the existing infrastructure i.e. the national grid connection, Strategic Road Network SRN; and
• The function of the proposed infrastructure.

3.3 These have been key factors in determining the scale, appearance and location of the new proposal. The site is also physically constrained by the existing A14, an unmanaged water habitat to the west, and Cranford Road to the east.

Use

3.4 Think Environmental is seeking consent to develop an commercial and industrial waste management facility. The proposed facility comprises a 10 bay bio-drying process and pyrolysis process on land at Blackbridge Farm.

3.5 The pyrolysis plant will operate on a 24 hour basis throughout the year apart from planned and unplanned shutdowns. However waste will be received on a controlled basis between the hours of 0730 – 1600 Mondays to Fridays and 0730 – 1100 on Saturdays.

3.6 A full description of the proposed bio-drying and pyrolysis process is provided at Section 3 of the Planning Statement.

Amount

3.7 The bio-drying element of the facility will have a capacity of 50,000 tonnes of waste per annum (tpa) and the pyrolysis element of the facility will be a 5 stream plant which will deal with 33,850 tpa, the amount remaining after bio-drying. Commercial and industrial waste will be processed by the plant. All waste processed at the facility will be non-hazardous.
3.8 The pyrolysis facility will produce approximately 1 MW of electrical power for each tonne of feed stock processed per module. This power will be exported to the national grid and is sufficient to provide all the electricity needs for approximately 12,500 homes.

3.9 Planning permission is sought for the following:

- Retention of existing access from Cranford Road;
- Retention of existing weighbridge and new weighbridge/administration office;
- Retention of one existing building and modifications comprising a canopy over the air cooled condensers and two apertures for conveyors to bio-drying bays;
- Bio-drying pad and bays
- Site offices including a Visitors Centre;
- Access and circulation roads;
- Associated car parking;
- A floor mounted “out” weighbridge
- A floor mounted wheelwash;
- Erection of air coolers;
- Process water storage;
- 5 No. Scrubbers
- 5 No. ISO Containers containing Gas engines
- Water storage pond;
- Landscaping proposals including additional bunding and infill planting along the northern boundary of the site

3.10 The planning application area at Blackbridge Farm extends to approximately 4.3 hectares. The drawings provided with the planning application illustrate the existing and proposed development footprints.
3.11 The footprint, location and amount of new infrastructure is dictated by the function it needs to perform in processing the waste, ensuring accessibility, the need to carry out maintenance of plant, and the requirements of health and safety legislation. The proposed amount of development is appropriate and can be accommodated comfortably within the existing site. Indeed, the development proposals involve the removal of 5 existing buildings on the site.

**Layout**

3.12 The proposed layout of the facility is shown diagrammatically on planning application Drawing 7. The main facility will comprise the waste bio-drying bays and retention of an existing agricultural building to house the waste processing elements. Gas scrubbers will be located adjacent to the building on the northern side. The existing weighbridge at the site entrance will be retained and used for in-coming vehicles. A new floor mounted weighbridge is proposed to deal with out-going vehicles. It will be located near the entrance to the site allowing sufficient space between the two weighbridges and the site entrance to prevent vehicular queuing and conflict.

3.13 Waste is unloaded from the vehicles into the building, and loaded into a square shaped hopper that directs the waste to a shredder. The shredded waste is then transported via conveyors through two apertures on the western elevation of the building. Thereafter the material is transported by clamshell bucket wheeled loader to the waste drying pad. Following drying, the waste heap is dismantled and the material is transported and sorted, and the heavy fraction is then fed by clamshell bucket wheeled loader into the mass melt process.

3.14 It is proposed to provide office accommodation within the complex. The building will also house a Visitor Centre, which will be available for use by arrangement. It is proposed to site the office accommodation near to the site entrance as shown on Drawing 7.
Scale

3.15 Drawing 8 illustrates the relationship between the existing site structures which will remain and those proposed. Table 1 below provides dimensions of the various elements of the scheme proposals.

