PLANNING APPLICATION

BY

ALIBONE RECYCLING LIMITED

LAND AND BUILDINGS AT

THE RECYCLING CENTRE
GRENDON ROAD, EARLS BARTON
NORTHAMPTON

FOR

AN ADDITIONAL BUILDING AND CHANGE OF USE OF THE SITE
FOR DEVELOPMENT OF A
WASTE TRANSFER AND MATERIALS RECYCLING FACILITY,
WITH RETENTION OF COMPOSTING FACILITY

PLANNING, DESIGN AND ACCESS STATEMENT
(INCLUDING FLOOD RISK ASSESSMENT)

JUNE 2007
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26/6/07 GPP
1. THE PROPOSED DEVELOPMENT

1.1. Background

The application site will shortly be acquired by Alibone Recycling, subject to planning permission, for the operation of a waste transfer and materials recycling facility. The site is shown on Location Plan GPP/ARL/EB/07/01 and on the Site Plan GPP/ARL/EB/07/02. Originally an Anglian Water sewerage works and subsequently a waste handling site, the current planning permissions now allow the production of compost in open windrows and the recycling of aggregates.

The site has been chosen by the applicant as the most suitable available given the target area that it intends to serve. The driver for moving from their current site in the village of Moulton is twofold; to find an area that is less close to residential neighbours with a good access to the strategic highway network, and to find a site with greater internal and external space, giving both greater efficiency in the use of the site, and room to expand.

With this in mind an extensive search has been carried out for suitable premises, the criteria for which were the following:

- Clear span building of at least 40mx90m
- Min eaves height on one face of 9.5m.
- Clear internal height of 9.5m throughout majority of building
- Min 1ha external space
- Minimal cost of investment over 25 year planned working life.
- Located in or between Northampton, Kettering and Wellingborough.
- Quick access to major road network.

The search focussed initially on brownfield or industrial locations such as Brackmills or Swan Valley. The results, as shown in Appendix 5 were such that it was concluded that premises suitable for the applicants’ relocation were simply not available within the catchment area they serve. Prices proved significantly greater for the available sites, even though they were themselves unsuitable through lack of manoeuvring space internally within the buildings due to the lack of a clear span, and most significantly a lack of external space for the vehicles required on site.

Brownfield sites are of simply too high a land value within the built up areas to represent a practical option where access and neighbours are suitable for carrying out waste related activities.

Having exhausted the possibilities of sites within the built up area the logical choice was to opt for a site upon which large scale waste related activity is already established. The site at Earls Barton represents such a site, with an intensive waste related use established, unlimited vehicular access, and excellent access to the highway network. Centrally located on the strategic road network between its target catchment area the site is perfectly located.
In recognition of the fact that the site is located in the open countryside, the applicant has gone to significant lengths in the development of proposals sympathetic to the location, sustainable, and designed to mitigate any intrusion into the locality. Further, the package of measures proposed will actually improve the visual nature of the site from that of its present use, reducing the unnaturally scarred appearance of the location within its surroundings.

1.2. The Development

The proposal for which planning permission is being sought comprises the construction of a Materials Recycling Facility and Transfer station, to process 85,000 tonnes of input per year of dry recyclables, split between paper, cardboard, plastics and co-mingled materials, as well as smaller volumes of metals, skip waste, inert materials and timber. The facility is intended to serve the Northampton, Wellingborough and Kettering ‘catchment’ area for kerbside collected recyclables and commercial waste. Alibone’s already hold contracts for the collection of substantial volumes of paper and cardboard from the printing and packaging industry and the contract with Wellingborough Council for the processing of their kerbside collection of recyclables. The site upon which they are presently located, within the village of Moulton, is a constraint upon the efficient operation of the business, and the proposed move will provide a site better able to handle the volumes of material in which the company trades without adversely affecting neighbours. The current site is handling 65,000 tpa already, and the move to the new site, as well as being away from any close neighbours, will allow the expansion of the business to handle up to 85,000 tpa.

The infrastructure changes involved in the above proposals are as follows and are shown on the proposed layout plan 0719-01.

1. Construction of a waste receipt, processing and baling building into which waste will be received, picked, graded, bulked up, and baled as appropriate to the waste stream
2. An extension to the existing office building, increasing the floor area to 20x8m, and incorporating a second floor of rooms of the same outline footprint into the roof.
3. Installation of four weighbridges, two to serve entering traffic and two to serve vehicles leaving.
4. Widening of current gateway to permit two vehicles to pass each other moving through the gate.
5. Provision of parking spaces for staff and visitors.
6. Implementation of a landscaping scheme based upon that approved for the previous planning permission to recycle aggregates, but never actually implemented, all in addition to the significant improvements in the form of the green roofed building and planting around the outside of the site.

The reception and processing building will be constructed on a levelled area broadly central within the site to allow the operation of a one way movements system for material and vehicles around the site. The existing offices in the north western corner of the site will be extended to provide additional office and mess facilities for the site workforce. The footprint will be doubled and rooms provided in the roof through installation of dormer windows. A bund will be constructed along the majority of the
northern and eastern boundaries based upon the scheme approved in conjunction with the previous application for planning permission on the site. This, when planted with trees, will provide a significant screening effect to views available from outside the site. Building elevations are shown on plan 0719-03, and the landscaping proposed on 0719-01. It is proposed to roof the waste reception and processing building with an ecologically and visually friendly ‘green roof’, which will mitigate the effect of installing a large building on the site.

![Figure 1. Example of 'green' roofed building at Adnams Brewery and Distribution Centre, Southwold, Suffolk. Roof is newly planted and still increasing in density of growth.](image)

Inside the building there will be three principal processes. Firstly an automated picking line for handling dry recyclables (plastics, glass, metals, paper, card), feeding materials into containers and in the case of paper/card and inert waste onto conveyors into the two other sections. The second section will be paper and card bulking up and baling, with internal storage for paper bales, and an external walled area for the card bales. Thirdly the transfer station which will take in mixed skip waste (timber, aggregates, concrete, soils, stones, metals etc) and the inert materials from the picking line, and bulk them up for onward movement off site. An indicative layout is shown in plan 0719-03. Any materials suitable for inclusion with bulked recyclables will be reintroduced to the relevant process.

It is proposed to retain the existing composting pad and composting activities, and the existing building on site will be used as a vehicle maintenance workshop.

The site currently has no planning restrictions on the operating hours, and the applicants would seek to retain this flexibility especially in respect of the movements of vehicles to and from the site. The actual operating hours of the site are anticipated as being:

- Monday – Friday: 06:00 - 20:00
- Saturdays: 06:00 - 13:00
- Sundays: 06:00 - 13:00
- Bank Holidays: 06:00 – 13:00 (Except Christmas Day and Boxing Day)
1.3 Description of the site and its surroundings

Site location

The site is located off the A45 due south of Earls Barton village. Site Location Plan GPP/ARL/EB/07/01 shows the site in its setting.

Sensitive receptors

The sensitive properties in Earls Barton are over 550m to the north. The circus ‘over winter’ site is 270m to the south west. The A45 is located on the northern boundary of the site. There is a public footpath to the south/east, at a distance of 530m plus.

Access and highway network

The site has access on to the strategic highway network (A45) via a short stretch of Station Road. Visibility from the site onto the minor road, and then onto the A45 is excellent, with 15m radii kerbs on the access to the road from the site.

Landform

The site lies on a relatively flat area of ground in the Nene Valley. There is a drop of approximately 3m from the northern boundary of the site to the southern.

Land use

The proposed development seeks to continue the waste handling use of the site.

Surface and groundwater

The site does not lie within a floodplain as defined by the Environment Agency, although it is adjacent to a floodplain area. It is not affected by a Groundwater Protection Zone.

The nearest water body to the site is the River Nene 450m south/east of the site.

