

TEMPORARY PLANNING PERMISSION FOR A BULKING UP AND WASTE TRANSFER STATION

KILSBY LANDFILL SITE, DAVENTRY ROAD, KILSBY

TW COMPOSTING LTD

Version 3
Status DRAFT

Prepared by
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1 INTRODUCTION

1.1 Overview

- 1.1.1 This Planning Statement accompanies a Planning Application submitted to Northamptonshire County Council, on behalf of TW Composting Ltd, seeking planning permission for a temporary 12 month period to allow Daventry District Council to utilise the existing waste management facility to bulk and transfer kerbside collected waste.
- 1.1.2 Daventry District Council (DDC) is currently entering into a new Environmental Services contract which will commence operation in June 2018. The new waste operator will be a joint venture entitled 'Daventry Norse'. Norse is a waste management company that provides several waste collection/processing contracts in the UK.
- 1.1.3 As part of this new contract, the existing Waste Transfer Station (WTS) and yard at High March, Daventry will be redeveloped to provide a new purpose built facility to modern standards.
- 1.1.4 The submission includes the following information, documents and drawings:

Documents

- Planning application form;
- Planning statement; and
- Appropriate fee.

Drawings

- Site Location Plan: GPP/SP/KIL/18/01
- Site Plan: GPP/SP/KIL/18/02
- Site Layout Plan: GPP/SP/KIL/18/03

1.2 The Application Site and its Setting

- 1.2.1 The Application Site is located within the former Kilsby Landfill Site at an approximate distance of 1.5km south of the village of Kilsby and 7km north of Daventry as shown on Drawing GPP/SP/KIL/18/01.

1.3 Existing Composting & Recycling Facility

- 1.3.1 Kilsby landfill site has been identified as a potential interim solution whereby the bulking and transfer of waste will be undertaken alongside the existing green waste composting operations at the site.
- 1.3.2 Currently Kilsby landfill site only accepts green waste arisings for open windrow composting deriving primarily from Daventry District Council and Northamptonshire Borough Council.
- 1.3.3 The Site benefits from an existing access road linking the Site to the A361 (Daventry Road) as shown on Drawing GPP/SP/KIL/18/02.

- 1.3.4 The existing site currently processed 14,000 tonnes of green waste per annum of which approximately 8,000 is received from Daventry District Council, 5,500 from Northampton Borough Council and 200 from local contractors arriving in a mix of articulated lorries and RCVs. The material imported to the site breaks down as follows:

Client	Daventry Council	Northampton Council	Local landscaping contractors
Material	Green waste	Green waste	Green waste
tonnes	8,352	5,594	205
Average weekly tonnage	160.61	107.58	3.94
total annual tonnage	14,151		

1.4 Planning History

- 1.4.1 The Application Site has a longstanding history of waste management uses. The site has historically been used as a landfill, with the most recent landfill permission expiring on 31st March 2009 (Planning reference DA/2008/0845). The landfill site has now been restored and is in aftercare.
- 1.4.2 The site also has a history of green waste composting under planning permissions DA/99/023c and DA/01/176c; both of which expired on 31st December 2009.
- 1.4.3 More recently, planning permission was granted for "*the operation of a green waste composting facility at Kilsby Landfill Site at Grove Farm, Daventry Road, Ashby St Ledgers, Northamptonshire.*" on 23rd June 2014 (Planning reference: 14/00038/WASFUL).
- 1.4.4 Planning Permission (reference: 15/00059/WAVSOC) was granted on 20th July 2015 for the "*variation of condition 5 of planning permission 14/00038/WASFUL for an extended catchment area at Kilsby Landfill Site, Grove Farm, Daventry Road, Ashby St Ledgers, Northamptonshire.*"

1.5 Environmental Impact Assessment Regulations 2017

- 1.5.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 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

- 1.5.2 Schedule 1 identifies twenty different categories of development which requires EIA. The Proposed Development is not listed as a Schedule 1 development.

Schedule 2

- 1.5.3 In terms of Schedule 2 of the Environmental Impact Assessment Regulations 2017, the Proposed Development falls within subparagraph 11b as 'installations for the disposal of waste' as the area of development exceeds 0.5ha.
- 1.5.4 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.

1.5.5 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.

