PLANNING APPLICATION

PROPOSED BUILDING RE-CONSTRUCTION AND OPERATIONAL IMPROVEMENTS TO THE EXISTING MATERIALS RECYCLING FACILITY

LAND AND BUILDINGS AT CROWN HOUSE, EARLSTREES INDUSTRIAL ESTATE, CORBY, NORTHAMPTONSHIRE, NN17 4BA

RECYCLEFORCE LIMITED
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APPENDICES

APPENDIX 1: NCC’s Planning Application Validation Checklist
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1 INTRODUCTION

1.1 Background

1.1.1 This Planning Statement is submitted to Northamptonshire County Council, on behalf of Recycleforce Limited in conjunction with a planning application seeking planning permission for the erection of a replacement industrial building following a fire in July 2015. The application site is located on existing industrial land on Earlstrees Industrial Estate, Corby, NN17 4BA. The fire destroyed the building which was being used as part of the permitted waste management operations.

1.1.2 As part of the rebuild, the Company intends to take the opportunity to reorganise the layout and general operational running of the existing site to improve efficiency, safety and align with the Environment Agency’s most recent environmental permitting Regulations and Guidance. In the event that planning permission is granted, the Company intends to relinquish its lease on the building on Brunel Road and to concentrate all of its activities on the application site.

1.1.3 The submission includes the following information, documents and drawings:

Documents
- Planning Form
- Planning Statement
- Flood Risk Assessment

Drawings
- GPP/RF/C/16/01 Site Location Plan
- GPP/RF/C/16/02 Site Plan
- R001-CH-02 Site Layout Plan
- R001-CH-03 Indicative Internal Layout
- R001-CH-04 Elevations
- GPP/RF/C/16/04 Existing Site Layout
- GPP/RF/C/16/05 Outside Waste Storage

1.1.4 The planning application form and Planning Statement provide the relevant information to address the requirements of the Council’s Validation Checklist. The information provided in accordance with the Checklist is included in Appendix 1.

1.2 The Application Site and its Setting

1.2.1 Located on Earlstrees Industrial Estate on the north eastern side of Corby, the application site forms part of the warehouse building that used to be occupied by the Corby Bottlers distribution facility. It was operated under the original planning permission for B8 use.

1.2.2 The nearest residential properties are located at a minimum distance of 670m (Hubble Road) so are not considered under this heading. However, there is now a site for gypsies located on the land west of the Corby Power Station, which is over 230m from the application site boundary.
1.2.3 The site has direct access on to the strategic highway network via its access on to Gretton Brook Road.

1.2.4 The site lies within flood zone 1 as defined by the Environment Agency and not affected by a Groundwater Protection Zone. The nearest water body to the site is the Gretton Brook, which is classed as ‘main river’ and which runs on the north side of Gretton Brook Road.

1.2.5 The site is connected to mains drainage.

1.2.6 There is no ecological interest on the application site or in the environs.

1.3 Planning History

1.3.1 The application site forms part of a former Enterprise Zone, likely to have been designated in the 1980’s. The general industrial building on the application site was thought to be constructed without the need for planning permission under the planning controls of the former Enterprise Zone. The building had a B8 Use Class.

1.3.2 Corby Borough Council granted planning permission for a change of use to B2 (General Industrial Use) on 20th September 2010 (reference 10/00284.COU).

1.3.3 On 8th September 2010, Northamptonshire County Council granted planning permission (ref 10/00047/WAS) for the change of use warehouse to a Materials Recycling Facility.

1.3.4 On 21st December 2010, a Certificate of Lawful Development was issued by Northamptonshire County Council for Crown House as follows:

Certificate of Proposed Lawful Use for a Materials Recycling Facility for dry recyclable waste from both the municipal and commercial sectors in accordance with the submitted statement, in particular:

- Up to a maximum of 75,000 tonnes per annum
- All wastes to be received and processed inside the building and yard will only be used for the parking of vehicles
- The proposed treatment to consist of manual sorting, separation, screening, shredding, baling or compaction of waste into different components for recovery.

1.3.5 On 21 May 2012, planning permission (12/00011/WAS) was granted for waste use of 2 Brunel Road and to extend waste uses into the yard to the east of Crown House.

1.3.6 On 14 May 2014 planning permission (14/00006/WASFUL) was granted for outside storage of waste.

1.3.7 The Application Site is operating in accordance with the terms of this Certificate. It is also operating in accordance with the terms of an Environmental Permit issued by the Environment Agency.
2 DESCRIPTION OF PROPOSAL

2.1 Overview

2.1.1 This planning application seeks planning permission for the rebuilding of a fire damaged industrial building and reorganisation of the waste management operations at the applicant’s Gretton Brook Road materials recycling facility. The site currently operates under the auspices of a number of planning permissions and a Certificate of Lawful Use. A successful outcome for this proposal will therefore consolidate the operations under the control of a single planning permission for the site.

2.1.2 In brief, the proposal for which planning permission is being sought comprises the construction of a Materials Recycling Facility (MRF) to process up to 100,000 tonnes of input per annum of materials, consisting of plastics, glass, metals (ferrous and non-ferrous), paper and card. Materials will be separated by a series of physical processes, both automated and manual, and subsequently bulked up for onward transportation to their final recycling destinations.