**Table 1: Dimensions of Scheme Proposals**

<table>
<thead>
<tr>
<th>Element of Scheme Proposals</th>
<th>Dimensions (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Building / Treatment Facility 2</td>
<td>73.6 x 18.6 x 8 and,</td>
</tr>
<tr>
<td></td>
<td>29.4 x 15 x 6.3</td>
</tr>
<tr>
<td>New Canopy on Treatment Facility 2 (north elevation)</td>
<td>43.6 x 4 x 8</td>
</tr>
<tr>
<td>New Canopies on Treatment Facility 2 (west elevation) x 2</td>
<td>6.48 x 4 x 8</td>
</tr>
<tr>
<td>Drying Bay</td>
<td>50 x 104</td>
</tr>
<tr>
<td>Visitors Centre and Offices</td>
<td>11 x 7</td>
</tr>
<tr>
<td>Wheel Wash</td>
<td>8 x 4</td>
</tr>
<tr>
<td>Weighbridge Office</td>
<td>12 x 6</td>
</tr>
<tr>
<td>New Tank</td>
<td>19 x 13</td>
</tr>
</tbody>
</table>
3.16 The design strategy for the waste management facility has concentrated on satisfying the operational requirements of the plant whilst creating an “agricultural” feel commensurate with the existing uses on the site.

3.17 Demolition of the remaining, dilapidated buildings produces a facility and site that is sympathetic to its surroundings and responsive to the physical constraints of the site, including access and topography. This is further enhanced by proposed maintenance and strengthening of the landscape features on the northern boundary of the site.

**Appearance**

3.18 The existing building has been designed and oriented in such way as to minimise its visual appearance. The built form is agricultural in appearance and goose grey coloured finish deliver a sensitive proposal that sits well in this location and does not detract from the surroundings.

3.19 The proposed canopies will be coloured in the same way and will cloak the gas scrubbers on the northern boundary. The gas engines will be housed in ISO containers and will be sited sympathetically to ensure they are not visible from outside the site.

3.20 The Visitors Centre and offices are modular in construction and will be in corporate colours giving the site an identity. This does not detract from the surroundings.

3.21 The proposed operational area of the development would be illuminated by the existing low light pollution lights on site and the security lighting. No additional lighting is proposed.

3.22 The overall appearance of the site will be enhanced through the removal of 5 buildings on the site, and the introduction of a comprehensive landscaping scheme as described below.
Landscaping

3.23 The site is relatively flat as is the surrounding land. The site is basically rectangular in shape measuring approximately 4.3 hectares and is surrounded by vegetation of varying type and condition as shown on the photographs accompanying the application. There is a small pond at the northern end of the site, which is currently unmanaged. The landscape is characterised by farmland interspersed with hedgerows and small wooded areas.

3.24 The only sensitive receptors are those immediately adjacent to the site in the Bungalow and receptors with limited views from further a field at Windmill Cottages. Existing landscaping and vegetation provides good screening around the site even in winter and major enhancement is unnecessary as the built form will largely remain as it is. That aside, a landscaping scheme is proposed as part of the application proposals.

3.25 The landscaping plan is appended to this statement, and is included at Drawing 11 of the planning application folder. The planting is designed to provide visual screening to the structures on site in particular to reduce the impact from views to the north of the site. The proposals will also increase the visual amenity as viewed from publicly accessible areas, the proposed native landscape planting will help the site blend into its surrounding landscape setting and attract wildlife. The proposals also incorporate the existing un-managed pond to the north east of the site.

3.26 The proposals consist of planting on a bund approximately 12m wide and about 250m long, the bund will vary in height from 1m to 2.5m. The planting will include native shrubs and trees to provide a visual screen and foil to the structures on site.

Environmental Analysis

3.27 The proposed waste management facility lies within a relatively flat landscape characterised by field and filed hedgerows and interspersed with wooded areas. There is a fair degree of
urbanisation apparent from the A14 link road, distant views of urban areas and the back
drop of a wind farm, all representing detractors to a greater or lesser degree.

3.28 The proposals will be incorporated within the existing Blackbridge Farm compound and
within the main existing building. With the exception of the stacks (which are small in
diameter) no additional physical features will protrude above the existing building heights.

