

**Proposed Extension to
the Waste Reception
Building & Construction
of a Solid Recovered Fuel
(SRF) Facility and
Concrete Batching Plant**

**Rushton Landfill,
Oakley Road,
Rushton**

Supporting Statement

Rev. April 2014

MICK GEORGE ®

Contents

1.	Proposed site operations.....	1
2.	Design and Access Statement.....	8
3.	Planning Policy Statement.....	10

Appendices

Appendix 1 – Plans

R14/13/01b
R14/13/02
R14/13/03

Appendix 2 – Landscape and Visual Impact Assessment

Crestwood Environmental

Appendix 3 – Flood Risk Assessment

White Young Green

1. PROPOSED SITE OPERATIONS

- 1.1. Planning consent for the landfill site at Storefield Lodge, Rushton was originally granted in 1989. In 2008 Mick George Ltd (MGL) acquired an interest in the site and in November 2008 was granted consent to establish a building to undertake waste recycling operations undercover on the site (Consent N^o 08/00069/WAS).
- 1.2. Subsequent planning consents have been granted on the site the last being for a northern extension to the landfill facility being granted in November 2011 (Consent N^o 11/00046/WAS).
- 1.3. It is now proposed to extend the existing Waste Reception Building close to the site access in a northern direction, to the same height and design (including colour and cladding) as the existing building (c. 10m high to the eaves and c. 12m high to the ridgeline), in order to expand the current waste pre-treatment and sorting operations to meet demand and aid efficiency of operations. A second weighbridge will also be established for greater efficiency of site operations and a new wheel bath facility included.
- 1.4. It is also proposed to build and operate a Solid Recovered Fuel (SRF) facility adjacent and to the east of the proposed extension to the Waste Reception Building, for conversion of suitable waste streams to a combustible fuel source, further diverting waste away from landfill. The building will be to the same height (c. 10m high to the eaves and c. 12m high to the ridgeline), build style and colour as the Waste Reception Building.
- 1.5. Two wood burners will also be located within the site near to the proposed SRF facility and these units will be used as a heat source for the buildings.
- 1.6. To the north of the existing landfill gas management compound, it is also proposed to install a concrete batching plant. The plant will be c. 35.8m in length, consisting of three load cells and a batch conveyor that leads to a batching tower c. 11.3m high. Two cement silos will be positioned adjacent to the conveyor, each with a maximum height of 11m.
- 1.7. Planning Consent N^o 09/00018/WAS permitted bio-remediation to be undertaken elsewhere within the landfill site. It is now proposed to locate this activity in closer proximity to other waste recycling operations and this application includes the requisite details. The revised location of the bio-remediation area is immediately north of the proposed SRF building.
- 1.8. Drg N^o R14/13/01b provides details of the application site location and details of site layout. Drg N^o R14/13/02 provides the proposed elevations of the extended building whilst Drg N^o R14/13/03 provides the elevations of the proposed new building. These drawings are contained within Appendix 1.

- 1.9. The new built elements will be operated until the completion of landfill operations at the landfill site and subsequent restoration, at which time the buildings will be decommissioned and this is expected to be in 2031.
- 1.10. The proposed development allows the continued use of existing infrastructure at Rushton Landfill and for the co-location of similar infrastructure at the site, reducing the need for the construction of new access roads, site offices and the land take that this would be required.
- 1.11. The proposed development allows the use and retention of important screening features, including the landform of the consented landfill and makes good use of the natural screening features present in the landscape, such that adverse visual effects are reduced from certain locations. Landscape mitigation proposals include for a shallow gradient bund (c. 1m high) to be constructed along the western boundary of the existing landfill, to the west of the proposed batching plant adjacent to Oakley Road. This will be planted to broadleaf woodland. Broadleaf woodland planting will also be undertaken on the embankment to east of existing Waste Reception Building, up to the existing landfill boundary, adjacent to the Waste Reception Building (and the proposed extension) and the proposed SRF facility. Alterations to the junction layout (as consented) have recently been undertaken at the site entrance.

