

# GPP

GP PLANNING LTD

## PLANNING STATEMENT/ DESIGN & ACCESS STATEMENT

### RETROSPECTIVE PLANNING APPLICATION TO AMEND THE LAYOUT OF THE WASTE MANAGEMENT OPERATIONS

CROWN HOUSE, CORBY

RECYCLEFORCE

Version 4  
Status FINAL

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APPENDICES

**Appendix 1 : Flood Risk Assessment**

## 1 INTRODUCTION

### 1.1 The Planning Application

- 1.1.1 This Planning Application is submitted to Northamptonshire County Council on behalf of Recycleforce Limited (The Applicant) seeking planning permission to amend the layout of the waste management operations at Crown House, Gretton Brook Road, Earlstrees Industrial Estate, Corby, NN17 4BA.
- 1.1.2 There are currently two main issues that need to be addressed at the Crown House Site. These are;
- A proposed increase in tonnage; and
  - A temporary, retrospective amendment to the site layout.
- 1.1.3 In light of this, two separate applications will be submitted to the Council in the form of;
- A section 73 application seeking to amend condition 3 of extant planning permission (ref 16/00039/WASFUL); and
  - A retrospective planning application seeking planning permission to amend the site layout.
- 1.1.4 A separate Section 73 application seeking planning permission for an increase in tonnages at the Application Site has recently been submitted to Northamptonshire County Council as Waste Planning Authority.
- 1.1.5 This submission includes the following information, documents and drawings:

#### **Documents**

- Planning Forms/ Certificates;
- Planning Statement; and
- Flood Risk Assessment

#### **Drawings**

- Site Location Plan- GPP/RF/CHC/17/01 (Rev 1)
- Site Plan- GPP/RF/CHC/17/03 (Rev 1)
- Site Layout- GPP/RF/CRB/17/03 (Rev 1)
- Picking Line Floor Plan- GPP/RF/C/17/08 (Rev 1)
- Elevations of Paper Bay- GPP/RF/CHC/17/05 (Rev 1)
- Approved Site Layout- R001/CH/02 (Rev 3)

### 1.2 The Application Site and its Setting

- 1.2.1 The Proposed Development is located on Earlstrees Industrial Estate on the north-eastern side of Corby and comprises part of the warehouse building that used to occupy the Corby Bottlers distribution facility.
- 1.2.2 The nearest residential properties are located approximately in excess of 600m from the Application Site on Hubble Road.

- 1.2.3 The Site benefits from direct access onto the strategic highway network via its access onto Gretton Brook Road.
- 1.2.4 The Site lies within Flood Zone 1. The nearest water body is Gretton Brook which is classified as a main river and runs to the north side of Gretton Brook Road.
- 1.2.5 The Site is located on an established, operational industrial estate and, as such, there is no ecological interest at the Site or its surrounding environs.

### 1.3 Planning History

- 1.3.1 The Application Site sits within a former Enterprise Zone, likely to have been designated in the 1980's. The general industrial building located within the Application Site was thought to be constructed without the need for planning permission under the planning controls of the former Enterprise Zone.
- 1.3.2 The building has a B8 use class.
- 1.3.3 On 8<sup>th</sup> September 2010, Northamptonshire County Council granted planning permission (Reference: 10/00047/WAS) for the change of use to a Materials Recycling Facility.
- 1.3.4 Corby Borough Council granted planning permission for a change of use to B2 (General Industrial Use) on 20<sup>th</sup> September 2010 (Reference: 10/00284/COU).
- 1.3.5 On 21<sup>st</sup> December 2010, a Certificate of Lawful Development was issued by Northamptonshire County Council for Crowne 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; and*
  - *The proposed treatment to consist of manual sorting, separation, screening, shredding, baling or compaction of waste into different components for recovery.*
- 1.3.6 On 21<sup>st</sup> May 2012, planning permission (Reference: 12/00011/WAS) was granted for waste use of 2 Brunel Road and extend waste uses into the yard to the east of Crowne House.
- 1.3.7 On 14<sup>th</sup> May 2014, planning permission (Reference: 14/0006/WASFUL) was granted for the outside storage of waste.
- 1.3.8 Planning permission was granted on 19<sup>th</sup> January 2017 for the "*redevelopment of existing materials recycling facility including the construction of a fire damaged building at Crown House, Gretton Brook Road, Earlstrees Industrial Estate, Corby, NN17 4BA*".