2.2 Replacement Industrial Building & New Ancillary Buildings

2.2.1 The proposal involves the erection of the following buildings. Detailed plans including elevations of the buildings are shown on the enclosed drawings:
- R001-CH-02 – Site Layout
- R001-CH-03 – Indicative internal layout
- R001-CH-04 - Elevations

Recycling Hall

2.2.2 The main industrial building on site was seriously damaged in a fire in 2015. This building was constructed under the auspices of 1980’s Enterprise Zone designation and therefore did not require express planning permission to be granted. The proposal involves the rebuilding of this building as the main recycling hall.

2.2.3 The main recycling building will measure 55 metres long x 54.3 metres wide x 12.3 metres to the ridge. The building will have a double pitch roof with box profiled, plastic coated, single skin, galvanised sheeting, which will be goosewing grey in colour. The walls will be box profiled, plastic coated, single skin, galvanised sheeting, which will be merlin grey in colour. The large galvanised steel roller shutter doors will be electronically operated.

2.2.4 Inside the main recycling building will be the co-mingled tipping area, belt loading area, co-mingled sorting line, and baling area.

Bale Storage

2.2.5 Adjacent and east of the main recycling hall will be a bale storage building. This building will be open fronted and will have Lego concrete block walls (800mm x 800mm x 1600mm). The dimensions of the bale storage building will be 30.4 metres long x 16 metres wide and 7.6 metres high to the highest point of the lean to roof. The walls will be box profiled, plastic coated, single skin, galvanised sheeting, which will be merlin grey in colour.
2.2.6 To the west of the main recycling hall will be a glass bulking bay.

**Paper Processing and Sorting Building**

2.2.7 A new paper processing shed on the eastern boundary of the site will be constructed. Its dimensions will be 40 metres x 20 metres and 7.8 metres to the highest part of the lean-to roof. The building will be open fronted and will have Lego concrete block walls (800mm x 800mm x 1600mm). The proposed building will have a lean to roof constructed with a box profiled, plastic coated, single skin, galvanised sheeting in goosewing grey.

**Existing Offices & Weighbridges**

2.2.8 There will be no change to the existing office accommodation, which survived the fire and which is shown on the Site Layout R001-CH-02 drawing.

2.2.9 It is proposed that a second weighbridge is installed adjacent to the existing one as shown on drawing R001-CH-02. A new cabin will be erected between the 2 weighbridges to deal with incoming deliveries and exiting vehicles exporting bulked up recycled material. The access road at this point will be slightly widened to accommodate this change.

2.3 Access and Traffic Movements

2.3.1 Materials will be delivered to the site in either Refuse Collection Vehicles, or Bulker vehicles, split approximately 20/80% by waste volume, including deliveries by the applicant’s own vehicles.

2.3.2 Once on site the vehicles will be unloaded into the reception area of the main building. All unloading will be carried out directly into the building. Materials will then be moved into the receiving hoppers and moved through the materials separation machinery. Once separated, the materials will either be baled (paper, plastic, card), bulked (metals), crushed and bulked (glass) or containerised (the residual fines, which will be either sent off site for use as fuel, or for landfill).

2.3.3 No activities beyond parking and manoeuvring of vehicles will take place in the yard outside.

2.3.4 The only infrastructure change required involves the installation of 2 weighbridges for the controlling of materials entering and leaving the site.

2.4 Working Hours

2.4.1 The applicant seeks unrestricted working hours, as allowed previously, for all waste activities carried out inside the buildings. Outside waste handling activities i.e. moving waste from one building to another, will only take place between 07.00 to 19.00 Monday to Friday, 07.00 to 17.00 on Saturdays with no working on Sundays, Bank and Public Holidays, as conditioned previously (12/00011/WAS). As the application site is located on an industrial estate, located over 500m from the nearest houses it is considered that the proposal will not cause any detrimental impacts.
2.5 Storage of Materials

2.5.1 Planning Permission has been granted for the outside storage of waste, an outside conveyor and glass container at the application site. The outside storage of waste previously consisted mostly of baled waste but also the storage of loose glass and metals. Such arrangements are still required and Drawing GPP/RF/C/16/03 shows the locations for waste storage and the associated litter netting.

2.5.2 All baled waste will be stored on an impermeable pavement, laid to drain to the site drainage system. An additional concreted area will be laid to drain to the

2.5.3 Waste will usually not be stored for more than a few days before loading for removal off-site. Waste stored on site means that income is not being earned from it, therefore it is in the interest of the operator to remove the material as quickly as possible, as it has a value. In exceptional circumstances the bales may remain on site for a few weeks, but if this happens they will be taking up valuable space and thus reducing the amount of material that the site can handle. It is therefore not in the operators interest to allow this to happen other than on the odd occasion.

2.5.4 The proposed development will support the 88 jobs currently based at the site, with the prospect of a further 18 jobs as a third shift is introduced on the picking line activities inside Crown House.

2.5.5 As required by the Environmental Permit for these operations, a management system has been established that identifies and minimises risks of fire, pollution, including those arising from operations, maintenance, accidents, incidents and non-conformances and those drawn to the attention of the licence holder as a result of any complaints; and by sufficient persons who are competent in respect of the responsibilities to be undertaken by them in connection with the operation of the activities.