SOLID RECOVERED FUEL FACILITY

- 1.12. The production of Solid Recovered Fuel (SRF), or Refuse-derived Fuel (RDF) is an alternative solution to the landfill for non-recyclable wastes from recycling centres. SRF has been used widely in Europe for over 20 years throughout countries such as Italy, Germany, Austria and the Netherlands. It is used in the cement industry, within dedicated SRF/RDF combustion facilities and is co-combusted in coal fired power stations as a fossil fuel replacement which reduces CO2 emissions.
- 1.13. SRF/RDF is produced to a defined specification. Close monitoring of the fuel through accredited laboratories provides a high level of quality assurance and control. As SRF/RDF has high carbon neutral biomass content, its use can displace the CO2 emissions associated with the use of fossil fuels.
- 1.14. SRF/RDF is a high quality fuel with an energy content around two-thirds of that of coal and a low moisture content, typically around 20%. It is an ideal feedstock for the production of synthetic gas (syngas). Syngas can be used for electricity generation, cleaned up for mains gas supply or potentially used for the production of renewable transport fuels such as hydrogen or bioethanol.
- 1.15. SRF is simply the material that is left once the waste has been sorted through the recycling shed and all reusable elements removed. The residual waste generated from the recycling operations will be moved into the SRF shed where it is shredded, dried and bailed.

- 1.16. Mick George's SRF/RDF will be manufactured from residual commercial and industrial waste. As such, its supply is sustainable and independent of global energy markets. The SRF will be made to a tight specification to suit the requirements of the buyer at the time, however a typical composition of SRF/RDF is 60% paper and card, 7% wood, 19% plastic, 11% textile and 3% others. Currently Mick George Ltd are looking to supply SRF to either CEMEX at Rugby or an potential export to mainland Europe. The waste process is classed as a recovery operation, not disposal.
- 1.17. SRF/RDF can be supplied loose packed on walking floor trailers or baled and wrapped to prevent water ingress and deterioration if stored outside or transported over large distances.



- 1.18. Equipment that may be operated at the site consists of the following:
- Baler - Depending on the facility a number of baling presses will be used, one for baling SRF/RDF and possibly a second baling press for the separated metal fraction. A fluffer can be incorporated in to some baling presses to improve the SRF/RDF.
 - Shredder – material is shredded and reduced to manageable size to facilitate sorting.
 - Screen – The first stage in the sorting process. Small fractions are separated from larger fractions before further sorting
 - Magnetic Separator – Removes ferrous material from the waste stream
 - Eddy Current Separator – Removes non-ferrous metals from the waste stream

- Wrapping Line – A plastic film wrapping line is essential for producing neat stackable bales and for keeping excess moisture out of the baled SRF/RDF.
- Conveyor – Links all of the equipment together to make handling material at all stages more efficient.
- Dryer – Dries and dehydrates the SRF/RDF improving its ability to burn efficiently.

1.19. The existing waste recycling building will be extended northwards and will continue to receive mixed waste for recyclable segregation. The additional proposed extension will allow a greater range of segregation to take place and further increase the efficiency of operations.

WOOD BURNER TO HEAT SHEDS, WORKSHOPS AND DRY WASTE

1.20. Segregated and pre-selected wood from the on-site process will be used to power a series of wood burners. The heat generated will be used to heat a radiator system that will be used to increase the ambient temperature of the sheds and workshops and to dry any waste that has excess moisture content. The wood burners will be located outside.

CONCRETE BATCHING PLANT AND SILOS

1.21. Ready mixed concrete (RMC) is manufactured from a Concrete plant which will be of modern design with a fully computerised batching process, for the production of wet batched concrete using aggregate, cement, water and admixtures. The insulation would consist of Batch control cabin, aggregate storage bays, cementitious silos, batch conveyors, mixing unit and loading chute.

1.22. The mixing loading head would be enclosed on 3 sides incorporating a sprinkler system to control dust emissions. Aggregate bins and conveyors are incorporated in the plant structure and have full protection against wind whipping minimising airborne dust. Deliveries to site of cementitious powders would be made only by tankers fitted with on board relief valve and filtration system. All cement silos will be fitted with an automatic system to cut off delivery in the event of pressurisation or overfilling. A similar facility is installed at the Company's St.Ives waste transfer station and recycling facility and a photograph of that is shown over the page.



