Fernbrook Bio, Rothwell Lodge Farm

Planning Statement

Erection of New Digester Tank, Erection of New Plastics Recycling Building and Variation of Condition 3 of Planning Permission Ref: 10/00076/WAS to Increase Total Annual Throughput to 49,000 tonnes per annum

September 2011
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1.0 INTRODUCTION

1.1 The following planning statement has been prepared in support of this planning application for the addition of an additional digester tank, the erection of a new building to provide for plastics recycling and to increase the total annual throughput of the site to 49,000 tonnes per annum (tpa).

1.2 The proposed scheme therefore consists of three parts:
   
   1. The erection of a new digester tank
   
   2. An increase in the annual throughput of the site from 30,000 tpa to 49,000 tpa, and
   
   3. The erection of a new plastics recycling building (630m²).

1.3 Parts 1 and 2 of the proposal are linked in that the success of the business and the scale of the market is such that there is demonstrable demand for an increased size of operation up to 49,000 tpa. To support the increased size of operation there is a need for an additional digester tank.

1.4 Through the operation of the current plant we have found that the feedstock received onto the site is contaminated by a larger amount of plastics than previously anticipated. The only option at the present time is to send this plastic to landfill as it is contaminated and unable to enter other recycling streams. The proposed plastics recycling building will clean and bale the recovered plastic such that it may enter the recycling process. The process and machinery used in the plastics recycling building is set out in greater detail within the Design & Access Statement.

1.5 The result of this application will be to increase the anaerobic digestion capacity of Northamptonshire, and increase the recovery rate of plastics from waste created in Northamptonshire. This is therefore considered to be an application which builds upon the success of this site and helps move additional waste tonnage up the waste hierarchy as targeted by the Core Strategy.

1.6 The new coalition government continues to promote sustainability as a key part of Government planning policy. In November 2010 DEFRA published a Framework Document expressing how the Coalition Government is committed to increasing energy from waste through anaerobic digestion (AD).
1.7 The statement will set out how the proposed development complies with local and national policy and is set out as follows:

2.0 Site Description

3.0 Planning History

4.0 Planning Policy

5.0 Planning Analysis

6.0 Conclusion
2.0 SITE DESCRIPTION

2.1. The site is located adjacent to the A14 at Rothwell Lodge Farm and can be accessed off both the east and west bound carriageways. The anaerobic digestion plant was granted planning permission in October 2009 (09/00033/WAS) and is now operational.

2.2. The site itself currently features a purpose built building along with one digester tank (two permitted), two pre storage tanks, one feedstock buffer tank and one digestate storage tank (two approved). There is some bunding around the existing tanks and extensive hardstanding to the frontage of the building to allow for the manoeuvring of HGV’s. Additional planting to the boundary of the site has been introduced to improve the setting of the site.

2.3. The nearest property is Rothwell Lodge Farm adjacent to the property. The surrounding area to the south of the A14 is agricultural, however to the north of the A14 lies Rothwell along with the highway and a service area.
3.0 PLANNING HISTORY

3.1. The planning history for the site is as follows:

**ROTHWELL LODGE FARM, ROTHWELL, KETTERING**

KE/94/0240 – Permission for machinery & grain store. (08/06/1994).


KE/97/0394/AG – Agricultural determination that extension to potato store was permitted development. (25/07/1997)

KE/02/0520/AG – Agricultural determination that erection of agricultural building was permitted development. (19/07/2002)

KE/03/0649 – Permission for conversion of traditional buildings to a single residential unit with home office. (01/10/2003)

KET/2007/0354 – Permission for dwelling with extended driveway. (15/06/2007)

09/00033/WAS – Permission for proposed construction and operation of anaerobic digestion waste processing facility, including: reception building; digestion and storage tanks; bio-filtration and ancillary development located on land at Rothwell Lodge Farm, Rothwell, Northamptonshire. (22/10/09) (Alternative Reference – KET/2009/0295)

10/00076/WAS – Permission to remove Condition 16 (Highway Safety & Access) of Planning Permission 09/00033/WAS at the anaerobic digestion waste processing plant, Rothwell Lodge Farm, Rothwell, Northampton, NN16 8XF. (26/01/11) (Alternative Reference – KET/2010/0751)

**ROTHWELL LODGE COTTAGES, ROTHWELL, KETTERING**

KE/02/0672 – Permission for continued outline permission for farm shop with ancillary horticultural sales. Demolition of existing dwellings. (10/10/2002)

**ROTHWELL LODGE PADDOCK**

KE/01/0845/TC – Permission for 15m Monopole, equipment cabinet, 6 antennas, 2 dishes. (20/12/2001)
SUMMARY

3.2. In respect of the AD plant, the site gained planning permission in October 2009 and through the construction process it became apparent that Condition 16 of the original planning permission required removal. This was formally dealt with in January 2011 and as such the planning permission issued under the Ref 10/00076/WAS supersedes, consolidates and updates planning permission 09/00033/WAS.

3.3. As a result, this planning application seeks to vary Condition 3 of 10/00076/WAS rather than the earlier planning permission.
4.0 PLANNING POLICY

4.1. The following planning policy is considered to be applicable to the proposed development.

4.2. The following national planning policies are considered relevant to the proposed planning application.

PLANNING POLICY STATEMENT 1: DELIVERING SUSTAINABLE DEVELOPMENT

4.3. This Planning Policy Statement outlines the government’s objectives in delivering sustainable development. Paragraph 3 includes the widely used definition of sustainable development which is:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

4.4. Paragraph 13 outlines the government’s key principle which at sub paragraph ii) included the development of renewable energy resources. Paragraph 20 requires development plans to take account of environmental issues including the use of renewable energy and paragraph 22 requires development plan policies to encourage, rather than restrict, the development of renewable energy and encourage the prudent use of natural resources.

4.5. As such PPS1 is wholly supportive of all parts of the proposed development.

PLANNING POLICY STATEMENT: PLANNING AND CLIMATE CHANGE

SUPPLEMENT TO PLANNING POLICY STATEMENT 1

4.6. In the glossary to this document, renewable energy is defined as including energy from biomass and energy crops. Paragraph 9 requires all local planning authorities to prepare and manage the delivery of spatial strategies which make a full contribution to delivering (amongst others) the Government’s energy policies. Paragraph 13 requires Regional Spatial Strategies to set regional targets for
renewable energy generation and revise these upwards where appropriate in the light of delivery.

4.7. In preparing their Core Strategy and Local Development Documents, local planning authorities are required in paragraph 19 to:

“…provide a framework that promotes and encourages renewable and low carbon energy generation. Policies should be designed to promote and not restrict renewable and low-carbon energy and supporting infrastructure.”

4.8. In paragraph 20, local planning authorities are required to:

- Not require applicants for energy development to demonstrate the overall need for renewable energy nor question the energy justification
- Not preclude the supply of any type of renewable energy other than in the most exceptional circumstances with particular regard to landscape and townscape
- Take care not to stifle innovation including rejecting proposals solely because they are outside areas identified for energy generation

4.9. Paragraphs 21 and 22 encourage local planning authorities to consider using Local Development Orders to secure renewable energy supply systems.

4.10. Paragraph 40 of the Supplement states that an applicant proposing development that contributes to the key Planning Objectives (in this case the production of renewable energy and increasing recycling) should expect expeditious and sympathetic handling of the planning application. Paragraph 44 goes so far as to advise that local planning authorities should consider refusing proposals which prejudice existing renewable energy supplies.

**PLANNING POLICY STATEMENT 7: SUSTAINABLE DEVELOPMENT IN RURAL AREAS**

4.11. The policies in this Statement apply to all rural areas. Paragraph 5 encourages local planning authorities to support a wide range of economic activity in rural areas. Paragraph 16 advises that in determining planning applications, local planning authorities should provide for the sensitive exploitation of renewable energy sources in accordance with Planning Policy Statement 22: Renewable Energy.
PLANNING POLICY STATEMENT 10: PLANNING FOR SUSTAINABLE WASTE MANAGEMENT

4.12. This document outlines the Government’s policy towards waste management. Paragraph 1 emphasises the overall policy objective of minimising waste production and using it as a resource. This document has recently been republished (March 2011) following the publication of the revised waste hierarchy as set out within the revised Waste Framework Directive (2008/98/EC).

4.13. The only changes within this revision are to Paragraph 1 and Annex C.


4.15. Paragraph 22 states that when waste management proposals are in line with an up to date development plan, there is no requirement to demonstrate that there is a need for the proposal. Paragraph 24 states that unallocated sites should be considered favourably when they are consistent with the criteria outlined in paragraph 21. These are:

- The extent the proposal supports the policies in the PPS
- The physical and environmental constraints on the development including the existing and proposed land uses
- The cumulative effect of previous waste disposal facilities
- The capacity of the transport infrastructure
- Within this priority should be given to Previously Developed Land and redundant agricultural and forestry buildings and their curtilages

4.16. In paragraph 29, local planning authorities are advised to consider the local environmental impacts of proposals. Paragraph 30 stresses that well run facilities should pose little threat to human health. Paragraph 32 outlines the scope of planning conditions.

4.17. The revised Annex C of the PPS explains the new waste hierarchy:

1. Prevention
2. Preparing for re-use
3. Recycling
4. Other Recovery
5. Disposal

- The most efficient environmental solution is often to reduce the generation of waste, including the re-use of products - **prevention**;
- Products that have become waste can be checked, cleaned or repaired so that they can be re-used – **preparing for re-use**
- Waste materials can be reprocessed into products, materials, or substances - **recycling**
- Waste can serve a useful purpose by replacing other materials that would otherwise have been used – **other recovery**
- The least desirable solution where none of the above is appropriate - **disposal**

4.18. This section emphasises the importance of recycling and composting, and energy recovery with waste disposal only being an option when none of the other options are appropriate. Annex E of the PPS outlines the locational criteria which should be used to test the suitability of sites. These are:

**Annex E**

**Locational Criteria**

a. Protection of water resources;
b. Land instability;
c. Visual intrusion.
e. Historic environment and built heritage
f. Traffic and access
g. Air emissions, including dust
h. Odours
i. Vermin and birds
j. Noise and vibration
k. Litter
l. Potential land use conflict
PLANNING FOR SUSTAINABLE WASTE MANAGEMENT: COMPANION GUIDE TO PLANNING POLICY STATEMENT 10.

4.19. Paragraph 8.1 of this guide clarifies that normally proposals for anaerobic digestion are County Matters.

4.20. Paragraph 8.4 refers to unallocated sites. This emphasises the importance of not missing good opportunities where sites come forward outside of the plan led approach. Where proposals are consistent with the policies of Planning Policy Statement 10: Planning for Sustainable Waste Management and the Waste Planning Authority’s Core Strategy, the proposal should be considered favourably. Applicants should be able to demonstrate how their proposal encourages movement of waste up the waste hierarchy but otherwise there is no need for them to demonstrate need.

4.21. Paragraph 8.6 considers the concept of BPEO (Best Preferred Environmental Option). This clarifies that Planning Policy Statement 10: Planning for Sustainable Waste Management does not require this and that there is no policy requirement for this to be placed on an applicant. Rather the proposal needs to be consistent with the policies of Planning Policy Statement 10: Planning for Sustainable Waste Management.

4.22. Paragraph 8.7 emphasises the importance of good design and layout.

PLANNING POLICY STATEMENT 22: RENEWABLE ENERGY

4.23. Planning Policy Statement 22: Renewable Energy deals with renewable energy and contains a number of ‘key principles’. Amongst these are the following:

(i) Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily.

(ii) Regional spatial strategies and local development documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. ....

(iii) The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be
given significant weight in determining whether proposals should be granted planning permission.

(iv) Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small.

(vii) ..... Developers of renewable energy projects should engage in active consultation and discussion with local communities at an early stage in the planning process, and before any planning application is formally submitted.

(viii) Development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures."

4.24. With regard to local considerations paragraph 15 states:

“Local landscape and local nature conservation designations should not be used in themselves to refuse planning permission for renewable energy developments. Planning applications for renewable energy developments in such areas should be assessed against criteria based policies set out in local development documents, including any criteria that are specific to the type of area concerned.

