Planning Statement
4.2 Location of the Development ................................................................. 18
4.3 Waste Management Capacity Requirements and the Waste Hierarchy......... 19
4.4 Employment and Economic Benefits .................................................... 19
4.5 Environmental and Local Amenity Considerations.................................. 20
  Proximity to Natural Assets ..................................................................... 20
  Noise ........................................................................................................ 21
  Odour ....................................................................................................... 21
  Traffic Movements .................................................................................. 21
4.6 Design of the Facility within its Context................................................. 22
  The Site and its Layout ........................................................................... 22
  The Site and its Surrounding Area ........................................................... 22
4.7 Conclusion .............................................................................................. 22
5 CONCLUSION ............................................................................................ 23
5.1 Summary ............................................................................................... 23
5.2 Conclusion ............................................................................................. 23
1 INTRODUCTION

1.1 The Planning Application Overview

1.1.1 This Planning Statement is submitted to Northamptonshire County Council, on behalf of GRABHIRE4U LTD, in connection with the existing planning permission of Waste Recycling Facility operated at Bevan Close, Wellingborough. The proposal seeks to add to the existing planning permission to be able to store and recycle inert waste the yard, accepting tonnages and waste types, with the operation of additional machinery. This application intends to consolidate existing planning permissions into a single comprehensive planning permission.

1.2 Overview and Planning History

1.2.1 The retrospective elements of this planning application relate to the addition of the recycling of inert waste.

1.2.2 The submission includes the following documents and drawings:

**Documents**
- Planning Application Form (Planning department already in receipt of this)
- Cover letter
- Planning Statement

**Drawings**
- GPP/JCR/TR/17/04 Rev 3 Site Plan

The Site and its Setting

The Application Site

1.2.3 The application site (the site), as identified by the red line on drawing Site Plan, is located at the Middle of Rixon Road, Wellingborough. Access to the site is gained through the main gated entrance and shared with no other businesses. The red line boundary including access to the public highway is approximately 0.7884 hectares.

1.2.4 Access is gained via Rixon Road a road shared between all tenants and landowners in the industrial estate – which feeds onto the Finedon road.

1.2.5 The site is currently on a concreted site, with some partially hard core areas.

1.2.6 Waste acceptance and sorting (construction and demolition waste) will be undertaken in the back end of the site of the site. Here accepted waste is to be loaded by a front-loading shovel

Planning Statement v1
Volvo excavator into a screen. This process is supplemented by handpicking. Sorted product will be ready for sale and will be in designated areas.

1.2.7 The boundary will be defined by a steel palisade fence.

**Surrounding Context**

1.2.8 The site’s location within Wellingborough, as shown on the Site Location Plan, on an established industrial estate.

1.2.9 The site is bordered on its northern, eastern and western boundary by further waste and industrial operations.

1.2.10 The public highway – Rixon Way – runs adjacent to the south boundary of the application site. Between the highway and the site itself are trees and shrubs which somewhat screen the site from public view.

1.2.11 Within 1Km of the site there no Local Wildlife Sites.
2 PROPOSED DEVELOPMENT

2.1 Introduction

2.1.1 This planning application seeks to consolidate and regularise the existing Grabhire4u waste management operations. There are elements of the proposal, which are retrospective as set out below.

2.1.2 The following elements of the proposal seek retrospective planning permission:
   • Accepted waste tonnages – mixed inert waste to solely inert waste.

2.1.3 This proposal also seeks to gain planning permission for the following:
   • Accepted waste tonnages – increases from total of 50,000 tonnes per annum to 100,000 tonnes per annum
   • Site as a whole – changes to site layout
   • Operating hours – an extension of operating hours on a Saturday

2.2 Site Operations and Process Description

    Layout and Extensions

2.2.1 It is proposed that the existing yard is extended to keep up with the growth of the business. The applicant has recently acquired a portion of land to the south west of the site, currently used for holding stockpiled recyclable inert waste. Land to the north west currently has a bio mass plant that is not operational at present.