The principal structure on site is the waste reception building. The roof is to be a ‘green’ sedum planted roof, which will reduce dramatically the rate of run off of rainfall. Significant volumes of water will be absorbed by the plants, soils and drainage, some of which will be released back to the atmosphere through evaporation. Remaining quantities of run off will be captured on site either to storage tanks or into the drainage system.

The site itself is drained via interceptors. It is suggested that a condition requiring submission of a full drainage scheme accompany any planning permission granted.

Sites of ecological interest

There are no Special Areas of Conservation (SACs) identified within 5 km of the site.
The Upper Nene Valley Gravel Pits are a Site of Special Scientific Interest (SSSI) 155m south and east of the site. The nature of the proposed activities on site will cause no detriment to the flora and fauna that is protected by the designation. Indeed the change in nature of the materials to be processed on site, and the applicant’s intention to bring the activities within the building mean that the site will pose a significantly lower impact or threat to surrounding areas than the current noisy and dusty activities.

**Cultural and geological heritage**

There are no known elements of cultural or geological heritage of import on the application site on in its environs.
2 PLANNING POLICY CONTEXT

The main planning policies relevant to the consideration of waste related development are set out in Appendix 1.

2.1 Compliance with national and development plan policies

National policy, as set out in the Waste Strategy for England 2007 states (excerpts only);

Objectives and targets
ix. The Government’s key objectives are to:
• decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use;
• increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste;
• secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and
• get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.

xi. A greater focus on waste prevention will be recognised through a new target to reduce the amount of household waste not re-used, recycled or composted from over 22.2 million tonnes in 2000 by 29% to 15.8 million tonnes in 2010 with an aspiration to reduce it to 12.2 million tonnes in 2020 – a reduction of 45%. This is equivalent to a fall of 50% per person (from 450 kg per person in 2000 to 225 kg in 2020).

xii. Higher national targets than in 2000 have been set for:
• recycling and composting of household waste – at least 40% by 2010, 45% by 2015 and 50% by 2020; and
• recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020.

Regional policy is found in the Regional Waste Strategy, January 2006

Policy RWS 1.5
In accordance with Planning Policy Statement 10 : Planning and Sustainable Waste Management: waste development plan documents should make provision for waste management capacity equivalent to the amount of waste generated and requiring management within their areas, taking into account where appropriate needs arising from strategic growth areas.
Waste planning authorities should cooperate in preparing waste development plan documents and the provision of capacity to allow some flexibility in relation to the movement, treatment and disposal of waste. The indicative requirement for additional capacity is identified in Appendices 5 and 6.

Policy RWS 1.7
Waste development plan documents should allocate specific sites for a range of types and scales of waste management facilities giving priority to safeguarding and expanding appropriate sites with existing waste management use and acceptable transport arrangements. The suitability of sites should be assessed against the following criteria: proximity to existing or major new or planned development; good transport connections with preference given to rail and water; compatible land uses; namely active mineral working sites; previous or existing industrial land use; contaminated or derelict land; land adjoining sewage treatment works; locally based environmental and amenity criteria.
In rural sub-areas, development plan documents should provide a network of suitable waste management facilities to serve local centres of population with more strategic facilities accessible to an appropriate catchment area. ...Development in the open countryside, including green belt and, exceptionally, the national park and Areas of Outstanding National Beauty should not be precluded where this is consistent with communities taking more responsibility for their own waste.
The need for the development locally stems from the County Council's identified need for materials recycling facilities for the diversion of municipal waste away from landfill, thus ensuring that the Council will not be affected by LATS penalties. Also, the introduction of the Landfill Directive's requirement for commerce and industry to pre-treat their waste before landfilling which comes into force on 30th October '07 will drive up the requirement for facilities handling such waste.

The site is designed to target the municipal kerbside collections of dry recyclables in the Kettering, Wellingborough and Northampton triangle, the contract for which in Wellingborough the applicant already holds. Similarly the applicant's hold contracts for the collection of significant volumes of commercial paper and card waste, and will seek to further expand these activities to include collection of commercial and industrial dry recyclables, either pre sorted or co-mingled. Targeting these areas, at whose centre the site is geographically located, complies with the proximity principle as identified in The Regional Waste Strategy.

Local Policy is presented in the Adopted Minerals and Waste Local Plan.

Policy 1 establishes the principles of waste development.

“Permission will be granted for waste development which is consistent with:—

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

the minimisation of harm to the environment, human health, natural resources, local amenity and highway safety;”

Policy 3.19/.20 states:

3.19 To meet the needs of Northamptonshire for the diversion of no hazardous commercial and industrial and municipal waste by 2009 there is therefore a requirement for additional waste management facilities that have the capacity to deal with the following approximate tonnes of waste per year:
• 160,000 tonnes in the Northampton – Wellingborough corridor

3.20 In accommodating these figures, the future provision of waste management facilities in Northamptonshire should seek to make the best use of existing facilities, filling the gap with smaller local and neighbourhood facilities where appropriate.

4.9 Existing waste management sites are part of the infrastructure for waste development in Northamptonshire. Depending on individual circumstances, such sites may also have the potential to increase their capacity, or are able to diversify to provide additional waste services...
2.2 Design criteria compliance

High quality design:

For detailed design elements see drawings 0719-(01/02/03). The principal structure on the site, the waste reception building, is designed to be both ecologically and visually friendly.

In incorporating the curved, ‘green’ living roof, it is hoped to limit the building’s impact upon the environment, and beyond that make a positive contribution to its surroundings. It will be far less intrusive visually than a conventional agricultural or industrial building, having the appearance of a green field over the roofed portion. By lowering the eaves on the northern elevation (that facing the A45 and Earls Barton), and limiting the activities taking place on that face of the building, the conspicuity of the structure and the site activities beyond will be significantly reduced.

The living roof will have the effect of significantly reducing run-off rates from rainwater, as the sedum and other vegetation will retain significant proportions of any rainfall, releasing them gradually over time. A system for capturing the water for use on site will be incorporated, dramatically reducing the need for additional water for site activities.

Built into the gable ends of the reception building (facing broadly east and west) will be non-reflective translucent panels, allowing significant amounts of natural daylight into the building especially during the morning and evening when light levels would otherwise be naturally lower.

It is suggested that a detailed lighting scheme be submitted for approval prior to commencement of development, but in outline it is intended to light the site in such a way as to minimize the impact on receptors beyond the site boundary. Lighting will be directed downwards to reduce glare leaving the site, and by concentrating activities on the southern face of the building, away from the A45 and Earls Barton, the requirement for lighting the most sensitive side of the site will be reduced to a minimum. The reception building will be clad in non reflective materials which will further reduce the tendency of light to escape the site through reflection.

The principal lighting will be;

- One downward facing light mounted on southern elevation of the offices, illuminating the entrance to the site.
- Four downward facing lamps on the northern boundary, inside the screening bund and planting, directed inwards towards the reception building, one specifically illuminating the northern weighbridges.
- Two downward facing lamps on the eastern boundary, inside the screening bund and planting, directed inwards towards the reception building and yard to the south of the reception building.
- Three downward facing lamps on the western side of the site, one mounted on the existing workshop southern elevation facing south, and at corner of car park facing east to illuminate yard south of the waste reception building, and
Holistic design:

The site and internal layout of new structures have been designed for maximum efficiency, both in terms of the function of the structures and their use by staff.

Starting from scratch with an unobstructed internal space in the reception and processing building, the applicant has maximised the efficiency of processing operations, meaning that throughput of materials will be faster, cleaner and more easily controlled than were the plant to be retrofitted into an existing building. By creating a building whose dimensions are fitted to the installation of the processing plant within the applicant has significantly improved the usability of the structure and limited the possibility of areas within the structure that are unusable due to access limitations.

Externally the site has been designed to manage the flows of vehicles and traffic with an absolute minimum of disruption. Through use of a one way system, positioning of staff and visitor parking, and careful siting of the weighbridges, traffic will be managed in a way that reduces conflict between crossing vehicles, pedestrians and site visitors.