BIO-REMEDICATION

- 1.23. In June 2009 planning consent was granted (Consent N° 09/00018/WAS) to permit bio-remediation to be undertaken in the north-western sector of the landfill site. It is now proposed to re-position this operation to the north of the Solid Recovered Fuel building.
- 1.24. Bioremediation is an environmentally acceptable process of treating hydrocarbon contaminated soils that would otherwise be disposed of within a landfill site. This process is a cost effective method of moving waste up the waste hierarchy by treating contaminated soils using micro-organisms and accelerating the process by use of chemicals as nutrients and the addition of oxygen producing aerobic conditions for remediation. The process will degrade and detoxify organic compounds to harmless products such as carbon dioxide and water. In reviewing the waste handling operations being undertaken on the site it is now proposed to relocate these activities immediately north of the SRF building.
- 1.25. Pipework will be established on the paved area with granular material placed over the slotted pipework prior to the contaminated material being placed. The pipework will be established typically at 1 to 2 metre centres and the waste stockpiled to a height between 2.5m and 3m. A microbial accelerant such as manure will be added to the contaminated material to be treated and air is then drawn through the stockpiled material to accelerate the treatment process. Material would typically be remediated within a 12 to 14 week period and as air is drawn through the material the likelihood of odour being created is greatly reduced.
- 1.26. The soil remediation area would be located on the suitable hard base with a positive water collection and management system in place. The material will normally be placed in windrows and subject to its chemical composition be subject to the appropriate remediation process prior to placement within the non-hazardous waste cell.

GENERAL SITE OPERATIONS

- 1.27. The site will continue to be operated by Mick George Ltd. The Company's commercial fleet size is in excess of 180 HGV vehicles and specialises in bulk excavation and earthmoving services, supplying a range of aggregates and providing a variety of waste management services. In 2013 the Company produced 1,000,000 tonnes aggregate (sand & gravel plus limestone) 200,000 tonnes recycled aggregate and handled 1,550,000 tonnes of waste (70% being inert). The 16 sites operated by the Company include a range of aggregate supply, waste transfer stations, landfill and recycling facilities. At present the Company employs over 300 staff.
- 1.28. Existing permitted landscape mitigation will be effective at mitigating adverse visual effects of the new structures. Early planting of the woodland scrub (as approved on restoration plan) will help to incorporate the proposals in to the landscape as well as providing screening potential. The proposed developments and associated structures have been designed to be collocated alongside existing operational infrastructure at Rushton Landfill, being of a similar or lesser scale and similar style in keeping with the existing prevalent character within the site and to exert the minimal adverse influence as possible on the surrounding landscape character as is operationally possible.
- 1.29. The proposals will not compromise the progressive restoration of the wider landfill area, with additional characteristic landscape elements incorporated as part of the landscape mitigation strategy for the site. The proposed built developments are temporary and will be decommissioned at cessation of landfilling and subsequent restoration of Rushton Landfill. Mitigation measures have been devised to limit the adverse visual effects of the proposed developments, making use of the screening effects of the existing landform and landscape elements and limiting the size of the buildings as much as operationally practical.
- 1.30. In relation to landscape character, the adverse landscape effects during the operational period are typically of medium magnitude, occurring for a long-term duration. Only low sensitivity elements are being removed from the landscape. The adverse effects on the prevalent landscape character during the operational period are of moderate significance. The beneficial effects (of very long-term duration) upon restoration are considered to be unchanged from those assessed for the approved situation.
- 1.31. The capacity of the landscape is sufficient to accept the proposed development without incurring significant effects on landscape character during the operational period, due to the existing development in the context of the existing landscape situation and the proposals. The visibility of the site is currently limited primarily by the existing landform, hedgerows and woodland components at various points in the landscape (both near and far features). The proposed developments are generally well-screened although views can be gained of various parts of the site from immediately adjacent to Rushton Landfill and from higher ground to the west and south. The proposals will also be well-screened by the Existing Landfilled areas at many locations.

- 1.32. A number of representative viewpoints have been assessed within the LVIA and the significance of visual effects (taking mitigation into account) was found to be restricted to a moderate level, with the impact at the majority of viewpoints minor - moderate or less. The conclusion born from this LVIA is that the proposed developments would not result in overall significant adverse visual effects (individual or cumulative), with the buildings to be temporary long-term visible features.
- 1.33. Planning conditions relating to the site as a whole (including waste recycling operations and landfill) as well as provision of the Environmental Permit (issued and controlled by the Environment Agency) impose strict controls on fugitive dust, noise and odour and these will continue to apply to ensure there is no harm to local amenity.
- 1.34. Moreover, the establishment of the buildings and ready mixed concrete operations will not increase the total currently permitted vehicles accessing the site, per day. The site however employs an HGV routing provisions that excludes Rushton village (apart form local deliveries) and requires all HGV's to turn right out of the site to travel northwards along Oakley Road to access the A6055.
- 1.35. This application is accompanied by a Landscape and Visual Impact Appraisal (LVIA) prepared by Crestwood Environmental. The LVIA contained at Appendix 2 confirms the site does not lie within an area of statutory landscape designation or local landscape designation. The landscape value of the site has been described as being of a low level and the landscape quality of the site has been described as poor to ordinary.
- 1.36. Appendix 3 contains a Flood Risk Assessment in accordance with the requirements of the Technical Guidance of the National Planning Policy Framework. This is discussed further in Section 3 (paragraph 3.40 onwards).

