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Our Ref: JWG/SLF – R14/4

15 September 2008

Mr S Smith
Minerals Planning Officer
Northamptonshire County Council
County Hall
Northampton
NN1 1AX

Dear Mr Smith

RUSHTON LANDFILL SITE – RE-CONTOURING OF SOUTHERN SLOPE

(i) PLANNING APPLICATION TO IMPORT INERT MATERIAL

(ii) S.73 APPLICATION TO VARY CONDITION No. 12 (PLANNING CONSENT No. KE/89/714C)

Planning consent was granted in 1991 for the importation of non-hazardous waste into the former Rushton ironstone/limestone quarry and the approved proposals involved a land raising scheme. Having carefully reviewed the approved restoration proposals, it is now considered that the profile of the southern boundary of the landfill site could be significantly improved by the importation of approximately 70,000 cu. m of inert material and the placement of a similar volume of material derived from within the existing site at the interface of the landfill site and adjacent agricultural land to the south.

This operation would extend operations on average some 50m further south into the adjacent agricultural fields, which consist of land restored from previous mineral workings. Furthermore, it is proposed that a small raised dome would be created outside of the south-west of the existing site, which would further assist in screening the proposed recycling shed (which is the subject of a separate planning application submitted in August 2008).

The proposed “re-grade” areas are identified on the enclosed Drg No. R14/0908/03 which additionally details the revised contours on the main site itself. The small “dome” to the south of the site access is referred to as Phase A, whilst the re-profiling of the southern aspect of the landfill site is identified as Phases B and C on the above plan.



Cell No.s 4 and 6 were previously filled by the previous operator at the site (CSG), and capped with an engineered liner and a positive gas extraction scheme installed, along with a leachate control mechanism. Those two cells still, however, require to be re-soiled with a 1m layer of subsoil and topsoil in accordance with Condition No. 11 of the Planning Consent (KE/89/714C). Cell No. 5 to the north-west is generally filled, although requires the area to be graded to the pre-settlement contour profile and the engineered liner and gas extraction system to be installed. At present Cell No. 7 (identified on the existing features and proposals plans) is being filled with non-hazardous wastes under the control of Mick George Limited.

The proposal to place suitable inert material along the southern margin of the landfill site seeks to blend the existing site into the wider landscape. Cross-sections contained on Drg No.s R14/0908/04 and R14/0908/05 demonstrate the improved profile of the land in question. Whilst the fact that the existing raised landform exists can never be wholly disguised, by re-grading the southern profile of the site, the final gradients will be better integrated.

The attached Drg No. R14/3823/03 identifies the extent of the operations of the existing Rushton landfill site and the boundaries of the 3 phases (A, B and C). The drawing additionally provides details of the revised (pre-settlement) contours of the existing landfill site which have to be modified to accommodate the new profile on the southern aspect of the site. Phase A lies to the south of Point No. 1 (as shown on Drg No. R14/3823/03), Phase B lies between Points 1 and 2 and Phase C lies to the east of Point No. 2 (to the south of the landfill Cell No. 7, which is currently being infilled).

The area of unrestored former quarry to the south of the existing access point (Phase A) will be the first area to be re-contoured. The eastern sector of Phase A will be infilled, re-profiled then re-soiled within the first 6 month period (subject to suitable weather conditions). The western sector of this area (equating to approximately a third of this phase) cannot be infilled immediately due to the existence of overhead and underground power cables that exist within that area and will ultimately require diversion. It is envisaged that on-site quarry waste materials will be used to create the new landform that will provide a partial screen to the proposed building to be used to recycle waste material that is the subject of a separate planning application submitted in August (2008) to Northamptonshire County Council.

In order to re-grade the southern face of the landfill site (Phases B and C), existing soils will be progressively stripped from the adjacent field. An initial area of soil (extending to about a third of the area) will be stripped and placed in a stockpile within Phase C. Inert material (either imported onto the site or derived from within the former quarry site) will then be progressively placed.

Phase B will be progressively infilled and graded to tie into the existing southern profile of landfill Cells 4 and 6. It is envisaged the re-grading operations within this Phase B could be completed within a two year period at which time the southern face of the restored landform would be re-soiled and grass-seeded. Phase C will be completed once a sufficient sector of Cell No. 7 has been infilled with imported waste. The soil storage mound within Phase C will be progressively removed as the soil is used to restore parts of Phase B and the southern face of Cell No.s 4 and 6. Whilst the soil storage mound (T1) is in place this will provide a

degree of screening and windbreak to the permitted infilling operations within Cell No. 7.

As noted above, the proposed re-grading scheme will involve the importation of up to 70,000 cu. m of inert material (equating to 50% of the total materials balance requirement excluding soils). This would be undertaken over a minimum two year period, which would equate to an average of 20 HGV loads per day. The existing S.106 Agreement relating to the Rushton site restricts HGV movements through Rushton Village (apart from local waste collections) and that restriction would continue to apply.

We trust the above detail is sufficient for you to progress the planning application for the re-profiling of the southern face of the Rushton site, which will bring forward the earlier restoration of that area and better integrate the landform into the wider landscape and enable that sector of the landfill to be reinstated to a beneficial agricultural use at an earlier stage.

The application fee of £11,050.00 is being submitted under a separate cover.

Yours sincerely

John Gough
David L Walker Chartered Surveyors
Agent for Cooke Lubbock & Co

Encs	Drg No. R14/3823/01	Location Plan, 1:25,000 x 4
	Drg No. R14/3823/02	Existing Situation (Sept 08), 1:2,500 x 4
	Drg No. R14/3823/03	Revised Pre-Settlement Contours 1:2,500 x 4
	Drg No. R14/3823/04	Cross-Sections (AA and BB) x4
	Drg No. R14/3823/05	Cross-Sections (CC and DD) x 4
	Application Pro Forma, including Article 7 Notice	