4.25. However in the case of the application site no landscape designations exist.

4.26. Paragraph 22 stresses the need to ensure renewable energy developments are located so as to minimise increases in ambient noise levels.

4.27. With regard to biomass projects paragraph 24 advises planning authorities to ensure traffic generation is minimised by locating generation plants,

“in as close a proximity as possible to the sources of fuel that have been identified.”
4.28. However the statement goes on to recognise that other factors may be equally as important in determining applications for proposals e.g. connection to the Grid and the potential to use waste heat.

4.29. Paragraph 25 stresses that developers should themselves deal with any impacts on aircraft, radar, power lines, roads etc. before making applications.

COMPANION GUIDE TO PLANNING POLICY STATEMENT 22: RENEWABLE ENERGY

4.30. Published with Planning Policy Statement 22: Renewable Energy the guide gives additional information on renewable energy proposals. Para 5.4 stresses that,

"local planning authorities should recognise that the landscape and visual effects will only be one consideration to be taken into account in assessing planning applications, and that these must be considered alongside the wider environmental, economic and social benefits that arise from renewable energy projects."

4.31. The Guide advises that applications should demonstrate that any renewable energy project should,
- meet development plan policies;
- does not conflict with any relevant area designation (such as landscape);
- addresses issues of visual impact;
- address environmental, social and economic benefits specific to the proposal.

4.32. In determining applications authorities are expected to:
- assess conformity with planning policies;
- assess impact on planning policy designations;
- the extent of positive and negative impacts and their mitigation;
- contribution towards meeting regional renewable targets.

4.33. Authorities are also expected to answer the following questions when considering applications.
Does the proposal satisfy the relevant criteria-based policies in RSS and detailed policies in the LDD?
- (Regional Spatial Strategy and Local Development Documents)

How significant is any non-compliance? Could this be dealt with by condition or by requiring measures in a planning obligation (Section 106 Agreement) which mitigate adverse impact?

Have application-specific matters such as landscape and cumulative visual impact been properly addressed?

Could measures be taken to mitigate impacts during construction and after the plant is in operation?

Can a condition be applied to cover restoration of the site should operations cease? (feasibility will need to be taken into account).

4.34. Paragraph 5.13 emphasises that although broad areas for renewable energy generation are expected to be designated in regional planning strategies,

"the identification of broad areas does not imply that projects coming forward in areas outside them should automatically be considered for refusal. In all areas the compliance with criteria-based policies is the key determinant."

4.35. The PPS gives guidance on how to assess the landscape impact of development including their cumulative impact.

4.36. This white paper was presented to Parliament on 28 October 2010 and sets out how the coalition government will help bring the economy back to health. This document as a white paper is Government policy and sets out a framework on which future policies may be based.

4.37. In terms of planning it considers that the current system is the wrong way round and alienates communities and thus fails in its function of supporting economic development. The Government sets out that planning should actively encourage growth.
4.38. Para 3.42 sets out that the UK has a legally binding target of generating 15% of energy from renewable sources by 2020 and is committed to delivering a huge expansion of UK renewable energy of the next decade. The white paper also notes that feed in tariffs will be improved in the next formal review.

**PLANNING FOR GROWTH – SPEECH BY GREG CLARK MP – 23 MARCH 2011**

4.39. This speech followed statements by the Chancellor of the Exchequer and his call to action on growth. Planning has a key role in delivering this growth and as such this statement sets out the steps the Government expects local planning authorities to take with immediate effect.

4.40. The Government’s top priority in reforming the planning system is to promote sustainable economic growth and jobs. The Chancellor has set out on the Government’s commitment to introduce a strong presumption in favour of sustainable development in the forthcoming National Policy Framework.

4.41. The Government expects local planning authorities to deal promptly and favourably with applications that comply with up to date plans and national planning policies; and wherever possible to approve applications where plans are absent, out of date, silent or indeterminate.

4.42. Local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. They should also ensure that they do not impose unnecessary burdens on development.

4.43. Local planning authorities are obliged to have regard to all relevant considerations and should ensure that appropriate weight it given to the need to support economic recovery and applications that secure sustainable growth treated favourably.

**THE ADOPTED EAST MIDLANDS REGIONAL PLAN MARCH 2009 (RSS)**

4.44. While the Government still plan to abolish Regional planning guidance in the near future, they are still extant and therefore have weight in the decision making process.
4.45. This document provides regional planning policy for the East Midlands Region within which local authorities can prepare their planning documents. There are a number of policies directly relevant to the proposal.

**Policy 24: Rural diversification.**

Local Authorities, EMDA and Sub-Regional Strategic Partnerships should work together to promote the continued diversification and further development of the rural economy, where this is consistent with a sustainable pattern of development and the environmentally sound management of the countryside. Local Development Documents should develop the policy according to local circumstance but particular consideration should be given to:

- Economically lagging rural areas identified by the Government’s Rural Strategy, including the Districts of East Lindsey, West Lindsey, South Holland, Bolsover, High Peak, and the more rural parts of the Derbyshire Dales, Bassetlaw and Newark and Sherwood; and
- Those areas that fall within Rural Action Areas identifies by SSP’s.

4.46. Paragraph 3.3.59 states that the East Midlands is expected to generate about 22.2 million tonnes of controlled waste. While waste reduction is considered a priority, waste planning authorities are also encouraged to reflect the need for additional waste management facilities.

4.47. A wide range of facilities are referred to including anaerobic digestion (paragraph 3.3.62). Within the region as a whole waste management capacity will need to more than double by 2020 and Figure 4 on page illustrates that Northamptonshire County is likely to suffer from both treatment and disposal capacity gaps at 2020. Figure 5 on page 84 provides details of the capacity shortfall likely for MSW within the region and each county. Retention and enlargement of existing facilities and the provision of new ones are therefore encouraged.
4.48. Northamptonshire County falls within the southern sub-area and will experience the greatest growth within the region. A centralised pattern of waste management facilities based around the existing urban centres is therefore proposed.

4.49. Policy 38 of the Regional Spatial Strategy sets out targets for the provision of waste management capacity with reference to time specific targets referred to in Appendix 4. In the southern sub area, the policy encourages a centralised pattern of large facilities based around the expanding urban centres. Waste facilities are encouraged to be sited to avoid pollution or disturbance to designated waste conservation sites. Increased traffic levels on roads near to sensitive sites should be avoided.

4.50. The RSS also has policies relevant to renewable energy production. Para 3.3.84 of the RSS states that renewable energy production in the region currently stands at 2% of energy production while the targets included in the RSS stand at 20% for 2020. Indicative renewable energy targets for the region are included at Appendix 5. Current capacity for anaerobic digestion stands at 1MW (2006) with a target of 5 MW for 2010 and 8 MW for 2020. Para 3.3.85 clarifies that these targets are indicative only and should not be regarded as maximum figures which cannot be exceeded.

4.51. Para 3.3.85 also clarifies that there needs to be a complete change in current planning practice to achieve these targets and that local planning authorities need to accept far more energy generation schemes. The southern sub-area is considered to possess significant opportunities for new biomass developments.

4.52. Policy 40 outlines regional priorities for low carbon energy generation and requires local planning authorities to promote a distributed energy network using low carbon and renewable resources, to achieve the targets in Appendix 5. Where environmental, economic and social impacts can be addressed satisfactorily, such proposals should be supported. In establishing criteria for new facilities required for forms of renewable energy other than on-shore wind, Development Plans and future Local Development Frameworks should give particular consideration to:

- The proximity to the renewable energy resource;
- The relationship with the existing natural and built environment;
- The availability of existing surplus industrial land in close proximity to the transport network; and
- The benefits of scale grid and non grid connection micro generation.

LOCAL PLAN POLICY

4.53. Since the original 2009 application the Northamptonshire Minerals and Waste Development Framework Core Strategy has been adopted and as such replaces the Waste Local Plan.

NORTHAMPTONSHIRE MINERALS AND WASTE DEVELOPMENT FRAMEWORK – CORE STRATEGY

4.54. The Core Strategy was adopted in May 2010 and is considered to be an up to date piece of guidance. However since the publication of a revised PPS10 (March 2011), the waste hierarchy as set out within the Core Strategy does not match that within national and European guidance.

4.55. Section 5 of this document sets out the vision and objectives of the plan and includes at Objective 1 ‘development of a modern network of sustainable waste management facilities’.

4.56. Objective 5 goes onto say that the Council should ‘facilitate the delivery of a strategic urban-focused flexible waste management network which supports the treatment of waste close to where it has been generated, with particular encouragement of integrated waste recovery and treatment facilities’.

4.57. Section 6 sets out the capacity of waste management which needs to be met through the life of the plan.

4.58. Box CS3 and Plan CS3 set out the spatial strategy for waste management within Northamptonshire and the locational hierarchy. This includes the acceptability of Rothwell as a location for development.

4.59. Policy CS1 sets out Northamptonshire’s waste management capacity and Policy CS2 the spatial strategy for waste management.

Policy CS1: Northamptonshire’s waste management capacity
The development of a sustainable waste management network to support growth within Northamptonshire will involve the provision of facilities to meet the following indicative waste management capacities during the plan period:

- Recycling (MSW and C&I) capacity of 439,000 and 516,000 tonnes per annum for 2016 and 2026 respectively,
- Biological processing (MSW and C&I) capacity of 423,000 and 498,000 tonnes per annum for 2016 and 2026 respectively,
- Waste management or advanced treatment (MSW and C&I) capacity of 392,000 and 456,000 tonnes per annum for 2016 and 2026 respectively,
- Inert recycling (C&D) capacity of 928,000 and 1,089,000 tonnes per annum for 2016 and 2026 respectively, and
- Hazardous waste management of 72,000 and 82,000 tonnes per annum for 2016 and 2026 respectively.

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. Allocations that will contribute to meeting provision will be identified in the Locations for Waste Development DPD.

**Policy CS2: Spatial strategy for waste management**

Northamptonshire’s waste management network, particularly advanced treatment facilities with a sub-regional or wider catchment, will be focused within the central spine, and the sub-regional centre of Daventry. Development should be concentrated in Northampton, Wellingborough, Kettering, Corby and Daventry. Development in the smaller towns should be consistent with their local service role.

Facilities in urban areas should be co-located together and with complementary activities.

At the rural service centres, facilities with a local or neighbourhood catchment will provide for preliminary treatment in order to deal with waste generated from these areas.

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

Facilities in rural areas should, where possible, be associated with existing rural employment uses.
4.60. This plan effectively replaces the Kettering Local Plan and has become the statutory development plan document for East Northants, Corby, Kettering and Wellingborough Districts along with other documents that form the Local Development Framework. The plan contains a specific chapter on addressing climate change and paragraph 4.14 states that:

“There is a national requirement to reduce carbon emissions by 60% from their levels in 2003 by 2050 and for 20% of electricity generation to be obtained from renewable sources by 2020.”

4.61. The Core Strategy sets a very ambitious target of providing 30% of the demand for energy on new large development sites to be provided on site from renewable or low carbon sources, although the Joint Planning Unit now accepts that stand alone energy projects will also be required to achieve this. Paragraph 4.14 goes on to say that:

“In recent reviews of renewable energy potential, the Southern Sub Area (which includes North Northamptonshire) of the East Midlands Region has been found to offer the best opportunity for new carbon neutral development.”

4.62. This is in line with new and emerging Government and Regional policy, which also advocates new sites for renewable energy developments. Whilst there is currently no specific policy in the Core Strategy, with regard to the location of renewable energy sites that include biomass plants, paragraph 4.14 continues to state that:

“…decentralised biomass fuel plants will, in principle, be considered favourably in North Northamptonshire.”

4.63. Northamptonshire County Council have implemented this SPD as the design and physical appearance of mineral and waste developments can greatly influence their
impact on the surrounding environment. This can then influence public perceptions and acceptance of these types of development.

4.64. Following the publication of the Core Strategy, this SPD is to be reviewed and updated. The draft reviewed SPD for consultation went to Cabinet on 12 April 2011 and consultation is planned to commence on 2 June 2011. The current SPD remains valid.

**PRINCIPLES**

4.65. All proposals for minerals or waste development must prepare and submit a Design Statement and Restoration Scheme with the planning application. This can be part of the Design and Access Statement, and must be approved before the commencement of the development.