Having two weighbridges each for incoming and outgoing vehicles, one in each direction dedicated to operator’s vehicles, and one dedicated to third party HGV and bulker vehicles, and positioning each in relation to the manoeuvring and size needs of the relevant vehicles and their access points to the building, further reduces potential for traffic conflicts and delays.

Local distinctiveness:

The surrounding area contains isolated stands of woodland, both established and more recently planted. There are arable and grazing areas between the woodland blocks and it is the agricultural nature of these surroundings which these proposals reflect, particularly in relation to the proposed ‘green roof’ with which the main building will be covered. This proposal utilises the existing aggregates recycling area, whilst retaining the composting area. The proposed planting scheme will effectively surround the site, giving the appearance of a further woodland block, linking it visually with those surrounding the site.

Environmental protection and enhancement:

This is covered in detail in Section 3.

Sustainable development:

The proposal to carry out sorting and baling of dry recyclable materials will provide a facility that will facilitate diversion of material from landfill.
The choice of a site between the population centres of Northampton, Wellingborough and Kettering minimises the distance that material from each has to travel. It has excellent access to the highway network for onward transportation of materials to their final recycling destinations.

The design of the proposed building incorporates a ‘green roof’ (see appendix 6 for more details) which will contribute significantly to the sustainability of the structure, along with the use of translucent panelling to allow natural light into the interior of the building. The natural roof will blend the building into the countryside, whilst improving the thermal efficiency of the building, promoting nature on the site, and providing a system which will reduce significantly the rate of run-off for the roof. This will eliminate the risk of additional volumes of water entering the adjacent floodplain during periods of heavy rain. It has the potential to furnish the site operators with a sustainable water collection facility for use in processes on site.

**Strategic site layout:**

The arrangement of the site has been developed with a view to maximising both the efficiency and safety, and limiting the impacts upon the surrounding landscape and environment. The implementation of a one way system will allow movements around the site to be carried out in a manner that will limit the number of crossing vehicle paths and the pedestrian/vehicle crossings. Careful attention has been paid to the siting of weighbridges within the site layout to ensure that no delays are caused in site operation by queuing delivery vehicles. Equally the internal layout is conducive to the efficient receipt, processing and despatch of materials.

**High quality landscaping and boundary treatments:**

The landscaping proposals are set out in sections 3 and 4.

**Effective buffers:**

The choice of site for this proposal was dictated by its distance from sensitive receptors, see section 3. Part of the land around the perimeter site is to be bunded and landscaped, which will screen the site from visual receptors, such as footpaths to the east, the highway along the northern boundary, houses in Earls Barton and other isolated properties and roads. The site layout maximises the protection of the nearest houses by screening them from the outside movement of waste by the waste reception building.

**Lighting:**

See section 3. It is suggested that a detailed scheme be submitted for approval in the event that planning permission is granted.

**Site access:**

No changes to the existing access will be made under these proposals other than to widen the gates to permit two vehicles abreast, as opposed to the existing single
width access. No general public access will be permitted to the site, but the public will be encouraged to visit the site for guided tours, as set out in section 4.

Sustainable transport:

The nature of the waste inputs is such that there is no opportunity to use transport other than lorries, though by locating the site in this position, it will minimise the distance waste has to travel from the various surrounding sources to reach the site.

Integrated development:

In this case the integration sought is with the existing waste use on the site, which is established as a composting and aggregates recycling facility, and has established vehicle movements to and from the site. Using the green roof approach in the construction of the reception building and the planting schemes around site boundaries will visually integrate the development into the surrounding countryside, far more effectively than the current intensive open air aggregates recycling.

Public safety:

See above and section 4.
3. ASSESSMENT OF ENVIRONMENTAL EFFECTS BY TOPIC

3.1 Landscape and visual impacts.

A field study of the site and its surroundings has determined that the site is principally overlooked by farmland and the A45 passing along the northern site boundary, with additional views available from isolated locations in Earls Barton and the surrounding area. These views are relatively long distance, and as such the site within them represents a small portion. The site surroundings have moderate scenic quality, but the site is of little inherent quality, and does not stand out in terms of size or prominence in the surrounding landscape. Potential visual impact would be localised and primarily affect views from the Public Footpath and a short stretch of the highway, with occasional views available from Earls Barton and its environs.

A map detailing locations of available views is included in Appendix 2.

It is with this in mind that the layout of the site and mitigation has been proposed.

The principal aspects for consideration in limiting and mitigating the effect of the development upon the character of the surrounding landscape, and the visual intrusion upon receptors were as follows;

- Mass of structures in the context of their surroundings, and their relationship to those surroundings
- Change in appearance of the site relative to that as it exists at present
- The nature of materials to be employed in the construction of structures on the site. (Colour, material type, reflectiveness)
- Site layout and operation in terms of where structures and activities will be located within the site.
- Potential landscaping form to screen the site activities and structures.
- Lighting of the site in hours of darkness; type, positioning and purpose.
- Gain to be had through development.

The site is presently used principally for the recycling of aggregates, with a small scale composting operation in one corner. The aggregates recycling takes place in the open air over most of the available footprint of the site, and is a large scale, dusty operation, using substantial plant and machinery, and generating significant stockpiles of both processed and unprocessed materials. The unloading, crushing and screening of materials generates high volumes of dust which is only partially suppressed by the sprinkler system, resulting in blowing clouds of dust on windy dry days. The overall activity is an unattractive intrusion into the surroundings, which are otherwise mainly rural in nature, though it should be noted that the Nene Valley generally represents a service corridor for large scale roads, substantial numbers of power lines, and occasional industrial and commercial developments, along with the historic and current large scale mineral related activities, all of which feature in close proximity to the application site. It is considered therefore that the application site is not inconsistent with its surroundings in terms of the nature of the activities, but would benefit from significant visual improvement in any development.
It is therefore intended to develop the site in a manner which will both facilitate the activities of the applicant, but in addition seek to enhance the visual appearance of the site within the context of its surroundings.

The principal change in the application is the change of materials to be handled on site, and the intention to carry out all receipt and processing of the materials in an enclosed structure. At a basic level this will reduce the existing ‘scarred’ appearance of the site, and will prevent the current levels of dust blowing beyond the site boundaries.

The main built element of the proposal is to construct the waste reception and processing building on the site to house all main activities of the applicant’s business. As the site stands, the building, to be sited as shown on site layout plan 0719-01, would be partially screened from outside the site by existing landform and tree planting. However, as demonstrated by the photographs below the building would remain conspicuous from various locations around the site and cause undue visual nuisance.

With this in mind the following recommendations were put to the applicant, and incorporated into the final design of the building, the site layout, and the landscaping scheme.

- Any building must be clad using dark, non reflective materials that will blend with the agricultural and woodland surroundings. Due to the size of the building the roof will be prominent in the surrounding area, and this will require the greatest attention to design as it will have potentially the greatest contribution to visual impact on the surrounding area.
- The site should be laid out in such a manner as to have the bulk of any outside activities shielded from view of the principal receptors, whether that be by conducting them indoors, screened by the mass of a structure, or by the implementation of a substantial landscaping scheme, principally along the northern and eastern boundaries, or a combination of the above.
- Any lighting must be of a minimal amount and directed in such a way as to minimise the escape of light from the site either horizontally or vertically, through either direct dispersion or reflection within the site.
- Construction of an earth bund on the north and east boundaries, planted with trees and shrubs.
- In light of Planning Officer’s comments in response to a request for a screening opinion under the Town and Country (EIA) (England and Wales) Regulations 1999, measures will be taken to improve the appearance of the perimeter concrete fence.

