



GP PLANNING LTD

PLANNING, DESIGN AND ACCESS STATEMENT

REGULATION 3 OF THE TOWN AND COUNTRY PLANNING
GENERAL REGULATIONS 1992

PLANNING APPLICATION

CHANGE OF USE FROM WASTE TRANSFER STATION (SUI GENERIS) TO
INDUSTRIAL USE FOR THE STORAGE OF MOBILE CLASSROOM UNITS

HARDWATER ROAD, WOLLASTON, NORTHAMPTONSHIRE

NORTHAMPTONSHIRE COUNTY COUNCIL



CONTENTS

1	INTRODUCTION	2
1.1	Overview - The Planning Application	2
1.2	The Application Site and its Setting	2
2	PROPOSED DEVELOPMENT	4
2.1	Overview	4
2.2	Access	4
2.3	Vehicle Movements.....	4
2.4	Hours of Use	4
2.5	Landscaping	4
3	PLANNING POLICY CONTEXT	5
3.1	Introduction	5
3.2	The Development Plan	5
3.3	Other Relevant Documents.....	6
4	ASSESSMENT OF THE PROPOSAL	7
4.1	Introduction	7
4.2	Need for the Development	7
4.3	Location of the Development.....	7
4.4	Environmental Considerations	8
5	CONCLUSION.....	10
5.1	The Planning Balance	10

APPENDICES

APPENDIX 1: Validation Checklist

1 INTRODUCTION

1.1 Overview - The Planning Application

1.1.1 This Planning Statement supports a Planning Application submitted to Northamptonshire County Council, under Regulation 3 of the Town and Country Planning General Regulations 1992, seeking planning permission for a change of use from a waste transfer station to an industrial (B8) use, to store mobile classrooms. The Planning Application has been prepared and submitted by GP Planning Limited on behalf of Northamptonshire County Council.

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

Documents

- Planning, Design and Access Statement (this document); and
- Planning Forms/Certificates.

Drawings

- The Location Plan: W0384A
- Site Plan: W0384A/A4

1.2 The Application Site and its Setting

The Site

1.2.1 The application site is 1671m² in size and is located to the north of Hardwater Road, to the west of the village of Wollaston, Northamptonshire. Hardwater Road appears as 'Doddington Road' in the Neighbourhood Plan.

1.2.2 The site is located in Flood Zone 1.

1.2.3 The site is located within a Nature Improvement Area, which encompasses the River Nene and its tributaries, an SSSI Impact Zone and within a 3km area of a Special Protection Area.

The Surrounding Area

1.2.4 With the exception of land to the east, the application site is surrounded by open countryside including some agricultural buildings.

1.2.5 Wollaston Brook is approximately 150m north of the application site.

1.2.6 The village of Wollaston is approximately 500m to the east of the site, part of the village is a Conservation Area and there are also a number of listed buildings. Two Scheduled Ancient Monuments are located within the village: Manorial Earthwork in the south east of the village and Beacon Hill Motte Castle in the centre.

1.2.7 Between the village and the application site there are a number of industrial uses of land along the northern side Hardwater Lane, and the A509 intersects these industrial uses and the village in a north south direction.

- 1.2.8 The A509 leads to Wellingborough in the north, approximately 3 miles away.
- 1.2.9 Amongst the open countryside to the west is the River Nene and there are a number of ecological designations, some of which are statutory, which encompass the river, its tributaries and the surrounding wetlands:
- Upper Nene Valley Gravel Pits Special Protection Area (SPA) and Ramsar Site;
 - Summer Leys Nature Reserve which forms part of the SPA;
 - Wollaston Meadows Site of Special Scientific Interest (SSSI); and
 - Nature Improvement Area (NIA) which covers a large area either side of the River, the area around the application site extends to Wollaston in the west and Great Doddington in the East.
- 1.2.10 Beyond the River approximately 10km from the application site to the south west is the city of Northampton.

2 PROPOSED DEVELOPMENT

2.1 Overview

- 2.1.1 It is proposed that the use of the application site is changed from a waste transfer station to an industrial related use for the storage of Northamptonshire County Council's mobile classroom units.
- 2.1.2 There are no built structures proposed as part of this proposal. The site already benefits from an existing concrete pad on which the mobile classroom units will be stored.
- 2.1.3 There are no changes to the existing boundary treatments for security.

2.2 Access

- 2.2.1 Access to the site is gained from Hardwater Road, via an existing access which is suitable for the proposed industrial use.

2.3 Vehicle Movements

- 2.3.1 Vehicle movements associated with the site are minimal, and much less intensive than the current permitted use as a waste transfer station. Most movements will be associated with the collection or delivery of mobile classrooms, and there may be a small number of addition movements, likely by car, for security or maintenance purposes.

2.4 Hours of Use

- 2.4.1 Deliveries or collections of classrooms are likely to be between 7.30 am and 5.30pm, mainly on weekdays. Likewise, any activity on the site in terms of security and maintenance will be within these hours.