## 1.4 Current Operations

- 1.4.1 Planning permission was granted on 19<sup>th</sup> January 2017 for the "*redevelopment of existing materials recycling facility including the reconstruction of a fire-damaged building at Crown House, Gretton Brook Road, Earlstrees Industrial Estate, Corby, NN17 4BA*" (Reference: 16/00039/WASFUL).
- 1.4.2 Materials recovery operations at the site were predicated on the processes taking place within the recycling hall meaning that current operations are no longer compliant with the extant permission. The re-building of the fire-damaged recycling hall has meant that the recycling business has been forced to continue its operations in the outside yard, in order to ensure that the business remains operational during the time it takes to rebuild the recycling hall.
- 1.4.3 In light of the recent fire at the Site, all recycling operations are taking place outside in the yard as shown on drawing GPP/RF/CHC/17/03. All loading and unloading is currently taking place externally where materials are put through a series of separation machinery. Once separated, the waste materials are either baled (paper, plastic and card), bulked (metals), crushed and bulked (glass), containerised and bulked (glass) or containerised (where the residual fines will be sent offsite or used as a fuel).
- 1.4.4 The Site continues to process up to 100,000 tonnes of waste materials per annum consisting of plastics, glass, ferrous and non-ferrous metals, paper and card under planning permission 16/00039/WASFUL. Materials are separated by a series of physical processes, both automated and manual and subsequently bulked up for onward transportation to their final recycling or disposal destinations.
- 1.4.5 Current permitted operations allow waste to arrive at the Site in either Refuse Collection Vehicles or Bulker Vehicles split at an approximate 20:80 ratio by waste volume, including deliveries by the Applicant's own vehicles.
- 1.4.6 Access to the Site is gained via Gretton Brook Road, allowing vehicles to both access and exit the Site. Currently, vehicles access the Site off Gretton Brook Road where they follow the entrance left into the Site until it meets a weighbridge and associated weighbridge office. There is a vehicle waiting area that allows vehicles to queue for the weighbridge within the Site boundary, thereby negating the likelihood of vehicles queuing along Gretton Brook Road for access to the Site.
- 1.4.7 Once the vehicles have entered the Site beyond the weighbridges, there is a large area of open space that allows vehicles to deposit their loads and manoeuvre around the Site back towards the access onto Gretton Brook Road.

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## 2 PROPOSED DEVELOPMENT

### 2.1 Overview

- 2.1.1 The Applicant is seeking retrospective planning permission to amend the approved site layout of the waste management operations for an interim period whilst the fire-damaged recycling hall is reconstructed. Planning permission would ultimately allow the waste recycling operations to continue in the intervening period.
- 2.1.2 Planning permission 16/00039/WASFUL was predicated on the basis that all of the operations associated with the waste development would take place within their respective buildings, as shown on the approved site layout as shown on drawing R001-CH-02 Rev3.
- 2.1.3 However, in light of the fire-damaged building, the elements of the waste management operations that were planned to take place inside the recycling hall are now temporarily taking place outside in the yard until such time that the fire-damaged recycling hall is constructed and operational once again. Due to commercial decisions that underpin the rebuilding of the fire-damaged building, it is anticipated that the renovated building will not be completed until 2018/2019.
- 2.1.4 The Applicant therefore proposes a series of amendments to the approved site layout, with the inclusion of the following elements;
- The installation of two outdoor picking lines, with a hopper and both manual and mechanical separation processes;
  - Covered concrete walled storage bays for the storage of paper and card;
  - The outside storage of baled card, paper and plastics; and
  - The installation of two weighbridges for the controlling of materials entering and leaving the Site.

#### **Proposed Site Layout**

- 2.1.5 The proposed site layout is shown on drawing number GPP/RF/CHC/17/03. This shows the location of the 2 picking lines, concrete storage bays and storage of baled waste as set out below.

#### **Picking Lines**

- 2.1.6 Drawing GPP/RF/CHC/17/03 shows picking lines positioned at both the eastern edge of the site and the northeastern boundary. The picking lines process involves both manual and automatic segregation of recyclates as shown on drawing GPP/RF/CHC/17/08.
- 2.1.7 Waste enters the picking line and is partially segregated. The waste then gets partitioned into a series of bays along the picking line including glass fines and clean glass bays.
- 2.1.8 The picking line is approximately 59.15m in length and 20.5m in height.