In light of the preceding observations a design was arrived at as described in section 1.2 of this statement, in drawings 0719-(01/02/03). Views taken from a 3d model of the proposed development are available in Appendix 3.
Principal receptors of visual impact are detailed below, illustrated with images of the site as viewed from that location at present, and with descriptions of measures designed to limit the impact of development. The montages shown below are assembled using a 3d model of the site, more detail of which is available in Appendix 3.

**Earls Barton Village, Southern end of Oxford Close (Viewpoint 1)**

Views to the site are available from only limited areas of the village, being already substantially screened by the existing vegetation and planting around the site. The areas where views are theoretically available are limited by distance to the site, existing established tree planting (both internal and external to the site) and landform.

![Figure 2. Existing view from Earls Barton (Oxford Close)](image)

As may be seen, limited views to the site are available, this being from Oxford Close. The waste reception building will be the principal element requiring screening as most activities will be carried out on the other side of it. From this direction the building will be screened by a 2.5m bund, which will be planted to reinforce the existing treeline. This will hide the closest elevation. The roof, which is to be planted with sedum, will appear merely as an extension of the agricultural land surrounding the site.
Mill Lane at Earls Barton (Viewpoint 2)

Clear views to the site are available from Mill Lane as it starts downhill from Earls Barton. However, in terms of their impact they are minimal, as the intervening distance is at least 900m, rendering the site a tiny portion of the available view. Further, a large portion of the site is already hidden by existing tree planting on intervening land.

With the landscaping in place on the north eastern portion of the site, the trees and bunds will screen the majority of site operations. Where the building is visible over the tops of planting, the building’s green roof will disguise its presence in the view.
Figure 5. View from Mill Lane at Earls Barton including montage of development.
Circus Over-Winter Quarters (Viewpoint 3)

Relatively clear views to the site are available from the temporary quarters of the circus, as shown in the image below. A second image shows the quarters themselves.

Figure 6. View from Circus Over-Winter quarters.

Figure 7. Circus Over-winter quarters.

Figure 8. View from Circus Over-winter quarters including montage of development.

Planting on the western boundary will largely screen the site. Cladding the building in dark materials will further limit the impact of the views.
Nene Valley Way Footpath (Viewpoint 4)

Clear views to the site are available from a small section of the Nene Valley Way. The view available is at a distance of 700m plus. Again distance renders the site a tiny portion of the available view. Further, a large portion of the site is already hidden by existing tree planting on intervening land. However, the additional planting on the bund should significantly reduce any intrusion that is present upon the already limited view.

Figure 9. View from Nene Valley Way

Figure 10. View from Nene Valley Way including montage of development.
Mill Lane Bridge over A45 (Viewpoint 5)

Clear views to the site are available from Mill Lane as it passes over the A45 bridge. The principal intrusion upon the surrounding landscape is actually the caravans of the circus over-winter quarters behind the site, but nonetheless some site activity is at present visible.

Figure 11. Existing view of site from bridge

Some limited views into the site are possible, and this will increase with the introduction of the building. The eastern boundary, facing one in this view is to be bunded to a height of 2.5m, and planted to reinforce the existing trees, which are themselves well established. The end gable of the reception building will be clad in dull, dark materials which will not reflect sunlight, and will blend with the tree cover.

Figure 12. View from bridge including montage of development.
Conclusions of visual impact assessment

The views and montages above represent the most sensitive locations identified by field survey. It is felt that with the full landscaping scheme including earth bund and tree planting, in combination with the use of the green roof on the waste reception building, will mean that the development has a minimal impact upon its surroundings. Further, the development will positively enhance the visual appearance from several locations, removing the visually scarred aspect of the current aggregates recycling use, and introducing a significant area of tree planting sympathetic to the surrounding areas.

3.2 Air emissions

The proposed operation is to be constructed in a manner calculated to reduce the possibility of odour and dust to a minimum. The reception and sorting of waste are all conducted inside the enclosed building, and the very nature of the materials to be handled is such that there is no risk of odour and very little risk of dust generation. In all likelihood levels of dust escaping the boundary will be dramatically reduced.

3.3 Noise

The development proposed will create no additional noise beyond that associated with the existing composting and aggregates recycling activities. Materials will be brought onto the site by waste vehicles and will be emptied directly into the building and then once on the site will be manipulated by bucket loader and forklift trucks. All processing will be carried out in the building, which will prevent the escape of noise from the site. No activities to be carried out on site will be of a noise level similar to that of the current usage.

3.4 Ecology

The site comprises an area of disturbed ground, surfaced principally with hardcore, that was previously Anglian Water sewage works. The entire site is presently used as an intensive aggregate recycling or composting areas, and as such supports no ecological interest.

3.5 Archaeology

There is no known archaeology on site.

3.6 Soils

No additional land will be used beyond that which is currently employed in the aggregates recycling and composting areas.
3.7 Surface and groundwater

The site is not located on a Groundwater Protection Zone. It will be a requirement of the Waste Management Licence for the proposed operations that the site is provided with a drainage system that can contain all liquids that have contact with the waste. Percolation of the water through the soil will not add to run-off into the stream and the water will be cleaned of any contamination by the time that it reaches the groundwater. These measures will ensure that there is no risk of contamination of either surface or groundwater.

3.8 Flood Risk Assessment

The site is not located in an area that is at risk of flooding, although it is adjacent to a flood zone of the River Nene.

The introduction of the building may initially suggest an increase in run off rate, but with the installation of the green roof, the capacity of the roof for retention of water is dramatically increased through both absorption and evaporation. A system for the capture of any water, either to tanks or a drainage system (via interceptors) that is in due course released by the roof will be installed, effectively reducing the run off rate to less than that currently associated with the existing aggregates processing yard.

A Flood Risk Assessment compliant with the requirements of PPS25 is included in Appendix 7.

3.9 Highway and traffic impacts

There is an existing access to the composting and aggregates recycling site, which provides access to the public highway complete with 12m+ radii kerbs and excellent visibility.

The existing operations involve the importation of significant volumes of aggregates for recycling, and smaller quantities of green waste for composting. It is anticipated that the materials to be processed on site will create no more, and probably less vehicle movements per day than existing operations. There will be less importation of waste in terms of tonnage, although due to the nature of the materials to be handled, the bulk per tonne will be higher.

Vehicles leaving the site will not have mud on their wheels, as all movements will take place on concreted or hardcore surfaces, and there are no longer to be any soils on site.

3.10 Lighting

It is suggested that a detailed lighting scheme be submitted for approval prior to commencement of development, but in outline it is intended to light the site in such a way as to minimize the impact on receptors beyond the site boundary. Lighting will be directed downwards to reduce glare leaving the site, and by concentrating activities on the southern face of the building, away from the A45 and Earls Barton,
the requirement for lighting the most sensitive side of the site will be reduced to a minimum. The reception building will be clad in non reflective materials which will further reduce the tendency of light to escape the site through reflection.

The principal lighting will be;

- Four downward facing lamps on the northern boundary, inside the screening bund and planting, directed inwards towards the reception building. This will provide illumination for vehicles maneuvering around the site.
- Downlighting lamps to light each weighbridge.

Wall mounted lights on the southern wall of the reception building illuminating entrances and loading bays.

3.11 Contaminated Land

A survey of ground conditions has been made on the site by Soil Technics, which concluded that despite historical uses which could present a risk of contamination, based on the survey there was a low overall risk to human users. Similarly a low risk of ground gases is present, with no sources of landfill gas found.

The executive summary of the report is to be found in Appendix 4 with the full report available on c.d. on request.
4. DESIGN AND ACCESS STATEMENT

4.1 Use of Site

The existing activities at the site are described in Sections 1 and 2 of this Supporting Statement.

4.2 Amount

The proposal is to handle 85,000 tonnes per annum of dry recyclables and other waste. This will involve the building of waste reception and processing building, extending the existing offices, and constructing four weighbridges. The new building (3600m$^2$) and offices (an additional 240m$^2$) will have a combined floor space of 3840m$^2$.

