

PROPOSED USE OF A BUILDING TO FOOD WASTE PROCESSING BY MEANS OF THERMAL AEROBIC DIGESTION AND USE OF BIOFUEL FROM FOOD DERIVED OIL FOR GENERATION OF RENEWABLE ENERGY

PEBBLE HALL FARM, THEDDINGWORTH ROAD, MARSTON TRUSSELL,
NORTHAMPTONSHIRE, LE17 6NJ

WELLAND WASTE MANAGEMENT LTD

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Version 1
Final



DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement (DAS) forms part of the suite of planning application documents that have been submitted by GP Planning Ltd to Northamptonshire County Council. The documents have been submitted on behalf of Welland Waste Management Limited, and relate to a planning application that seeks to gain permission for the extension and change of use of an existing grain store building to include a Thermal Aerobic Digester (TAD) to produce agricultural fertiliser granules and renewable energy.

The Design and Access Statement accords with industry guidance, *Design and Access Statements how to read, write and use them* (CABE, 2007).

The Design and Access Statement considers the following in relation to the proposed development:

- Use of the Site
- Amount of Development
- Layout
- Scale
- Landscape
- Appearance
- Access

Use of Site

Pebble Hall Farm is located South of the A4304 (Bosworth Road), Theddingworth in the Northern part of the District of Daventry as shown on drawing GPP/WWM/MT/12/01 (Site Location Plan). It is approximately 1.8 km East of the village of Husbands Bosworth.

Pebble Hall Farm is an agriculturally based operation that has been the subject of farm diversification, mainly as a result of the BSE crisis. By a series of grants of planning permission over a number of years, the site has established a variety of industrial/commercial concerns and a waste management operation as part of the diversification of the farm.

The site is located in an area of open countryside, which by virtue of Policy EN1 of the Daventry Local Plan (saved policies), is designated as being in an area of 'Special Landscape'.

The proposed change of use relates to the building contained within the red line boundary on drawing GPP/WWM/MT/12/01 which benefits from planning permission for B8 use, but is temporarily being used as a grain storage building for the agricultural activities. It is 1680 m² in size.

The proposed application is comprised of the following:

- An extension to the application building.
- A change of use of the application building from a grain store to include a thermal aerobic digester (TAD)

The TAD will be housed within the existing grain store and accept food waste from the sub-region to turn it into agricultural fertiliser pellets. The capacity of the plant will be a maximum of 36,000 tonnes per annum (tpa), which will produce up to 10,000 tonnes of product. In order to include the TAD the development building will be extended on its North-West side by 12.2m by 18.3m.

Amount of built development

The amount of built development for the site relates to the proposed extension to the North-West elevation. This extension to the existing building measures 12.2m x 18.3m. It will carry on the slope of the roof of the existing building. The highest point will measure 9m and the minimum point will measure 5.4m in height. The total floor area of the extension equals 223m². See GPP/WWM/PH/12/05.

Layout

The arrangement of the site has been developed with a view to maximising both the efficiency and safety of the industrial operations, and limiting the impacts upon the surrounding landscape and environment.

The extension of the building will be to the North-East elevation and will allow the entire TAD process to be enclosed within the existing building. There will be two storage tanks placed outside the North-West elevation and a diesel storage tank and a generator placed outside the South-West elevation. The extension will be surrounded with hard standing in order to ease the HGV movements. The soil bund will be moved further North to accommodate the extension to the building. The bund will be reconfigured in order to provide effective screening for the extension.

Two attenuation ponds will be installed to the north-west of the proposed TAD building to manage surface water drainage. One will have a capacity of 531m³ and one will have a capacity of 437m³.

For the detailed site layout plan see drawing GPP/WWM/PH/12/03.

Scale

The scale of development relates to the size of the proposed development in relation to the surrounding context. The site covers 9964m². The extension to the development building will equal 223m². This is a relatively small compared to the size of the existing building which equals 1680m². There will be associated machinery and offices located outside the building, as shown on the Site Layout Plan GPP/WWM/PH/12/03. The stack height will be 17metres high by 0.5 metres in diameter.

Landscaping

A soil bund will be placed along the North-East side of the building and extension. This bund will screen the site, therefore reducing any negative impact on visual amenity. See GPP-WWM-PH-12-03.

Numerous approved landscaping features have been implemented on the site. See Drawing GPP-CL-PH-09-04. Specifically, the 8787m² of native woodland planting to the North-East of the site will provide effective screening for the proposed extension. The grass seeded area on the soil bund will also have this effect.

Appearance

This TAD will be fully enclosed within the extended building, therefore reducing any detrimental effects to visual amenity. The extension will be made of the same material as the existing building, cladding is Juniper Green plastisol coated steel sheeting. There will be two storage tanks placed outside the North-West elevation and a diesel storage tank and a generator placed outside the South-West elevation.

These will be effectively screened by the soil bund and not easily seen from a distance. The stack height is only 5 metres above the height of the rising land to the south and is very small in diameter (0.5 metres). The elevations are illustrated in Drawing GPP/WWM/PH/12/05.

Lighting

The current lights on the existing building will be retained. No other fixed lighting will be used without prior approval of the Local Planning Authority. All lights will be switched off when the site is not in use.

Access

Access to the site is gained from the A4304. The existing access to the site crosses the Northamptonshire and Leicestershire county boundaries. It is surfaced in concrete and is approximately 560 metres long. There is a weighbridge located at the end of the access track. HGVs will be weighed at this point and then travel through the site to the application building. See GPP/WWM/PH/12/02.

No access for members of the public to the site is to be provided. Only authorised people will be allowed on site.

The access currently has a traffic counter.