1.5.6 The NPPG states that:

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

1.5.7 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

1.5.8 Paragraph 13b of Schedule 2 of the EIA Regulations relates to 'any changes to or extensions of development of a description listed in paragraph 1 to 12 of column 1 of this table where that development is already authorised, executed or in the process of being executed'.

1.5.9 As stated above, the proposed development is listed in subparagraph 11b and therefore also falls under the consideration of 13b. The relevant criterion relating to the proposed development under subparagraph 13b states that either:

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

1.5.10 The test in relation to the need for EIA in this particular case is the likelihood of significant adverse environmental effects. Notwithstanding this, National Planning Practice Guidance was 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.

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 location and is sufficiently distanced from sensitive receptors. The proposed development is of a temporary nature and is unlikely to give rise to unacceptable

environmental and amenity impacts that cannot be adequately mitigated. The proposed development, therefore, does not require an Environmental Impact Assessment to accompany this Planning Application.

2 PROPOSED DEVELOPMENT

2.1 Introduction

- 2.1.1 In the coming months, Daventry District Council is intending to make essential improvements to their High March recycling facility. Whilst these works are being carried out, Daventry District Council requires a temporary solution to allow the bulking up and transfer of waste materials to other recycling facilities.
- 2.1.2 Daventry District Council require the following materials to be bulked up before being sent to specialist facilities for onward recycling/treatment:
- Kerbside collected dry mixed recycling; and
 - Kerbside collected food waste.
- 2.1.3 Kilsby landfill site has been identified as a potential interim solution whereby the bulking of waste will be undertaken alongside the existing green waste operations at the site.
- 2.1.4 A temporary 12-month permission is sought in order to allow sufficient time for the required improvement to the High March recycling centre to be made.

2.2 Description of Development

- 2.2.1 This proposal seeks the temporary relocation of Daventry District Council's waste transfer station that treats both dry mixed recyclable waste and food waste.
- 2.2.2 The proposed development seeks to utilise the western portion of the existing open fronted and open sided building occupying an area of approximately 20m x 18m as shown on Drawing GPP/SP/KIL/18/03. It is proposed that a concrete dry mixed recyclables bay will be positioned towards the rear of the building whilst the food waste skip will be positioned at the entrance to the building.
- 2.2.3 The proposed development will continue to utilise the existing access road. The existing facility allows vehicles to turn and manoeuvre before leaving the site.

Amounts of Waste

- 2.2.4 The proposed development seeks to bulk up around 11,000 tonnes per annum of waste, which approximately 7,000 tonnes will be dry mixed recycling and 4,000 tonnes will be food waste.
- 2.2.5 The total waste throughput for the Kilsby landfill site, including the current green waste operation will be 25,000tpa.

Management of Dry Mixed Recyclables

- 2.2.6 Dry mixed recyclables will enter the site via Roadside Collection Vehicles (RCVs) and deposited within the concrete dry mixed recycling bay as shown on GPP/SP/KIL/18/03. The material will then be bulked up and exported to a specialist treatment facility via 15 tonne artic loads within 36 hours of delivery to site.

Management of Food Waste

- 2.2.7 Food waste will enter the site via RCS and directly deposited into purpose built sealed storage containers. Food waste will be bulked up and collected in articulated lorries (artics) within 36 hours of arriving on site.

Hours of Operation

- 2.2.8 It is proposed that the waste transfer station will operate between 07:30-17:30 hours on Monday-Friday; 08:00-13:00 hours on Saturdays with no working on Sundays. It is proposed that the waste transfer station will be able to accept waste on bank holidays between the hours of 7:30-17:30 as requested by Daventry District Council.

Traffic Movements

- 2.2.9 Waste will be brought to site in RCVs. When there is an adequate amount of waste that has been bulked up the waste will be loaded into an articulated lorry and exported from the site. It is estimated that the proposed development will generate an additional 58 incoming movements and 8 additional outgoing movements per week. This equates to in the order of an additional 10.5 additional incoming movements per day and around 1.5 additional outgoing movements per day. The breakdown of waste tonnage will be roughly as follows:

Waste type	Proposed Tonnages
Green Waste	14,000
Food Waste	4,000
Mixed Dry Recyclables	7,000
Total Waste Tonnage	25,000

- 2.2.10 Based upon the above tonnage ratios, the combined traffic movements associated with the existing composting operation and the proposed bulking and waste transfer station therefore look like this.