2.5.6 The Environmental Permit requires records to be kept demonstrating compliance with the management system.

2.5.7 The Environmental Permit requires an accident management plan to be established, implemented and maintained with recorded reviews at least every 4 years or as soon as practical after an accident, with any appropriate changes made if identified by a review. As far as practical, site security measures shall prevent unauthorised access to the site.


3 PLANNING POLICY CONTEXT

3.1 Introduction

3.1.1 Section 38(6) Planning and Compulsory Purchase Act 2004 states that determination must be made in accordance with the development plan unless material considerations indicate otherwise.

3.1.2 The Development Plan in this instance consists of:
- Northamptonshire Minerals and Waste Local Plan (October 2014)
- North Northamptonshire Joint Planning Unit (NNJPU) – Core Strategy 2016

3.1.3 The main objectives and planning policies that are relevant to the proposal are set out below. The policies are not all included in full; only the relevant parts of the policies are included. The parts that are relevant to this development are highlighted by underlining.

3.2 The Development Plan

Northamptonshire Minerals and Waste Local Plan (October 2014)

3.2.1 Policy 11 states that ‘The development of a sustainable waste management network to support growth and net self-sufficiency within Northamptonshire will involve the provision of facilities to meet the following indicative waste management capacity requirements during the plan period:’

<table>
<thead>
<tr>
<th>Hierarchy level</th>
<th>Management method</th>
<th>Indicative capacity requirement (million tonnes per annum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparing for re-use and recycling</td>
<td>Recycling (non-inert)</td>
<td>0.26</td>
</tr>
<tr>
<td></td>
<td>Composting and anaerobic digestion</td>
<td>0.17</td>
</tr>
<tr>
<td></td>
<td>Inert recycling</td>
<td>0.74</td>
</tr>
<tr>
<td></td>
<td>Hazardous recycling</td>
<td>0.02</td>
</tr>
<tr>
<td>Other recovery</td>
<td>Advanced treatment</td>
<td>0.86</td>
</tr>
<tr>
<td></td>
<td>Hazardous treatment</td>
<td>0.01</td>
</tr>
<tr>
<td></td>
<td>Inert fill or recovery</td>
<td>0.16</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2021</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2031</td>
</tr>
</tbody>
</table>

This provision will come from a mix of extensions to existing sites, intensification or re-development of existing sites and new sites, providing they all meet the spatial strategy for waste management and are assessed as meeting environmental, amenity and other requirements. Allocations that will contribute to meeting provision will be identified in the Locations for Waste Development DPD.

3.2.1 Policy 12 sets out NCC’s spatial strategy for waste management. It provides that: Northamptonshire’s waste management network, particularly advanced treatment facilities with a sub-regional or wider catchment, will be focused within the central spine and the sub-regional centre of Daventry. Development should be concentrated in Northampton, Wellingborough, Kettering, Corby and Daventry. Development in the smaller towns should be consistent with their local service role.
Facilities in urban areas should be co-located together and with complementary activities.

3.2.2 Policy 13 provides development criteria for waste management facilities which are not allocated:

Proposals for waste management facilities on non-allocated sites (including extensions to existing sites and extension to allocated sites) must demonstrate that the development:

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

3.2.3 Policy 22 is concerned with addressing the impact of proposed minerals and waste development:

Proposals for minerals and waste development must demonstrate that the following matters have been considered and addressed:

- Protecting Northamptonshire’s natural resources and key environmental designations (including heritage assets);
- Avoiding and/or minimising potentially adverse impacts to an acceptable level, specifically addressing air emissions (including dust), odour, bioaerosols, noise and vibration, slope stability, vermin and pests, birdstrike, litter, land use conflict and cumulative impact;
- Impacts on flood risk as well as the flow and quantity of surface and groundwater;
- Ensuring built development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area;
- Ensuring access is sustainable, safe and environmentally acceptable, and
- Ensuring that local amenity is protected.

3.2.4 Policy 23 relates to encouraging sustainable transport and provides that minerals and waste related development should seek to minimise transport movements and maximise the use of sustainable or alternative transport modes. Where possible minerals and waste related development should be located, designed and operated to enable transport by rail, water, pipeline or conveyor. It states that minerals and waste related development should be well placed to serve their intended markets or catchment area(s) in order to reduce transport distances and movements in order to support the development of sustainable communities that take responsibility for the waste that they produce and work towards self-sufficiency. Proposals for new development or development that would result in a significant increase in transport movements should include a sustainable transport statement to demonstrate how the above has been taken into consideration.

3.2.5 Policy 24 is concerned with natural assets and resources. It states that:

Minerals and waste development should seek to achieve a net gain in natural assets and resources, through:
• protecting and enhancing international and national designated sites,
• delivery of wider environmental benefits in the vicinity where development would adversely affect locally designated sites or other features of local interest,
• protecting and enhancing green infrastructure and strategic biodiversity networks, in particular the River Nene and other sub-regional corridors, and
• contributing towards Northamptonshire Biodiversity Action Plan targets for habitats and species.

