

Mr G. P. Watson
Northamptonshire County Council
Planning Services
One Angel Square
4 Angel Street
Northampton
NN1 1DE

26th March 2020

Dear Mr Watson,

**Stonehill Quarry – Variation of Conditions 9 and 19 of Consent 15/0092/WASFUL
Processing to produce recycled aggregate
Ref PP-08616253**

1. In 2016 a consent was granted (15/0092/WASFUL) to import inert materials for the revised final restoration of the former Stonehill Quarry and that consent remains valid until January 2022.
2. This application seeks to vary condition 9 and 19 of the above consent to enable a proportion of the inert material delivered to site which can be processed to produce recycled aggregate. Current suitable inert material may contain material such as brick, hardcore or concrete. Under the proposals of this application this material will be separately stockpiled and a mobile crusher brought to site to periodically to produce recycled aggregate which will then be exported from the site, which is consistent with national policy relating to secondary aggregates as well as policies in the County's Minerals and Waste Local Plan. In order to support this submission a separate noise appraisal has been commissioned and is attached.
3. Condition 9 currently reads

"This permission is for the infilling and restoration of the site only, which shall only be undertaken with non-hazardous inert waste, previously stripped soils and mineral waste. There shall be no mineral extraction or processing, or waste recycling at the site"

4. It is suggested the condition to be amended to read

"This permission is for the infilling and restoration of the site only, which shall only be undertaken with non-hazardous inert waste, previously stripped soils and mineral waste. There shall be no mineral extraction or processing, ~~or waste recycling~~ at the



site. ***Waste recycling shall only be undertaken in the area shown on Drg No. S22/05/20/VOC1***

5. Furthermore, planning Condition 19 controls operational hours at the site and this is being amended to restrict any temporary crushing operations prior to 8am.
6. Condition 19 currently states

“Operations at the site from the development hereby permitted shall only take place between 07:00 – 18:00hrs Monday to Friday and 07:00 – 13:00hrs on Saturdays, with no operations at the site on Sundays or Bank Holidays.”

7. It is proposed the condition to be amended to read

“Operations at the site from the development hereby permitted shall only take place between 07:00 – 18:00hrs Monday to Friday and 07:00 – 13:00hrs on Saturdays, with the exception of crushing to produce recycled aggregate which shall only take place between 08:00 – 18:00hrs Monday to Fridays and 08:00 – 13:00hrs on Saturdays.

There shall be no operations at the site on Sundays or Bank Holidays.”

8. As mentioned in the suggested wording of the amended condition 9 above, Drg No. S22/05/20/VOC1 provides the proposed location of the mobile crusher. This location has been chosen to be the furthest from any of the neighbouring properties. This location is in excess of 600m from any individual dwelling. A noise assessment has been prepared to support this application which concludes *“Calculations of the noise levels associated with the infilling and proposed aggregate recycling operations have been prepared and assessed against the existing site noise limits specified in Condition 23 of the planning permission.*

The assessment concluded, that whilst noise levels at surrounding properties would increase marginally during periods when a crusher was operational on site to process the recycled aggregate, noise levels would remain below the limits specified in Condition 23 of the current planning permission and therefore remain acceptable.”

9. This current application will not affect any of the other conditions currently imposed for the site particularly in respect of protecting local amenity. In particular it is confirmed that:
 - the operations will cease in line with the end date (Condition 5) i.e. January 2022;
 - The mobile plant employed periodically on site shall be maintained in accordance with the manufacturer’s specification (in accordance with Condition 21);
 - The noise levels will not exceed those set for each of the six properties listed in Condition 23.
 - Dust action plan as approved by Condition 25 will be unaffected;



- Condition 27 - 29 considering HGVs entering and leaving the site, will remain valid. However, it is confirmed that all HGVs exporting recycled aggregate from the site will also be sheeted.
 - It is confirmed that the material imported to the site, for the purpose of recycling shall still be sourced from within the catchment area as imposed by condition 30.
10. When considering the Northamptonshire Minerals and Waste Local Plan (adopted July 2017) Paragraph 4.57 considers secondary and recycled aggregate facilities and states *“The processing of secondary and recycled aggregates (including inert recycling) represents a potentially major source of materials for construction, helping to conserve primary materials and minimising waste. Sites for the handling, storage and processing of recycled and secondary aggregates (including recycled inert waste) are therefore required to ensure provision of ‘alternative materials’.”*
11. Policy 8: Development criteria for secondary and recycled aggregate processing facilities states *“Proposals for the development of facilities for the handling, storage and processing of secondary and recycled aggregate materials (including inert recycling and inert CD&E wastes) should not conflict with the spatial strategy for waste management. Preference will be given to locations within:*
- *existing industrial areas, or on land that is permitted or allocated for general industrial development,*
 - *committed or allocated waste management / disposal facilities (including temporary facilities) where this accords with the type of waste management / disposal use at that location, and*
 - *existing and disused railheads and wharves.*

Development of temporary aggregate recycling facilities will be permitted at mineral extraction sites with existing processing plants, particularly where this allows for secondary and recycled materials to be processed or blended to achieve a higher quality end-use.

Development of temporary facilities for the recovery and processing of recycled aggregate, including inert CD&E wastes, must demonstrate that the materials will be recycled and reused (as far as practicable) onsite.”

12. The National Planning Policy for Waste highlights the pivotal role of the planning system in helping to secure the objectives of the Waste Management Plan for England in respect of provision of infrastructure (re-use, recovery or disposal of waste), creating employment opportunities and driving waste management up the waste hierarchy without harming the environment.
13. The NPPF states at paragraph 204 *“Planning policies should:....*
- b) so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials,*



before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;"

14. I can confirm the application has been submitted and paid for today via the planning portal (Reference PP-08616253). We trust the above and attached are sufficient to vary the condition but should you require anything further please do not hesitate to contact me.

Yours sincerely

John Gough
Planning Director

Encs

Application pro-forma

Drg No. S22/05/20/VOC1 Location of temporary crushing operations

Noise Impact Assessment