3.29 Current views into the site from the north are obscured by existing vegetation and the same
is true from the south. The proposed development does not impact upon the vegetation so
these natural screens will be retained.

3.30 The proposals will not impact upon the landscape character by virtue of the modest scale of
the re-development works and the sensitive design features described above.

4. **Access**

   **Introduction**

4.1 This section of the statement provides an explanation of the vehicular and transport links to
the development and how the principles of inclusive design, including the specific needs of
disabled people, have been integrated into the proposed development.

4.2 Circular 01/06 advises “the requirement for the access component of the statement relates
only to ‘access to the development’ and therefore does not extend to internal aspects of
individual buildings”.

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Think Environmental Limited
Blackbridge Farm, Burton Latimer
February 2009
Planning Policy and Guidance

4.3 The following relevant planning policies and guidance have been reviewed and used to inform the access arrangements for the proposed scheme:

- Planning Policy Statement 1: Delivering Sustainable Development (2005);
- Planning Policy Guidance 13: Transport (2001);
- The Northampton Structure Plan (March 2001) saved Policy T3: Transport Requirements;
- The Northamptonshire Waste Local Plan (March 2006) Policy 8: Traffic and Access; and,

Vehicular Access to the Site

4.4 Traffic associated with the construction and operation of the new waste management facility will use the existing access from the A6, via Cranford Road, as shown on Drawing 1 and 13.

4.5 The traffic circulation arrangements are shown on Drawing 7. All traffic serving the facility will enter the site from the A6, via Cranford Road to the site entrance (which does not require any modification) and an internal access road, which will lead to the in-coming weighbridge. From the weighbridge, vehicles will proceed around a one-way system returning to the out-going weighbridge before leaving the site. This will ensure that traffic flows are managed appropriately. This will apply to all vehicles entering and leaving the site, with the exception of those going to the office and visitor accommodation, who will bypass the weighbridge as indicated by appropriate signage.
4.5 Pedestrians and cyclists will be able to access the site via Cranford Road either from the south or via the bridge over the A14 to the north.

Parking

4.6 25 parking spaces have been provided within the facility to accommodate staff and visitors, designed in accordance with Kettering Borough Council’s parking standards. This includes 3 spaces for visitors and 3 spaces for disabled staff / visitors. Provision has also been made for parking 1 coach. When the coach parking area is being used it will remove 6 parking spaces from general use. This provides sufficient flexibility to accommodate personnel during shift changes. The location of car parking areas is shown on Drawing 7.

Safety, Security and Emergency Access

4.7 The existing access and internal circulation routes will be adequate for emergency service vehicles to access the newly constructed proposals. New signage within the site will help staff navigate around the site and minimise unnecessary movements.

Disabled Access

4.8 In formulating their proposals, Think Environmental has reviewed the relevant provisions of the Disability Discrimination Act 1995 and has sought to meet the highest standard of accessibility and inclusion within its proposals, within the parameters of the safety and security of its operational infrastructure.

4.9 The layout and form of the proposals is primarily determined by their function. All buildings and structures are designed to be accessible from ground level with step free access. Unnecessary physical barriers will be removed to assist the movement of people within the site.
4.10 Certain areas of the existing sites may be visited on an infrequent and permissive basis by members of the public, including for example school visits. These areas will be accessible for disabled visitors through the installation of suitable entrance ramps and the removal of unnecessary physical barriers to the movement of people. In line with these current standards, the areas of the proposed development which are likely to be visited by members of the public will be made accessible to the same standards.

4.11 The equipment will all be located at ground level, some within the building and some external. It is necessary to space equipment to allow access by operators and maintenance equipment such as fork lift trucks.

4.12 All parts of the equipment with the exception of the feed hoppers will be capable of being reached and inspected by disabled visitors or operators. The feed hoppers use gravity to supply material to the process and need to be above ground. Access for maintenance can be provided by scaffolding or “cherry picker” personal hoists.