4.3 Layout

For the detailed site layout plan see drawing 0719-01.

The arrangement of the site has been developed with a view to maximising both the efficiency and safety, and limiting the impacts upon the surrounding landscape and environment. The implementation of a one way system will allow movements around the site to be carried out in a manner that will limit the number of crossing vehicle paths and the pedestrian/vehicle crossings. Careful attention has been paid to the siting of weighbridges within the site layout to ensure that no delays are caused in site operation by queuing delivery vehicles. Equally the internal layout is conducive to the efficient receipt, processing and despatch of materials.

4.4 Scale

The site as a whole covers 2.1 ha. The waste reception building will be of a scale typical of modern agricultural buildings such as a grain store at 90x40m, with the eaves being 6.5m on the northern face and 9.5m on the southern, and a high point of the roof reaching 10.5m. The elevations are shown in drawing 0729-03. The existing single storey offices will be doubled in size to a footprint of 20x8m, and rooms built into the roof, continuing the present roofline with dormer windows added for lighting.

4.5 Landscaping

It is proposed to adopt a landscaping scheme based upon that approved in conjunction with a previous planning permission at the site, which is illustrated on drawing 0719-01. The principal components are a bund of 2.5m height along the majority of the northern and eastern boundaries (the points from which principal views of the site are available) to be planted with trees. The existing tree planting around the remainder of the site boundary will be reinforced to further screen the site and structures. The roof of the waste reception building will also form a part of the landscaping, featuring as it does a planted ‘green’ sedum based covering, with the intention of creating a visually green finish to the development.
It is suggested that a detailed landscaping scheme is submitted as a condition of the planning permission should it be granted.

4.6 Appearance

The building and site arrangement have been designed to create a minimal impact upon the surrounding countryside and receptors.

As previously detailed the roof of the principal site structure is to be covered with a living sedum roof, which reflects the green agricultural characteristics of the surroundings. The walls will be clad in dark materials to avoid excessive reflection and visual intrusion. Translucent material is to be used on the eastern and western faces under the gable ends to provide internal natural daylight. Low reflective materials will be used. For image of green roof see figure 1.

![Figure 14. 3D model of proposed waste reception building.](image_url)
The existing brick offices are to be extended in the same style, with brick facing and grey tile roofing, to twice their existing width. Dormer windows are to be installed in the roof to provide additional office space.

![Figure 15. Offices existing at the site](image)

### 4.7 Access

The site has access on to the strategic highway network (A45) via a short stretch of Station Road. Visibility from the site onto the minor road, and then onto the A45 is excellent, with 15m radii kerbs on the access to the road from the site.

No access for members of the public to the site is to be provided, other than as a part of an organised educational visitor party, when tours would be conducted under the supervision of members of staff.

Provision has been made for 3 disabled access parking bays immediately adjacent to the site offices. However, as a consequence of the nature of activities on the site, namely the movements of heavy goods vehicles and the operation of processing machinery, it is not anticipated that the site would be suitable for access other than for those of full mobility.

Easy access is available between the principal car park and the site offices, and in terms of vehicular movement around the site a clockwise one way system will be imposed to reduce conflicts between vehicles and pedestrians using the site.
5 CONCLUSIONS

The site proposed for the Materials Recycling Facility is ideally situated to serve the needs of the communities of Northampton, Wellingborough, Kettering, and the rural districts in that area in accordance with the Proximity Principle.

The facility will support the Council’s stated need to increase the rate of recycling in the County, and divert increasing quantities of waste away from landfill. In addition the facility will support the introduction of the requirement (drawn from the Landfill Directive) for commercial and industrial waste to be pre-treated before landfilling is permitted.

The site layout, building type and landscaping scheme are designed to minimise the impact of the operation upon its surroundings, while facilitating the efficient operation of the site. It is felt that the proposed development will make a positive contribution to the locality in relation to the existing uses on the site, reducing the outdoor processing of materials with consequent reductions in noise, dust, and visual intrusion.

Whilst the location is in a countryside setting, it is one of established waste related uses. In recognition of the relative sensitivity of the surroundings, considerable effort has been made to present a package of measures to ensure that not only is any detriment caused to the locality, but further that the visual appearance and noise and dust levels from activity on the site will be improved. The implementation of the landscaping element and the living roof will enhance the appearance of the site, reduce the potential of the site as it stands to have a detrimental effect on its surroundings, and minimise impacts upon its neighbours.

The grant of planning permission will allow the relocation of the Alibone Recycling operation from the village of Moulton to a site with better access, less intrusion upon residential locations, and more room to conduct operations in an efficient and tidy manner.
National Policy.


National Policy on waste development is set out in the Waste Strategy for England 2007. Excerpts from the strategy are set out below. Guidance on general policy is given in Planning Policy Statement 1 (PPS1) and on development in the countryside is given in Planning Policy Statement 7 (PPS7).

Objectives and targets

ix. The Government’s key objectives are to:
• decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use;
• meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020;
• increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste;
• secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and
• get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.

x. The overall impact of this strategy is expected to be an annual net reduction in global greenhouse gas emissions from waste management of at least 9.3 million tonnes of carbon dioxide equivalent per year compared to 2006 (equivalent to annual use of around 3 million cars). The additional greenhouse gas emissions reductions result from an increase in diversion of waste from landfill of around 25 million tonnes of waste per annum. These benefits will be further boosted by significant extra greenhouse gas benefits from the waste prevention measures in the strategy.

xi. A greater focus on waste prevention will be recognised through a new target to reduce the amount of household waste not re-used, recycled or composted from over 22.2 million tonnes in 2000 by 29% to 15.8 million tonnes in 2010 with an aspiration to reduce it to 12.2 million tonnes in 2020 – a reduction of 45%. This is equivalent to a fall of 50% per person (from 450 kg per person in 2000 to 225 kg in 2020).

xii. Higher national targets than in 2000 have been set for:
• recycling and composting of household waste – at least 40% by 2010, 45% by 2015 and 50% by 2020; and
• recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020.

xiii. Because lower levels of waste growth are expected than when the consultation document was published, meeting these targets implies lower levels of residual waste than were previously assumed. The Government will review the targets for 2015 and 2020 in the light of progress to 2010 and future forecasts, to see if they can be even more ambitious.

xiv. The Government will shortly be setting a new national target for the reduction of commercial and industrial waste going to landfill. On the basis of the policies set out in Waste Strategy for England 2007, levels of commercial and industrial waste landfilled are expected to fall by 20% by 2010 compared to 2004. The Government is considering, in conjunction with the construction industry, a target to halve the amount of construction, demolition and excavation wastes going to landfill by 2012 as a result of waste reduction, re-use and recycling.

Site specific policy

Investment in infrastructure

xxiv. A key to more efficient recovery of materials and energy is the greater segregation and sorting of waste at (or close to) its source by households and businesses. This requires planning for and investment in collection, sorting, reprocessing and treatment facilities by local authorities, businesses and the third sector. The Government is:
• increasing the (environmental and financial) value obtained from recyclate material collected by local authorities through a strengthened advice service, including on waste collection, the use of different kinds of material recycling facilities (MRFs), and contractual arrangements for collection services;

Targeting action on materials, products and sectors

xxi. Waste is a mix of very different products and materials. So we need to target action on where we can achieve the greatest improvement in environmental and economic outcomes. **We have identified key waste materials where diversion from landfill could realise significant further environmental benefits. The Government is taking action on paper, food, glass, aluminium, wood, plastic and textiles. Examples include:**

**Paper**

• establishing with the paper industry an agreement with challenging targets to reduce paper waste and increase paper recycling incorporating and developing existing agreements for newspapers, magazines and direct mail but extended to office papers, free newspapers, catalogues and directories;

**Plastics and aluminium**

• proposals (subject to further analysis) for higher packaging recycling requirements beyond the 2008 European targets to increase recycling (each tonne of aluminium recycled saves 11 tonnes of CO2).