2.2.2 Intended to be used to hold inert aggregates, acting as one of the aggregate bays used for holding material which is then sold and transported off site.

2.2.3 This land has not been previously developed and was recently been cleared of shrubs and wood chip waste. It now contains a stock pile of inert waste. The intention, depending on the determination of this planning application, is for this waste to be processed and divided into the various grades of material and the sold. The land will then be hardcore and bays installed to store the different grades of aggregate.

2.2.4 The north western side (entrance) is to be used as a vehicular access route with car parking on the western side along the site boundary. Along the north western boundary as indicated on Site Layout Plan, there is new palisade fencing.

2.2.5 The land behind the tipping area, and in the fullness of time will be used for waste related activities including inert waste reception. This portion of land currently holds material and structures associated with the previous owner.
Proposed Site Layout

2.2.6 The layout of the site as whole will be made fit for purpose and accommodate increased demand and changes to the site boundary. The layout, including vehicle routes within the site, is illustrated on attached site map plan.

CCTV

2.2.7 CCTV operates onsite, with cameras fixed points around the site. The plan is to have added CCTV cameras on the offices and entrance points. These will cover the workshop and the aggregate bays and entrance which is currently not operational.

Waste Reception

2.2.8 Vehicles delivering the waste access the site from Rixon road entrance at the top of the site and travel down along the proposed extended access route into the central portion of the site. Then travel to the designated Inert Waste Reception Area or the Hardcore Reception Area to the north of the site. Accepted waste will be stored stockpiles, reaching a maximum height of 6m each.
On Site Waste Operations

2.2.9 Depending on the nature of the received waste (e.g. how dirty it is), it either be screened or crushed.

2.2.10 Waste to be screened will be loaded by a front-loading shovel and volvo excavator into a screen, this process will be supplemented by handpicking. The screen will separate material over 70mm in size, and all material smaller than 70mm will be added to the hardcore area for processing.

2.2.11 Depending on the demands of the market, there may be a need to produce top soil. This means smaller material from the screen will be separated and sold as top soil.

2.2.12 The material screened as over 70mm will be crushed. This process will produce material graded as 6F2, which will then be sold for use in the construction of haul roads.

2.2.13 From the designated areas, products will then be loaded onto customer’s or the applicant’s vehicles by front loader and subsequently transported off site.

2.3 Operating Hours

2.3.1 Currently, a planning condition restricts operating hours to the following:
   - Monday-Friday: 07:00 to 17:00
   - Saturdays: 07:00 to 13:00
   - Sundays, Bank Holidays and Public Holidays: No Operations

2.3.2 The operating hours following the retrospective and proposed charges to the site remain largely unchanged, with an extension from a morning to a full day on Saturday as follows:
   - Monday-Friday: 07:00 to 17:00
   - Saturdays: 07:00 to 17:00
   - Sundays, Bank Holidays and Public Holidays: No Operations

2.4 Employment

2.4.1 The increased capacity and growth in operations at Grabhire4u will result in the employment of an additional five members of staff from the local area in the first year, in both office and practical roles. These employment opportunities have been recognised by the Regional Development Fund as advantageous for the area.

2.5 Access

2.5.1 Access is gained through double steel palisade gates, which will have separate in and out access, and are locked at night. The site is reached from the public highway Rixon Road along Finedon Road Industrial Site of which Grabhire4u Limited’s site is located along the middle of Rixon road. Upon exit there is clear site of any coming traffic in both directions.
2.6 Throughput and Storage

2.6.1 The annual throughput of Grabhire4u is proposed to be from 50,000 tonnes to 75,000 tonnes per annum of inert waste.

2.6.2 In order to hold this capacity, it is proposed the site is permitted to contain stockpiles of inert waste that reach a maximum height of 6 metres.

2.6.3 The processed waste, having been divided into graded materials, will be transported to aggregate areas which contain approximately 200 tonnes each of, 10mm, 20mm, 50mm and 6F2.
2.7  Traffic Movements

HGV Movements

2.7.1 The proposed development in the future, all HGV loads will weigh approximately 20 tonnes (32 tonne tippers). This relates to both incoming and outgoing.