Proposals for minerals and waste development will be required to undertake an assessment (where appropriate) in order to:
• identify and determine the nature, extent and level of importance of the natural assets and resources, as well as any potential impacts, and
• identify mitigation measures and / or requirement for compensation (where necessary) to avoid, reduce and manage potentially adverse impacts.

3.2.6 Policy 27 provides guidance on layout and design quality:

The layout and overall appearance of waste management facilities, and where appropriate minerals development, will be required to demonstrate that the development:
• Supports local identity and relates well to neighbouring sites and buildings;
• Is set in the context of the area in which it is to be sited in a manner that enhances the overall townscape, landscape or streetscape (as appropriate);
• Utilises local building materials as appropriate;
• Incorporates specific elements of visual interest; and
• Builds-in safety and security.

Catchment Areas

3.2.7 Paragraph 5.108-5 states that:

Proposals for waste development will need to specify the intended catchment area. This will assist the WPA in determining the extent to which a proposal supports the development of sustainable communities which take responsibility for the waste they produce.

To this end broad catchment areas have been identified. Catchment areas identified for the purpose of this Local Plan include national, regional, sub-regional, local and neighbourhood.

Proposals must identify the relevant catchment area(s) and demonstrate how this is linked to the waste to be managed on the site; this should be clearly shown on an indicative map to accompany the planning application. Integrated waste management facilities may require a range of waste types from different catchment areas in order to satisfy the operational requirements of the individual facilities present onsite; the differentiation between what types of waste fall within each catchment area will need to be identified.

North Northamptonshire Joint Planning Unit (NNJ PU) – Core Strategy 2016

3.2.8 The North Northamptonshire Joint Committee adopted the North Northamptonshire Joint Core Strategy (JCS) on 14th July 2016. The JCS is now formally part of the Development Plan for North Northamptonshire and supersedes the 2008 CSS in its entirety and also the saved Local Plans policies listed at Appendix 3 of the Plan. The main relevant policies of the
3.2.9 The application site falls within the ‘Land at Cockerell Road’, as shown on the Policies Map. The general area is allocated for a high quality business park with provision for flexible units that can be used for B1 (Business), B2 (general industry) or B8 (storage and distribution uses). Proposals should:

- Include primary access from Cockerell Road with development fronting onto this road;
- Provide for junction improvements, where necessary, to ensure that there is no deterioration of the local highway network arising from the development;
- Enhance connectivity across the railway for pedestrians and cyclists to the residential development beyond;
- Include improvements for pedestrians and cyclists on Courier Road and Phoenix Parkway;
- Provide high quality landscaping as an integral part of the design concept;
- Deliver a net gain in biodiversity, particularly through the inclusion of swales designed to provide connectivity between habitats;
- Be sensitive to the existing reptile reserve located on the railway embankment directly to the west of the site; and
- Contribute towards the following infrastructure requirements:
  - An off-road pedestrian/cycle link along Phoenix Parkway to link Priors Hall and the town centre; and
  - Enhancements to public transport provision and infrastructure.

3.2.10 Other relevant policies of the JCS include:

- Policy 2 Historic Environment
- Policy 3 Landscape Character
- Policy 4 Biodiversity and Geodiversity
- Policy 5 Water Environment, Resources and Flood Risk Management
- Policy 6 Development on Brownfield Land and Land affected by contamination

3.3 Other Relevant Documents

**National Planning Policy for Waste (October 2014)**

3.3.1 Paragraph 1 of the NPPW states that ‘Positive planning plays a pivotal role in delivering this country’s waste ambitions through:

Delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy...

3.3.2 Paragraph 5 provides guidance on suitable sites and areas:

- Waste planning authorities should assess the suitability of sites and/or areas for new or enhanced waste management facilities against each of the following criteria:
  - The extent to which the site or area will support the other policies set out in this document;
  - Physical and environmental constraints on development, including existing and proposed neighbouring land uses, and having regard to the factors in Appendix B to the appropriate level of detail needed to prepare the Local Plan;

3.3.3 Paragraph 7 is concerned with determining planning applications. It provides that:

- When determining waste planning applications, waste planning authorities should:
  - Consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B and the locational implications of any advice on health from the relevant health bodies.
• Waste planning authorities should avoid carrying out their own detailed assessment of epidemiological and other health studies.
• Ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.

National Planning Policy Guidance (2014)

3.3.4 Planning Practice Guidance provides advice on determining waste related planning applications. In particular it advises on when unallocated sites can be used and recognises that there may be changes that give rise to opportunities not envisaged in the Local Plan. In the case of waste facilities, the onus is on applicants to demonstrate that the facility will not undermine the waste planning strategy through prejudicing the movement of waste up the hierarchy.

National Planning Policy Framework, March 2012

3.3.5 The National Planning Policy Framework was published on the 27th March 2012 and came into force immediately with respect to plan and decision making. The NPPF states at paragraph 5 of its introduction that it does not contain specific waste policies ‘since national waste planning policy will be published alongside the National Waste Management Plan for England’. However, paragraph 5 goes on to say that local authorities should have regard to the policies in the National Planning Policy Framework in preparing their waste plans.