#### **Storage Bays**

- 2.1.9 Drawing GPP/RF/CHC/17/03 shows the indicative positioning of storage bays associated with the picking lines.

2.1.10 The size, scale and positioning of the storage bays is considered to be compliant with the fire regulations.

### **Storage of Baled Waste**

2.1.11 All recycled baled will be stored on an impermeable pavement, laid to drain to the site drainage system. Waste will not usually be stored for more than a few days before loading for removal off-site. The outside storage of waste is shown on drawing GPP/RF/CHC/17/03.

2.1.12 Baled waste will be stored no higher than 5 metres.

### **Weighbridges**

2.1.13 A set of two weighbridges will be installed at the site beyond the HGV waiting area as shown on Drawing GPP/RF/CHC/17/03. The weighbridges, along with the associated weighbridge office will monitor the quantities of waste material that is both entering and leaving the site. As such, one weighbridge is designated for incoming loads whilst the other processes outgoing materials.

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## 3 ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS

### 3.1 Overview

3.1.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA), set out the criteria for Schedule 1 developments for which an EIA is mandatory and a list of Schedule 2 developments for which an EIA may be required. An assessment of whether the proposed development falls within Schedule 1 or Schedule 2 is set out below.

#### **Schedule 1**

3.1.2 Schedule 1 identifies twenty different categories of development which require EIA. The Proposed Development is not listed as a Schedule 1 development.

#### **Schedule 2**

3.1.3 In terms of Schedule 2 of the Environmental Impact Assessment Regulations 2017, the Proposed Development falls within paragraph 11(b) which states that an EIA is required should the area of development exceed 0.5ha.

3.1.4 The basic test of the need for an EIA, in a particular case, is the likelihood of significant adverse effects on the environment by virtue of factors such as its nature, size and location. National Planning Practice Guidance states that an EIA may be required for Schedule 2 developments in three cases;

- For major developments which are of more than local importance;
- For developments which are proposed within particularly environmentally sensitive or vulnerable locations; and
- For developments with unusually complex and potentially hazardous environmental effects.

3.1.5 The EIA Regulations provide definitions of those areas that are regarded as 'sensitive' and these include Sites of Special Scientific Interest (SSSI), National Parks, Areas of Outstanding Natural Beauty, World Heritage Sites, Conservation Areas, Scheduled Ancient Monuments and internationally designated sites. None of these apply in this case.

3.1.6 The NPPG states that;

*The aim of the EIA is to protect the environment by ensuring that a Local Planning Authority, when deciding whether to grant planning permission for a project is likely to have significant effects on the environment, does so in the knowledge of the likely significant effects and takes this into account in the decision-making process.*

3.1.7 It then goes on to suggest that;

*The more environmentally sensitive the location, the more likely it is that the effects will be significant and require an assessment.*

### Changes or Extensions

3.1.8 Paragraph 13b of Schedule 2 of the EIA Regulations relates to "*any change to or extension of development of a description listed in paragraphs 1 to 12 of column 1 of this table, where that development is already authorised, executed or in the process of being executed*".

3.1.9 In this case the development is listed as paragraph 11b and therefore falls under 13b consideration. The relevant criterion relating to the Proposed Development under 13b states;

*Either;*

- 1) The development as changed or extended, may have significant adverse effects on the environment; or*
- 2) In relation to development of a description mentioned in column 1 of this table applied to the change or extension are met or exceeded.*

3.1.10 The test in relation to the need for EIA in this particular case therefore is the likelihood of significant adverse effects on the environment. Notwithstanding this, National Planning Practice Guidance warns that;

*It should not be presumed that development above the indicative threshold should always be subject to assessment or those falling below these thresholds could never give rise to significant effects especially where the development is in an environmentally sensitive area. Each development will need to be considered on merit.*

3.1.11 An assessment of the Schedule 2 criteria against the Proposed Development notes that, whilst the Application Site exceeds the indicative threshold of 0.5ha, it is not situated in an environmentally sensitive area, nor is it expected to create significant environmental effects. The Proposed Development is not overtly complex and is of a temporary, interim nature and, as such, does not require an EIA to accompany this Planning Statement.