2.7.2 Based upon a maximum annual throughput of 75,000 tonnes, the proposed HGV traffic movements would equate as follows. This has been calculated on a very worst scenario with no back loading at all:

Inputs

2.7.3 Based on a 250 working day per year there would be 300 tonnes per day of inert material imported to the site for processing and recycling. This equates to 15 HGV’s in and 15 out per day. A total of 30 HGV movements per day relating to inputs.

Outputs

2.7.4 Based on the same formula in paragraph 2.7.3, there would be 300 tonnes per day of inert material exported from the site. This equates to 15 HGV’s in and 15 out per day. A total of 30 HGV movements per day relating to material being exported from the site.

Back loading

2.7.5 Grabhire4u will promote back loading wherever possible to minimise traffic movements. In instances where this is possible, the applicant’s vehicle will leave the site with processed aggregates to sell, deliver these to the customer, collect inert waste, and then return to the site. Similarly, Grabhire4u customers are likely to arrive at the site with a full load of inert waste, and then leave with the processed aggregates to us.

Total HGV Movements

2.7.6 Without any back loading at all, the total number of HGV movements per day is likely to equate to 15 in and 15 out per day (30 HGV movements per day). This is an absolute worst-case scenario.

2.7.7 Additionally, when considering traffic movements alongside the proposed operating hours, the hours will reduce the frequency of HGV movements as they will be spread over more time.
3 PLANNING POLICY CONTEXT

3.1 Introduction

3.1.1 Planning law requires that applications for planning permission must be made in accordance with the development plan unless material considerations indicate otherwise. This chapter clarifies the policies at a local and national level which are applicable to the application site in question and the operations it engages with. The following policy documents will be covered:

- Northampton Minerals and Waste Local Plan – October 2014
- Northampton Borough Council Local Plan 1997 (Saved Policies January 2015)
- West Northamptonshire Joint Core Strategy Local Plan (Part 1), December 2014

3.1.2 A number of other documents are relevant to this application:

- Development and Implementation Principles Supplementary Planning Document March 2007
- St. James Employment Area Local Development Order – Supporting Statement April 2012
- National Planning Policy Framework – March 2011
- National Planning Policy for Waste – October 2014

3.2 The Development Plan

**Northamptonshire Minerals and Waste Local Plan**

3.2.1 The Northamptonshire Minerals and Waste Local Plan is *the land use planning strategy for minerals and waste related development in the county*. It sets out where minerals and waste operations should be and why, and gives guidelines as to how minerals and waste sites should carry out their operations in relation to the spatial planning for the county. It also contains policies relevant to the control and management of development, these are set out are set out below.

*Policy 11 – Northamptonshire’s Waste Management Capacity*

3.2.2 Policy 11 is concerned with the waste management capacity of the county, and seeks a *sustainable waste management network*. It identifies the forecast capacity requirement of different classifications of waste, and applicable to this proposal is the identification of an indicative capacity requirement for inert recycling at 0.74MtA in 2021. The policy goes on to state that provisions for this will come from *extensions, intensification or redevelopment of existing sites or new sites.*

*Policy 12 – Spatial Strategy for Waste Management*

3.2.3 This policy refers to the *central spine* of the county as the preferred focus for waste management operations. This is illustrated in the map below, as excerpt from the document. It also states *facilities in urban areas should be co-located together and with complementary activities*.

Planning Statement v1
3.2.4

Policy 22 – Addressing the Impact of Proposed Minerals and Waste Development

3.2.5 Policy 22 requires that development demonstrates consideration to the following:

- Protecting Northamptonshire’s natural resources and key environmental designations (including heritage assets),
- 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,
- Impacts on flood risk as well as the flow and quantity of surface and groundwater,
- 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,
- Ensuring access is sustainable, safe and environmentally acceptable,
- Ensuring that local amenity is protected.
Policy 23 – Encouraging Sustainable Transport

3.2.6 Policy 23 is concerned with the methods of transportation used for incoming and outgoing material from minerals and waste related development. It gives preference to non-road transportation methods and seeks to minimise transport movements. It also considers how location affects sustainable transportation, and requires that development is well placed for their markets and/or catchment areas.