	In – Per week	Out- Per Week
Green (Daventry District Council)	15 (RCV @ 11 tonnes)	
Green (Northampton Borough Council)	4 (Artic @ 25 tonnes)	11 (Artic @ 25 tonnes)
MDR	22 (RCV @ 6 tonnes)	9 (Artic @ 15 tonnes)
Food	7 (RCV @ 11 tonnes)	8 (20 cubic yard skip)
Total Weekly	48 (96)	28 (56)
Average Daily (5.5 Days)	9 (18)	5 (10)

Timescales

- 2.2.11 This proposal seeks a temporary 12 month permission to allow the necessary improvements to be made at the High March facility, at which point the bulking up operations at the Kilsby landfill site will cease and will revert back to the High March facility.

Odour Management

- 2.2.12 The proposed development seeks to bulk up dry mixed recycling and food waste. The nature of dry mixed recycling does not present a significant risk of odour.
- 2.2.13 Food waste will be tipped directly from the RCV into a sealed skip, thereby reducing the risk of malodour at the point of delivery. An example of the sealed food waste container is shown in the photo panel (see Appendix 1).
- 2.2.14 It is anticipated that food waste will only be at the site for very short amounts of time with an average turnaround of 24-36 hours.
- 2.2.15 The potential for malodour at the site is therefore minimal.

Litter Control

- 2.2.16 The proposed development incorporates the installation of litter fencing at key points around the site. Drawing GPP/SP/KIL/18/03 shows that the litter fencing will be constructed around the dry mixed recycling bay, alongside southern boundary and around the existing surface water drainage lagoon. In addition, the existing palisade fencing at the site will contain any litter that is not picked up by the litter fencing thereby ensuring that there is little opportunity for litter to impinge on the adjacent woodland area.
- 2.2.17 Visual inspections of the site will be undertaken daily and any litter found will be collected and removed from site on a daily basis.

Surface Water Drainage and Pollution Control

- 2.2.18 The proposed development seeks to utilise the existing surface water drainage infrastructure at the site, which primarily comprises of concrete laid to a drain towards the south east corner of the site where water is stored in a holding lagoon. The current surface water drainage system at the site is shown on drawing GPP/SP/KIL/18/03.

Environmental Permitting

- 2.2.19 The Application Site currently works under an Environmental Permit (Permit number: EPR/YP3394NW/V002). Under this Permit, the Environmental Permitting (England and Wales) Regulations 2010 allow waste operations at the Application Site. Under this permit, the site is permitted to accept up to 30,000 tonnes per year.
- 2.2.20 All activities at the site are monitored for compliance with the Environmental Permit in particular odour, noise and pest control.

3 PLANNING POLICY CONTEXT

3.1 Overview

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 documents:

- West Northampton Joint Core Strategy; and
- Northamptonshire Minerals and Waste Local Plan.

3.1.3 The main policies within each document considered relevant to the Proposed Development are listed below:

3.2 The Development Plan

West Northamptonshire Joint Core Strategy

3.2.1 The West Northamptonshire Joint Core Strategy was adopted in December 2014 and sets out the long-term vision and objectives for the whole of the West Northamptonshire area for the plan period up to 2029.

3.2.2 The following policies are considered to be relevant to the Proposed Development:

- Policy SA: Presumption in Favour of Sustainable Development;
- Policy S1: The Distribution of Development;
- Policy S10: Sustainable Development Principles;
- Policy BN2: Biodiversity;
- Policy BN5: The Historic Environment and Landscape;
- Policy BN7: Flood Risk; and
- Policy BN9: Planning for Pollution Control.

Northamptonshire Minerals and Waste Local Plan

3.2.3 Paragraph 2.7 of the adopted Minerals and Waste Local Plan echoes European waste management targets. It seeks to increase recycling and composting of household waste to 50% by 2020.

3.2.4 The Northamptonshire Joint Municipal Waste Management Strategy supplements national targets through its ambition to increase household waste recycling (including composting) to 56% by 2020, thereby exceeding the European targets.

3.2.5 The following policies are considered to be relevant to the Proposed Development:

- Policy 10: Northamptonshire's Waste Management Capacity;
- Policy 11: Spatial Strategy for Waste Management;
- Policy 12: Development Criteria for Waste Management Facilities;
- Policy 18: Addressing the impact of Proposed Minerals and Waste Development;

- Policy 19: Encouraging Sustainable Development;
- Policy 20: Natural Assets and Resources;
- Policy 21: Landscape Character;
- Policy 22: Historic Environment;
- Policy 23: Layout and Design Quality; and
- Policy 24: Restoration and After-Use.