4.66. It will be assessed in accordance with the Principles for the Design of Minerals and Waste Development and the Principles for Restoration, After-Care and After-Use (both summarised below) and other relevant government guidance.

**PRINCIPLES FOR THE DESIGN OF MINERALS AND WASTE DEVELOPMENT**

4.67. The following criteria sets out the principles for the design of minerals and waste development.

- **High Quality Design**
  - In context with and complementary to surrounding landscape.

- **Holistic Design**
  - Consistent architectural treatment of all components of the built form.
  - This includes all buildings, building components, storage areas, structures, boundary treatments and service infrastructure.

- **Local Distinctiveness**
  - Support local distinctiveness and character
• Environmental Protection and Enhancement

- All design aspects should avoid/mitigate adverse impacts on the surrounding environment and human health, whilst maximising beneficial outcomes.

• Sustainable Development

- Incorporate sustainable development practices – prudent use of natural resources, waste minimisation and energy efficiency.

• Strategic Site Layout

- Seek to reduce impact on both the immediate surrounds and the broader landscape through site layout.

• High Quality Landscaping and Boundary Treatments

- Landscaping and boundary treatments that are in context with and complementary to surrounding landscape character.

- These should then be maintained to a high standard, and positively contribute towards amenity, biodiversity and nature conservation.

• Effective Buffers

- Provision of adequate and effective buffers to reduce impacts on sensitive receptors or areas.

- Buffers should be in context with and complementary to surrounding landscape.

- They should also seek to positively contribute towards amenity, biodiversity, nature conservation, habitat enhancement and catchment conservation.

• Lighting

- Minimise light pollution, including sky glow, glare and light spill.

• Site Access

- Site entry and public accesses are well maintained and act to reduce the visual impact of the site.

- Public rights of way should be maintained where possible
Access to major transport networks should seek to reduce the wider impacts on sensitive receptors.

- **Sustainable Transport**
  - Incorporate sustainable or alternative transport options where possible.

- **Integrated Development**
  - Maximise opportunities to locate complementary operations and activities together.

- **Public Safety**
  - Seek to ‘plan out crime’ through design, layout and landscaping.
  - Create a safe and secure environment, and make crime more difficult to commit.

4.68. The Supplementary Planning Document requires a detailed written Design Statement (including layout and design plans) demonstrating the practical implementation of the Principles for the Design of Minerals and Waste Development. Issues to do with restoration are less relevant to this proposal as the intention is to create a permanent facility which will recycle waste in the long term as an ongoing process which is different from landfill or similar operations which are by their nature temporary.

**NORTHAMPTON MINERALS AND WASTE DEVELOPMENT FRAMEWORK - CONTROL AND MANAGEMENT OF DEVELOPMENT DPD**

4.69. An Inspector’s report into this document was published 16 May 2011 and a corresponding document for adoption published some days later. As this document has reached an advance stage in its production and only requires the agreement of the full Council before full adoption, significant weight has to be given to this emerging document.

4.70. This document covers aspects of controlling and managing minerals and waste development such as development criteria and locally specific issues.

4.71. Policy CMD3 gives development criteria for inert waste disposal and recovery which covers this application. Policy CMD7, 8, 9 & 10 set out additional guidance on how
new minerals and waste developments should take account of design and layout and how natural resources should be taken into account.
5.0 PLANNING ANALYSIS

5.1. The existing Anaerobic Digestion (AD) plant was granted planning permission 22 October 2009. The AD plant is now operational following resolution of concerns from the Highways Agency and a deletion of a highways condition from the 2009 approval. This planning application follows this approval and builds upon the success of the current operation.

THE PROPOSED DEVELOPMENT

5.2. As set out within the introduction there are three facets to the application, of which two parts are linked, the increase in total annual throughput to 49,000 tpa and the introduction of an additional digester tank. The third part, which is the introduction of a plastics recycling building is in response to the ongoing operation of the AD plant and the amount of plastic contamination currently found in the waste stream. This will help increase the amount of waste diverted away from landfill.

5.3. Processing the plastic is a space intensive process and as such cannot be accommodated within the existing building upon the site and requires a new separate building.

5.4. The plastics recycling building is designed to take in plastics brought onto the site as part of the waste stream for the anaerobic digestion plant. Normally this waste would go straight to landfill as it is contaminated. This new facility would clean and bale the plastics fraction such that the waste is diverted from landfill and can then be recycled.

5.5. As the plastics fraction totals 15 tonnes a week (at present operational levels), this is approximately 780 tonnes of waste per annum which will not have to go to landfill. Should permission be granted for the total annual throughput to be increased, the amount recovered will also increase.

5.6. In terms of how the building will operate, dirty plastics will enter the dirty side of the building from the main reception building following separation from the main waste element. The plastic will then pass through a washing process to clean it of all waste. Waste water from this process will be fed back into the AD system.
5.7. The clean plastics will then be baled and stored in the clean part of the building prior to onward shipping to a specialist plastics recycler. Additional details of the process and the machinery to be used within the building is set out in greater detail within the Design & Access Statement.

5.8. The main issues for consideration in relation to the proposed development are considered to be:
   - The principle of the proposal in planning policy terms
   - Employment
   - Design
   - Traffic and Access
   - Landscape / Visual Impact
   - Natural / Historic Environment (including archaeology)
   - Impact on Agricultural Land
   - Water Resources and Ground Conditions
   - Effects on Local Amenity including noise, odour and dust

5.9. The majority of the points considered will be based upon the discussion and consideration which the County Council made in the Officer’s report in respect of the original application upon the site.

**PRINCIPLE OF DEVELOPMENT**

5.10. There is a well established local, regional, national and European need for the management of waste and to reduce the reliance on landfill. As set out within previous sections, there is an increasing support for AD at the national level as it has the potential to help the country reduce greenhouse gasses and increase the production of renewable energy such that the legally binding 15% target can be met.

5.11. The White Paper issued by the Government in October 2010 (Local Growth: Realising Every Place’s Potential) sets out how the planning system should support growth and that they support a huge expansion of renewable energy installations. This is very much in accordance with PPS4, which considers that Local Planning Authorities should treat applications which secure sustainable economic development favourably (Policy EC10). All of the above accords with the overarching goal of providing sustainable development, as expressed within PPS1.
5.12. This is a form of development which aids the production of renewable energy and also helps increase the amount of waste being recycled within the County. The benefit from a reduction in CO$_2$ emissions from energy through the production of renewable energy along with the benefit of harmful methane being converted to less harmful CO$_2$ means that the benefits of the application clearly accord with national planning goals.

5.13. As sustainable economic development which will generate additional employment for the local area, in line with the guidance set out within PPS1 and PPS4 there is an in principle support for the scheme.

5.14. The Core Strategy sets out the strategic approach to waste within Northamptonshire. Policy CS1 sets out the waste management capacity required, with Policy CS2 setting the spatial strategy. Table CS3 of the Core Strategy sets out that there is a capacity gap of 221,000 tonnes for biological processing within Northamptonshire.

5.15. The additional waste management capacity of this development would clearly aid in the Council meeting the goals set out in Policy CS1 and Table CS3. Given that the proposal seeks development within the central spine, but would remain of an appropriate scale, it can be considered to accord with Policy CS2.

5.16. The facility was defined as a local/sub-regional facility within the previous application, which according to the previous Waste Local Plan was defined as facilities dealing with 50,000 tonnes or less per annum. A similar figure does not appear to be present within the current Core Strategy. The increase in tonnage handled by the facility would be in accordance with this figure and the site area has not increased.

5.17. Objective 5 of the adopted Core Strategy notes that the plan should facilitate a flexible waste management network and particular encouragement is given to integrated waste recovery and treatment facilities. With the addition of the plastics recycling facility this would in effect be a small sized integrated facility which would offer greater efficiency and greater waste recovery/usage.

5.18. The size of the building proposed and the proposed revised tonnage restrictions imposed as part of the planning permission are sufficient to ensure the size of the
5.19. In summary there is considered to be an in principle support for developments such as this which facilitate a decrease in the amount of material going to landfill, decrease the amount of CO\textsubscript{2} production through the conversion of methane to CO\textsubscript{2} and produce renewable energy. The proposed development would also accord with the principles of development set out at the national level and within the Core Strategy.

EMPLOYMENT

5.20. PPS4 positively encourages sustainable economic development and directs LPA’s at Policy EC10 to treat applications for this form of development favourably. The Coalition Government have also set out within their recent white paper that planning should support growth and aid the UK economy in once again attaining growth.

5.21. The existing site already provides four full time positions and additional subcontractors as required, which are mainly occupied by residents local to Rothwell. The proposed increase in waste accepted by the site and the introduction of the plastics recycling building would create an additional four full time positions.

5.22. It is envisaged that these new jobs would be filled by local residents and as such would strengthen the existing link the facility has with the town of Rothwell. The provision of additional jobs for local residents would support the vitality and viability of Rothwell while also supporting national and local goals in respect of recycling, waste management and renewable energy production.

DESIGN

5.23. The new development upon the site would feature an additional digester tank and an additional building to accommodate the plastics recycling facility. The design of the existing building upon the site is simple and functional and the proposed new building is designed in a similar way such that it visually integrates with development already on the site and also the wider area.
5.24. An extract of the plans is shown below and sets out the simple but pleasant design of the proposed building in line with that of the existing buildings upon the site. The panelled cladding will be of the same colour scheme and design as that which features on the existing building.

![Front Elevation Image]

5.25. The proposed new digestion tank is the same size and design as that which are already present upon the site and will be coloured in the same green as the existing tanks. The new tank would be located adjacent to the existing two digestion tanks and also adjacent to the existing and proposed building, as set out on the supplied site layout plan.

5.26. The colour scheme of the proposed tank and building would take advantage of the previously agreed colour scheme such that contrast with surrounding vegetation, agricultural buildings, A14 and skyline is reduced. The presence of existing landscaping and land contours would combine to create a high quality of design.

5.27. Policy CMD10 of the emerging Control & Management of Development DPD sets out a number of design criteria regarding design quality. The design of the existing building was found acceptable and given that the proposed development would have a similar appearance it is similarly considered that it is acceptable and would accord with the requirements of Policy CMD10.

5.28. It is therefore considered that the overall design of the building would be of a high quality and would accord with the requirements for high quality design.
TRAFFIC AND ACCESS

5.29. Pre-application discussions with the Council set out the requirements in respect of traffic information to be submitted with this application. This is covered in detail by the Transport Statement (TS), which forms part of this application and should be read in conjunction with this section.

5.30. The proposed scheme seeks permission for a new plastics recycling building, a new digester and the variation of condition to allow the increase in total annual throughput from 30,000 tonnes to 49,000 tonnes.

5.31. The TS seeks to consider the transport impacts of the increase in tonnage and the new plastics building by looking at the methodology utilised in respect of the previous application along with a recent traffic count and weigh bridge receipts to consider whether the figures were robust and whether the increased tonnage would result in harm in highways terms.