2.5 Landscaping

- 2.5.1 The site already benefits from boundary landscaping, which will be retained for screening purposes during the proposed change of use.

3 PLANNING POLICY CONTEXT

3.1 Introduction

- 3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of a planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.1.2 In this instance, the Development Plan consists of the following document(s):
- North Northamptonshire Joint Core Strategy;
 - Wollaston Neighbourhood Plan; and
 - Northamptonshire Minerals and Waste Local Plan.
- 3.1.3 The main policies within each document, considered relevant to the proposed, are set out below.

3.2 The Development Plan

North Northamptonshire Joint Core Strategy (NNJCS)

- 3.2.1 The NNJCS is the key policy document for the application site, and the following policies are relevant to the determination of this planning application:
- Policy 1: Presumption in favour of sustainable development;
 - Policy 3: Landscape character;
 - Policy 4: Biodiversity and geodiversity;
 - Policy 5: Water resources, environment and flood risk management;
 - Policy 6: Development on brownfield land and land affected by contamination;
 - Policy 8: North Northamptonshire place shaping principles;
 - Policy 11: The network of urban and rural areas; and
 - Policy 13: Rural exceptions.

Northamptonshire Minerals and Waste Local Plan (NMWLP)

- 3.2.2 By virtue of the site's existing permitting use, a waste transfer station, the NMWLP forms part of the Development Plan. The following policy is relevant:
- Policy 29: Safeguarding minerals and waste related development from alternative uses
- 3.2.3 This policy provides criteria for when alternative uses are appropriate for existing waste and mineral sites.

Wollaston Neighbourhood Plan (WNP)

- 3.2.4 Although the the application site is located outside of the Village Boundary, it is within the Neighbourhood Plan Area, and therefore the WNP forms part of the development plan. The following is the main policy within the Plan which relates to the development.
- Policy E1: Land adjacent and to the rear of the Recycling Centre, Doddington Road

3.2.5 This is an allocation for employment land, B1, B2 and B8 uses on land which is adjacent to the application site.

3.3 Other Relevant Documents

3.3.1 The National Planning Practice Guide (NPPG) confirms that the National Planning Policy Framework (NPPF) represents up-to-date government planning policy and must be taken into account where it is relevant to a planning application.

3.3.2 The following documents are therefore considered to represent a material consideration in the determination of this planning application.

- National Planning Policy Framework, March 2012
- National Planning Practice Guidance

4 ASSESSMENT OF THE PROPOSAL

4.1 Introduction

4.1.1 From an assessment of the Development Plan and other relevant documents, the main issues to be considered in the assessment of the proposed development are as follows:

- Need for the Development;
- Location of the Development; and
- Environmental & Amenity Considerations.

4.2 Need for the Development

4.2.1 The application site is currently an under used area of brownfield land that has previously been used as a Household Recycling Centre. There is increasing pressure on the County Council to find room to temporarily store mobile classroom in the locality. In this case, the application proposal would provide an opportunity to release some of that pressure.

4.2.2 The application site has a good access point and existing hard surfaced, which is ideally suited to the proposal. From a sustainability point of view, the application is ideally placed to enable mobile classrooms to be relocated to meet demand in the locality. The application proposal would therefore return the site to a beneficial use in the public interest.

4.3 Location of the Development

Safeguarding of Waste Sites

4.3.1 Policy 29 (Safeguarding minerals and waste related development from alternative uses) of the NMWLP is concerned with ensuring allocated and permitted waste or minerals related developments are safeguarded from non-waste and non-minerals use.

4.3.2 This policy is relevant due to the application site's current permitted use as a Waste Transfer Station, specifically Wollaston Household Waste Recycling Centre.

4.3.3 The policy's supporting text (Paragraph 6.101) provides two instances in which alternative uses do not conflict with this policy, and in this instance, part B) applies:

It can be clearly proven that there is no longer a need for a facility of this nature in either the vicinity or, in certain circumstances, the wider catchment area.

4.3.4 Wollaston Household Waste Recycling Centre was closed to the public in 2017. Alternative Household Waste Recycling Centres, operated by a private companies on behalf of Northamptonshire County Council, are located throughout the County, the closest to the application site being sites in Wellingborough, Paterson Road (9km north) and Northampton, Ecton Lane (10km west).

4.3.5 It is therefore concluded that by virtue of the existing local alternative recycling provision elsewhere and the fact the site is hasn't been in a beneficial use for a number of months, that

the proposed change of use from waste management development to an 'alternative development' is compliant with the MWLP Policy 29 and its requirements.