2. DESIGN AND ACCESS STATEMENT

- 2.1. A design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application, but need not be long.
- 2.2. Design and access statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. Statements should improve the quality of proposals: in preparing the design and access statement, developers need to consider and subsequently explain the merit of the design and how it relates to the existing setting.
- 2.3. Design and access statements enable local planning authorities to better understand the analysis which has underpinned the design and how it has led to the development of the scheme. This helps decision-making and should lead to an improvement in quality, sustainability and inclusiveness of the development.
- 2.4. Design and access statements allow stake holders to involve themselves more directly in the planning process without the need to interpret plans that can be technical and confusing. This helps to increase certainty for people affected by development and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be more transparent to stakeholders and the local planning authority.
- 2.5. In accordance with the requirements of Circular 01/2006, a design statement has been prepared in connection with the proposed extension of the waste recycling building solid recovered fuel facility building and concrete batching plant at the Storefield Lodge Waste Management Park, Oakley Road, that examines the following design principles:
 - site context and use;
 - layout and scale; and
 - landscaping and appearance.
- 2.6. Details of the proposals are shown on Drg N^o's R14/13/01b, 02, 03 and set out within this Supporting Statement.
- 2.7. In respect of the layout and scale, Drg No R14/13/01b details the proposed layout for the buildings which are accessed by existing internal haul routes and existing access point onto the Oakley Road, which provides appropriate turning circles and manoeuvring facility of heavy goods vehicles that will be used in part to deliver suitable material to restore the area. The site is presently used for handling waste and contains large industrial buildings in the north west corner. Boundaries around the site are defined by overgrown hedgerow vegetation that forms a thick screen at lower levels, and scattered hedgerow trees that punctuate views at heights up to the level of the industrial building roof apices.

- 2.8. The Landscape and Visual Appraisal contained within Annexure 1 confirms that there will be a low to negligible magnitude of change to the landscape.

ACCESS STATEMENT

- 2.9. The proposed development is for the treatment of a variety of wastes on a site that is already approved for similar activities. Central government advice in the form of Planning Policy Statement 10 (PPS 10) confirms that positive planning has an important role in delivering sustainable waste management through the development of appropriate strategies for growth, regeneration and the prudent use of resources and by providing sufficient opportunities for new waste management facilities in appropriate locations. Key planning objectives of the policy statement requires that all planning authorities should prepare planning strategies that help deliver development through driving waste management up the waste hierarchy and addressing waste as a resource.
- 2.10. As noted above, the existing site benefits from its own purpose-built access onto the public highway and associated infrastructure, including a weighbridge. Such features are not required to be significantly amended as they are fit for purpose although a second weighbridge is proposed to aid efficiency to operation on site.
- 2.11. There are no proposals to increase total HGV usage at the site as they will be absorbed within the overall figures previously assessed for the site. Clearly the nature of the vehicles using the site during the construction period and subsequent operations will change but the overall figure will not. The typical breakdown such HGV movements are listed below:

Non-hazardous waste (in)	95
Inert waste (in)	25
Mineral (out)	(Back-loaded with HGV's importing material)
Recycled agg/soils (out)	(Back-loaded with HGV's importing material)
Ready mix concrete (out)	18
Aggregate in (for RMX plant)(in)	4
Add mixtures (for RMX plant)(in)	1
SRF(out)	3
<hr/>	
Total	146

- 2.12. In order that the operations on site can be fully managed, it is envisaged that the existing traffic management system will be retained to incorporate the vehicle movements associated with the waste recycling operations. The public will not be allowed to access the area for health and safety reasons.