3.3.6 The NPPF provides a presumption given in favour of development with sustainable credentials. Paragraph 14 of the NPPF states:

At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. For decision-taking this means

• Approving development proposals that accord with the development plan without delay and
• Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:
  o Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or
  o Specific policies in this Framework indicate development should be restricted.
4 ASSESSMENT OF PROPOSAL

4.1 Introduction

4.1.1 Following an assessment of the Development Plan and other relevant planning policy related documentation, the main issues in this case are:
- Location of the Development
- The Catchment Area
- Environmental and Local Amenity Considerations
- Design of the Facility

4.2 Location of the Development

4.2.1 The Waste Spatial Strategy policies of the Northamptonshire Minerals and Waste Local Plan (2014) set out the expected location of a network of waste management facilities in the County. Policy 11 of the Plan states that Northamptonshire’s waste management will come from “a mix of extensions to existing sites, intensification or redevelopment of existing and new sites, providing they meet the spatial strategy for waste management and are assessed as meeting environmental, amenity and other requirements.”

4.2.2 In terms of compliance with the first test of Policy 11, this planning application relates to the redevelopment of an existing waste management facility. The second test is to meet the spatial strategy for waste management, which is dealt with by Policy 12. It states that...Northamptonshire’s waste management network, particularly advanced treatment facilities with a sub-regional or wider catchment, will be focused within the central spine and the sub-regional centre of Daventry. Development should be concentrated in Northampton, Wellingborough, Kettering, Corby and Daventry. The proposal is compliant with the second test of Policy 11 by meeting the requirements of the spatial strategy for waste management.

4.2.3 The final test of Policy 11 is that the proposal is assessed as meeting the environmental and amenity related requirements of the Local Plan and associated planning guidance. These issues are dealt with in section 5.5 below are assessed as avoiding significant adverse levels therefore meeting the necessary standards. The proposed development is therefore in full compliance with Policy 11 and 12 of Local Plan.

4.2.4 Policy 16 of the Waste Local Plan (Industrial area locations for waste management uses) identifies general industrial area locations which are acceptable in principle for those waste management uses appropriate to be located in an urban area. Earlstrees Industrial Estate (WL16) within which the application site located, is identified as a suitable industrial location for waste management uses.

4.2.5 In conclusion, notwithstanding the fact that the application site has a strong planning fall-back position in terms of being an existing permitted waste management (together with an environmental permit), it is also fully compliant with the Council’s NM&WLP Spatial Strategy.

4.3 Catchment Area

4.3.1 Policy 13 of the Northamptonshire Minerals and Waste Local Plan (2014) requires proposals to demonstrate compliance with the catchment area requirements of policy. A catchment area
was approved in connection with Planning Permission 12/00011/WAS; reference GPP/FR/CBR/12/04 rev 1. This area remains relevant to the proposed operations at the site.

4.4 Environmental, Amenity & Other Requirements

Introduction

4.4.1 Policy 11 and 22 of Northamptonshire County Council’s Local Plan (2014) is concerned with protecting local amenity. This section considers the potential environmental and local amenity impacts associated with the proposed development. The potential main issues in this case are considered to be:

- Fire Risk Management
- Traffic and Transport
- Noise and Dust
- Landscape & Visual Impact
- Flood Risk
- Surface Water Drainage

Fire Risk Management

4.4.2 Updated guidance has been issued by the Environment Agency on Fire Prevention Plans (29th July 2016). The fire prevention measures in the guidance have been designed to meet these 3 objectives:

- minimise the likelihood of a fire happening
- aim for a fire to be extinguished within 4 hours
- minimise the spread of fire within the site and to neighbouring sites

4.4.3 The proposed new building will comply with the applicant’s Fire Prevention Plan provisions, which will be submitted to the Environment Agency for approval. It will contain measures to detect and suppress fires in compliance with the Agency’s latest guidance.

Traffic and Transport

4.4.4 The existing waste management operations are restricted in terms of HGV movements by condition 10 of which permission (ref 10/00047/WAS), which states that:

- Heavy Goods Vehicle movements associated with the development hereby permitted shall be restricted to an annual average throughput of 100,000 tonnes (i.e. the combination of imported waste and materials exported) and recorded details of the number of HGV vehicle movements, including the weight and category of waste delivered or collected, shall be provided to the Waste Planning Authority within seven days of a written request.

4.4.5 The Earlstrees Industrial Estate, within which the existing building is located, generates a considerable volume of traffic, which is accommodated on the appropriately designed highway network.

4.4.6 The proposal does not seek an increase in the permitted vehicle movements associated with the existing MRF to handle up to 100,000 tonnes per annum of dry recyclable materials. It breaks down roughly as follows:

- the operation will require the employment of up to 40 staff over any 24 hour period; which will generate a maximum of 80 trips per day maximum.
• the recycling operations would generate an average of approximately 60 loads per day with inputs of 20,000 tonnes in 5 tonne RCV loads over a 240 day year = 17 per day and 80,000 tonnes in 15 tonne bulkers, over 240 day year = 22 per day and outputs of 100,000 tonnes output in 20 tonne bulkers over a 240 day year = 21 per day

4.4.7 The total number of trips involving HGVs is therefore in the order of 120 per day. The total number of trips will therefore be in the order of 200 per day.