Policy 24 – Natural Assets and Resources

3.2.7 Policy 24 requires developments to seek to achieve net gain in natural assets and resources by:

- Protecting and enhancing international and national designated sites,
- Delivery of wider environmental benefits in the vicinity where development would adversely affect locally designated sites or other features of local interest,
- Protecting and enhancing green infrastructure and strategic biodiversity networks, in particular the River Nene and other sub-regional corridors,
- Contributing towards Northamptonshire Biodiversity Action Plan targets for habitats and species.

Policy 25 – Landscape Character

3.2.8 Policy 25 requires that developments seek to reflect the character of the county’s landscape and mitigate potentially adverse impacts where necessary.

Policy 27 – Layout and Design Quality

3.2.9 Policy 27 seeks to ensure that minerals and waste developments demonstrate the following, inter alia:

- Supports local identity and relates well to 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 (as appropriate),
- Builds-in safety and security.

Northampton Local Plan 1997 (Saved Policies January 2015)

3.2.10 There are a number of Saved Policies from the Northampton Local Plan 1997 which still form part of the development plan. The only Saved Policy relevant to this proposal is B32:

Policy B32

Where an existing business use adversely affects the environment of the locality, planning permission will be granted for development which would result in an amelioration of the problem.

West Northamptonshire Joint Core Strategy Local Plan (Part 1), December 2014

3.2.11 The West Northamptonshire Joint Core Strategy Part 1 was adopted on 15 December 2014. It sets out the long term vision and objectives for the whole of the Northamptonshire area for the plan period up to 2029. Of the policies within the document, the following was identified as relevant to this application.

Planning Statement v1
Policy BN7 – Flood Risk

This policy requires that development proposals comply with the flood risk assessment and management guidelines set out in the National Planning Policy Framework, National Planning Practice Guidelines and the West Northamptonshire Strategic Flood Risk Assessments to address current and future flood risks with appropriate climate change allowances.

3.3 Other Relevant Documents

Northamptonshire Minerals and Waste Local Plan Update and Proposed Modifications (January 2017)

3.3.1 There is currently an emerging update to the adopted Northamptonshire Minerals and Waste Local Plan.

3.3.2 Following the public hearing sessions, a schedule of Proposed Modifications of the Northampton Minerals and Waste Local Plan has been published. These modifications do not introduce any different points of compliance or conflict between the proposed development and the Development Plan except for changes to the Indicative Capacity Gap. This has been amended to reflect the capacity provided by the grant of planning permissions in 2016.

3.3.3 It is proposed that the Indicative Capacity Gap for recycling inert waste for the end of the plan period, 2031, is changed from 0.31 (in Draft Update) to 0.27 million tonnes per annum. This is a reduction of the figure within the Adopted Minerals and Waste Local Plan.

Development and Implementation Principles Supplementary Planning Document March 2007

3.3.4 This document forms a component of the aforementioned Minerals and Waste Development plan and intends to give developers further practical guidance and ensure consistent county-wide implementation of policies. This document does not form part of the Development Plan but acts as a supplement and is to be regarded as an important (material) consideration.