5. **CONCLUSIONS**

5.1 The application of the principles of sustainable urban design and construction, as embodied in the policies and guidance identified in Section 2, have formed a key part of the design process for the scheme. The footprint, location and amount of new infrastructure is dictated by the function it needs to perform in processing the waste, ensuring accessibility, the need to carry out maintenance of plant, and the requirements of health and safety legislation. The proposed amount of development is appropriate and can be accommodated comfortably within the existing site.

5.3 The proposals will not impact upon the landscape character by virtue of the modest scale of the re-development works and the sensitive design features described in Section 3 above.
5.4 Section 4 has provided an explanation of the vehicular and transport links to the development and how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the design of the proposed development.
Statement of Local Engagement

Blackbridge Farm, Cranford Road, Burton Latimer

Proposed Waste Bio-Drying and Pyrolysis Process

February 2009
Statement of Local Engagement

Blackbridge Farm, Cranford Road, Burton Latimer

Proposed Waste Bio-Drying and Pyrolysis Process

February 2009
TITLE: Blackbridge Farm - Statement of Local Engagement

CLIENT: Think Environmental

PROJECT NO: THINK/869

REPORT NO: THINK/869/090220/SLE/MB

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ISO 9001 Registration Number Q10324

Certified to ISO9001 Standard
1 INTRODUCTION

1.1 This Statement of Local Engagement (SLE) sets out the planning policy context for community involvement and explains how Think Environmental has consulted key stakeholders and the wider community on the preparation of the proposals for the proposed bio-drying and pyrolysis plant at Blackbridge Farm, Burton Latimer, Northamptonshire. It also sets out how Think Environmental intends to engage with stakeholders and the wider community through the process of determining the planning application for the scheme, and its construction.

2 PLANNING POLICY CONTEXT


2.1 More effective community involvement is a key element of the Government’s planning reforms. PPS1 emphasises the importance of community involvement to planning and the achievement of sustainable development. Paragraph 11 of PPS1 confirms that this is best achieved where there is early engagement of all stakeholders in the process of bringing forward development proposals. Local communities in particular should be given the opportunity to be consulted on proposals for development. This helps to identify issues and problems at an early stage and allows dialogue and discussion of the options to take place before proposals are too far advanced.
2.2 Pre-application discussions are also identified in PPS1 as being critically important and of benefit to both developers and local planning authorities in ensuring a better mutual understanding of objectives and the constraints that exist.

_Northamptonshire County Council – Statement of Community Involvement_

2.3 The County Council handles and determines all planning applications for minerals-related and waste-related development in the County. The Northamptonshire County Council Statement of Community Involvement (SCI), which was adopted in June 2006, covers all consultations related to such development proposals and individual planning applications.

2.4 The SCI explains that the scale and type of consultation on individual development proposals and planning applications will relate to the impact of the proposal and also take into account whether the proposal has already been consulted on through the development planning process.

2.5 The County Council categorises the proposals/applications it deals with into two types: ‘significant proposals and applications’ and ‘other proposals and applications’. Applications for a waste processing facility having a throughput of 50,000 tonnes per annum or greater or applications for disposal of other than inert waste on a site not already identified for such use in the relevant local plan/local development document are considered to be significant proposals.

2.6 As the proposal at Blackbridge Farm falls into the above category, the County Council in its SCI requires consultation and engagement to meet the statutory requirements for neighbour notification and site and press notices, at the very least. Think Environmental acknowledges that its proposal is of a sufficient scale, and is close enough to the 50,000 tonnes threshold, to warrant more consultation than the statutory minimum, and places great value on the importance of early and ongoing engagement with local communities and statutory organisations. This SLE outlines the measures that have been taken prior to the submission.
3 PRE-SUBMISSION CONSULTATION

3.1 Throughout the pre-submission period, Think Environmental has sought to involve and consult with the local planning authority. The applicant first met with Mr Chant (Head of Policy, Northamptonshire County Council), and Mr Watson (Development Control Manager, Northamptonshire County Council) on the 23rd October 2008 to explain the bio-drying and pyrolysis technology. This was followed up on the 27th November 2008 to discuss three potential sites (Pitsford Quarry, Boughton Quarry & Blackbridge Farm). Mr. Watson subsequently visited the Blackbridge Farm site on the 19th December 2008.