Brownfield Land

- 4.3.6 Policy 6 (Development on brownfield land and land affected by contamination) of the NNJCS requires the Local Planning Authority to maximise the delivery of development through the reuse of suitably previously developed land.
- 4.3.7 The application site is previously developed land, formally a Waste Transfer Statement, and is not currently in functional use. It is therefore considered to be brownfield land.
- 4.3.8 The site already benefits from a suitable ground treatment, boundary treatment and public highway access, all of which are required for, and suitably proportioned to, the proposed development. Therefore, no additional built development is required to bring the land back into beneficial use.
- 4.3.9 The proposed change of use to a B8 industrial use demonstrates the delivery of development on suitable, previously developed land, which is currently not in use, and is compliant with Policy 6 and the NPPF.

Development in the Open Countryside

- 4.3.10 Although the application site's location with a rural area, designated as Open Countryside, is subject to Development Plan Policy regarding development in this type of location, these policies and their supporting text are mainly directed towards housing or more significant development. Being so small-scale in size and on an existing site which requires no further built development, and ultimately a less intensive use than the currently permitted waste use, the proposed change of use accords with the requirements of the relevant policies and the NPPF5.

4.4 Environmental Considerations

Flood Risk

- 4.4.1 Policy 5 (Water resources, environment and flood risk management) of the NNJCS is concerned with flooding and the water environment.
- 4.4.2 The application site is located with Flood Zones 1 and is smaller than 1 hectare, therefore does not require a Flood Risk Assessment to accompany the Planning Application.
- 4.4.3 This planning application seeks permission for a change of use, and in accordance with Paragraph 048 (Reference ID: 7-048-20140306) of the PPG the 'vulnerability classification' of the new use has been considered against the existing use.
- 4.4.4 'Waste treatment', the current use of the site, and 'storage and distribution', the proposed use of the site, both fall into the Less Vulnerable classification of flood risk set out in Table 2, Paragraph 066 (Reference ID: 7-066-20140306) of the PPG.
- 4.4.5 By virtue of these points, it can be concluded that the proposal is appropriate in its location in Flood Risk terms, and compliant with the relevant Development Plan policy and the NPPF.

Ecology

- 4.4.6 Policy 4 (Biodiversity and geodiversity) of the NNJCS requires development to protect and enhance biodiversity.
- 4.4.7 This application is seeking planning permission for a change of use from a Waste Transfer Station to open air storage, a B8 industrial use, for mobile classrooms. There is no proposed new built development, and the operations will take place on the existing concrete pad at the site. There are no existing biodiversity or geodiversity assets on the site to protect within the application boundary.
- 4.4.8 The site's proximity to protected ecological sites has been considered, and it has been concluded that the change of use will not give rise to any unacceptable impacts upon these sites.
- 4.4.9 Because of these reasons, the change of use at the application site represents a development compliant with the requirements of Policy 4.

Landscape

- 4.4.10 The proposal's impact upon the landscape must accord with Policy 3 (Landscape character) of the NNJCS.
- 4.4.11 The existing boundary landscaping will ensure that the proposed change of use, should permission be granted, will not increase the impacts on the landscape than the currently permitted use. The mobile classrooms which are proposed to be stored on the site will be partly screened by the existing fencing and tree planting, and in the context of the surrounding and the industrial uses along Hardwater Road the impacts on the landscape character, compared with the permitted use, will be negligible.
- 4.4.12 For these reasons, and taking into account the small scale nature of the proposal, the proposed development is compliant with Policy 3.

Traffic and Access

- 4.4.13 The transport impacts of the proposed change of use are minimal, in particular when compared with the existing permitted use of the application site as a Waste Transfer Station.
- 4.4.14 The only HGV movements associated with the development are for delivering and collecting the mobile classrooms from the site as and when required. Some additional movements may be required for maintenance and security, although these are likely to be by car and of such a low number their impact upon the highway is negligible.
- 4.4.15 In terms of access to the application site, it is located to the north of, and with an existing and adequate access directly on to, Hardwater Road. Less than 500m to the east is a junction with the A509. The A509 is included on the NNJCS's Key Diagram, Page 34-35, and labelled as a strategic transport corridor of the highway network. This road links with Wellingborough in the north, in addition to providing a link to the A45 and other major roads in the County.
- 4.4.16 For these reasons, the transport impacts of the proposal are acceptable, and the application sites location in relation to the strategic road network contributes to its suitability for its proposed use.

5 CONCLUSION

5.1 The Planning Balance

5.1.1 The reasons why planning permission should be granted are as follows:

- The site provides a suitable location for the needs of the Council in terms of the storage of mobile classrooms, and due to the existing development there is not further built development needed on site;
- The permitted waste management use is akin to the proposed industrial use;
- The site's current permitted use of Waste Transfer Station is not operational, and therefore loss of a waste management site is not in conflict with safeguarding policies;
- The site is well located for access onto the strategic highway network;
- The environmental impacts of the change of use are negligible; and
- The site's location in the open countryside does not contradict the Development Plan due to the existing infrastructure on site.

5.1.2 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 as a result of the development. In light of the above, it is concluded that there are no known reasons why this planning application should not be considered favourably by the local planning authority.