CALCULATIONS BASED UPON PREDICTED TRIP RATES USED IN PREVIOUS TS

5.32. The approved planning application for a 30,000 tonne per annum AD plant summarised the traffic movements for the operation to be:

<table>
<thead>
<tr>
<th>Proposed Annual Tonnage</th>
<th>30,000 tonnes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assumed average tonnage per load</td>
<td>10 tonnes</td>
</tr>
<tr>
<td>HGV’s per year to service</td>
<td>3000</td>
</tr>
<tr>
<td>Working Year (Less 2 Weeks for Bank Holidays)</td>
<td>50 weeks</td>
</tr>
<tr>
<td>HGV deliveries per week</td>
<td>60 HGV’s</td>
</tr>
<tr>
<td>Working week</td>
<td>5.5 days (Mon-Fri, half day Sat)</td>
</tr>
<tr>
<td>HGV’s Per day</td>
<td>11</td>
</tr>
<tr>
<td>HGV movements per day</td>
<td>22</td>
</tr>
<tr>
<td>HGV movements per hour (0800-1800)</td>
<td>2.2 per hour</td>
</tr>
</tbody>
</table>

5.33. This level of movement was considered acceptable at the time of the application and permission was duly given. The proposed scheme seeks permission to increase the maximum tonnage from 30,000 tonnes per annum to 49,000 tonnes.
per annum along with the construction of a plastics recycling building. Based upon the same methodology the 19,000 tonne increase would result in the following traffic movements:

<table>
<thead>
<tr>
<th>Proposed Annual Tonnage</th>
<th>19,000 tonnes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assumed average tonnage per load</td>
<td>10 tonnes</td>
</tr>
<tr>
<td>HGV's per year to service</td>
<td>1900</td>
</tr>
<tr>
<td>Working Year (Less 2 Weeks for Bank Holidays)</td>
<td>50 weeks</td>
</tr>
<tr>
<td>HGV deliveries per week</td>
<td>38 HGV's</td>
</tr>
<tr>
<td>Working week</td>
<td>5.5 days (Mon-Fri, half day Sat)</td>
</tr>
<tr>
<td>HGV's Per day</td>
<td>7</td>
</tr>
<tr>
<td>HGV movements per day</td>
<td>14</td>
</tr>
<tr>
<td>HGV movements per hour (0800-1800)</td>
<td>1.4 per hour</td>
</tr>
</tbody>
</table>

Accordingly, based upon the average load of 10 tonnes, the AD plant when operating at its full enlarged capacity if 49,000 tonnes would generate in the region of 36 HGV movements per day with an average of 3.6 movements per hour.

**CALCULATIONS BASED UPON ACTUAL TRAFFIC COUNT DATA**

5.35. The Highways Agency required that a 12 hour traffic count was undertaken at the site access to determine the number of trips generated by the existing AD plant. An independent traffic count was undertaken on the 17th May 2011 and found that between 7am and 7pm there were a total of 53 traffic movements, 33 by car, 18 by LGV/Vans and 2 HGV trips.

5.36. As set out above, it is understood from the applicant that the site is currently operating at 1/3 of its current 30,000 tonne capacity and therefore the observed HGV movements represent only 1/3 of the traffic if the site was operating at its full permitted capacity. The LGV and car movements would not be affected by the scaling of traffic movements.

5.37. If we adjust the measured traffic count to take account of the site working at full capacity then the number of total vehicle movements only increases to 57 with the following breakdown, 33 cars, 18 LGV's and 6 HGV's. As can be seen from this only the HGV movements would increase.
5.38. The increase in total annual throughput to 49,000 tonnes is a 63% increase over the approved tonnage, which in addition to the 5 new employees required for the plastics recycling building will result in a total trip generation for the site of 71 total movements, 43 by car, 18 LGV/Van trips and 10 HGV movements.

5.39. As such, the increase in daily traffic movements is generally linear in nature. It should be noted that the increase in the predicted daily HGV movements to a total of 10 HGV trips per day (with 49,000 tonnes capacity) is substantially lower than the 22 predicted HGV trips as provided as part of the previously approved TA for 30,000 tonnes.

**SUMMARY**

5.40. IF we compare the predicted traffic movements against the 12 hour measured survey we see that the estimated trip rates provided are robust. To offer further validation to the robustness of the previous TS methodology we have looked at the weighbridge receipts for the week of the measured traffic count, which show the arrival vehicles had an average load of 19.7 tonnes. As such the HGV trip rates based on an assumed 10 tonnes per load are robust compared to the tonnage per load that the existing AD plant is working at.

5.41. The existing access arrangement is therefore considered sufficient to accommodate the small number of additional trips generated by the increase in tonnage and the proposed plastics recycling building.

**ACCIDENT INFORMATION**

5.42. As part of the pre-application discussions with the Highways Agency accident data was required to compare 12 months of data post opening against the 3 years prior to opening to demonstrate that the operation of the junction has not been affected.

5.43. As the site has only been operation from October 2010 we only have 8 months of data post site opening, however the construction work commence November 2009 we have used the comparison period of 3 years prior to the commencement of construction works and data from the construction and operational period. This approach has been agreed with the Highways Agency.
5.44. The data collected and presented within the TS shows that there has been no adverse impact on accident figures as a result of the AD plant at Rothwell Lodge Farm. It is therefore considered that the additional trips generated by the proposed additional digester and plastics recycling building will not have a detrimental impact in terms of highway safety.

**TRANSPORT CONCLUSION**

5.45. In conclusion, there is no reason in highway or transportation terms why the proposed development should not proceed as the development proposals do not have an adverse impact on trip generation from the site and highway safety. Please see the Transport Statement for additional comments.

**LANDSCAPE / VISUAL IMPACT**

5.46. The site already benefits from existing natural screening, either original to the site or enhanced as part of the implementation of the planning permission. There is also a natural bowl to the landform as a result of historic site mineral workings.

5.47. The new building, as shown below, would be of a similar height to that of the existing building and tanks upon the site and feature similar cladding and colour scheme.

5.48. The landscape and visual appraisal which formed part of the previous application upon the site was found by the Council to be a reasonable assessment of the impacts and it was therefore judged that there is no harm to landscape or visual impact arising from the proposals given a similar visual form.
5.49. In respect of this scheme which introduces an additional digestion tank and a new building upon the site we consider that the conclusions reached within the previous application hold firm and the visual impact remains acceptable. However to update the previous summary set out within the Officer’s Report:

- The proposed tank and building would be located adjacent to the existing AD facility and existing farm structures and also adjacent to the A14 and associated service area. The new structures would be positioned within the existing ground levels and within the framework of the existing landform and localised ridgeline. The colour scheme of the cladding would help integrate the appearance of the new buildings into the wider area.

- Existing landscape planting upon the site strengthens existing hedgerows and enhances the vegetated skyline and landscape framework. The proposed scheme would sit within the context of this existing planting and no additional planting would be required.

- In respect of Rothwell Lodge Farm as the closest viewpoint, the proposed tank would be located to the rear of the existing building and the new plastics recycling building located such that it is not readily visible from this property. It is also located adjacent to a bund and existing landscaping along the eastern boundary. This will continue to improve as the planting scheme matures.

- The closest residential property remains Rothwell Lodge Cottages, and views of the site would remain as being restricted to upper floor views only. These would be in the context of the very busy A14 in the foreground. The existing screening reduces views towards the site both from the Cottages and the Farm residence. The proposed tank and building would benefit from the same screening and the same conclusion.

- The restricted views of the site from Rothwell and Thorpe Malsor remain so and while the top of the tank and new building would be visible, they would be lost in the wider landscape and screening once the planting fully establishes itself just like the existing building and tanks upon the site.
The approved planting scheme was found to positively promote wider countryside and landscape objectives. The proposed scheme would not adversely affect these.

5.50. As such it is considered that the proposed development would offer no harm to the visual appearance of the area and would be acceptable in respect of established planning policy.

**NATURAL / HISTORIC ENVIRONMENT**

5.51. In respect of the previous application the archaeological assessment concluded that due to historical mineral workings at the site, no archaeological survival is likely. Therefore no further archaeological work is required. The development would be contained within the existing site area and as such the conclusions reached within the previous application remain valid.

5.52. The site remains distant from the nearest SSSI at Birch Spinney and as such the proposed works will have no impact upon this or any other international or local nature designation.

5.53. The improvements introduced as part of the implementation of the previous application were considered to improve the biodiversity of the existing site. The proposed development would not harm any of the existing or enhanced landscaping and as such the biodiversity of the site would remain as existing and would not be harmed.

**IMPACT ON AGRICULTURAL LAND**

5.54. The land to be used for the stationing of the new digestion tank and the proposed plastics recycling building is upon existing parts of the site which have already been developed.

5.55. As such no additional land would be required and no additional agricultural land taken.

**WATER RESOURCES AND GROUND CONDITIONS**
5.56. The flood risk assessment put forward as part of the previous application concluded that with the inclusion of the proposed design factors, the development represented an insignificant risk of affecting flood risk in the locality. The Environment Agency provided no objection and Condition 27 of the resulting planning permission was duly discharged.

5.57. The site of the new tank would be within an existing bunded area which is impermeable and is designed to accommodate 110% of the contents of the largest tank. As the proposed tank is exactly the same size as the largest tank, the bund remains fit for purpose.

5.58. The site of the proposed plastics recycling building is currently hardstanding, which is impermeable with rain water draining to catchpits, filters and existing soakaways. Oil filters and mechanisms for recycling and reusing dirty water within the AD process are already in place and will be utilised by the proposed building.

5.59. The proposed building would not increase the volume of hardstanding upon the site nor would it increase the volume of rainwater which the existing drainage design would have to accommodate. As such the existing system remains fit for purpose in respect of rain/stormwater provision.

5.60. The use of the proposed building would be for the cleaning and baling up of plastics which enter the site as part of the operation of the AD plant. Normally this waste would go straight to landfill, but the new building would wash and clean the waste plastic such that it can re-enter the waste stream as a product for re-use.

5.61. The washing system would use a lot of water, however existing grey water storage tanks will be used as the primary source of water from the process and only new water used as a last resort. These existing tanks are considered of sufficient size for this task.

5.62. The water coming from the cleaning part of the process will be dirty, but can be integrated back into the AD plant and used in the digestion process as is the current case with used water within the site.

5.63. As such the proposed plastics recycling building will simply integrate with the water recycling systems already in place on site, helping to feed the increased amount of waste proposed to be handled at this facility. No additional hardstanding would be
created and as such the existing systems have been designed to cope with the runoff from the site and therefore do not require alteration or upgrade in this case.

**EFFECTS ON LOCAL AMENITY INCLUDING NOISE & ODOUR**

5.64. Other than the visual appearance of the building the only other likely impacts of the development upon the amenity of the local area is likely to be noise and odour.

**NOISE**

5.65. The additional digestion tank will help accommodate this increase in capacity of the operation from 30,000tpa to 49,000tpa. While this is likely to increase the activity of the site, the A14 remains the main source of noise for the nearest residents of Rothwell Lodge Farm and Rothwell Lodge Cottages.

5.66. The proposed plastics recycling building will include the presence of additional machinery, but this is not loud and will be attenuated in line with Condition 10 of the previous permission. The proposed building will feature robust construction and quick close doors and will be able to contain most noise from the plastic recovery process.

5.67. The previous planning permission featured five noise conditions relating to the attenuation of plant and machinery along with setting noise levels for nearby properties. The application of similar conditions to the proposed scheme would ensure the acceptability of the development in noise terms and no harm will result from the proposed development.

**ODOUR**

5.68. The feedstock for the facility includes food and other organic waste. These materials have the potential to result in nuisance odour. Through the imposition of conditions to the previous permission and through the fine tuning of air filtration settings, the existing operation is not considered to cause a odour issue and has not to this date been the subject of complaint from local residents.
5.69. The increase in operational throughput of the site will increase the amount of waste coming into the site, but the continuation of existing odour restrictions upon the site will there is no adverse impact on amenity resulting from odour is likely to remain minor.

5.70. In respect of the plastics building and odour, while the plastic will be contaminated with waste, the majority will have already been removed so that it can be used in the AD process. Accordingly the potential of the waste plastic to generate odour is considered low.

5.71. In any event it will only be out in the open in the short transit from the main building to the new building. Once inside it may be stored for a brief time, but will quickly enter a cleaning process which will remove any residual food waste and thus any potential for odour.

5.72. All water used in the washing process will be contained in a sealed system and will be returned to the AD process through sealed pipes. As such no issue relating to odour would result from this waste water.

5.73. In summary the proposed development would not result in harm to amenity by way of odour.

CUMULATIVE IMPACT

5.74. There remain no similar facilities within the surrounding area and while the proposed development would increase the amount of waste processed at this site and introduce a building to recover plastics from the waste brought in, the impact of this development has been found to be negligible.

5.75. As such there is considered to be no issue in respect of cumulative impact.
6.0 CONCLUSIONS

6.1. There is an identified need at the local and national level for additional facilities such as this to help lower the amount of waste going to landfill and to aid in the reduction of CO₂. The Coalition Government has also recently set out its commitment to increase the amount of energy derived from waste through anaerobic digestion and to encourage economic growth.

6.2. The proposed scheme would build upon the success of the existing anaerobic digestion operation. By increasing the maximum annual throughput to 49,000 tpa it will help Northamptonshire County Council meet their targets as expressed within the Core Strategy and deliver an additional source of employment.