3. PLANNING POLICY STATEMENT

MINERALS AND WASTE DEVELOPMENT FRAMEWORK (CORE STRATEGY) MAY 2010

- 3.1. The minerals and waste development framework or MWDF contains the land use planning strategy for both minerals and waste related development within the County. The Core Strategy's vision for the County envisages sustained growth and development up to 2026 with a network of well designed waste management facilities. The MWDF has been prepared in the context of national and regional guidelines and strategies with the strategic context for the Plan is provided by a series of key policy documents along with a number of European Directives which strongly influence waste management processes in the UK.
- 3.2. With respect to the County's strategy for waste management and disposal, chapter 6 of the Core Strategy confirms that in order to determine the quantity and type of facilities needed for a sustainable waste management network to 2026 and beyond, forecasts of how much waste is likely to be generated within Northamptonshire. Waste forecasts were used to determine the gap between current and future waste arisings, and subsequently the required additional waste management capacity. The 'capacity gap', is the difference between the current operational waste management capacity and the management capacity required at the end of the plan period.
- 3.3. The existing site at Storefield Lodge is relatively remote from dwellings thereby minimising any significant harm to local amenity although reasonably close to Kettering and the "A" class roads in the vicinity. The current and proposed site operations are well screened particularly having regard to the scale of the operations and the site infrastructure including the wheel cleaning facility.
- 3.4. In respect of the final restoration of the site **Policy CS13** states "*all minerals and waste related development of a temporary nature must ensure that the site is progressively restored to an acceptable condition and stable landform.*

The after-use of a site will be determined in relation to its land use context, the surrounding environmental character and any specific local requirements, but on the basis that it:

- *enhances biodiversity and the local environment and amenity, and*
- *benefits the local community and / or the local economy."*

- 3.5. The approved restoration scheme for the site satisfies the requirements of this policy in that the project will generate significant bio-diversity gains and unlike other projects a majority of the positive "gain" can be provided at an early stage of the scheme as opposed to awaiting several years for the final restoration. The proposed restoration scheme as approved by the northern extension application can be implemented in full. The additional buildings are temporary in nature and will not adversely effect the timing or details of the restoration.

- 3.6. The final relevant policy within the Core Strategy, is **Policy CS14** which relates to requirements to address the potential impacts from proposed waste (and minerals) development and states *“proposals for minerals and waste development must demonstrate that the following matters have been addressed;*
- *minimising environmental impact and protecting Northamptonshire’s key environmental designations,*
 - *protecting natural resources or ensuring that any unavoidable loss or reduction is mitigated,*
 - *ensuring built development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area,*
 - *ensuring that access is sustainable, safe and environmentally acceptable, and*
 - *ensuring that local amenity is protected.”*
- 3.7. In developing the working current scheme for additional recycling operations, full regard has been paid to minimising any potential environmental harm or adverse impacts. The landscape appraisal confirms there are no significant landscape designations to impact upon. Furthermore, there are no designated sites of cultural heritage in the immediate vicinity that could be impacted upon.
- 3.8. In respect of access, the existing infrastructure (including wheel cleaning facilities) will continue to be maintained. The route uses Oakley Road, as a direct access onto the A6005, which in turn links with the Trunk Road system as well as being in close proximity to Corby and Kettering. Finally, the scheme of working seeks to continue to limit any harm to the local community. Noise, dust and odour control measures continue to apply as will the traffic routing provisions. The planting and landscaping works to the north of the new working area will minimise any potential visual impact whilst additionally providing creative conservation at an early stage.

WWDF -LOCATION OF WASTE DEVELOPMENT

- 3.9. The **MWDF, Location of Waste Development** was published in March 2011 and reiterates the general Core Strategy policies, aims and objectives. The document sets out the allocation of specific sites for a wide variety of waste management facilities and it is noteworthy at para 2.19 of the document, it states *“Proposals for extensions or change in waste-related development on the committed site (and on other sites on which planning permission for waste use has been subsequently granted) must be in accordance with the MWDF policies. However, it is accepted that being commitments confer a favourable status on these sites for a continuation of a waste use where this meets the intent of the MWDF strategy and policies, and is also in accordance with national policy.”*
- 3.10. The proposed development at Storefield Lodge is consistent with these statements in that the site is to an existing waste handling facility and consistent with local and national policy objectives. Moreover, it is a site which has a record since MGL took over operations in 2008 of limited environmental impacts or complaints.