4.4.8 There is sufficient space for parking for 20 cars, which will be more than adequate for the proposed number of employees (30 maximum over 24 hours, with a maximum of 15 during the daytime shift) and for visitors (not expected to be more than 3 at any one time). 1 space will be allocated for disabled parking.

4.4.9 At a rate of 60 loads per day, over an 10 hour day, this is 6 loads per hour, on average i.e. 1 every 10 minutes. The installation of two weighbridges, one on the entrance and one on the exit will eliminate the risk of crossing traffic.

4.4.10 By imposing the same restriction as the existing planning condition 10, the proposal will not give rise to unacceptable traffic impacts upon the local highway network.

**Noise and Dust**

4.4.11 The nearest residential properties are over 500m away, although the recently constructed gypsy site is within 250m of the site. Due to the nature of the waste, and the fact that all unloading, processing, storage, and loading of materials will be handled indoors, there will be no dust or odour emissions.

4.4.12 The operations proposed will be entirely contained within the site buildings, and therefore impacts from noise will be minimal. The gypsy site is protected by a screening bund constructed along its western boundary and its proximity to the power station will mean that the activities proposed in the planning application will not make a significant difference to their noise environment.

**Landscape and Visual Amenity**

4.4.13 The additional building is small and in the context of the other large buildings on the industrial estate, insignificant in landscape and visual amenity terms.

4.4.14 The hedge that has now become established along the northern site boundary, alongside Gretton Brook Road will soften the appearance of the whole site, to the benefit of the users of the highway. Part of the bund alongside the highway will be retained, with the inner part removed to maximise the space available within the yard. The bund will be retained with a concrete panel wall, which will not be visible from the highway. Above the wall, litter netting will be erected to protect the baled waste stored in this area from creating a litter problem.

4.4.15 The complex is part of an industrial estate, where external storage is common.
Flood Risk

4.4.16 Policy 22 of Northamptonshire County Council’s Local Plan (2014) is concerned with protecting local amenity. The Application Site is located in Flood Risk Zone 1 and therefore has a less than 1 in 1000 chance of flooding. The site is not designated as a groundwater protection zone.

4.4.17 The application site is 1.6 hectares in size. In accordance with the NPPF, a Flood Risk Assessment (FRA) is enclosed at Appendix 2 to this Statement. The FRA concludes that the proposal will not give rise to an increased flood risk to the application site or the surrounding area.

Surface and Groundwater

4.4.18 The surface and foul water drainage services were not affected by the fire and will continue to serve the rebuilt recycling hall. New services will be provided for the additional building and surfaced yard, to ensure that all drainage is contained, as required by the conditions of the Environmental Permit. Therefore there will be no risks of surface or groundwater contamination. The site is not located on a Groundwater Protection Zone.

4.5 Design of the Facility

4.5.1 Policy 27 is concerned with layout and design quality. The proposal has been designed to comply with a number of environmental standards including the Environment Agency’s Fire Prevention Guidance. Overall, it is considered that the proposed development is in accordance with Policy 27 of Northamptonshire County Council’s Local Plan (2014).

4.6 The Sustainability Credentials Associated with the Development

4.6.1 The NPPF provides that the presumption in favour of sustainable development should be the golden thread running through decision taking. Accordingly, this section considers the three strands of suitability: social, economic and environmental.

Social

4.6.2 A successful outcome for this application will ensure that the site continues to contribute to the identified capacity requirements in the Local Plan for the various waste streams. It therefore has an important role to play in society. The redevelopment of the site will raise a number of environmental standards, which will make the site safer and therefore more socially sustainable.

Economic

4.6.3 The proposal will support 88 jobs currently based at the site, with the prospect of a further 18 jobs as a third shift is introduced on the picking line activities inside Crown House. In addition, indirect jobs will be provided through the construction period. The proposal will bring the site in alignment with the latest Fire Prevention Plan guidance.

4.6.4 The NPPF seeks to encourage a strong and prosperous rural economy. The proposed redevelopment will therefore support a significant financial investment from the Company. The proposal will also have a positive multiplier effect on the local economy.
Environmental

4.6.5 The proposed development will improve safety and significantly reduce the risk of a fire re-occurring by the implementation of a detailed Fire Risk Management Plan.
5 CONCLUSION

5.1 The Planning Case

5.1.1 The application site already benefits from various planning permissions for a Materials Recycling Facility (ref 10/00047/WAS) at this site. In land use planning terms, therefore, the principle of the acceptability of the existing waste management facility is already established.

5.1.2 Notwithstanding the fall-back position, the application site is fully compliant with the Waste Spatial Strategy policies of the Northamptonshire Minerals and Waste Local Plan by being located within the central spine (Corby) in an area where waste development should be focussed. A successful permission will ensure that the site continues to contribute to the identified capacity requirements in the Local Plan for the various waste streams.

5.1.3 The proposed redevelopment of the site including the rebuilding of the large industrial building has been assessed against the environmental and local amenity requirements of the Development Plan and national planning guidance and it has been found to be fully compliant. Planning conditions can be imposed on a grant of planning permission to ensure that significant adverse effects do not occur. The site also has an Environmental Permit, which will ensure that the operations do not present a pollution threat.

5.1.4 The proposal will assist to sustain an existing local business and provide an important waste management facility used by a number of local authorities in exercising their own statutory waste management function.