6.3. The addition of the plastics recycling building is a natural extension of the operation of the site given the amount of plastics which enters the site as part of the waste stream for the anaerobic digestion plant. It will enable the majority of this plastic to be recovered and diverted away from landfill.

6.4. The supplement to PPS1 sets out at Paragraph 40 that an applicant proposing development which contributes to the key planning objectives (providing renewable energy and increasing recycling) should expect expedient and sympathetic handling by the Local Planning Authority.

6.5. This development will help move waste up the waste hierarchy, increase the amount of renewable energy produced and provide additional employment and local growth in line with European, National and Local Policy and we therefore commend the proposals to the Council.
DESIGN AND ACCESS STATEMENT

Proposed Plastic Recycling Facility and Additional Digester Tank

at

Rothwell Lodge Farm
Kettering Road
Rothwell.

for

Fernbrook BIO

prepared by

ABDS Ltd
architectural consultants
Contents

1. Project Description

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3. Extent of Building Coverage
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ACCESS.

5. Philosophy Statement
6. Design Basis
7. Consultation and Sources of Guidance
8. Key Access Issues of the Design

9. Conclusion

Appendix A – Bibliography
1. **PROJECT DESCRIPTION**

1.01 This application follows the granting of planning permission under reference 09/00033 WAS for a Anaerobic Digestion facility at Rothwell Lodge Farm

1.02 The plant has been operational since October 2010, and during this time the amount of plastic waste generated has far exceed expectations. Fernbrook Bio Ltd have undertaken extensive research and sourced equipment capable of recycling this plastic waste, which at present is sent to landfill.

1.03 The recycling process involves washing, and shredding and drying of plastic material so that the plastic is left in a clean and dried pellet format for distribution to others for re-use.

1.04 The process equipment is however space intensive as can be seen from photographs below. It is therefore necessary for an additional building to be located on site to accommodate this process. It is important to note that no food waste will be processed within the new proposed building.

![Typical Dryer Unit](Typical_Dryer_Unit.png)

![Float and Sink Tank](Float_and_Sink_Tank.png)
1.05 Additionally permission is sought with this application to increase capacity of the main plant to process 49,000 tonnes of food waste per annum. Although this capacity increase would involve no alterations to the main waste reception building or internal process plant an additional Digester Vessel would be required.
2. DESIGN

SITE CONTEXT

2.01 The existing site is located within the working farm known as Rothwell Lodge Farm. It is located directly off Junction 5 of the A14 trunk road. The dedicated access road loops round to the farmyard access and the site is located immediately west of the site entrance.

2.02 The proposed plastic recycling building would be located in close proximity to the existing Waste Reception building and is located on the edge of existing concrete paving. Minor alterations would be required to the existing drainage layout and the existing Digestate fill area.
2.03 The proposed additional Digester tank would be located within the existing containment bund, which has sufficient storage volume capacity. This would involve the repositioning of the existing maintenance access road. The tank would be of identical design, specification and size to the existing approved Digester tanks.
3. **EXTENT OF BUILDING COVERAGE**

3.01 Permission is sought for a single storey building whose footprint area is 630m$^2$.

3.02 The site area equates to 2.28 hectares.

3.03 Permission is also sought to locate the following tanks within the site confines:

   a/ 1 No additional 3052m$^3$ storage capacity Digester tank – 24.83m diameter x 6.3m wall height and 10.8m to top of roof.
4. RESPONSE TO SITE / BUILDING DESIGN STRATEGY AND BUILDING FORM

4.01 The design of the plastic recycling facility seeks to replicate the detailing of the existing Waste Reception building. The proposed building provides a duo-pitch span in order to minimise the height of the structure and ensure that the mass of the proposed building is no greater than the existing buildings on site.

4.02 The design of the building is a functional requirement of the process being undertaken. “Dirty” product into the building needs to be physically separated from “Clean” product out in order to adhere to Animal By-product regulations. The main process hall size is a functional requirement of the equipment layout being contained within. Material storage areas also need to be provided.

4.03 The height of the structure is a functional requirement of the equipment installed, along with a requirement for HGV vehicles being able to safely load and unload within the space.

4.04 Material selection for the proposed building will closely follow the existing Waste Reception. Composite cladding panels with graduated colour banding will replicate the existing design.
4.05 The proposed Digester Tank will exactly replicate the existing facilities on site, and will be clad externally to match the existing so that they blend with their surrounding environment.

Existing Digester Tank

Environmental Design Considerations

4.06 The building will be an unheated space and therefore heat loss considerations are not a consideration for the proposed plastic recycling building. However in order to minimise the potential for condensation forming internally, along with considerations such as odour control and noise transmission within the building the use of insulated roof cladding and insulated composite wall panels have been selected. Insulated sectional overhead doors along with secondary rapid action doors will also be utilised.

4.07 The proposed building will be constructed to the same standard and specification as the existing Waste Reception building. Noise transmission within the proposed building will be substantially less than elements of the existing Waste Reception building (ie CHP Room and Turbo separator). It is therefore suggested that the proposal will not result in an increase in noise transmission externally. Additionally air tightness within the building will be equal to the existing building.

4.07 It is not considered that odour will need to be addressed in the same manner as that specified and utilised within the main waste reception building, but it is appreciated that food remnants will form part of the dirty plastic entering the process and some level of odour control will need to be addressed. It is therefore proposed to install a ventilation system within the building that meets the following criteria:-

- A peripheral duct with suitable terminal devices will extract air from the process area to the air handler
- The air handler will have the facility for the installation of bag or activated
carbon filters and have variable speed control providing up to **five** air changes per hour to the process area
- The air from the fan section will be discharged into a mixing chamber via a baffle plate to create maximum turbulence
- Atomisers will introduce odour absorption liquid in to the chamber creating a saturated atmosphere and largest possible surface area
- The chamber will be sized to provide optimum dwell time between the extracted air and the absorbent
- Air will exit the chamber via expansion section to create pressure drop and minimise liquid carry over and be discharged at high level via penthouse louvre

**LANDSCAPING**

4.08 The existing landscaping scheme implemented under permission 09/00033 WAS will be unaffected by the proposals. The proposed tank and building all sit within the curtilage of the existed developed area, and are therefore well screened by the existing landscaping. It is therefore proposed that no additional landscaping works are required as part of this application.
5 PHILOSOPHY STATEMENT

5.01 Fernbrook Bio Ltd is committed to a policy of equality, inclusion and accessibility achievable through good design. The basic right for access to and use of buildings for all is recognised as the most fundamental basis upon which the design should be established. The design process offers an opportunity to maximise individuals’ abilities to enjoy a safe and, wherever possible, independent participation. It is recognised that all individuals have a range of abilities which vary greatly and some of which may be impaired requiring consideration upon the Designer’s part to ensure that as wide a range of abilities as possible are accommodated. The design process is unique for each development as the distinctive requirements for a Client/End User will be specific to that project. For this reason we view the Client/End User as a part of the Design Team to ensure that the ‘inclusive design for all’ philosophy is adopted from the inception stage.

5.02 Fernbrook Bio Ltd endeavour to work to the latest legislation and good practice guidance available at the time, also taking into account advice and comments received as a result of consultations with Access Consultants and Local Groups. It is the aim of the developers to adopt the guidance from these sources so far as is reasonably practical for the type and nature of the building, the restrictions of the site and the intended occupiers.

6 DESIGN BASIS

6.01 The design requirements for the works are to provide the minimum required standards set out within Building Regulations Approved Document Part M 2004, and BS8300, that will afford reasonable access to all areas of the proposed building.

6.02 The recycling process within the building will require manual dexterity and will require employees to be mobile. It is not considered therefore that wheelchair users will be directly employed within the building. Equally employing persons with hearing or visual impairment could be dangerous. It is not therefore considered that disabled persons will be employed for the most part within the building. Notwithstanding this the building design provides level access and disabled toilet facilities.

6.03 The existing Waste Reception Building will continue to serve as the main point of access for visitors. Reception, Office and Meeting facilities as well as general canteen facilities will all continue to be serviced from this building.

6.04 Through successful management of the completed site/building and continual review of its access policy, the Client/End User can ensure that any potential sources of discrimination are addressed in both the physical attributes of the buildings it uses and in the management practices and procedures it adopts.
7 CONSULTATION AND SOURCES OF GUIDANCE

7.01 Consultations will include the Building Control Approved Inspector with regard to the implementation of Approved Document to Part M of the Building Regulations (2004) and BS8300:2001. These are used as the main sources of reference, although not all of it is relevant to the proposed work.

Main design references used included:

- Planning and Access for Disabled People – A Good Practice Guide (ODPM).

8. KEY ACCESS ISSUES OF THE DESIGN

8.01 Approach and Car Parking:

The existing development is accessible from J5 of A14. The access road into the site entrance slopes at a steep gradient towards the concrete paved farm entrance. However due to the site’s location there is no possibility of pedestrian access to the site and the steep gradient is therefore not considered an issue.

On entering the current facility it is noted that the paving is predominantly level. The car parking area has a nominal fall for drainage purposes. A single existing wheelchair-disabled car parking space is provided for staff and visitors within the car park adjacent to the main building entrance with drop kerb level pavement adjacent the spaces.

8.02 Pedestrian routes and external level change:

All approaches are concrete slabbed or Concrete paved and do not exceed a gradient of 1:20 with footways having cross-falls not exceeding 1:60. External lighting will be provided around the buildings and approaches with illumination to 50-100 lux.

8.03 Entrances.

The design of the building is intended to make the entrances clearly identifiable. Signage will also be used to highlight entrance doors.

All doors and frames will be finished with colours to contrast with their masonry wall surrounds.

The entrance is sheltered under the projected roof.

Entrance matting is recessed flush with the floor and is of an aluminium-ribbed type not to impede movement of wheelchairs or create trip hazards.

8.04 Horizontal circulation (including doors and corridors).

Corridors and passageways are designed to be minimum 1,200mm clear width with level floors.

Colour contrast of at least 20 points Light Reflectance Value (LRV) is provided
between walls and floors, walls and ceiling. 
Colour contrast of at least 20 points (LRV) is provided between door/door frames and surrounding walls, door face and leading edge to non self-closing doors and between Ironmongery and doors of minimum 20 points (LRV). 
Doors generally open into rooms. 
Doors to accommodation/rooms and toilet entrance lobbies are fitted with low power (30N) self-closing devices. 
All doors are designed to provide minimum clear opening widths, measured to the face of any protruding ironmongery, to comply with Building Regulations AD part M table 2. 
Doors on access routes are fitted with vision panels towards the leading edge to provide minimum zone of vision between 500mm and 1,500mm from floor level. 
Ironmongery door handles are selected to meet the requirements of BS8300 to be operable with one hand using a closed fist.

8.05 Sanitary accommodation.

A wheelchair accessible toilet is provided within the office space for staff and/or visitors. 
The colour scheme will be selected to ensure colour contrast of min 20 points LRV between floor and walls, walls and ceiling, cubicle doors and walls, sanitary ware and walls.

8.06 Information, signage and way finding.

Signage is be used throughout the facilities to provide information regarding directions for the locations of the following facilities: - Emergency escape routes. 
Signs are to be bold with high colour contrast between the lettering and between the sign and background. Text is to be in a clear type font utilising upper and lower case lettering. The size of lettering is to be selected to suit appropriate viewing distances in accordance with British Standards and The Sign Design Guide and Good Signs (Improving signs for people with a learning disability) Report to the Disabled Rights Commission. 
Where possible the use of pictorial diagrams to illustrate facilities available will be employed, for example: male, female and disabled symbols for toilet facilities. 
The Running man symbol will be used on escape signage in accordance with BS54499 Part 1 and Directive 92/58 EEC

9. CONCLUSION.

9.01 The design and construction of the proposed building will achieve inclusive access for people of all abilities.
Appendix A Bibliography

ODPM (2003), ‘Planning and Access for Disabled People: A good Practice Guide’, Authors: Drivers Jonas, Publisher: ODPM


BS8300:2001, Design of Buildings and their approaches to meet the needs of disabled people, Code of Practice, BSI, 2001

Colour and Contrast – a design guide for the use of colour and contrast to improve the built environment for visual impaired people, (2001), JMU Access Partnership, The University of Reading and ICI Paints, Pub: ICI Paints, Slough, Berkshire. (CD Format)

The Disability Discrimination Act 1995 (DDA), The Stationery Office

The Town and Country Planning Act 1999, (TPCA), The Stationery Office

Disability Rights Commission, Access Statements – Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of buildings and spaces

Good Signs, Improving signs for people with a learning disability, report to the Disabled Rights Commission.