Current UK recycling of paper, glass, plastics, aluminium and steel is estimated to save more than 18 million tonnes of carbon dioxide a year through avoided primary material production (equivalent to annual use of 5 million cars or 14% of UK transport sector emissions).

43. Directive targets of 60% recovery and 55% recycling of packaging waste in 2008 are expected to be achieved but there is still a significant amount of packaging waste that is not being recycled – nearly 5 million tonnes. **The Government will therefore propose (subject to analysis) higher recycling targets for the period beyond 2008 with a view to diverting more packaging waste from landfill and reducing the greenhouse gas emissions associated with some packaging materials (e.g. aluminium and plastics) in particular.**

Guidance on general policy is given in Planning Policy Statement 1 (PPS1) and on development in the countryside is given in Planning Policy Statement 7 (PPS7).

**PPS 7 suggests that:**

**Key principles 1**

(v) Priority should be given to the re-use of previously-developed (‘brownfield’) sites in preference to the development of greenfield sites, except in cases where there are no brownfield sites available, or these brownfield sites perform so poorly in terms of sustainability considerations (for example, in their remoteness from settlements and services) in comparison with greenfield sites.

(vi) All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

**Key principles 16**

(ii) support other countryside-based enterprises and activities which contribute to rural economies…

**PPS10** sets out the requirements to be met by waste developments. It advises 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;

– in considering planning applications for waste management facilities before development plans can be reviewed to reflect this PPS, have regard to the policies in this PPS as material considerations which may supersede the policies in their development plan. Any refusal of planning permission on grounds of prematurity will not be justified unless it accords with the policy in The Planning System: General Principles."
Planning applications for sites that have not been identified, or are not located in an area identified, in a development plan document as suitable for new or enhanced waste management facilities should be considered favourably when consistent with Paragraph 21 which states that in deciding which sites and areas to identify for waste management facilities, waste planning authorities should:

(i) assess their suitability for development against each of the following criteria:
– the extent to which they support the policies in this PPS;
– the physical and environmental constraints on development, including existing and proposed neighbouring land uses;
– the cumulative effect of previous waste disposal facilities on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion and inclusion or economic potential;
– the capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource recovery, seeking when practicable and beneficial to use modes other than road transport.

(ii) give priority to the re-use of previously-developed land, and redundant agricultural and forestry buildings and their curtilages.

PPS10 also sets out the locational criteria that should be taken into account in testing the suitability of sites.

a. protection of water resources
Considerations will include the proximity of vulnerable surface and groundwater. For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding will also need particular care.

b. land instability
Locations, and/or the environs of locations, that are liable to be affected by land instability will not normally be suitable for waste management facilities.

c. visual intrusion
Considerations will include (i) the setting of the proposed location and the potential for design-led solutions to produce acceptable development; (ii) the need to protect landscapes of national importance (National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts).

d. nature conservation
Considerations will include any adverse effect on a site of international importance for nature conservation (Special Protection Areas, Special Areas of Conservation and RAMSAR Sites) or a site with a nationally recognised designation (Sites of Special Scientific Interest, National Nature Reserves).

e. historic environment and built heritage
Considerations will include any adverse effect on a site of international importance (World Heritage Sites) or a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens).

f. traffic and access
Considerations will include the suitability of the road network and the extent to which access would require reliance on local roads.

g. air emissions, including dust
Considerations will include the proximity of sensitive receptors and the extent to which adverse emissions can be controlled through the use of appropriate and well-maintained and managed equipment and vehicles.

h. odours
Considerations will include the proximity of sensitive receptors and the extent to which adverse odours can be controlled through the use of appropriate and well-maintained and managed equipment.

i. vermin and birds
Considerations will include the proximity of sensitive receptors. Some waste management facilities, especially landfills which accept putrescible waste, can attract vermin and birds. The numbers, and movements of some species of birds, may be influenced by the distribution of landfill sites.

Where birds congregate in large numbers, they may be a major nuisance to people living...
nearby. They can also provide a hazard to aircraft at locations close to aerodromes or low flying areas. As part of the aerodrome safeguarding procedure (ODPM Circular 1/200316) local planning authorities are required to consult aerodrome operators on proposed developments likely to attract birds. Consultation arrangements apply within safeguarded areas (which should be shown on the proposals map in the local development framework). The primary aim is to guard against new or increased hazards caused by development. The most important types of development in this respect include facilities intended for the handling, compaction, treatment or disposal of household or commercial wastes.

j. noise and vibration
Considerations will include the proximity of sensitive receptors. The operation of large waste management facilities in particular can produce noise both inside and outside buildings. Intermittent and sustained operating noise may be a problem if not kept to acceptable levels and particularly if night-time working is involved.

k. litter
Litter can be a concern at some waste management facilities.

l. potential land use conflict
Likely proposed development in the vicinity of the location under consideration should be taken into account in considering site suitability and the envisaged waste management facility.

**Landfill Directive, applied by the Landfill (England and Wales) Regulations 2002, states that:**

From 30 October 2007, non-hazardous waste must be treated before it can be landfilled. This requirement stems from the Landfill Directive, which aims to reduce our reliance on landfill as a waste management option and minimise the environmental impact of landfill sites. To meet this aim it is important that waste producers find better ways to manage their waste. Now is a good time for waste producers to review how they manage their waste, including whether it needs to be produced at all and whether what they do produce needs to be land filled.

**Regional Policy.**

The guidance on waste development is set out in the **Regional Waste Strategy (RWS)**. The latter includes the following targets:

- By 2010 recycle or compost at least 30% of household waste.
- to recover value from 45% of municipal waste by 2010
- to recover value from 67% of municipal waste by 2015

The RWS includes a table identifying landfill capacity in Northamptonshire in 2001. The county had a void space of 12,335,000m³, which at the then current annual rate of fill gave a life of 5.4 years. Since this time additional void space has been created by new permissions and the rate of fill has stabilized, however, the implication of this is that there is an urgent need to find alternatives to landfill in the county, for both municipal and commercial waste arisings.
Northamptonshire Waste Policies.

The relevant policies relating to composting are contained in the Adopted Northamptonshire Waste Local Plan.

The Council seeks to manage waste in accordance with the waste hierarchy having regard to both the proximity principle and the best practicable environmental option.

Policy 1 establishes the principles of waste development.

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

Policy 3.19/.20 states;

3.19 To meet the needs of Northamptonshire for the diversion of nonhazardous commercial and industrial and municipal waste by 2009 there is therefore a requirement for additional waste management facilities that have the capacity to deal with the following approximate tonnes of waste per year:
• 160,000 tonnes in the Northampton – Wellingborough corridor
• 200,000 tonnes in the Corby- Kettering corridor
• 80,000 tonnes in Daventry district
• 75,000 tonnes in East Northamptonshire
• 85,000 tonnes in South Northamptonshire

3.20 In accommodating these figures, the future provision of waste management facilities in Northamptonshire should seek to make the best use of existing facilities, filling the gap with smaller local and neighbourhood facilities where appropriate. There is no requirement for any new large sites.

4.9 Existing waste management sites are part of the infrastructure for waste development in Northamptonshire. Depending on individual circumstances, such sites may also have the potential to increase their capacity, or are able to diversify to provide additional waste services...

Buffer Zones

5.4 The proximity of a waste management facility to other land uses is a critical issue. Buffer zones should be utilised where they will ensure local amenity is safeguarded. The exact type of buffer for the development should reflect:
• the nature of the waste and the process involved
• the direction of the prevailing wind
• the amount of enclosure for the processes
• local topography
• the proposed hours of working
• the impact of flood-lighting

Planting or landscaped earth bunding should be commonly used to provide screening.