5.1.5 The proposed development has significant sustainability credentials in terms of providing a sustainable waste management facility which, according to the NPPF, is the golden thread that should run through all planning decisions.

5.1.6 This planning statement and a range of supporting documents demonstrate the nature of the proposed development, its compliance with national and local planning policy and provides detailed analysis of any potential impacts on the environment.

5.1.7 In conclusion, it has been demonstrated that the proposed development is compliant with the relevant national and local planning policies, and that there will be no detrimental impact on the environment or local amenity as a result of the development. In light of the above, it is concluded that there are no reasons why this planning application should not be considered favourably by the local planning authority.
**APPENDIX 1: NCC’s Planning Application Validation Checklist**

<table>
<thead>
<tr>
<th>Planning Statement</th>
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<tbody>
<tr>
<td>Air Quality Assessment</td>
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<td>Archaeology</td>
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<td>Cumulative Impact</td>
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<td>Daylight/Sunlight Assessment</td>
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<td>Design Statement</td>
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<tr>
<td>Dust, mud and debris on the highway and Litter</td>
<td>Included</td>
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<tr>
<td>Environmental Impact Statement</td>
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<td>Ecology / Protected Species / Biodiversity Survey &amp; Report</td>
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<td>Flood Risk Assessment</td>
<td>Included</td>
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<td>Foul Sewerage Assessment</td>
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<td>Geotechnical Appraisal</td>
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<td>Health Impacts</td>
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<td>Heritage Assessment (including historical features and Scheduled Ancient Monuments) / Conservation Area Appraisal</td>
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<td>Hydrological and Hydrogeological Assessment</td>
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<td>Land Contamination Assessment / Contamination Risk Assessment</td>
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<td>Landscape Assessment</td>
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<td>Landscaping Details</td>
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<td>Lighting Assessment</td>
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<td>Minerals Safeguarding</td>
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<td>Noise Impact Assessment</td>
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<td>Odour Impact Assessment</td>
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<td>Parking &amp; Access Arrangements</td>
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<td>Phasing / Working Programme</td>
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<td>Photographs/Photomontages</td>
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<td>Planning Obligations</td>
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<tr>
<td>Draft Head(s) of Terms (s.106 Town and Country Planning Act 1990)</td>
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<td>Playing Fields and Recreational Facilities</td>
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<td>Public Rights of Way</td>
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<td>Renewable Energy and Climate Change</td>
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<td>Restoration and Aftercare Statement/Plans</td>
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<td>Statement of Community Involvement</td>
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<td>Structural Survey</td>
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<td>Survey of Levels</td>
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<td>Transport Assessment</td>
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<td>Travel Plan</td>
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<td>Tree and Hedgerow Survey/Arboricultural Report</td>
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<td>Utilities Statement</td>
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<tr>
<td>Vermin and Birds</td>
<td>Included</td>
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<tr>
<td>Waste Audit and Waste Management Facilities Strategy</td>
<td>Included</td>
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</tbody>
</table>
APPENDIX 2: Flood Risk Assessment
FLOOD RISK ASSESSMENT

PLANNING APPLICATION FOR THE RECONSTRUCTION OF A BUILDING AND REORGANISATION OF WASTE MANAGEMENT OPERATIONS AT AN EXISTING MATERIALS RECYCLING FACILITY

LAND AND BUILDINGS AT CROWN HOUSE, EARLSTREES INDUSTRIAL ESTATE, CORBY, NORTHAMPTONSHIRE

RECYCLEFORCE LIMITED
1 INTRODUCTION

This Flood Risk Assessment is submitted to Northamptonshire County Council, on behalf of Recycleforce Limited in conjunction with a planning application seeking planning permission for the erection of a replacement industrial building following a fire in July 2015. The application site is located on existing industrial land on Earlstrees Industrial Estate, Corby, NN17 4BA. The fire destroyed the building which was being used as part of the permitted waste management operations.

As part of the rebuild, the Company intends to take the opportunity to reorganise the layout and general operational running of the existing site to improve efficiency, safety and align with the Environment Agency’s most recent environmental permitting Regulations and Guidance. In the event that planning permission is granted, the Company intends to relinquish its lease on the building on Brunel Road and to concentrate all of its activities on the application site.

2 FLOOD RISK ASSESSMENT

The general approach set out in the NPPG is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible. In this case, the application site is located in Flood Zone 1 (lowest risk).

Outline of the Proposed Development & and its Setting

Development type and location

In brief, the proposal for which planning permission is being sought comprises the construction of a Materials Recycling Facility (MRF) to process up to 100,000 tonnes of input per annum of materials, consisting of plastics, glass, metals (ferrous and non-ferrous), paper and card. Materials will be separated by a series of physical processes, both automated and manual, and subsequently bulked up for onward transportation to their final recycling destinations.

A detailed description of the development and its location is included in the planning application submission, which contains a site location plan, site plan and proposed layout plans; this FRA should be read alongside these documents.

Located on Earlstrees Industrial Estate on the north eastern side of Corby, the application site forms part of the warehouse building that used to be occupied by the Corby Bottlers distribution facility. It was operated under the original planning permission for B8 use.