The Guild of Architectural Ironmongers technical reports
SOFT LANDSCAPE WORKS
MAINTENANCE AND MANAGEMENT STATEMENT

for

ANAEROBIC DIGESTION PLANT
ROTHWELL LODGE FARM
ROTHWELL
NORTHAMPTONSHIRE

Prepared on behalf of
Fernbrook Bio Limited

Date: 12th December 2011
CONTENTS

Maintenance and Management Statement

Appendix A Year 1 Maintenance Schedule

Appendix B Maintenance / Management Matrix for 5 Year Period

Appendix C Landscape Drawing No: 1234/11/01 Rev A; ‘Landscape Proposals’
MAINTENANCE AND MANAGEMENT STATEMENT
(Refer to Appendix C for Landscape Proposals drawing)

The establishment and future success of the soft landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. On completion of the project a landscape maintenance and management regime will be adopted.

The aims and objectives of the landscape maintenance and management for the Rothwell Lodge Farm site will be:

a) To ensure the successful establishment and continued growth through to maturity of the landscape scheme shown on drawing no. 1234/11/01 Rev A ‘Landscape Proposals’

b) To ensure that the landscape at the new development establishes in a manner commensurate with the original design intentions with emphasis on achieving enhanced biodiversity on the site (as recommended in the Ecological Appraisal) whilst also taking account of the users operational requirements.

c) To ensure that planting successfully develops where required to provide screening to the building and external operational areas within the rural setting.

d) To achieve rapid establishment of the ornamental shrub and ground cover planting surrounding the car park and at the main entrance to the building, thereby suppressing weed growth with a resultant reduction in maintenance whilst providing a pristine appearance for site users.

e) To retain the natural growth form and maximise the seasonal potential of individual species by the pruning methods adopted.

f) To manage the landscape in a manner convivial with the safety of site users, such as maintaining visibility splays and the removal of dead, dying or diseased tree branches.

The soft landscape will, for the initial 1 year after Completion, be maintained by the Landscape Contractor responsible for implementation of the works. This maintenance period will commence from 1st March 2012. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Refer to Appendix A for the schedule of maintenance for year 1.

Thereafter maintenance contracts will be organised by facilities management on an annual basis. Refer to Appendix B for the matrix of maintenance / management operations to be adopted over a 5 year period. These will be reviewed at regular intervals to respond to natural or man-made changes in the environment which affect the landscape types (eg. tree disease). The maintenance will continue beyond the stated 5 year period to a similar standard with target schedules established.

The above approach will ensure that the quality of the landscape created in the early years can be maintained for the future benefit of those who work, visit and pass by the site.
APPENDIX A

Year 1 Maintenance Schedule
<table>
<thead>
<tr>
<th>SCHEDULE OF MAINTENANCE WORKS FOR YEAR 1 (1st March 2012 to 28th February 2013)</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>YEAR 1: During the initial twelve month period after Completion of the landscape works.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note: Allow for 14 maintenance visits (12 during the growing season and 2 during the dormant season). A visit shall be defined as the period of time required by the Landscape Contractor to carry out all maintenance items specified in the Schedule of Work below.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a Tidy up areas removing rubbish, litter, etc., from planted and grassed areas. Repeat at each maintenance visit.</td>
<td>Item</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b Treat pests and diseases as necessary by agreement with the Contract Administrator.</td>
<td>Item</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c Check that the plant material is firmly planted and firm in where required. Four times.</td>
<td>Item</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NATIVE THICKET AND HEDGE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d Spot herbicide treat around the base of each thicket transplant to a diameter of 0.6m using a translocated herbicide (Roundup or similar). Three times.</td>
<td>No (x3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e Herbicide treat the base of newly planted hedgerow to a width of 1m using a translocated herbicide (Roundup or similar). Three times.</td>
<td>No (x3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f Check, adjust, repair or replace as necessary shelter / rabbit guards. Four times (2 during dormant season)</td>
<td>Item</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g Interrow cut grass to a height of 100mm within 2m planted thicket grid. Remove arising’s from site. Three times.</td>
<td>Sq.m (x3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carried forward</td>
<td></td>
<td></td>
<td>£</td>
</tr>
<tr>
<td>Description</td>
<td>Quantity</td>
<td>Unit Cost</td>
<td>Total Cost</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------</td>
<td>----------</td>
<td>-----------</td>
<td>------------</td>
</tr>
<tr>
<td>Brought forward from previous page</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ORNAMENTAL SHRUB / GROUND COVER, PLANTED AREAS (car park / main entrance)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a Lightly hoe / fork all planted areas, breaking up soil evenly. Two times. It is accepted that the mulch will be partially incorporated into the soil but this should be minimised. Timing to be agreed with the Contract Administrator.</td>
<td>$m^2$</td>
<td>(x2)</td>
<td></td>
</tr>
<tr>
<td>b Keep all planted areas clear of weed growth by hand weeding. Spot herbicide treatment will only be permitted for pernicious weeds by agreement with the Contract Administrator. Twelve times.</td>
<td>$m^2$</td>
<td>(x12)</td>
<td></td>
</tr>
<tr>
<td>c Water planting beds as necessary to maintain healthy growth.</td>
<td>Item</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d Apply a slow release fertilizer, Enmag CRF or similar approved, composition NPK 11 + 22 + 9 + 6.0% Mg, to shrub areas at a rate of 30 gms / $m^2$. Once only (timing to be agreed with Contract Administrator).</td>
<td>$m^2$</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PROVISIONAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e Top up bark mulch to planted areas to maintain approx. 50mm depth.</td>
<td>$m^2$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed on to hard surfaces to be cleaned off. Repeat at each maintenance visit.</td>
<td>Item</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TREE PLANTING</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g To achieve good health and establishment of <strong>feathered and standard trees</strong>: Check, adjust and replace stakes and ties as necessary. Prune, water and feed as necessary. Repeat at each maintenance visit.</td>
<td>Item</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h Top up bark mulch at the base of feathered and standard trees to maintain a depth of 75mm to a diameter of 1.2m. Once in March.</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carried forward</td>
<td></td>
<td></td>
<td>£</td>
</tr>
<tr>
<td>Description</td>
<td>Quantity</td>
<td>Unit Cost</td>
<td>Total Cost</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
<td>----------</td>
<td>-----------</td>
<td>------------</td>
</tr>
<tr>
<td>Brought forward from previous page</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GRASS AREAS (close mown)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Two grass cuts down to 50mm and two edge trimmings.</td>
<td>m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Supply and spread Scotts spring/summer lawn fertilizer (9-7-7) at a rate of 70gms/m²</td>
<td>m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Nine grass cuts down to 25mm and nine edge trimmings.</td>
<td>m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. One grass cuts down to 35mm and one edge trimmings.</td>
<td>m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Supply and spread Scotts autumn lawn fertilizer (4-12-12) at a rate of 70gms/ m² during early October.</td>
<td>m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Apply selective herbicide to grass areas in accordance with manufacturer's specification.</td>
<td>m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note: At each grass cut excessive arising's shall be removed from site.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>CUTTING TO EM10 TUSSOCK GRASS AREAS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All works are to be in accordance with supplier's recommendations and the Landscape Contractor shall confirm timing and height of proposed cutting before undertaking any works.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Cut sward to 100mm height and remove arising's from site.</td>
<td>m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Spot herbicide treat unwanted perennials (docks, thistles, etc). Two times.</td>
<td>Item</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL for Year 1 Maintenance</td>
<td></td>
<td></td>
<td>£</td>
</tr>
</tbody>
</table>
APPENDIX B

Maintenance / Management Matrix for 5 year period
## APPENDIX B

### FERNBROOK BIO LTD. ROTHWELL LODGE FARM, ROTHWELL

#### 5 YEAR PERIOD LANDSCAPE MANAGEMENT SCHEDULE OF WORK MATRIX

<table>
<thead>
<tr>
<th>ITEM OF WORK</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GENERAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tidy up areas removing rubbish, litter, etc., from planted and grassed areas. Repeat at each maintenance visit.</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Treat pests and diseases as necessary by agreement with the Contract Administrator.</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Check that the plant material is firmly planted and firm in where required.</td>
<td>4 times</td>
<td>2 times</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NATIVE THICKET AND HEDGE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spot herbicide treat around the base of each thicket transplant to a diameter of 0.6m using a translocated herbicide (Roundup or similar). General herbicide treatment to stop after 5 years with spot herbicide treatment for persistent perennial weeds (docks, thistles, etc.) thereafter.</td>
<td>3 times</td>
<td>2 times</td>
<td>2 times</td>
<td>Once</td>
<td></td>
</tr>
<tr>
<td>Herbicide treat the base of hedgerow transplants to a width of 1m using a translocated herbicide (Roundup or similar). General herbicide treatment to stop after 5 years with spot herbicide treatment for persistent perennial weeds (docks, thistles, etc.) thereafter.</td>
<td>3 times</td>
<td>2 times</td>
<td>2 times</td>
<td>Once</td>
<td></td>
</tr>
<tr>
<td>Check, adjust, repair or replace as necessary shelter / rabbit guards. Two times during the dormant season. Remove after 5 to 10 years after reviewing maturity of plants and rabbit activity.</td>
<td>4 times</td>
<td>4 times</td>
<td>4 times</td>
<td>4 times</td>
<td></td>
</tr>
<tr>
<td>Interrow cut grass to a height of 100mm within 2m planted thicket grid. Remove arising’s from site. Once a closed canopy is achieved the interrow cuts should stop.</td>
<td>3 times</td>
<td>3 times</td>
<td>3 times</td>
<td>3 times</td>
<td></td>
</tr>
<tr>
<td><strong>TREE PLANTING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To achieve good health and establishment of the trees: check, adjust and replace stakes and ties as necessary. Prune, water and feed as necessary. Review and repeat at each maintenance visit.</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td><strong>PROVISIONAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Top up bark mulch to base of trees to maintain a depth of 75mm to a diameter of 1.2m.</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>
### APPENDIX B

**5 YEAR PERIOD LANDSCAPE MANAGEMENT SCHEDULE OF WORK MATRIX**

(continued)

<table>
<thead>
<tr>
<th>ITEM OF WORK</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ORNAMENTAL SHRUB / GROUND COVER PLANTED AREAS (car park / main entrance)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lightly hoe / fork all planted areas, breaking up soil evenly. It is accepted that the mulch will be partially incorporated into the soil but this should be minimised. Timing to be agreed with the Contract Administrator.</td>
<td>2 times</td>
<td>2 times</td>
<td>Once</td>
<td>Once</td>
<td></td>
</tr>
<tr>
<td>Keep all planted areas clear of weed growth by hand weeding. Spot herbicide treatment will only be permitted for pernicious weeds by agreement with the Contract Administrator. <strong>Once total ground cover achieved weeding requirement will reduce but more pruning is likely.</strong></td>
<td>12 times</td>
<td>12 times</td>
<td>8 times</td>
<td>8 times</td>
<td></td>
</tr>
<tr>
<td>Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed on to hard surfaces to be cleaned off. Repeat at each maintenance visit.</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Water planting beds as necessary to maintain healthy growth. <strong>Water application to be kept to a minimum to ensure survival of plants.</strong></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Prune plants as required to 1) achieve desired form and prevent less invasive species smothering less aggressive species, 2) to avoid conflict with footpaths, grass mowing, etc. and 3) to remove dead, dying or diseased wood. Where possible prune to enhance seasonal characteristics of the plants such as the flowering period, leaf colour, etc.</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Apply a slow release fertilizer, Enmag CRFor similar approved, composition NPK 11 + 22 + 9 + 6% Mg, to shrub areas at a rate of 30 gms / m². <strong>Timing to be agreed with Contract Administrator.</strong></td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| **PROVISIONAL**