5.6 The traffic and access aspects of waste development should not create unacceptable impacts on the local community or the highway system. This includes environmental impacts or structural damage and issues of highway safety and congestion. Proposed sites should be as close as possible to the strategic highway network with the routing of lorries along identified lorry routes.
DESIGN OF MINERALS AND WASTE DEVELOPMENT

Northamptonshire Minerals and Waste Development Framework
Development & Implementation Principles: Supplementary Planning Document Adopted March 2007, set out the criteria for the design of minerals and waste developments.

High quality design – High quality design in context with and complementary to, surrounding landscape and townscape, as well as the nature of operations.

Holistic design – Holistic design incorporating all components of the built form into a consistent architectural treatment. Including all buildings (operational, offices, reception, security), building components (ventilation, extractor grills, service pipes), storage areas, structures, secure boundary treatments (gates and fences), service infrastructure, wash bays, weigh bridges, etc.

Local distinctiveness – Support local distinctiveness and character.

Environmental protection and enhancement – All design aspects (built form, site layout, lighting, access, landscaping, etc) should seek to avoid and where necessary mitigate adverse impacts on the surrounding environment and human health (including air, water, land, noise, odour, amenity, landscape, biodiversity, geodiversity, flood risk, built and historic environment) whilst maximising beneficial outcomes.

Sustainable development – Incorporate sustainable development practices that promote the 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 level through strategic site layout.

High quality landscaping and boundary treatments – High quality landscaping and boundary treatments that are in context with and complementary to, surrounding landscape character. Landscaping and boundary treatments should be maintained to a high standard and positively contribute towards amenity, biodiversity and nature conservation where possible.

Effective buffers – Provision of adequate and effective buffers to reduce adverse impacts on sensitive receptors or areas. Buffers are to be in context with, and complementary to surrounding landscape or townscape, and may include aspects of the built form, landscaping and boundary treatments. Buffers should seek to positively contribute towards amenity, biodiversity, nature conservation, habitat enhancement and catchment conservation where possible. Access opportunities within buffer areas should be maximised where safe.

Lighting – Minimise light pollution (includes sky glow, glare, light spill and trespass).

Site access – Site entry and public access areas are to be well maintained and act to reduce the visual impact of the site. Public rights of way should be retained where possible. Access to the major transport network should seek to reduce impacts on sensitive receptors.

Sustainable transport – Incorporate sustainable or alternative transport options where appropriate (e.g. rail and water transport).

Integrated development – Maximise opportunities to locate complementary operations and activities together.

Public safety – The design, layout and landscaping components should seek to ‘plan out crime’ by creating safe and secure environments, increasing the risk of detection of criminal or antisocial activity, and make crime more difficult to commit.
Appendix 2

Sensitive receptor viewpoints map.

NOT TO SCALE
Appendix 3

3D views of proposed development
The following are views from the approximate direction of the viewing receptors identified as sensitive. **Note though that they are highly magnified from reality** and take no account of intervening landscape features that lend screening effects.
Appendix 4

Contaminated Land Survey Executive Summary

EXECUTIVE SUMMARY

GENERAL

We recommend the following executive summary is not read in isolation to the main report which follows.

SITE DESCRIPTION, HISTORY AND PROPOSALS

The site comprises a concrete recycling centre which incorporates a site office, vehicle maintenance workshop and above ground fuel storage tank, together with stockpiled materials and storage/parking areas. The site formerly comprised a sewage treatment works, and a number of relics structures remain evident at the site.

We understand that it is proposed to redevelop the site for industrial usage, which comprises a paper recycling centre.

GROUND CONDITIONS ENCOUNTERED

The exploratory excavations encountered a similar profile of soils considered to be Made Ground overlying River Terrace deposits. The Made Ground generally comprised medium dense dark grey and brown, gravelly sand. Gravels predominantly comprised concrete and brick with occasional steel reinforcement bars, glass, slag and bitumen. Made Ground was encountered to depths of between 0.6-1.0m.

The River Terrace deposits generally comprised firm and stiff orange brown mottled grey sandy slightly gravelly clay. Gravels comprised flint and quartz.

CHEMICAL/GASEOUS CONTAMINATION

Although historical maps and current site usage indicate uses of the site which could potentially provide a source of chemical contamination, subsequent laboratory testing has not identified a significant source and thus in our opinion the overall risk to human end users at the site is considered low, based on site development proposals.

Based on desk study information combined with on site excavation observations, a potential source of landfill gas has not been identified at, or close to, the site. In addition, the ground conditions encountered comprised a consistent deposit of cohesive soils which would restrict potential gas migration. On this basis, the risk of the site being affected by ground gases is considered to be low.
Appendix 5

Choice of site

Alternative accommodation.

After an extensive search the following two sites on Brackmills were found as the best available alternatives.

Property Reference: 2616
Property Status: TO LET
Property Size: GROSS INTERNAL AREA
19,819 SQ FT (1,841.30 SQ METRES) TO 40,102 SQ FT (3,725.71 SQ METRES)
INDUSTRIAL/WAREHOUSE UNIT

31 & 32 LYVEDEN ROAD
BRACKMILLS
NORTHAMPTON
NN4 7ED

• TWO ADJOINING UNITS AVAILABLE INDIVIDUALLY OR COMBINED.
• FULLY FITTED OFFICES IN EACH UNIT WITH HEATED MAIN AREA.
• COMPETITIVE RENTALS

THE RENT PASSING IS £136,000 PER ANNUM

LOCATION

The premises are located on Lyveden Road and lie close to the centre of the Brackmills Industrial Estate. There is good access from the property to the A45 dual carriageway, which in turn provides direct access to the M1 Motorway at Junction 15. Brackmills is one of Northampton’s premier industrial estates with prominent companies already established on the estate including Barclaycard, Travis Perkins Limited, Christian Salveson Plc, Tesco Plc and MFI Limited.

DESCRIPTION

The premises comprise a modern industrial/warehouse building of steel portal frame construction with brick and blockwork elevations surmounted by profile steel cladding to eaves. Above, there is a double-pitched corrugated roof, which has been lined internally and incorporated translucent roof panels.
Internally, there is integral, two-storey office accommodation, which incorporates individual offices at both ground and first floor level together with kitchen and w.c. facilities. These offices are finished to predominantly painted blockwork walls with plastered ceilings incorporating fluorescent strip lighting. Heating is generally provided by gas fired wall mounted radiators.

The main factory/warehouse accommodation to each unit is accessed via roller shutters loading doors incorporated within the front elevation. Both heating and lighting are provided throughout.

Externally, there is a large brick paved forecourt to the front of the property which provides access for loading purposes together with on-site car parking for approximately 35 vehicles per unit.

**ACCOMMODATION**

From measurements taken on site, we have calculated that the premises have a gross internal floor area as follows:-

<table>
<thead>
<tr>
<th>Unit</th>
<th>Internal Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 31</td>
<td>20,283 sq ft (1884.41 sq m)</td>
</tr>
<tr>
<td>Unit 32</td>
<td>19,819 sq ft (1,841.30 sq m)</td>
</tr>
<tr>
<td>Total</td>
<td><strong>40,102 sq ft (3,725.71 sq m)</strong></td>
</tr>
</tbody>
</table>

**TERMS**

The two properties are held on a single full repairing and insuring lease for a term of 15 years, which commenced on the 1st April 1996 at a passing rent of £136,000 per annum.

**RATES**

Rateable Value (both properties) £ 149,000

Rates Payable: 2006/07: £ 64,517
Property Reference: 1604.001
Property Status: TO LET
Property Size: 2326.8 SQ M (29,500 SQ FT)

Modern Warehouse With Offices

Hamilton House
5 Sketty Close
Brackmills Industrial Estate
Northampton

- MODERN DETACHED PRESTIGIOUS UNIT
- SITUATED WITHIN SECURE YARD
- LOCATED ON PREMIER INDUSTRIAL ESTATE WITH EXCELLENT ACCESS TO M1 AND A45.
- FULLY FITTED HIGH QUALITY OFFICES TO GROUND AND FIRST FLOOR
- FULLY OPERATIONAL WAREHOUSE EQUIPT WITH THREE LOADING DOORS, DEXION PALLET RACKING AND FORKLIFT TRUCKS

To let at an asking price of £150,000 per annum.