3.2 This was followed up on the 22nd January 2009 when Maureen Bryant of Adams Hendry Consulting Ltd, the applicant’s agent, met with Mr Watson to discuss aspects of the proposals in more detail, and the scope of the planning submission.

3.3 Think Environmental has been keen to work with the local community and for the aims of the company and its proposals to be clear to all. On the 28th January 2009, the applicant delivered letters to the 7 local residents who live in the vicinity of the site, to inform them of the forthcoming planning application and to explain the proposals in more detail. It also provided an opportunity for residents to express their views prior to the submission of the planning application. A copy of the letter is provided at Appendix 1 to this document.

3.4 Letters were also sent to local councillors at Barton Seagrave Parish Council, and Burton Latimer Town Council, informing them of the forthcoming planning application and offering to meet with members of the Councils at Blackbridge Farm to explain the proposals in more detail. These letters are provided at Appendix 2 to this document.
3.5 On 12\textsuperscript{th} February 2009, Think Environmental attended a meeting of Barton Seagrave Parish Council to introduce the proposals to the members and local community. This was a formal Parish Council meeting and allowed members to ask questions about the proposals.

\textit{Outcomes from the Consultations}

\textit{Planning Officers}

3.6 Throughout pre-application discussions, the planning officers were generally supportive of the type of technology proposed, and generally supportive of the suitability of site, in so far as they were able prior to a planning application being submitted.

\textit{Local Residents}

3.7 Following the letter to local residents, the Applicant had a telephone conversation with Mr. Gregory, a resident of Windmill Cottages. The consultee expressed a desire to be involved in the process, and raised initial concerns about possible light pollution, traffic levels, emissions and noise from the engines, and job creation.

3.8 Assurance was given that no additional lighting is being proposed, traffic levels will decrease from the existing situation, the engines are to be housed in acoustic containers, and that 28 permanent jobs are to be created. Mr Gregory and his neighbours were offered a site visit and a review of the site plans. This meeting took place on the 20\textsuperscript{th} February 2009 and is referred to below.

\textit{Barton Seagrave Parish Council}

3.9 With the exception of light pollution, the same initial concerns were raised by Barton Seagrave Parish Council at the meeting on the 12\textsuperscript{th} February 2009. A large emphasis was
placed on the job creation aspect of the proposal, and Councillor Roberts explained that this type of solution was very much welcomed in the area.

3.10 A few detailed presentations were provided by Think Environmental and many questions were raised about the technologies being employed, all of which were answered. The general response from the meeting was positive, and the group requested a visit to the plant when it is operational as they would be interested to see it working. An open invitation was issued to all.

_Burton Latimer Town Council_

3.11 Upon receipt of letters from the applicant, Councillor Sir David Gunn of Burton Latimer Town Council expressed interest in hearing about the proposals and requested to be kept informed of the proposed site visit. Councillor Gunn to attended a site visit to review the proposals on the 20\textsuperscript{th} February 2009.

4 \textbf{SUBMISSION OF THE PLANNING APPLICATION}

4.1 As part of the formal procedures associated with submission of the planning application, Think Environmental served notices on all known landowners included within the planning application ‘red line’ boundary. The landowners within the planning application area boundary are known to the Applicant, and have been consulted in detail at a number of meetings and through regular telephone conversations prior to the submission of the planning application and are supportive of the proposals therein.

5 \textbf{POST-SUBMISSION OF THE PLANNING APPLICATION}

5.1 The Town and Country Planning Regulations set minimum standards for consultation following submission of planning applications. Standards of consultation for major applications are currently set out within:
Statement of Local Engagement

- The Town and Country Planning (General Development Procedure) Order 1995, as amended (2006); and,
- Circular 15/92 Publicity for Planning Applications.

5.2 The planning authority will publicise receipt of the planning applications by local newspaper advertisement, site display notices and by serving notices on any adjoining owners or occupiers.