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## 4 PLANNING POLICY CONTEXT

### 4.1 Introduction

4.1.1 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. In this case, the Development Plan consists of the following documents;

- North Northamptonshire Joint Core Strategy 2011-2031 (Adopted July 2016); and
- Northamptonshire Minerals and Waste Local Plan (adopted July 2017).

4.1.2 Other material considerations include the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and National Planning Policy for Waste (NPPW). Relevant policies of the Development Plan are identified below along with the main documents that are likely to be considered material to this Application.

### 4.2 The Development Plan

#### **North Northamptonshire Joint Core Strategy**

4.2.1 The relevant policies of the Joint Core Strategy are considered to be;

- Policy 1: Presumption in Favour of Sustainable Development; and
- Policy 22: Delivering Economic Prosperity.

#### **Northamptonshire Minerals and Waste Local Plan**

4.2.2 The Northamptonshire Minerals and Waste Local Plan sets out the land use planning strategy for minerals and waste-related development in the County. The relevant policies of the adopted Minerals and Waste Local Plan are considered to be;

- Policy 10: Northamptonshire's Waste Management Capacity;
- Policy 11: Spatial Strategy for Waste Management;
- Policy 12: Development Criteria for Waste Management Facilities (Non-Inert and Hazardous);
- Policy 13: Locations for Waste Management Facilities;
- Policy 18: Addressing the Impact of Proposed Minerals and Waste Development;
- Policy 21: Landscape Character; and
- Policy 23: Layout and Design Quality.

### 4.3 Other Material Considerations

4.3.1 The National Planning Practice Guidance confirms that the National Planning Policy Framework represents up-to-date government planning policy and must be taken into account where it is relevant to a planning application. The content of the following documents are therefore considered material to the determination of this planning application.

- National Planning Policy Framework (March 2012);
- National Planning Policy for Waste (October 2014; and

- The Waste Management Plan for England (December 2013).

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## ASSESSMENT OF PROPOSAL

### 4.4 Introduction

4.4.1 From an assessment of the Development Plan and other relevant material considerations, the following are considered to be the main planning issues associated with the Proposed Development:

- Need;
- Waste Spatial Strategy;
- Waste Management Capacity;
- Development Criteria for Waste Management Facilities;
- Safeguarding Employment; and
- Environmental and Local Amenity Issues.

### 4.5 Need

4.5.1 The EU Waste Framework Directive provides the legislative framework for the collection, transportation, recovery and disposal of waste. The Directive requires Member States to take appropriate actions to encourage, firstly, the prevention or reduction of waste production, and secondly, the recovery of waste by means of recycling, reuse or reclamation. Article 4 of the Revised EU Framework Directive sets out the five steps for managing waste in order to environmental impact known as the Waste Hierarchy. The Waste Hierarchy was subsequently transposed into UK law through The Waste (England and Wales) Regulations, 2011 and is a material consideration when determining individual proposals for waste management facilities.

4.5.2 Paragraph 5.2 of the adopted Minerals and Waste Local Plan notes that although the County has made progress with regards to waste management "*there is still a need to continue to drive waste up the waste hierarchy, recognising waste as a resource and maximising recovery*" in line with the aspirations of the Waste Hierarchy.

4.5.3 The Proposed Development represents an opportunity to continue to recycle waste materials, thus forcing waste streams up the Waste Hierarchy. The NPPG notes that the waste hierarchy is capable of being a material consideration. As such, compliance with the Waste Hierarchy should, therefore, be afforded significant weight in the planning balance.

### 4.6 Waste Spatial Strategy

4.6.1 The Waste Spatial Strategy sets out the expected location of a network of waste management facilities in the County. Policy 11 states that "*Northamptonshire's waste management network, particularly advanced treatment facilities with a sub-regional or wider catchment, will be focussed within the central spine and the sub-regional centre of Daventry. Development should be concentrated in Northampton, Wellingborough, Kettering, Corby and Daventry*". The Application Site is situated within Corby and is therefore compliant with Policy 11.