CONTROL AND MANAGEMENT OF DEVELOPMENT DPD

- 3.11. In June 2011, Northamptonshire County Council, approved the “Control and Management of Development DPD.” As part of the Northamptonshire MWDF, a DPD was produced and that contains policies for controlling and managing the impact of minerals and waste development within the county. The Control and Management of Development DPD forms this component of the MWDF and it does this by taking forward the vision, objectives, spatial strategy, and the policies in the Core Strategy and sets out policies that address the principle of minerals and waste related development, as well as locally specific issues (such as the built & natural environment, design, restoration, Mineral Safeguarding Areas, and preventing land use conflict).
- 3.12. The stated MWDF vision confirms that a network of well-designed waste management facilities, will assist in bringing about the implementation and management of the County’s growth and *“through growth and development, the creation of sustainable communities across Northamptonshire will have also been underpinned by optimising the efficient use of mineral and waste resources, including communities taking more responsibility for the waste they generate.”*
- 3.13. With regard to MWDF objectives the spatial distribution of waste development envisages that *“the delivery of the 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.”* The continued use of the Storefield Lodge site is consistent with this policy objective and will provide a strategic facility within the County supporting a range of waste handling facilities.
- 3.14. With regard to non-inert waste management sites as a first priority such facilities must support the spatial strategy and promote the development of a sustainable waste management network in Northamptonshire. Proposals must also demonstrate a specific need for the facility, specifically addressing the intended functional role and catchment area. Paragraph 3.20 states *“the development of non-inert waste management facilities should maximise the use of previously development (brownfield), despoiled, or redundant sites. Proposals for non-inert waste management facilities on greenfield or previously undeveloped sites will be required to demonstrate a need for the facility at that specific location.”* The site at Storefield Lodge has existed as a waste management facility for some time being a former limestone and ironstone quarry and since acquisition of the site in 2008, Mick George Ltd has invested in a new waste recycling building. The continued use of this facility which has proven to be of limited impact upon the local community is consistent with the DPD policy objectives.

POLICY CMD1: DEVELOPMENT CRITERIA FOR WASTE MANAGEMENT FACILITIES (NON-INERT AND HAZARDOUS)

- 3.15. Policy CMD1 requires proposals for waste management facilities on non-allocated sites (including extensions to existing sites and extensions to allocated site) must demonstrate that the development:

- does not conflict with the spatial strategy for waste management,
- promotes the development of a sustainable waste network and facilitates delivery of Northamptonshire's waste management requirements,
- clearly establishes a need for the facility identifying the intended functional role, intended catchment area for the waste to be managed, market base for any outputs, and where applicable the requirement for a specialist facility,
- is in general conformity with the principles of sustainability (particularly regarding the intended catchment area).
- Facilitates the efficient collection and recovery of waste materials, and
- Where intended for use by the local community, is readily and safely accessible to those it is intended to serve.

3.16. Moreover, development should also, where appropriate, and particularly in the case of advanced treatment facilities:

- Ensure waste has undergone preliminary treatment prior to advanced treatment,
- Integrated and co-locate waste management facilities together and with complementary activities, and
- maximise the use of previously developed land (particularly existing and designated industrial land, and derelict, despoiled, or brownfield urban land), or redundant agriculture and forestry buildings (and their curtilages).

3.17. The proposed additional recycling facilities satisfies the relevant provisions of this policy in that the site will continue to provide an integrated waste management facility with good transportation links yet relatively remote from settlements to ensure there are no adverse impacts on local amenity.

POLICY CMD8: LANDSCAPE CHARACTER

3.18. This policy states minerals and waste development should seek to reflect Northamptonshire's landscape character and development should mitigate potentially adverse impacts on the local character and distinctiveness of Northamptonshire's landscape where necessary during the development, operation life, restoration, aftercare, and after-use. Opportunities for enhancement should be maximised through restoration, aftercare, and after-use.

3.19. The policy requires that *"Proposals for minerals and waste development will be required to undertake a landscape impact assessment (where appropriate) based on the landscape character assessment in order to identify:*

- *The presence of landscape values (including their nature, extent, and level of importance) and determine any potential impacts,*
- *Any necessary measures to mitigate potentially adverse impacts, and*
- *Opportunities to protect and enhance particular features that create a specific aspect of local distinctiveness or character."*

- 3.20. The planning application is accompanied by a comprehensive landscape and visual appraisal which confirms how the scheme has been designed to integrate into the local landscape and minimising any harm to visual amenity as far as is practically possible.