5.3 The planning application and the planning applications files will be available for inspection at Northamptonshire County Council offices. Additionally Think Environmental has made the entire application, including all supporting documentation available on CD to the planning authority to enable it to provide on-line access. Stakeholders and members of the public will be able to make representations objecting or supporting the proposals to the local planning authority, during a statutory period of public consultation.

5.4 A meeting was held on the site on the 20\textsuperscript{th} February 2009 with 1 local resident and representatives of Burton Latimer Town Council and Kettering Borough Council. A further meeting is planned with Burton Latimer Town Council on 3\textsuperscript{rd} March 2009. Additional meetings will be held if stakeholders consider that this would be helpful.

*Communications During Construction*

5.5 Should the planning application be successful, a communications strategy for the construction phase will be prepared to ensure that local residents and stakeholders are kept regularly informed of scheme progress, and to enable the applicant to respond to any concerns or comments which may or may not arise.

5.6 A Construction Environmental Management Plan (CEMP) will be prepared as part of confirming exact construction methodologies to be used and best practice measures which
will be employed throughout the construction period to minimise impacts arising from construction of the scheme.
Local Resident
Cranford Road
Burton Latimer
Northamptonshire

Dear Local Resident

Re: Think Environmental Ltd – Proposed New Waste Management Facility – Blackbridge Farm, Cranford Road, Burton Latimer

As a key member of the local community we wanted to write to you as soon as possible to inform you about a new facility that we are proposing to submit a planning application for to Northamptonshire County Council.

We are proposing to submit a planning application in early February 2009 for a small scale industrial and commercial waste treatment facility. Our proposal is to utilise the main building on site at the moment and remove and refurbish others to create a modern and well run facility.

Our operation is not a large scale treatment facility, but we have instead opted for a higher number of smaller facilities across the UK, meaning that we have fewer traffic movements and that materials do not have to travel too far.

So what do we do and what are we proposing?

We are proposing to take industrial and commercial waste and make Green Energy without putting anything into landfill, whilst keeping a similar traffic flow to that of the current site and without erecting any new buildings.

Think Environmental uses a proven worldwide technology to dry out waste. The dried product is then passed to our sister company Think Greenergy, who will be based on the same site. They in turn use state of the art thermal technology to make a high quality gas which runs generators and feeds power back into the National Grid. Our proposed facility will create sufficient energy to supply over 10,000 homes with their entire electricity usage, without burning any fuel or releasing any emissions into the air.

I have attached a simple process diagram which will hopefully give you a feel for the key elements of the process.
We are keen to work with the local community and for our aims to be clear to all. Indeed we will be creating nearly 30 new jobs at the site many of which we hope to be from the local area.

Please take a look at our website www.think-enviro.com or contact me in writing or on the telephone either at the address or number on the previous sheet.

Yours faithfully
THINK ENVIRONMENTAL LIMITED

Gerard Reynolds
Chief Executive
Mr George Sneddon
Burton Latimer Town Council
14 Skeffington Close
Kettering
NN14 1BA

Dear Mr Sneddon

Re: Think Environmental Ltd – Proposed New Waste Management Facility – Blackbridge Farm, Cranford Road, Burton Latimer

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We would like the opportunity to meet with yourself and relevant members of the Town Council and take you through our proposed plans. Ideally we would like to meet at Blackbridge Farm and walk round the site indicating the changes we wish to make in order that when we show you our plans they are clear and relate to an area that has been recently visited.

To this end I shall contact you again shortly to determine your and potentially your colleagues availability to attend such a meeting. However, in the meantime please take a look at our website www.think-enviro.com or contact me in writing or on the telephone either at the address or number below.

Yours sincerely
THINK ENVIRONMENTAL LIMITED

Gerard Reynolds
Chief Executive
Mr Richard Reed  
Barton Seagrave Parish Council  
De Vere House  
10 Hawthorn Drive  
Thrapston  
NN14 4LQ

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Yours sincerely

THINK ENVIRONMENTAL LIMITED

Gerard Reynolds
Chief Executive
The diagram above shows the basic process flow for any given waste stream. The chart is a generic depiction. It must be recognised that differing streams of input material may produce different ratios of residual products, each requiring slightly different methods of separation, treatment and collection.