4.6.2 Paragraph 5.61 of the adopted Minerals and Waste Local Plan notes that within the central spine "*the spatial strategy for waste management uses will be (inter alia) general industrial areas*". Policy 13 identifies general industrial areas that may be acceptable in principle for

accommodating waste-related uses. WL16 identifies the Earlstrees Industrial Estate in Corby within which the Application Site is situated.

- 4.6.3 The Proposed Development is not in conflict with the spatial strategy for waste management and is therefore compliant with Policies 11, 12 and 13 of the adopted Minerals and Waste Local Plan.

## 4.7 Waste Management Capacity

- 4.7.1 The adopted Minerals and Waste Local Plans identifies that the current permitted capacity for Materials Recycling Facilities and Transfer Stations is 3.04 million tonnes per annum. This is calculated on the basis of current, permitted and committed waste management sites as identified in Appendix 4: Commitments for Waste Management and Disposal. It is important to note that permitted capacity may be significantly different from the operational capacity due to permissions not being implemented.

- 4.7.2 The Crown House Site is identified as a committed site within Appendix 4 of the adopted Minerals and Waste Local Plan and are therefore incorporated into the current capacity calculation. Policy 12 of the adopted Minerals and Waste Local Plan states that proposals for waste management facilities (including at existing facilities and extensions to existing sites) must demonstrate that the proposed development will facilitate the delivery of Northamptonshire's waste capacity requirements and clearly identifies a need for the uninterrupted continuation of operations at the Site.

- 4.7.3 Following an assessment of waste arisings and permitted waste management capacity in the County Policy 10 of the adopted Minerals and Waste Local Plan sets out Northamptonshire's waste management capacity. It states that;

*The development of a sustainable waste management network to support growth and self-sufficiency within Northamptonshire will involve the provision of facilities to meet the following indicative waste management capacity requirements during the plan period.*

*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.*

- 4.7.4 Paragraph 5.36 of the adopted Minerals and Waste Local Plan clearly identifies that committed sites "make a fundamental contribution in delivering the waste infrastructure that will enable the treatment of Northamptonshire's waste to 2031, and for the Local Plan to meet its objectives.

- 4.7.5 The Application Site is an established waste management business that has long-term aspirations at the current site. The proposed temporary amendment to the site layout would allow the Site to continue to contribute to Northamptonshire's waste management requirements whilst the fire-damaged recycling hall is constructed. The continuation of operations at the Site also represents a continued commitment to both the current and future waste arisings in Northamptonshire, thereby allowing the Local Plan's objectives to be realised. The Proposed Development is therefore entirely compliant with the Development Plan.

## 4.8 Development Criteria for Waste Management Facilities

- 4.8.1 Policy 12 of the adopted Minerals and Waste Local Plan presents the overarching development criteria for non-inert waste management facilities. The Policy sets out a series of spatial and waste management related criteria. Given the breadth of Policy 2, the key criteria have been dealt with within the respective sections.

## 4.9 Safeguarding Employment

- 4.9.1 There is both a local and national aspiration to ensure economic sustainability. At a national level;

*The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.*

- 4.9.2 This is then furthered in paragraph 21 which is clear that;

*Policies should be flexible enough to accommodate needs to anticipated in the plan and allow a rapid response to changes in economic circumstances.*

- 4.9.3 There are currently 30 staff employed at the Site. At a local level, Policy 22 seeks to secure a net increase of 31,000 jobs over the plan period. Whilst the Proposed Development does not seek to provide additional employment, the Proposed Development would ensure the long-term viability of a long-standing, established local employer whilst the fire-damaged recycling hall is being reconstructed. In the absence of a temporary planning permission, the business would not be able to operate until the reconstruction of the recycling hall is complete in 2018/2019, thus resulting in significant uncertainty around the stability of jobs at the Site. The Proposed Development therefore seeks to, in line with the principles of economic sustainability, safeguard employment at the Site for the intervening period and should be afforded due weight in the planning balance.

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## 5 ENVIRONMENTAL CONSIDERATIONS

### 5.1 Overview

5.1.1 Having regard to the Development Plan and national policy guidance, the main environmental considerations associated with the Proposed Development are:

- Ecology;
- Landscape and Visual Impact; and
- Surface Water Drainage and Flood Risk.

5.1.2 The following section of the Planning Statement assesses the likelihood of significant environmental impacts arising from the Proposed Development.