3.3 Other Material Considerations

National Planning Policy Framework

- 3.3.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and came into force immediately with regard to plan-making and decision-taking.
- 3.3.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 14 of the NPPF states that:

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 out of date, granting planning permission unless;*
 - *Any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted.*

National Planning Practice Guidance (March 2012)

- 3.3.3 Paragraph 009 (Reference ID: 009-20141016) states that;

Driving waste up the Waste Hierarchy is an integral part of the National Waste Management Plan for England and National Planning Policy for Waste. All local planning authorities must have regard to the Plan and National Policy in preparing their local plans.

- 3.3.4 It then notes that:

National Waste Planning Policy is capable of being a material consideration in decisions on planning applications for waste management facilities.

- 3.3.5 National Planning Practice Guidance presents guidance on the function and use of temporary planning permissions. The Guidance states that under Section 72 of the Town and Country Planning Act 1990, the Local Authority may grant planning permission for a specified temporary period only. It then goes on to state that:

Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the particular development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period.

Waste Management Plan for England (December 2013)

- 3.3.6 The Government's latest thinking on waste management was published in December 2013 in the Waste Management Plan for England. The Plan advocates the move towards a 'zero waste economy' in which material resources are reused, recycled or recovered where possible. This ensures that all material resources are fully valued – environmentally and financially- during their productive life and at the 'end of life' as waste.

National Planning Policy for Waste (October 2014)

- 3.3.7 National Planning Policy for Waste sets out the Government's ambition towards securing a sustainable and efficient approach to resource use and management.

- 3.3.8 In identifying suitable sites and areas, paragraph 5 states that:

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 other policies set out in this document; and*
- *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.*

- 3.3.9 Paragraph 7 states 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*
- *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.*

- 3.3.10 The document encourages the movement of waste up the waste hierarchy away from treatment by disposal. The supplementary planning guidance provided in National Planning Policy notes that the waste hierarchy is capable of being a material consideration when determining individual proposals for waste management facilities.

4 PLANNING CONSIDERATIONS

4.1 Introduction

4.1.1 The starting point for the assessment of this proposal is the Development Plan. From an assessment of the pertinent Development Plan policies and other material planning considerations, the 'main' issues in the determination of this planning application are considered to be:

- Location and Principle of Development;
- Need;
- Design and Layout; and
- Environmental Considerations.

4.2 Location and Principle of Development

Spatial Strategy Compliance

4.2.1 The proposed development is located outside of Daventry in a predominantly rural area. Policy 11 of the adopted Minerals and Waste Local Plan provides the spatial strategy in relation to waste management development in rural areas. It notes that:

In the rural hinterlands, only facilities with a local or neighbourhood catchment providing for preliminary treatment or that are incompatible with urban development should be provided. Where it is the latter, they should deal with waste generated from identified urban areas and be appropriately located to serve those areas.

4.2.2 Policy 12 of the adopted Minerals and Waste Local Plan provides further development guidance with regard to Policy 11 stating that:

Proposals for waste management facilities (including at existing facilities and extensions to existing facilities) must demonstrate that the development:

- *Does not conflict with the 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 requirements for a specialist facility;*
- *Is in general conformity with the principles of sustainability (particularly with regard to intended catchment areas);*
- *Facilitates the efficient collection and recovery of waste and materials; and*
- *Where intended for use by the local community, it is readily available and safely accessible to those it is intended to serve.*

4.2.3 This Planning Application seeks to establish a temporary permission for a facility that bulks up dry mixed recyclable waste and food waste. The Proposed Development simply represents a preparatory facility providing preliminary treatment to waste materials brought in from within the local catchment. The proposed facility seeks to bulk up waste materials before being transported to nearby facilities within the county for further processing. No additional treatment

will take place at the site. Once the improvement works are completed, waste management operations will revert back to Daventry District Council's High March Site.

- 4.2.4 The existing waste management facility at High March provides an essential local waste management facility that collects local kerbside dry mixed recyclables and kerbside food waste. This facility seeks to facilitate the continued collection of waste materials for further treatment for the short-term. The absence of a substitute facility during the modernisation of the High March centre has the potential to significantly reduce local recycling rates in the short term and would therefore be contrary to the principles of sustainability.
- 4.2.5 The proposed development is therefore broadly compliant with Policy 11 and Policy 12 of the adopted Minerals and Waste Local Plan and the wider spatial strategy.