WASTE MANAGEMENT FACILITIES STRATEGY

- 3.21. Applications for all relevant developments within Northamptonshire are required to address site waste management and County's development and Implementation Principle Supplementary Planning Document provides relevant guidance. The Supplementary Planning Document (SPD) was adopted by Northamptonshire County Council as a Local Development Document in March 2007 and was originally written in the context of and is linked to the previous saved Minerals and Waste Local Plans. This SPD forms part of the Northamptonshire Minerals and Waste Development framework (MWDF), however it is a non-statutory document and does not form part of the statutory Development Plan. It supplements and seeks to strengthen the effectiveness of implementation of specific policies within the Development Plan Document. The document is intended to be a practical tool to assist planners and developers alike with regards to waste minimisation and management, as well as the design and restoration of minerals and waste developments. The SPD is to be regarded as an important material consideration in the planning decision making process.
- 3.22. The SPD requires applications for all developments to address the integration and provision of waste facilities and design of site specific waste management facilities and measures to be implemented. Developers must take all reasonable and practicable measures to ensure the integration and provision of waste management facilities and sustainable waste management design and the proposals at Rushton are consistent with these objectives
- 3.23. In terms of Waste Management Facilities Strategy (WMFS) this primarily relates to built development requiring:
- Description of development
 - Estimation of the nature of waste to be handled and
 - Site layout plans.
- 3.24. These are specific issues to be addressed within any WMFS and the proposals are consistent with the strategy's objectives. Furthermore, details are provided on the identification of mitigation and waste management measures whilst the Environmental Statement provides the policy background to the development and therefore addresses relevant points of the Waste Management Facilities Strategy.
- 3.25. It is recognised within the SPD that sustainable waste management is essential in the move towards developing sustainable communities. The proposals at Storefield Lodge are wholly consistent with extant development plan policies, the waste hierarchy and proximity principle. The facility as a whole at Storefield Lodge Waste Management Park will continue

to effectively move waste materials up the waste hierarchy with minimal impact on local amenity.

PLANNING POLICY STATEMENT 10 (PPS10)

- 3.26. The stated overall objective of Planning Policy Statement 10 (PPS10) on waste as detailed within the planning policy statement confirms this is to protect human health and the environment by producing less waste and by using it as a resource wherever possible and with more sustainable waste management, moving the management of waste up the 'waste hierarchy', the Government aims to break the link between economic growth and the environmental impact on waste. The Policy Statement confirms that positive planning has an important role in delivering sustainable waste management through the development of appropriate strategies for growth, regeneration and the prudent use of resources and by providing sufficient opportunities for new waste management facilities of the right type, in the right place and at the right time. The development at Storefield Lodge is one such site.
- 3.27. Key planning objectives of PPS 10 requires that all planning authorities should *"prepare and deliver planning strategies that help deliver development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for"* and *"help secure the recovery or disposal of waste without endangering human health and without the environment, and enable waste to be disposed of in one of the nearest appropriate installations."* The integrated and enhanced waste management facility to be developed is wholly compliant in that a range of wastes will be driven up the *"waste hierarchy"*.
- 3.28. Paragraph 5 of PPS10 states that *"Waste planning authorities should adhere to the following principles in determining planning applications:*
- *Controls under the planning and pollution control regimes should complement rather than duplicate each other and conflicting conditions should be avoided;*
 - *Work effectively with pollution control authorities to ensure the best use is made of expertise and information, and that decisions on planning applications and pollution control permits are delivered expeditiously."*
- 3.29. Paragraph 22 confirms development plans form the Framework within which decisions on proposals for development are taken and that *"it is important that plans are kept up-to-date and properly reflect national policy."* Paragraph 26 of the PPS states that in considering planning application for waste management facilities, *"waste planning authorities should concern themselves with implementing the planning strategy in the development plan and not with the control of processes which are a matter for the pollution control authorities."*
- 3.30. With regard to planning conditions, paragraph 32 confirms that it should not be necessary to use planning conditions to control the pollution aspect of a waste management facility

where the facility requires a permit from the pollution control authority. In some cases, however, it may be appropriate to use planning conditions to control other aspects of the development such as transport modes, the hours of operation, landscaping, the timescale of the operations, and the impacts such as noise, vibration, and dust.

- 3.31. The enhanced facility at the site will produce a variety of recycled products which is wholly consistent with the principles of PPS10 as well as development plan policies and the sustainable principles as enshrined within the NPPF.
- 3.32. PPS10 requires waste planning authorities should identify in development plan documents sites and areas suitable for new or enhanced waste management facilities for the waste management needs of their areas. Waste planning authorities should in particular allocate sites to support the pattern of waste management facilities along with sites and areas suitable for new or enhanced waste management facilities. Consistent with the above and paragraph 16 (of PPS 10) the Northamptonshire Minerals and Waste Development Framework Core Strategy (approved in May 2010) sets out policies and proposals for waste management and ensures sufficient opportunities for the provision of waste management facilities in appropriate.
- 3.33. The application site proposals are consistent with the policy objectives of PPS10, in that recycling is promoted to move waste up the “waste hierarchy” and the residual inert material is being used in a sustainable manner consistent with policies of the Northamptonshire County Council’s Minerals and Waste Development Framework and the principles of Sustainable Development of the NPPF.

