

Proposed Compost Leachate Tank,

**Blackpits Farm, Helmdon,
Northamptonshire.**

Supporting Statement

Material Change Ltd



CLOVER PLANNING

Flat Road Farm,
Willingham,
Cambridge,
CB24 5JW

Phone: 01954 261538

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Plans

CP/MTC/LT/01
18728/2500 Rev A

Location Plan
Proposed Tank Layout
& Elevations

Scale 1:2500 at A3
Scale 1:250 at A0

Supporting Statement

**Proposed Compost Leachate Tank,
Blackpits Farm, Helmdon,
Northamptonshire.**

1.0 Introduction

- 1.1 This application is for the provision of a steel tank for the collection of leachate arising from the composting facility at the Blackpits Farm composting site. The proposed tank is to replace the existing sump arrangement which currently collects leachate.

2.0 Site History

- 2.1 In 2002 Northamptonshire County Council granted planning permission (ref SN/02/407C) for the establishment of a green waste composting facility on land at Blackpits Farm Helmdon. In 2004 planning permission (ref SN/03/1724C) granted an extension to the original site. In March 2013 planning permission (ref S/2013/0294) was granted to allow working on Sundays and Public Holidays.

3.0 Site Description

- 3.1 The composting site is located at Blackpits Farm approximately 1 km south of Helmdon. The site is located with open countryside adjacent to a range of waste management facilities associated with the Helmdon Recycling Facility.
- 3.2 Access to the site is directly from the B4525.
- 3.3 The composting site is operated on the basis that biodegradable waste is brought to the site, shredded and laid out on the impermeable pad, in open windrows, to compost for a period of approximately 8-10 weeks depending on the material and the weather conditions. Windrows are a maximum of 3.5m high. Once the composting process has been completed, the material is screened and then stored in the maturation area prior to being moved off site for use as a soil improver.
- 3.4 The application site itself lies in the south east corner of the composting facility. To the east is a 5 metre high bund to the south an existing established hedge.

4.0 Proposal

- 4.1 This application is for the provision of a steel tank for the collection of leachate arising from the composting facility at Blackpits Farm, Helmdon. The proposed tank which has already been installed, is to replace the existing sump arrangement which currently collects leachate.
- 4.2 The existing sump will be replaced by a new 450mm x 950mm drain with a 150 mm outlet. From there leachate will drain via a 150 mm pipe to a pumping station approximately 1.2 diameter by 3 metres deep with two submersible pumps both

outputting to separate 90mm rising mains which will pump the collected leachate to the proposed tank.

4.3 The proposed tank is constructed of galvanised steel with an HDPE liner. The overall dimensions are 7.4 metres in diameter and 4.6 metres high. There is no roof. It is proposed to be located on a concrete base and surrounded by a 200mm high 228 mm thick concrete block wall.

4.4 The proposed layout is shown on drawing number 18728/2500.

4.5 The main reason for the proposed change is the sump arrangement being open to the elements is also collecting rainfall. Moving to a tank arrangement as proposed will substantially reduce the amount of water being caught thereby reducing the volume of leachate needing to be moved off site. The tank will also assist in reduce odour issues.

5.0 The Development Plan

5.1 The Development Plan for the application area comprises the Northamptonshire Minerals and Waste Local Plan (MWLP) Adopted October 2014 and The West Northamptonshire Joint Core Strategy Local Plan (Part 1) adopted in December 2014.

5.2 The National Planning Policy Framework (NPPF) (March 2012) sets out the Government's planning policies for England.

6.0 Planning Policy Considerations

6.1 Policy 11 of the Northamptonshire Minerals and Waste Local Plan (MWLP) relates to developing a sustainable waste management network of sites to support growth and net self-sufficiency within Northamptonshire. This site at Helmdon is an existing committed composting site which provides an important facility for the area. Paragraph 5.39 states that "*proposals for extensions or change in waste-related development on the committed sites 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.*" This proposal involves a development for the collection and process water on site to improve the existing facility.

6.2 Policy 22 of the MWLP requires proposals for minerals and waste development to demonstrate that a number of matters have been considered and addressed. Ones relevant to this application include:

- avoiding and / or minimising potentially adverse impacts to an acceptable level, specifically addressing air emissions (including dust), odour, bioaerosols, noise and vibration, slope stability, vermin and pests, birdstrike, litter, land use conflict and cumulative impact,

- 6.3 The provision an improved leachate collection system and an enclosed tank will assist is reducing odour issues on site by reducing the surface area of leachate capable of being disturbed by vehicles and wind.
- impacts on flood risk as well as the flow and quantity of surface and groundwater,
- 6.4 The new system of pipework and HDPE lined tank will significantly reduce any risk of spillages/leakages to ground and surface water.
- ensuring built development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area,
- 6.5 The tank is situated within the site which includes the composting operation, anaerobic digestion plant and waste transfer buildings. The new tank is seen against these facilities and is bounded to the east by a screening bund and the south by an existing hedge and will therefore have minimal impact on the visual appearance of the area.
- ensuring that local amenity is protected.
- 6.6 As explained above, the provision of an improved leachate collection system and an enclosed tank will assist in protecting local amenity by reducing odour issues on site.
- 6.7 Policy 30 of the MWLP relates to the sustainable design and use of resources and states that new built development should seek to utilise the efficient use of resources in both its construction and its operation including reduced greenhouse gas production through design and layout that incorporates energy and water efficiency, and where appropriate flood mitigation or attenuation measures. This proposal complies with this policy as it significantly reduces the amount of leachate needed to be treated and the therefore amount of vehicle movements associated with its removal off site.
- 6.8 The West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out the long-term vision and objectives for the whole of the West Northamptonshire area including South Northamptonshire. Policy SA states that a positive approach will be taken in favour of sustainable development. Policy S10 sets out Sustainable Development Principles which includes development will be designed to improve environmental performance and minimise pollution from noise, air and run off.
- 6.9 Joint Core Strategy Policy BN9 relates to Planning for Pollution Control including maintaining and improving air quality and protecting ground and surface water.
- 6.10 This proposal complies with the Core Strategy by improving the environmental performance of the leachate collection system thus improving the protection of ground and surface water and minimising emissions.

- 6.11 The National Planning Policy Framework (NPPF) (March 2012) sets out the Government's planning policies for England and replaces most of the previous national planning policy guidance contained in a number of documents including PPGs and PPSs. The NPPF is a material consideration to be taken into account when making planning decisions. The NPPF sets out a presumption in favour of development, and confirms the statutory status of the development plan, and that they are material considerations when determining planning applications.
- 6.12 The NPPF highlights a presumption in favour of sustainable development, 'which should be seen as a golden thread running through both plan-making and decision-taking'.
- 6.13 This proposal complies with national policy by improving the operation of an existing site by a more sustainable drainage system for leachate produced from the composting process.

7.0 Conclusion

- 7.1 The installation of the proposed tank will enhance the management of the existing composting facility. The nature, scale and location of the proposed development is such that there are no significant adverse impacts on the locality.