3.3.5 Box SPD2 highlights the following principles for waste design and neighbourhood facilities:

- Waste hierarchy
- High quality innovative design
- Provision of complementary facilities
- Environmental Protection and enhancement
- Adequate space and access
- Environmental education
- Public safety

3.3.6 Within SPD2, the document considers potential sources of land use conflict. The excerpt below, taken directly from the document, indicated what this document considers to be the potential sources of land use conflict for the operations involved in the site in question.
### 3.3.7 Box SPD3 refers specifically to minerals and waste development and the design principles it should employ. These are:

- High quality design
- Holistic design
- Local distinctiveness
- Environmental protection and enhancement
- Sustainable development
- Strategic site layout
- High quality landscaping and boundary treatments
- Effective buffers
- Lighting
- Site access
- Sustainable transport
- Integrated development
- Public safety

The use of land and buildings for the following uses as defined within the Use Classes Order within each of the zones identified within the Boundary Map:

**a)** B1 (b): research and development of products or processes

**b)** B1 (c): any industrial process being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot ash, dust or grit.

**c)** B2: General industrial being a use for the carrying on of any industrial process other than one falling within Class B1.
3.4 National Policy

**National Planning Policy Framework, March 2012**

3.4.1 The National Planning Policy Framework was published on the 27th March 2012 and came into force immediately with respect to plan and decision making. The NPPF states at paragraph 5 of its introduction that it does not contain specific waste policies *since national waste planning policy will be published alongside the National Waste Management Plan for England*. However, paragraph 5 goes on to say that local authorities should have regard to the policies in the National Planning Policy Framework in preparing their waste plans.

3.4.2 The NPPF provides a presumption given in favour of development with sustainable credentials. Paragraph 14 of the NPPF states:

> 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 are 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 in this Framework taken as a whole or
>   - Specific policies in this Framework indicate development should be restricted.
National Planning Policy for Waste, October 2014

3.4.3 The National Planning Policy for Waste sets out the government's ambition to work toward more sustainable and efficient use and management of resources.

3.4.4 Paragraph 1 of the document states that positive planning plays a pivotal role in delivering the countries waste ambitions and refers specifically to waste management when it talks of the importance of recognising the positive contribution that waste management can make to the development of sustainable communities and helping to secure the re-use, recovery or disposal of waste.

Government Review of Waste Policy 2011

3.4.5 The key objectives are:

- Prioritise efforts to manage waste in line with the waste hierarchy and reduce the carbon impact of waste;
- Develop a range of measures to encourage waste prevention and reuse, supporting greater resource efficiency;
- Develop voluntary approaches to cutting waste, increasing recycling and improve the overall quality of recyclate material, working closely with business sectors and the waste and material resources industry;

3.4.6 Fundamental to the aims of the waste strategy is the waste hierarchy is to develop sustainable waste management, a key element of which is recycling, which turns waste into a resource.

3.5 Conclusion

3.5.1 This chapter has explored the Development Plan which this development must be in accordance with, as well as other relevant documents at a local and national level.

3.5.2 The conformity and conflicts with the Plan will be explored in the following chapter, considering a number of key planning issues which emerged through this assessment of the Planning Policy.
4 ASSESSMENT OF PROPOSAL

4.1 Introduction

4.1.1 Having considered the proposed development and carried out an assessment of the Development Plan and other relevant documents, it is considered that the main planning issues in the assessment of this proposal are as follows:

- Location of the Development
- Capacity Requirements and Compliance with the Waste Hierarchy
- Employment and Economic Benefits
- Environmental and Local Amenity Considerations
- Design of the Facility

4.1.2 The following section considers the main planning issues in turn.

4.2 Location of the Development

4.2.1 Policy 12 of the Minerals and Waste Local Plan (MWLP) is concerned with the location of waste related development. Policy 12 confirms that the central spine is the preferred focus for waste management operations in the County.

4.2.2 In this case the application falls within the central spine and is therefore compliant with the strategic objectives of the MWLP. This has been confirmed by virtue of the grant of planning permissions for waste management activities at the Application Site in 2012 and 2014. The strategic objectives of the MWLP have not materially changed since the grant of planning permissions. The general objectives of the emerging Minerals and Waste Local Plan are largely in line with the current MWLP.

4.2.3 The MWLP also gives preference to the development of waste management operations on existing industrial areas, as well as recognising the benefits of the co-location of waste sites and extensions to existing sites. The proposal again is compliant with these aspirations.