NATIONAL PLANNING POLICY FRAMEWORK

- 3.34. The National Planning Policy Framework document (NPPF) was published in late March 2012 and sets out the government’s requirements for the planning system, reiterating the fact that planning law requires that all applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The guidance has superseded a majority of previously published planning policy statements, and planning guidance notes.
- 3.35. The NPPF confirms that development is defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” and that sustainable development is about positive growth – making economic, environmental and social progress for this and future generation. The NPPF (Forward) confirms that “development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision”. The proposals at Rushton have been designed to implement sustainable development as envisaged in the Planning and Compulsory Purchase Act 2004 and the provisions of the National Planning Policy Framework.

- 3.36. In respect of paragraph 14 the development has been considered against policies within the up-to-date Minerals and Waste Development Framework documents and no conflict is found to arise
- 3.37. Operations on site can be undertaken with minimal impact and within acceptable criteria levels identified within the development plan policies. Given the predicted limited environmental impacts and the policy support that exists for the development which are consistent with recognized sustainable development objectives then planning permission should not be withheld for the proposal to improve and rationalise the waste handling operations at the Storefield Lodge site. With reference to Paragraph 123 the issue of noise and air quality can readily be addressed by appropriate site controls with full regard has being paid to minimising any potential environmental harm or adverse impacts. The scheme of working seeks to limit any harm to the local community as control measures will be enforced by existing strict planning and permit conditions.
- 3.38. Paragraph 196 confirms that a planning application must be determined in accordance with the development plan unless material considerations indicate otherwise and in assessing and determining development proposals, “local planning authorities should apply the presumption in favour of sustainable development.”

TECHNICAL GUIDANCE TO THE NATIONAL PLANNING POLICY FRAMEWORK

- 3.39. The Introduction to the Technical Guidance note (“TGN”) that accompanies the NPPF confirms that this provides additional guidance to the local planning authorities to ensure the effective implementation of the planning policy as set out in the NPPF in respect of developments in relation to flood risk.
- 3.40. With regard to flood risk (paragraphs 2 to 19 inclusive of the TGN) an appraisal has been undertaken by WYG and this is contained at Appendix 3. The conclusions of that report state
- The whole site is located within Flood Zone 1 i.e. comprising land outside the extent of the 0.1% (1 in 1000) risk of flooding from fluvial sources.
 - Storefield Brook is the nearest main river and is located approximately to the north of the site.
 - From a review of all the available data it has been identified that there are no known flooding issues relating to the site.
 - The proposed development is classified as “Less Vulnerable” and is an acceptable form of development as defined within Table 3 of TGNPPF.
 - Overall, given the various data sources available at the time that this FRA was prepared, the site is considered to be at low risk of flooding from fluvial and pluvial flows.
- 3.41. In respect of dust emissions the NPPF makes clear that unavoidable dust emissions should be controlled, mitigated or removed at source, repeating the broad provisions of now

superseded Mineral Policy Statement 2 (Appendix 1). The existing planning consent for the site feature provisions to prevent potential environmental impacts of airborne dust.

- 3.42. As a positive means of controlling dust, the extant planning consent requires the existing dust management regime will continue which will set trigger levels that relate to wind direction and proximity to residential properties and other sensitive uses. When those trigger conditions are reached, the dust management regime will provide for additional dust suppression measures to be implemented as appropriate. The use of such a management regime reflects a pro-active approach to dust management to ensure that the amenity of local residents or other sensitive locations is assured and consistent with current good practice.
- 3.43. In respect of noise emissions, paragraph 28 confirms that the TGN makes clear that planning authorities should ensure that unavoidable noise emissions are controlled, mitigated or removed at source and that planning authorities should also establish appropriate noise limits for extraction in proximity to noise sensitive properties. A previous noise appraisal for the site has confirmed that the site can clearly operate within the criteria identified within the former MPS2 which is superseded by Paragraph 30 of the Technical Guidance. The existing planning conditions for the site identifies the noise sensitive properties at which noise limits are set, which will result in different limits for different types of property and establish a scheme of monitoring that identifies how, where and when noise is to be measured, who should be responsible and how the results should be assessed and used.