Existing Planning Permission & Committed Site

- 4.2.6 Paragraph 5.36 of the adopted Minerals and Waste Local Plan considers the role of 'committed sites'. It explains that:

This Local Plan does not specifically include commitments (i.e. sites with planning permission of equivalent) for waste-related development. However, these commitments made 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.

Proposals for extension to changes in waste-related development on committed sites (and on other sites on which planning permission for waste use has been subsequently granted) must be in accordance with the Local Plan policies. However, it is accepted that being commitments confers a favourable status on these sites for a continuation of a waste use where this meets the intent of the Local Plan strategy and policies, and is also in accordance with national planning policy.

- 4.2.7 The Application Site benefits from an extant planning permission for "the operation of a green waste composting facility at Kilsby landfill Site at Grove Farm, Daventry Road, Ashby St Ledger, Northamptonshire" (Planning Reference: 14/00038/WASFUL). The application site is therefore a committed site for purposes of the Minerals and Waste Local Plan.
- 4.2.8 The proposed development seeks to occupy an unused portion of the operation, which has been identified as having sufficient capacity to accommodate the proposed waste transfer facility for the short-term.
- 4.2.9 Paragraph 5.36 is explicit in supporting the continuation of waste management uses at committed sites. The temporary inclusion of a waste transfer station within the site represents contextually appropriate development that is akin to the current waste management operations at the site. The proposed development is therefore compliant with the direction provided in paragraph 5.36 of the adopted Minerals and Waste Local Plan.

Conclusion

- 4.2.10 The current waste management operation at Daventry District Council's High March facility represents an essential waste management facility. The proposed development seeks a continuation of bulking of wastes for onward transportation for further treatment and therefore is considered an essential preliminary facility. The waste that is collected and bulked at this

facility is essential to the current waste management network operating within Northamptonshire, providing waste material essential to the success of the wider waste management network.

4.3 Need

Local Need

- 4.3.1 Daventry District Council is in the process of improving their High March Recycling Centre. In order to provide a continuous waste management service, Daventry District Council require a temporary facility to bulk up kerbside dry mixed recycling and kerbside collected food waste whilst the improvement works are undertaken.
- 4.3.2 The Northamptonshire Joint Municipal Waste Management Strategy sets ambitious waste management targets, including reaching a household waste recycling rate of 56% by 2019/20.
- 4.3.3 In order to reach this target, there is a clear local need to ensure a continuous waste management service throughout the intervening period, thus allowing waste materials to be disposed in the most appropriate manner.
- 4.3.4 The existing green waste composting facility at the Kilsby Landfill Site has sufficient capacity to temporarily accommodate a waste transfer station. The facility will ensure the continuous and uninterrupted collection of waste materials and facilitate driving waste materials up the waste hierarchy, allowing local recycling rates to be achieved.

National Need

- 4.3.5 National Planning Policy for Waste and the Waste Management Plan for England (2013) refer to the Waste Hierarchy in detailing their ambitions in moving towards a 'zero-waste economy' in which resources are re-used, recycled or recovered wherever possible. National waste policy hinges on the notion of the Waste Hierarchy as a means of waste and resource management. The reduction and reuse of waste materials naturally sits at the top of the Waste Hierarchy as a means of waste and resource management. The reduction and reuse naturally sits at the top of the Waste Hierarchy however, once wastes have been discarded, recycling and composting are considered the most sustainable forms of waste management.
- 4.3.6 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 action 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 of 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.
- 4.3.7 Paragraph 5.2 of the adopted Minerals and Waste Local Plan notes that although the County has made progress with regard 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.

- 4.3.8 Furthermore, the Landfill Directive has set ambitious targets to reduce the amount of biodegradable municipal waste being disposed of via landfill. The resultant target for the UK seeks to reduce the amount of biodegradable municipal waste to landfill by 35% of that produced in 1995.
- 4.3.9 The proposed development represents an opportunity to continue the existing waste management operations for the duration of the improvement works at the High March facility, thus allowing recycling of waste materials to be maximised. The NPPG notes that the Waste Hierarchy is capable of being a material consideration and in the spirit of sustainability, the proposed development should be afforded due weight in the planning balance.
- 4.3.10 The existing facility and the proposed interim solution both seek to function in the spirit of the Waste Hierarchy.