### 5.2 Ecology

5.2.1 Policy 18 of the adopted Minerals and Waste Local Plan seeks to protect Northamptonshire's natural resources and key environmental designations. This sentiment is echoed in national policy within the NPPW's guidance notes.

5.2.2 The Proposed Development is situated at the heart of the Earlstrees Industrial Estate. As such, the Site does not contain features of important nature conservation interest. The proposed amendments to the site layout are limited and will not present any significant adverse impact on the local ecology.

5.2.3 Therefore, in conclusion, the Proposed Development is compliant with both Policy 18 of the adopted Minerals and Waste Local Plan and national guidance.

### 5.3 Landscape and Visual Impact

5.3.1 Policy 18 of the adopted Minerals and Waste Local Plan seeks to;

*Ensure that the built development is of a design and layout that has regard to its visual appearance in the context of the local area".*

5.3.2 This is then supplemented by Policy 21 of the adopted Minerals and Waste Local Plan along with paragraph 7 of the NPPW which states that;

*When determining waste planning applications, waste planning authorities should consider the likely impact on the local environment.*

5.3.3 Paragraph 7 of the NPPW directs any landscape and visual impact considerations to Appendix B of the NPPW which states that there is a need to assess;

*a) The potential for design-led solutions to produce acceptable development, which respects landscape character b) the need to protect landscapes or designated areas of national importance c) localised height restrictions.*

- 5.3.4 The Proposed Development lies within an established, operational industrial area which accommodates a number of external operations. The operations and processes that will occur on the Site are typical of an operational industrial estate and aligned with many of the other businesses within the vicinity. The Application Site is bounded on all sides by fencing and mature trees/vegetation, which screens the existing operations. The Proposed Development is planned to be an interim solution which can easily be absorbed into the immediate surroundings. A landscaped bund and grassed strip on the northern site boundary softens the appearance of the Site.
- 5.3.5 As such, the Proposed Development would not cause any significant adverse landscape and visual impacts on the wider area. The Proposed Development is therefore entirely compliant with Policy 18 and 21 of the adopted Minerals and Waste Local Plan and the supplementary guidance contained within the NPPW.

## 5.4 Surface Water Drainage and Flood Risk

- 5.4.1 The nearest waterbody to the Site is Gretton Brook, which is classified as a 'main river' and runs to the north of Gretton Brook Road.
- 5.4.2 The Site benefits from connection to mains drainage. The external yard is concreted and laid to drain to the existing drainage system. There will therefore be no risk of surface or groundwater contamination.
- 5.4.3 The Application Site comprises an area of approximately 1.6ha and therefore a Flood Risk Assessment is required in order to assess the Proposed Development in flood risk terms. Given the long history of the Site, there has been multiple Flood Risk Assessments that have demonstrated that the operations do not give rise to additional flood risk at the Site. Similarly, previous consultation with the LLFA regarding planning permission 16/00039/WASFUL resulted in no objections in flood risk terms.
- 5.4.4 In accordance with the NPPF, an FRA has been appended to this Statement based on previous surface water calculations for the Site. The appended FRA reaches the same conclusions as the previous FRA's in that waste operations at the Site will not give rise to additional flood risk.
- 5.4.5 Paragraph 100 of the NPPF states that;
- Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible, flood risk to people and property and manage any residual risk.*
- 5.4.6 In doing so, the NPPF states that there is a need to apply the Sequential Test to ensure that development is steered towards areas with the lowest probability of flooding.
- 5.4.7 Under the Sequential Test, the Application Site is located in Flood Zone 1 and, as such, has a less than 1 in 1000 probability of flooding. Equally, the Site is not affected by a Groundwater Protection Zone.
- 5.4.8 Table 2 of the NPPG (Paragraph 066 Reference ID 7-066-20140306) lists waste treatment as a 'less vulnerable' development. Using the Sequential Test set out in the NPPG, 'less vulnerable' uses are permitted within Flood Zone 1 and therefore the Site passes the Sequential Test.

- 5.4.9 The proposed temporary amendment to the site layout will not give rise to an increase in flood risk elsewhere.
- 5.4.10 The Proposed Development will therefore not cause an adverse effect on the watercourse, floodplain or flood defences nor would it give rise to any unacceptable cumulative impacts on local flood storage capacity or flows. The Proposed Development is therefore compliant with Policy 18 of the adopted Minerals and Waste Local Plan and the guidance contained within the NPPF.