The nearest residential properties are located at a minimum distance of 670m (Hubble Road) so are not considered under this heading. However, there is now a site for gypsies located on the land west of the Corby Power Station, which is over 230m from the application site boundary.

The site lies within flood zone 1 as defined by the Environment Agency and not affected by a Groundwater Protection Zone. The nearest water body to the site is the Gretton Brook, which is classed as ‘main river’ and which runs on the north side of Gretton Brook Road.

The site is connected to mains drainage.
Flood vulnerability classification

Table 2 of the National Planning Policy Guidance classifies waste treatment sites as ‘Less Vulnerable’ (Paragraph: 066 Reference ID: 7-066-20140306).

Compliance with the Local Development Documents

Compliance with planning policy is set out in the Supporting Statement that accompanies the planning application; therefore the FRA should be read alongside this document.

Evidence that the Sequential Test or Exception Test has been applied in the selection of this site for this development type

According to Table 3 (see below) of the NPPG, less vulnerable uses are appropriate in Zone 1.

The principle of the main planning permission for the recycling centre facility therefore demonstrates that the development is an acceptable land use flood zone 1.

The development falls into the category of ‘minor’ developments that is unlikely to raise significant flood risk issues, as described in the NPPG.

Table 3: Flood risk vulnerability and flood zone ‘compatibility’

<table>
<thead>
<tr>
<th>Flood Zones</th>
<th>Flood Risk Vulnerability Classification</th>
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<tbody>
<tr>
<td></td>
<td>Essential infrastructure</td>
</tr>
<tr>
<td>Zone 1</td>
<td>✓</td>
</tr>
<tr>
<td>Zone 2</td>
<td>✓</td>
</tr>
<tr>
<td>Zone 3a †</td>
<td>️ Exception Test required</td>
</tr>
<tr>
<td>Zone 3b †</td>
<td>️ Exception Test required</td>
</tr>
</tbody>
</table>

The proposed development will not have
- an adverse effect on a watercourse, floodplain or flood defenses
- impede access to flood defense or management facilities
- cumulative impact of developments which would have a significant effect on local flood storage capacity or flood flows.

According to Table 3 of the NPPG (see above), there is no requirement to carry out an ‘Exception Test’, which shows that for the combination of the classification of the site use as ‘Less Vulnerable’ and its location in a Zone 1 such a test is not needed.
**Definition of the flood hazard**

**Identification of sources of flooding that could affect the site**

The nearest water body to the site is the Gretton Brook immediately to the north.

*For each identified source, a description of how flooding would occur, with reference to any historic records wherever these are available.*

There are no recorded or observed flood levels along the watercourse.

**Description of existing surface water drainage arrangements for the site**

The external yards are concreted and laid to drain to the existing drainage system, therefore there will be no risks of surface or groundwater contamination. The site is not located on a Groundwater Protection Zone.

The site is surfaced in concrete, laid to drain to the site drainage.

**Probability**

**Flood zone location**

The site is situated in Flood Zone 1; the zone identified as at a low probability of flooding.
Strategic Flood Risk Assessment.

At the time of previous planning applications, part of the Crown House plot was shown at risk of flooding, on the Environment Agency’s Flood Map. However, since that time, a review of flood modelling prepared by the applicant resulted in a map challenge and this has resulted in the area at risk of flooding being reduced, such that none of the planning application site is now at risk. The revised flood map is shown above.

Probability of the site flooding

The probability of the site flooding is low risk, as shown the Environment Agency’s plan.

Climate change

Affect on flood risk at the site by climate change.

The NPPG guidance states that “Sensitivity testing of the Flood Map produced by the Environment Agency, using the 20 per cent from 2025 to 2115 allowance for peak flows, suggests that changes in the extent of inundation are negligible in well-defined floodplains, but can be dramatic in very flat areas.”

In this case, any affect caused by flood risk will be negligible.

Detailed development proposals

Details of the development layout.

The details of the proposals are shown on the plans included with the planning application; this FRA should be read alongside these documents.

Where appropriate, demonstrate how land-uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding.

The site layout on has been formulated to make the most efficient use of the space available. The proposed rebuilding of the industrial building will not give rise to any significant flood related risks.

Flood risk management measures

Protection measures to manage flooding, including the potential impacts of climate change, over the development’s lifetime

The management of the site operations is designed to minimize the amount of material on site at any one time.

Offsite impacts
Measures to ensure that the proposed development and the measures to protect the site from flooding do not increase flood risk elsewhere.

The proposed re-development of the existing waste management facility will not give rise to increased flood risk elsewhere.

Measure to prevent run-off from the completed development causing an impact elsewhere

See above.

**Residual risks**

Residual flood-related risks after implementation of the measures to protect the site from flooding

There will be no residual flood-related risks.

Management of residual risks over the lifetime of the development

Not applicable.

**3 CONCLUSION**

This Flood Risk Assessment has been prepared by GP Planning Ltd on behalf of Recycleforce Ltd. It considers the application proposal which is located at Crown House, Gretton Brook Road, Earlstrees Industrial Estate, Corby, NN174BA Overall, it is concluded that the proposal will not give rise to an increase flood to the site or the surrounding area. The proposal therefore complies with the national planning guidance relating to flood risk.