Top up bark mulch to planted areas to maintain approx. 50mm depth. | ✓ | |

<table>
<thead>
<tr>
<th><strong>CLOSE MOWN GRASS AREAS</strong></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Grass cutting down to 35mm with edge trim (where required).</td>
<td>2 cuts</td>
<td>2 cuts</td>
<td>2 cuts</td>
<td>2 cuts</td>
<td></td>
</tr>
<tr>
<td>March to mid April</td>
<td>1 cut</td>
<td>1 cut</td>
<td>1 cut</td>
<td>1 cut</td>
<td></td>
</tr>
<tr>
<td>October and November</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grass cutting down to 25mm with edge trimming (where required).</td>
<td>9 cuts</td>
<td>9 cuts</td>
<td>9 cuts</td>
<td>9 cuts</td>
<td></td>
</tr>
<tr>
<td>Mid April to September</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:**

At each grass cut excessive arising’s shall be removed from site. **Should additional cuts be considered to be necessary agree with Contract Administrator.**
## 5 YEAR PERIOD LANDSCAPE MANAGEMENT SCHEDULE OF WORK MATRIX (continued)

<table>
<thead>
<tr>
<th>ITEM OF WORK</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CLOSE MOWN GRASS AREAS CONTINUED…..</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PROVISIONAL</strong></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Apply fertilizer and selective weedkiller as appropriate. To be determined by inspection of sward and agreement of Contract Administrator.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Re-seeding of worn areas as appropriate.</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>EM10 TUSSOCK GRASS AREAS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spot herbicide treat unwanted perennials (docks, thistles, etc.)</td>
<td>2 times</td>
<td>2 time</td>
<td>Once</td>
<td>Once</td>
<td></td>
</tr>
<tr>
<td>Cut sward down to 100mm height removing arising from site. Cutting to take place on a rotation basis to maximise opportunity for wildlife by retaining an area for refuge. Cutting to take place every year to 50% of the area each time.</td>
<td>50% area</td>
<td>50% area</td>
<td>50% area</td>
<td>50% area</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX C

Site Layout Drawings

1234/11/01 Rev A ‘Landscape Proposals’
**INFORMATION REGISTER AND ISSUE SHEET**

**PROJECT NO:** 1234/11  
**PROJECT:** Rothwell Lodge Farm  
**ISSUE SHEET NO:** 1

<table>
<thead>
<tr>
<th>DATE OF ISSUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DAY</td>
</tr>
<tr>
<td>MONTH</td>
</tr>
<tr>
<td>YEAR</td>
</tr>
</tbody>
</table>

We enclose the drawings/documents listed below:

<table>
<thead>
<tr>
<th>DRAWING DESCRIPTION</th>
<th>SCALE</th>
<th>DRG NO.</th>
<th>AMENDMENTS</th>
</tr>
</thead>
<tbody>
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**BARRY CHINN ASSOCIATES LTD.**

Registered in England No. 6839538

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**Form No:** QF/1.4/C
Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Fernbrook Bio Ltd
158 Washbrook Road
Rushden
Northamptonshire
NN10 6AA

Name and address of agent
Phillips Planning Services Ltd
Kingsbrook House
7 Kingsway
Bedford
MK42 9BA

Part I - Particulars of application

Date of Application
Received: 29 October 2010
Valid: 1 November 2010

Application No.: 
NCC: 10/00076/WAS
KBC: KET/2010/0751

Particulars and location of development

Application 10/00076/WAS to remove condition 16 (Highway Safety and Access) of planning permission 09/00033/WAS at the anaerobic digestion waste processing plant, Rothwell Lodge Farm, Rothwell, Northampton, NN16 8XF

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Note: This consent supersedes, consolidates and updates planning permission 09/00033/WAS.

In the interests of clarity the following is a list of conditions originally granted on planning permission 09/00033/WAS with various amendments and updates reflecting planning permission 10/00076/WAS. Conditions that are struck through have been deleted or updated as they have been dealt with or are no longer appropriate.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Commencement of Development

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. This permission has been implemented.

Reason: To allow a reasonable period for commencement whilst conforming to the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Planning Permission

2. This planning permission shall only relate to the area edged in red on the submitted “Site Location Plan”, Drawing Number: 083885/1 dated April 2008, hereafter referred to as the “site”. The development hereby permitted shall only be carried out within the site in accordance with the details set out in the submitted application forms, certificates, supporting information, plans and drawing as listed in Appendix A to this permission.

3. The development hereby permitted shall not exceed a total annual throughput of 30,000 tonnes per annum and materials entering the site shall not exceed this quantity per annum.

4. The developer shall ensure that systems are in place to ensure that the site accepts and processes only waste of a non hazardous nature and that systems are in place to deal with any prohibited wastes delivered to site.

5. The applicant shall notify the Waste Planning Authority in writing of the date upon which the proposed anaerobic digestion plant receives its first commercial import of waste for processing. The first commercial import of waste for processing was received on site 6th October 2010.

Reason for conditions 2 to 5: To specify the scope of the permission, in the interests of clarity and to ensure compliance with Policy CS1 of the Northamptonshire Core Strategy DPD (May 2010) and to control the amenity impacts of the development, having regard to Policy 15 of the Waste Local Plan (March 2006) and Policy CS14 of the Core Strategy DPD (May 2010).

Construction Hours of Working

6. All works relating to construction or demolition shall be carried out only between the hours of 7.00am and 7.00pm Mondays to Fridays, 7.00am and 1.00pm on Saturdays thereafter and at no time on Sundays and Bank Holidays unless otherwise agreed in writing by the Waste Planning Authority.

Reason: To ensure that the construction on site is carried out within reasonable hours so as to avoid disturbance to land users nearby, having regard to Policy 15 of the Waste Local Plan (March 2006) and Policy CS14 of the Core Strategy DPD (May 2010).

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Documentation

7. From the date of the commencement and throughout development, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be on display at the site office for inspection during normal working hours.

Reason: To ensure this planning permission and associated documents are available on site for reference and inspection.

Odour and Dust

8. Odour shall be controlled in accordance with the scheme of control measures identified in the submitted planning application (Dust and Odour Impact Assessment report ref 36575-01 dated April 2009) involving a documented management system which will monitor the plant operation and maintenance and unless otherwise agreed in writing by the Waste Planning Authority this shall include:

a. monitoring instrumentation and process control for correct pressure and temperatures;

b. installation of a bio-filter capable of receiving extracted air from the reception building (equivalent to 10 air changes per hour) and displaced air from the pre-storage tanks, and that shall be appropriately maintained and effective in controlling odour;

c. a requirement that the Anaerobic Digestion processing and storage tanks will be fully covered and sealed;

d. the reception building will be sealed and placed under negative pressure; and

e. automatic fast acting roller doors fitted at all vehicular entrances on the reception building.

9. In the event that complaints regarding, odour or dust are received by the WPA from any sensitive receptor, and thereafter notified to the operator, an immediate assessment of the complaint shall be undertaken. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures to be undertaken shall be submitted to the WPA no later than 5 working days from the receipt of the complaint, unless otherwise agreed in writing by the Waste Planning Authority.

Reason for Odour Conditions: To protect the interests of the area as a whole and in particular nearby residential occupiers, having regard to Policy 15 of the Waste Local Plan (March 2006) and Policy CS14 of the Core Strategy DPD (May 2010).

Noise

10. All plant and machinery shall be noise attenuated.

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11. The noise at the nearest residential properties should not breach background levels by more than 5dB(A) when measured as a 15 minute LAeq or exceed 5 LA(MAX) above 82 dBA in any one hour period and, except as may otherwise be agreed in writing by the Waste Planning Authority in consultation with the Environmental Protection Officers at the Local District Councils.

12. The enclosure surrounding the machinery shall be tested prior to commencement of use to ensure that the noise reduction quoted is achieved.

13. Manufacturer's guidelines relating to the servicing and maintenance of the silencers shall be followed and maintenance carried out at the appropriate intervals.

14. In the event that complaints regarding noise are received by the WPA from any sensitive receptor, and thereafter notified to the operator, an immediate assessment of the complaint shall be undertaken. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures to be undertaken shall be submitted to the Waste Planning Authority no later than 5 working days from the receipt of the complaint.

Reason for noise conditions: To protect the interests of the area as a whole and in particular nearby residential occupiers, having regard to Policy 15 of the Waste Local Plan (March 2006) and Policy CS14 of the Core Strategy DPD (May 2010).

**Lighting**

15. Prior to the commencement of construction, a lighting scheme shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall:

a. Take into account lighting needs during operational hours;

b. Reduce lighting to a minimum outside of operational hours;

c. Minimise the risk of light spillage beyond the operational areas and into the sky;

d. Ensure lighting is off when the site is not occupied;

e. Minimise potential effects on bat flight paths through the use of low brightness lighting (such as low-pressure sodium) and restriction of lighting hedgerows; and

Upon approval in writing, the details shall be implemented and thereafter the development shall be operated in accordance with the approved details Formally discharged 25th January 2010 and now updated as follows:

Lighting shall be implemented and maintained in accordance with the lighting scheme submitted 18th November 2009 (Drawing FB/BR/09/007 Rev C) subject to the hours of use being controlled as proposed, particularly in respect of the lighting columns around the tank farm area which should only be utilised for maintenance works. These lights shall be angled down to prevent light spillage beyond the site.

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Reason: To ensure that the Waste Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit. This condition is imposed, having regard to Policy 15 of the Waste Local Plan (March 2006) and Policy CS14 of the Core Strategy DPD (May 2010).

**Highway Safety and Access**

16. No part of the development shall be occupied until the mitigation shown on drawing number 10260/03/001C, including any subsequent revisions resulting from the implementation of the recommendations of the Road Safety Audit, has been completed to the satisfaction of the Waste Planning Authority after consultation with the Highways Agency. Deleted by planning permission 10/00076/WAS.

**Wheel Cleaning and Vehicle Sheeting**

17. All operational vehicles leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris is deposited on the public highway.

18. All operational vehicles arriving at and leaving the site shall be appropriately sealed so as to prevent material spillage, wind blow and odour nuisance.

Reason for Highway Safety, Wheel Cleaning and sheeting conditions: To ensure satisfactory means of access to the highway, safeguard the interest of users of the public highway and highway safety, having regard to Policy 8 of the Waste Local Plan (March 2006).

**Vehicle Routing**

19. No lorries or other heavy commercial vehicles based at or visiting the site shall travel along the minor roads off the A14 including those leading to Loddington, Thorpe Malsor and minor Rothwell roads, unless collecting food waste from these settlements.

Reason: To control the impacts of traffic utilising the site in the interests if highway safety and traffic amenity having regard to Policies 8 and 15 of the Waste Local Plan (March 2006) and Policy CS14 of the Core Strategy DPD (May 2010).

**Consignment Note Records**

20. Consignment note records and waste transfer note records relating to materials imported to, stored on or taken away from the site shall be made available to the Waste Planning Authority upon written request.

**HGV Movements & Monitoring**

21. The operating company shall keep records of the quantity of waste received by weight, its source and Heavy Goods Vehicle (HGV) movements associated with the development and these records shall be provided to the Waste Planning

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Authority within seven days of a written request. All such information supplied will be treated on a confidential basis.

22. The operators of the site shall submit an annual report in writing to the Waste Planning Authority within one month of the first anniversary of operations commencing and at 12 monthly intervals thereafter. The annual report shall incorporate such records that demonstrate performance with catchment area controls (Condition 23) and as required by the above monitoring condition (Condition 21). Information of commercial sensitivity will only be used in aggregated format as part of an Annual Monitoring Report produced by the Waste Planning Authority.

Reason for conditions 20, 21 & 22: To enable the Waste Planning Authority to monitor progress towards achieving the principles in Policy CS1 of the Core Strategy DPD (May 2010) and to ensure that waste materials are dealt with close to their source in order to prevent the long distance travelling of imported wastes in accordance with Policy CS9 of the Core Strategy DPD (2010).

Catchment Area

23. All waste materials to be processed on the site shall originate from locations within a 30 mile radius of the application site, unless expressly approved in writing by the Waste Planning Authority.

Reason: To ensure that waste materials are dealt with close to their source in order to prevent the long distance travelling of imported wastes in accordance with Policy CS9 of the Core Strategy DPD (2010).