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## 6 AMENITY CONSIDERATIONS

### 6.1 Overview

6.1.1 Having regard to the Development Plan and national policy guidance, the main amenity considerations associated with the Proposed Development are;

- Odour;
- Noise; and
- Dust

6.1.2 Policy 18 of the adopted Minerals and Waste Local Plan is explicit that waste developments must demonstrate that local amenity is protected. As such, the following section assesses the likelihood of significant environmental impacts arising from the Proposed Development.

### 6.2 Odour

6.2.1 Policy 18 of the adopted Minerals and Waste Local Plan considers the potential for odour, it states that any proposed development will need to consider;

*Avoiding and/or minimising potentially adverse impacts to acceptable level, specifically addressing air emissions (including dust), odour, bioaerosols, noise and vibration, slope stability, vermin and pests, birdstrike, litter, landuse conflict and cumulative impacts.*

6.2.2 The Site currently processes plastics, glass, ferrous and non-ferrous, metals, paper and card. No malodourous waste is processed at the Site and this will remain the case. The nearest residential receptors are located in excess of 500m from the Site and current operations have not given rise to odour complaints at the Site. The proposed temporary amendments to the site layout will not result in additional odour and therefore is compliant with Policy 18 of the adopted Minerals and Waste Local Plan.

### 6.3 Noise

6.3.1 Policy 18 of the adopted Minerals and Waste Local Plan states that it is necessary to minimise noise at the Proposed Development. Appendix B of the NPPW states that;

*Considerations will include the proximity to sensitive receptors. The cooperation of large waste management facilities in particular can produce noise affecting both inside and outside of buildings, including noise and vibration from goods vehicle, traffic movements to and from the site. Intermittent and sustained operating noise may be a problem if not properly managed particularly if night time working is involved.*

6.3.2 The Site is situated within an existing industrial area amongst general industrial uses. The nearest residential receptors are located in excess of 500m from the Site. The proposed temporary pickings lines that will segregate waste streams are not particularly noisy and have not given rise to noise complaints from local residents.

- 6.3.3 The long-term aspiration of the Applicant is to re-build the fire-damaged recycling hall and install an automated state-of-the-art materials separation facility. This would, in the long-term, remove the need for external picking lines and ensure that all separation processes occur indoors.
- 6.3.4 The proposed increase in throughput at the Site is, therefore, unlikely to cause any additional adverse noise impacts in the short term or long term. The Proposed Development is therefore compliant with Policy 18 and national planning guidance on noise.

## 6.4 Dust

- 6.4.1 Policy 18 of the Adopted Minerals and Waste Local Plan also requires consideration of the risk of dust arising from proposed waste management developments. This is echoed in the NPPW which states that;

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

- 6.4.2 The nearest residential properties are in excess of 500m from the Application Site. Due to the nature of the waste throughput, there is no dust associated with the operation of the Site. The proposed increase in waste throughput does not seek to alter the nature of the waste streams that are currently processed at the Site.
- 6.4.3 The proposed temporary amendments to the site layout will therefore not present any additional risk of dust nuisance to nearby businesses or residential receptors and is therefore compliant with Policy 18 of the adopted Minerals and Waste Local Plan.

## 7 CONCLUSION

### 7.1 Conclusion

- 7.1.1 The proposed retrospective amendment to the site layout has been assessed against the relevant policies of the adopted Minerals and Waste Local plan and other relevant material considerations and is compliant in all respects.
- 7.1.2 The Application Site is fully compliant with the waste spatial strategy for the County by being located in the central spine as part of an existing industrial estate. The proposed amendments to the site layout would enable the continued operation of the site as a successful MFR. As such, it would safeguard up to 30 local jobs and allows the site to continue to contribute to achieving current and future waste management targets.
- 7.1.3 The Proposed Development will not give rise to unacceptable impacts as a result of additional noise, dust and odour generation. There will also be no unacceptable impacts upon features of nature conservation interest or landscape and visual impacts.
- 7.1.4 The Proposed Development is therefore considered to constitute sustainable development and is compliant with the Development Plan and the requirements of a suite of national policy including the NPPF, NPPG and NPPW.

## APPENDIX 1: Flood Risk Assessment