4.4 Layout and Design

- 4.4.1 Policy 18 provides an overarching assessment of environmental and amenity considerations with regards to waste development proposals. In doing so, it states that any proposed development must ensure that:

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.

- 4.4.2 Policy 23 of the adopted Minerals and Waste Local Plan echoes the sentiments of Policy 18 and provides specific guidance in relation to design and layout. It states that:

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 its 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.*

- 4.4.3 The Proposed Development seeks to utilise an existing structure for its operation. There is no requirement to introduce any additional built development to the site. In this respect, the utilisation of the existing building will exert minimal influence on the landscape and a negligible visual impact on the Application Site and its surrounding areas.
- 4.4.4 The proposed use of the existing building is a temporary measure and use of the site will cease once improvements at the High March site have been completed. As such, there will be no permanent landscape and visual impacts on the Site or its setting as a result of the proposed development.
- 4.4.5 The proposed development seeks to utilise an area of an existing waste management facility. Drawing GPP/SP/KIL/18/03 details the proposed layout of the Site. The proposed dry recyclables bay and food waste containers will be positioned to the east of the building, allowing the existing composting and green waste reception area to operate without interference. There will be a concrete bay measuring 20x18m that store dry mixed recyclable materials.

- 4.4.6 The site benefits from existing screening in the form of a 25m-wide belt of established woodland immediately to the south.
- 4.4.7 The proposed development seeks to utilise an existing facility and does not require the construction of any additional structures. The proposal is therefore unlikely to cause any significant adverse visual impact to the users of the public footpath, nor the surrounding environs.

5 ENVIRONMENTAL CONSIDERATIONS

5.1 Introduction

- 5.1.1 Policy 18 of the adopted Minerals and Waste Local plan provides overarching guidance for addressing environmental and amenity impacts of minerals and waste development. Furthermore, Policy BN9 of the West Northamptonshire Joint Core Strategy: Planning for Pollution Control echoes these sentiments.
- 5.1.2 Having regard to the Development Plan and national guidance, the main environmental issues are considered to be:
- Traffic and Transportation;
 - Noise;
 - Odour;
 - Landscape and Visual;
 - Flood Risk.
- 5.1.3 The main environmental and amenity issues are assessed in turn below.

5.2 Traffic and Transportation

- 5.2.1 Policy 19 of the adopted Minerals and Waste Local Plan encourages sustainable transportation as part of any proposal. The NPPF seeks to ensure that the traffic generated by new development do not have adverse impact upon the public highway or compromise safety.
- 5.2.2 The application proposal will generate approximately 29 incoming RCVs (58 movements) and 17 outgoing artics (34 movements) per week.
- 5.2.3 The total weekly traffic movements, including the current traffic movements associated with the existing composting operation are therefore anticipated to be in the order of 96 incoming vehicle movements and 56 outgoing movements per week. Cumulatively, this translates over a 5.5 day working week as 9 incoming RCVs (18 movements) and 5 outgoing artics (10 movements) per day.
- 5.2.4 Incoming deliveries of waste are collected locally from within the Northampton via the District and Borough Council kerbside collection service. The proposed development is therefore considered to be appropriate in terms of minimising transport movements and is self-sufficient in dealing with waste arisings.
- 5.2.5 Access to the site is gained by the existing access road from the A361 (Daventry Road) which is considered to be capable of accommodating the additional vehicle movements without compromising highway capacity or safety.
- 5.2.6 To conclude, the proposed development is unlikely to cause any unacceptable traffic or transportation impacts either at the site or on the local highway network. The proposed development deals with local waste and therefore minimises transport movements. It is therefore compliant with Policy 19 of the adopted Minerals and Waste Local Plan and the NPPF.

5.3 Noise

- 5.3.1 The existing facility currently operates successfully as a green waste composting facility without noise complaint. The site benefits from being sufficiently distanced from any nearby sensitive residential receptors.
- 5.3.2 The position of the site means that it is already influenced by background noise associated with the M45 motorway and the A361. The proposed bulking of waste at the site is not considered to be a particularly noisy operation and is unlikely to give rise to unacceptable levels of noise in the locality.
- 5.3.3 In conclusion, the proposed development will not cause any acceptable noise impacts to the site or the surrounding area and is therefore compliant with Policy 18 of the adopted Minerals and Waste Local Plan and Policy BN7 of the Joint Core Strategy.