LOCATION
The property is situated on Sketty Close on the Brackmills Industrial Estate, Northamptonshire's premier industrial area located adjacent to the A45 dual carriageway. The estate enjoys easy access to Junction 15,15a and 16 of the M1, which are within a few minutes drive. Junction 15 is 3 miles distant.

DESCRIPTION
The unit comprises a modern detached business unit within a fenced, self contained site. It provides good, clear warehouse space together with offices on two floors.

The warehouse/ production area is constructed in three bays of steel frame with part blockwork inner skin to 2.9 metres and insulated steel profile cladding externally. The main area provides a maximum eaves height of approximately 7.5m (24'6"). The warehouse has 3 full height loading doors 3.6m wide by 5.5m high. Within the main area adjacent to the loading doors is located a works office totalling approximately 27.7 sq m. The warehouse benefits from gas fired warm air heating, fluorescent lighting and 3-phase electricity.

To one side of the main area is a partitioned two storey office section plus small open mezzanine storage area and ground floor workshop stores. The office accommodation is to a high specification including partial air conditioning, male and female w.c, facilities, conference room, boardroom, plus open plan main offices accessed off main reception. In addition, there is computer/IT server room and fitted kitchen/restroom.

The property benefits from designated parking for 57 vehicles.

ACCOMMODATION
The property comprises of the following gross internal floor areas:

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>1,865.8</td>
<td>20,084</td>
</tr>
<tr>
<td>Ground Floor Offices/Ancillary Areas</td>
<td>461.01</td>
<td>4,963</td>
</tr>
<tr>
<td>First Floor Offices (excluding stairwells)</td>
<td>413.7</td>
<td>4,453</td>
</tr>
</tbody>
</table>
SERVICES
All mains services are understood to be connected to the property

RATES
Rateable Value: £124,500

Summary in relation to Alibone’s Needs

Costs for comparison between proposed site and alternatives.

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Site Location</th>
<th>Outside Site Area</th>
<th>Building Area</th>
<th>Costs for comparison</th>
<th>Total price for site</th>
<th>Cost of Outfitting Site</th>
<th>Total Price per month</th>
<th>Total over 25 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Recycling Centre</td>
<td>Earls Barton</td>
<td>4.5 acres</td>
<td>38750</td>
<td></td>
<td>£2,000,000.00</td>
<td>£1,000,000.00</td>
<td>£10,000.00</td>
<td>£3,000,000.00</td>
</tr>
<tr>
<td>Property Reference: 2616</td>
<td>BRACKMILLS</td>
<td>0.75 acres</td>
<td>40,102</td>
<td></td>
<td>£3,400,000</td>
<td>£1,000,000.00</td>
<td>£14,666.67</td>
<td>£4,400,000.00</td>
</tr>
<tr>
<td>Property Reference: 1604.001</td>
<td></td>
<td>0.2 acres</td>
<td>20,084</td>
<td></td>
<td>3,750,000</td>
<td>£1,000,000.00</td>
<td>£26,388.89</td>
<td>£4,750,000.00</td>
</tr>
</tbody>
</table>

As can be seen from the details of the two properties above, the best two candidates as alternatives to the development of the site are essentially unsuitable.

In the case of the first property, 2616, as a total the floor area is acceptable, but is split between two sections. The double pitch roof means internal divisions in the building leading to further interruptions of the internal space. Outside storage/manoeuvring areas (see photograph) are limited to approximately 0.75 of an acre. Total cost for purchase/lease of the building and outfitting exceeds that of Earls Barton by £1.4m over a 25 year period.

The second building, 1604.001, is only 50% of the desired footprint and has virtually no outside space. Again subdivided by internal structure, at £1.75m more expensive than the preferred site over 25 years the site is unsuitable, and uneconomic.

Beyond this scale of property the applicant could find no suitable property to house their operation without moving to ‘ProLogis’ style accommodation whose sizes are generally excessive and ground rents completely prohibitive. (For comparison a 40,000 square foot premises at Kettering would cost £2.75m in excess of the Earls Barton site over a 25 year period – 92% more expensive).
The ‘Green Roof’ Concept

The decision to implement a green roof on the Earls Barton development is in response to the desire to make the building ecologically friendly as well as reducing visual intrusion. The closest example in existence is the Adnams Brewery and distribution centre in Suffolk, upon which it is intended to base the design of the waste reception and processing building.

Details of the building are shown below.

‘Adnams Chalk And Hemp Warehouse Opens

Adnams Brewery has opened a new environmentally friendly distribution warehouse, complete with sedum roof, in Southwold, Suffolk. One of the biggest in the UK, the 2,382 square-metre roof of the new centre is designed to absorb rainwater, which will be released gradually and used to wash fleet vehicles and flushing staff toilets.’


‘The roof itself is Sedum, a living carpet of thick fleshy plants and grass (grown locally Cheltenham), which provides not only a structural and aesthetic benefit, but reduces energy costs and removes carbon dioxide and other pollutants from the air. Combined with the warehouse being situated low in an old gravel pit, the green Sedum roof literally camouflages the building, integrating it with the surrounding countryside and minimising the impact it will have on the view for passers by….rainwater stored in the Sedum is also harvested from the roof, recycled and used in the warehouse and for washing vehicles.’

http://www.haymills.com/project_print.php?id=51&PHPSESSID=93ec08fb3a269317cd8003f3990d984f

(Haymills Construction)

‘Imagine a building which….stores rainwater for use internally and which blends into the landscape
because of the plants on its roof. The building is designed so that from the road it looks like part of the countryside.

http://www.bbc.co.uk/suffolk/content/articles/2005/07/03/coast05walks_stage7.shtml

Example Rainwater capture system, and more details on green roof.

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**CASE STUDY:**
Adnams Distribution Centre, Suffolk

**Rainwater harvesting system**

- Ecologically designed building.
- BREEAM rated ‘excellent’
- 35,000-litre bulk storage
- 1,000-litre break tank
- 3-phase high pressure pump

**Location:** Southwold, Suffolk

**Client:** Adnams Brewery

**Architects:** Aukett Fitzroy Robinson

**Requirement:** Toilet flushing & Vehicle washing facility

**Design data**

- Average annual rainfall: 550mm
- Available roof area: 4000m²
- Estimated annual rainwater collection: 650,000 litres

**Capital cost:** £10,700

**Completion:** Summer 2006

Regarded as Britain’s greenest warehouse, the building was designed to minimise environmental impact and to show the clients’ commitment to sustainability. It includes numerous sustainable construction techniques including the rainwater harvested from the sedum roof being used to flush toilets and to wash goods vehicles.

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Rainharvesting Systems Ltd.
Unit S2 Inchbrook Trading Estate, Bath Road, Woodchester, Stroud, Gloucestershire, GL5 5EY
Tel: 01453 223 5430    Fac: 01453 839260
E-mail: sales@rainharvesting.co.uk
Flood Risk Assessment
The site is currently surrounded by a metal (corrugated steel) fence of approximately 2m in height. This is somewhat intrusive visually as may be seen in Figures 1 and 2 below. It is intended as part of the application’s landscaping proposals, and in response to the suggestions of the Northamptonshire Waste Development Control Department, to plant the perimeter, at the base of the fencing, with ivy in order to mask the colour and texture of the materials.

![Figure 1](image1.jpg)

This is the most effective way of screening the fence. The applicant has control over 0.5m of land outside the fence line, which means the planting of trees externally is impractical. Ivy will be low maintenance, quick to cover the surface of the fence, and will not intrude on the surrounding land.