Visual Amenity and Design

24. Prior to the commencement of the construction of the new buildings, full details of the colour, design, external appearance, and materials to be used in the construction of any new building or plant permitted by this planning permission shall be submitted to the Waste Planning Authority for approval in writing. Upon approval, the development shall be constructed and maintained in accordance with the approved details. (also see Informative 2). Formally discharged 25th January 2010 and now updated as follows:

The development shall be implemented and maintained in accordance with the approved elevation Drawing FB/BR/09/003 Rev D and the further details of brickwork received 18th November 2009.

Reason: To protect the interests of local amenity, having regard to Policy 15 of the Waste Local Plan (March 2006) and Policy CS14 of the Core Strategy DPD (May 2010).

Habitat Creation and Enhancement, Restoration and Landscaping

25. Biodiversity enhancement and landscaping shall be implemented in accordance with details provided with the application as detailed by drawing ref 08046/6a entitled ‘Landscape Proposals’ dated April 2009, and then managed and monitored for their intended biodiversity and screening benefits in accordance

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with the ‘Outline Ecological Appraisal for Rothwell Lodge Farm’ dated April 2009 provided with the application and in particular section 5.2 ‘Summary of recommendations for mitigation and enhancement’, and unless otherwise agreed in writing by the Waste Planning Authority, these provisions shall include:

- Planting / biodiversity enhancement shall take place in the first planting season following substantial completion of construction works;
- Grassland clearance to take place outside of the bird nesting season (March to September inclusive);
- Should it be necessary to remove any area of hedgerow, prior advice from the Waste Planning Authority shall be sought and vegetation removal shall take place using hand tools and in a careful manner, with removed vegetation replaced on a like for like basis.
- Provision of a strip of rough tussocky grassland along the southern margin of the site to provide foraging for birds and bats.
- Suitably qualified personnel shall position at least four Schwegler 1B bird boxes and four Schwegler 2FN bat boxes as part of the landscaping scheme for enhanced biodiversity on the site within one year of the commencement of anaerobic digestion operation;
- All plant species and grass seed mixes shall be native, of local provenance and include a high diversity of species in order to provide varied food sources for native birds as well as visual screening and general biodiversity functions;
- The plantings shall be appropriately maintained for the life of the facility and any plants which die or become diseased in this period shall be replaced in the following planting season;
- Operations that involve the destruction and removal of vegetation shall not be undertaken during the months of March to September inclusive, except when approved in writing by the Waste Planning Authority, once a survey report has been submitted to establish that breeding birds will not be adversely affected by lost habitat; and
- A written management and maintenance plan shall be submitted to the Waste Planning Authority for approval prior to completion of landscape planting.

Reason: To protect the interests of design, landscape character, biodiversity and local amenity, having regard to Policies 7, 9 and 15 of the Waste Local Plan (March 2006) and Policy CS14 of the Core Strategy DPD (May 2010).

Reinstatement

26. In the event of the Rothwell Lodge Farm Anaerobic Digestion Facility ceasing for a period in excess of 18 months, a restoration scheme shall be submitted to the Waste Planning Authority and agreed in writing. The scheme, as agreed, shall thereafter be implemented.

Reason: To safeguard the landscape character should the development be temporary, having regard to Policy 9 and 15 of the Waste Local Plan (March 2006).

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Flood Risk

27. Development shall not commence until a detailed surface water drainage design for the site, within the parameters set out in the revised Flood Risk Assessment (Revision A, ref: M4605T), has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before operation of the proposed facility commences. Formally discharged 20th August 2010 and now updated as follows:

The surface water drainage scheme shall be implemented and maintained in accordance with the following approved documents:

M4605/T-E02 Rev P4
M4605/T-E15 Rev P3
M4605/T-E16 Rev P2
M4605/T-E17 Rev P3
M4605/T-E18 Rev P3
JPP Consulting – Stormwater Drainage Calculations – Revision 0, July 2010

Pollution Prevention

28. There shall be no discharge of surface water to soakaway in any area where waste is openly tipped / moved on site including vehicle loading or unloading bays and storage areas involving chemicals, refuse or other pollution matter.

29. Prior to being discharged into any watercourse, surface water sewer or soakaway, all surface water drainage from impermeable hardstandings on site accessed by vehicles shall be passed through an oil interceptor designed to be compatible with the site being drained.

Reason for conditions 27 to 29: To prevent increased risk of flooding and pollution of the water environment, having regard to Policy 13 of the Waste Local Plan (March 2006).

Waste

30. All wastes accepted onto site must be handled (stored, separated and treated) in an enclosed area and on an impermeable surface with a sealed drainage system.

31. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein.

32. All filling points, vents, gauges and sight glasses should be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework should be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents.

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Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.

Reason for Waste Conditions: To prevent pollution of the water environment, having regard to Policy 13 of the Waste Local Plan (March 2006).

Appendix A (Previously Informative 1)

For the avoidance of doubt the drawings and documentation to which this permission refers are the 09/00033/WAS application forms, the documents referred to in the conditions and those listed below:

a. The following plans:
   i. Site Location Plan drawing No. 083885/1 April 2008
   ii. Site Sections – SHT 1 drawing no. FB/BR/09/005 B 17.03.09
   iii. Site Sections – SHT 2 drawing no. FB/BR/09/006 B 17.03.09
   iv. Proposed Site Plan drawing no. FB/BR/09/001 as revised 16.10.09 Revision K
   v. Proposed Floor Plan drawing no. FR/BR/09/002 as revised 16.10.09 Revision G
   vi. Proposed Elevations – SHT 1 drawing no. FB/BR/09/003 as revised 16.10.09 Revision D
   vii. Proposed Sections / Elevations drawing no. FB/BR/09/004 A 23.02.09
   viii. Section AA drawing no. FB/BR/09/011 Revision C
   ix. Section DD / EE drawing no. FB/BR/09/013 Revision B
   x. Ground Floor Office drawing no. FB/BR/09/016 Revision A
   xi. Proposed First Floor Plan drawing no. FB/BR/09/017 Revision A

b. Design and Access Statement by Alan Brown Development Services Ltd
c. Planning Statement – April 2009 by PPS Ltd
d. Landscape Appraisal – April 2009 by the Landscape Partnership
e. Ecological Appraisal - April 2009 by the Landscape Partnership
f. Archaeological Assessment – 22.04.09 by Albion Archaeology
g. Odour and Dust Impact Assessment – April 2009 by STATS Ltd
h. Noise Impact Assessment – April 2009 by STATS Ltd
   i. Preliminary A14 Access Layout drawing no. 10260/03/001 Rev G
j. Flood Risk Assessment (Revised) – by JPP Consulting Report ref M5605T revision A dated 17.06.09
k. Ground Pollution Prevention and Control Report – by JPP Consulting Report Ref M4605T dated 31.03.09
m. Waste Facilities Strategy – April 2009 by PPS Ltd
n. Waste Audit – April 2009 by PPS Ltd

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INFORMATIVES

In the interests of clarity the following is a list of informatives originally listed on planning permission 09/00033/WAS (less informative 1 which is included as Appendix A above) with various amendments and updates reflecting planning permission 10/00076/WAS. Conditions that are struck through have been deleted or updated as they have been dealt with or are no longer appropriate.

2. In regards to Condition 24 the colour of the various tanks has not been confirmed but dark green was agreed in principle. Much of the proposed building finish was included in the application, however this condition allows for minor potential variation in these details.

3. The Highways Agency would like the applicant to note that the highway proposals associated with this consent involve works within the public highway, which is land over which the applicant has no control. The Highways Agency therefore requires the applicant to enter into a suitable legal agreement to cover the design and construction of the works. Please contact Mr Graham Littlechild of the Agency’s Area 7 East Midlands Network Operations Directorate on 01246 678 8034 at an early stage to discuss the details of the highways agreement.

4. Central Networks has Network within the proposed site, any alteration, building or ground works proposed in the vicinity of power cables must be notified to Central Networks who also provided the following informative notes:
   a. For information regarding the safety of working around power cables contact the Cablesafe Team on 0800 015 0921
   b. For new developments and ground works you can contact Central Networks, New Connections at the address below; and
   c. To obtain copies of Central Networks records contact the CNDS Department at the address below:
   d. Toll End Road, Tipton, DY4 0HH

5. Anglian Water - Water Service Note: Some minor rezoning work will be required before this development can be supplied with a peak flow of 0.69 litres per second from the 125mm MDPE in the lay-by of the A14 Kettering Road.

6. National Grid has noted that local gas and electricity distribution network information is necessary to commence the proposed works.

7. The applicant must gain any necessary permits in order to dispose of excess liquid onto nearby land.

8. It is the responsibility of the applicant to ensure that the development will not affect any water features (i.e. wells, boreholes, springs, streams or ponds) in the area, including licensed and unlicensed abstractions.

9. No works within the existing public highway may commence without the express written permission of the Highway Authority. This planning permission does not give or infer such permission. The Highway Authority will only give consent to commence works subject to the completion of an Agreement, under

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Section 184 and Section 278 of the Highways Act 1980. Full engineering, drainage and constructional details will be required to process such an agreement. Any details submitted will be subject to a technical and safety audit that may result in changes to the details of the street and junction etc required to discharge the relevant condition above.

10. The attention is drawn to the implementation of the New Road Traffic Management Act 2004, where a three month notice period to allocate road space (for works within the highway) is formally given prior to the commencement of works.

11. All the fertilizer produced by the process would still be classed as a waste, unless accredited by an appropriate body (such as the compost Quality Protocol). As such, it must comply with all relevant legislation, including duty of care. To be able to spread any of the fertilizer to ground an exemption, such as Paragraph 7A or 8A, was needed from the Environment Agency at a cost of £546 at the time this advise was given. However, this being reviewed by the Environment Agency and a new system is to be introduced in the near future where this product would be classified as soil improver/fertiliser and not a waste.

12. The installation must, where relevant, comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 and as amended 1997. Site occupiers intending to purchase or install pollutant secondary containment (bunding) should ensure that the materials are not vulnerable to premature structural failure in the event of a fire in the vicinity.

13. Every opportunity should be made to harvest rainwater across the site in order to meet a proportion of the water demands associated with the site i.e. toilet flushing. The Environment Agency recommends that all toilets be fitted with either a single 4.5 litre flush or a dual 6/3 litre flush to reduce water use.

Environment Agency Notes to the Applicant (4 June 2009)

14. Environmental permit - The proposed development is for a waste operation that may require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2007. Please note that Environmental Permit requirements are irrespective of any Town and Country Planning Act approvals/permissions and is not implied by these comments.

15. It is also possible that amendments to any planning permission may be needed following the permitting process. We therefore recommend that pre-application permitting discussions take place in parallel with the planning discussions to ensure that the design and operation of the scheme is complimentary to both regulatory processes.

16. The secondary containment bund for the digestate tanks shall provide storage of at least 110% of the tank's maximum capacity. If more than one tank is

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stored, the secondary containment bund shall be capable of storing 110% of the biggest tanks capacity, or 25% of the total tank capacity within the bund, whichever is the greater. This is to ensure that during tank failure the bunded area has sufficient capacity to retain polluted water to prevent the pollution of the water environment.

17. There shall be no automatic release of water contained within the extended slab surrounding the digestate tanks into the surface water system on site. Water shall only be released after manual inspection. This is to ensure if contaminated water is present within the extended slab it is not released to the surface water system to prevent pollution of the water environment.

REASONS FOR APPROVAL

The proposal is to remove condition 16 of planning permission 09/00033/WAS relating to highway safety and access at an anaerobic digestion waste facility near Rothwell, Kettering. It is considered fundamental to this application that the Highways Agency, in their capacity as the Highways Authority for the A14, has no objection to this application. The objection of Rothwell Town Council has been drawn to the attention of the Highways Agency who provided a direct response reinforcing their original position. Furthermore the proposal is in keeping with the local development plan, in particular Policy CS14 of the Northamptonshire Core Strategy DPD, Policy 8 of the Northamptonshire Waste Local Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy. On this basis, it is considered that there are no grounds for the County Council to refuse the application.

Date: 26th January 2011   Signed ........................................

For Chief Planning Officer

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in Section 79(8) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.


Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.