5.4 Odour

- 5.4.1 Policy 18 of the adopted Minerals and Waste Local Plan states that:

New development must demonstrate that the following matters have been considered and addressed 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, litter, land use conflict and cumulative impact.

- 5.4.2 The proposed development seeks to bulk up dry mixed recycling and food waste. The nature of dry mixed recycling does not present a significant risk of odour. In addition to the imposition of planning conditions, the proposed activities will be monitored through the Environmental Permitting regime.
- 5.4.3 Food waste will be tipped directly from the RCV into a sealed skip, thereby reducing the risk of odour at the point of delivery. An example of a sealed food waste skip is set out in the photo panel at Appendix 1).
- 5.4.4 Food waste will remain at the site for a very short period of time, with an average turnaround of 24-36 hours, minimising the potential for odour at the site.
- 5.4.5 To conclude, the proposed development includes sufficient measures to minimise and mitigate any potential for unacceptable adverse odour issues at the site and is therefore compliant with Policy 18 of the adopted Minerals and Waste Local Plan.

5.5 Surface Water Drainage

- 5.5.1 Policy BN7a of the adopted Joint Core Strategy considers water supply, water quality and waste water.
- 5.5.2 The proposed development will utilise the existing surface water drainage infrastructure at the site which primarily comprises of concrete laid to drain to the south east corner of the site where water is stored in a holding lagoon as shown on Drawing GPP/SP/KIL/18/03.

5.5.3 The proposed development will not place any unacceptable pressure on the drainage system and is therefore compliant with both Policy 18 of the adopted Minerals and Waste Local Plan and Policy BN7a of the adopted Joint Core Strategy.

5.6 Flood Risk

5.6.1 Policy BN7 of the adopted Joint Core Strategy provides guidance on assessing and managing flood risk. It states that:

Development proposals will comply with flood risk assessment management requirements set out in the NPPF, NPPF and the west Northamptonshire strategic flood risk assessments to address current and future flood risk with appropriate climate change allowances.

All proposals for development of 1ha or above in Flood Zone 1 and for development in 2, 3a and 3b must be accompanied by a flood risk assessment that sets out the mitigation measures for the site and agreed with the relevant authority.

Where flood risk management requires the use of sustainable drainage systems to manage surface water runoff, these should:

- *Separate surface water from foul and combined sewers;*
- *Be accompanied by a long-term management and maintenance plan; and*
- *Protect and enhance water quality.*

5.6.2 In accordance with Policy BN7 of the adopted Joint Core Strategy and Policy 18 of the adopted Minerals and Waste Local Plan, a Flood Risk Assessment is included within this application at Appendix 2.

5.6.3 Furthermore, Policy 18 of the adopted Minerals and Waste Local Plan states that:

Developments must demonstrate that the following matters have been considered and addressed:

- *Impacts on flood risk as well as the flow and quantity of surface and groundwater.*

5.6.4 In accordance with Policy 7 of the adopted Joint Core Strategy and Policy 18 of the adopted Minerals and Waste Local Plan, a Flood Risk Assessment is included within this application at Appendix 2.

5.6.5 The Flood Risk Assessment concludes that, whilst the Application Site is located within Flood Zones 2 and 3, the proposal will not give rise to an increase flood risk to the locality.

6 CONCLUSION

- 6.1.1 This Planning Application is submitted to Northamptonshire County Council seeking planning permission for a temporary 12 month use of the existing waste management facility at Kilsby Landfill Site as a waste transfer station.
- 6.1.2 The site has been identified as a potential interim solution whereby the bulking of the waste will be undertaken alongside the existing green waste operations at the Site. The proposed development seeks to utilise the western portion of the existing structure and will use the existing access road.
- 6.1.3 An assessment of the proposal against the Development Plan concludes that it is in compliance with Policy 11 and 12 of the adopted Minerals and Waste Local Plan. The continuation of recycling throughout the re-modernisation of the High March Site represents an opportunity to safeguard recycling rates in line with Local, National and European waste policy.
- 6.1.4 An assessment of the proposal demonstrates that it is unlikely to cause unacceptable impacts upon the environment or local amenity in relation to: traffic and transportation, surface water drainage, flood risk, noise or odour.
- 6.1.5 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.

APPENDIX 1: PHOTO PANEL

APPENDIX 2: FLOOD RISK ASSESSMENT