4.2.4 Policy 23 of the Northampton MWLP requires that waste development is 'well placed' for their markets, again this application's compliance is demonstrated by the existing planning permissions granted for waste related operations on the site.

4.2.5 In conclusions, the proposal is compliant with the MWLP waste spatial strategy in terms of focussing waste management development in the central spine.
4.3 Waste Management Capacity Requirements and the Waste Hierarchy

4.3.1 Policy 11 of the MWLP deals with the waste management capacity of the county and identifies an indicative capacity requirement for inert recycling at 0.74MtA in 2021.

4.3.2 An update to the MWLP, which is yet to be adopted although is set to be soon, takes into account the planning permission granted up to the end of 2016 and the additional capacity for inert waste recycling these provide. It reduces the indicative capacity gap at the end of the plan period (2031) from 0.31Mtpa to 0.27Mtpa.

4.3.3 The policy goes on to state that provisions for this will come from extensions, intensification or redevelopment of existing sites or new sites.

4.3.4 In principle, therefore, the Waste Local Plan and its proposed modifications identify a need for additional waste management capacity for the recycling of inert waste, and policy supports reducing this gap. This proposal is therefore compliant with policy 11 of the MWLP.

4.3.5 The Waste Strategy for England refers to the Waste Hierarchy as a visual representation of the country’s intention to firstly reduce waste, and then to reuse and recycle waste.

4.3.6 The planned operations on the application site, to be carried out by Grabhire4u Limited, demonstrate compliance with national and local policy for waste by accepting waste that could otherwise have been sent to landfill, and processing to it produce a number of materials that can be used again, and with all the current regeneration and new road ways planned and already under way in the sites vicinity this material will be used locally reducing the need to source from further afield.

4.3.7 A key objective of the Government’s 2011 Review of Waste Policy is to improve the overall quality of recycled material. The proposed development at the application site would satisfy this objective by increasing the range of graded materials by increasing the efficiency of operations.

4.4 Employment and Economic Benefits

4.4.1 The proposed development represents the growth of an existing Northamptonshire business. In addition to supporting the existing employment, the proposal will include the generation of five new jobs.

4.4.2 The changes which require retrospective permission are testament to the steady and sustainable expansion of this business, and Grabhire4u need and ability to keep up with market demand.

4.4.3 The proposal is therefore compliant with the NPPF in terms of supporting local economic growth and generating new employment opportunities.

Planning Statement v1
4.5 Environmental and Local Amenity Considerations

4.5.1 Having regard to relevant Development Plan policies (mainly Policy 22, 23, 24, 25 and 27 of the Northampton MWDP, Policy B32 of the Northampton Local Plan 1997 (saved Policies), and Policy BN7 of the West Northamptonshire Joint Core Strategy Local Plan Part) and national planning guidance, there is a need to demonstrate that the proposal will be environmentally acceptable.

4.5.2 In order to satisfy these planning policy requirements, the following environmental topics have been considered below:
   - Proximity to Natural Assets
   - Dust
   - Noise
   - Odour
   - Traffic Movements

Proximity to Natural Assets

4.5.3 Whilst the site is not located within 1km of any Local Wildlife Sites, the proposed changes to existing planning permissions will not give rise to significant impacts upon these surrounding areas.

4.5.4 A dust management plan has been prepared for the site and previously approved by Northamptonshire County Council.

4.5.5 The dust management plan required the erection of 6-metre-high dust suppression netting on the boundary of the site, which was completed. Along with this we have the addition of noise bunds around the site will help to reduce noise and dust.

4.5.6 In terms of dust emissions, 'dry' stages of work are the likely cause. The proposed machinery that we will use will have water spray bars that will reduce dust. operations will increase the The stages of the process are listed below and stated as either 'wet' or 'dry'.
   - Reception and storage of waste - dry:
     - Depending on conditions, this could lead to dust. This is mitigated by spraying water on the stockpiles during dry or windy weather, and the fact stockpiles will be significantly lower through the increased efficiency of the site.
     - Screening of waste and separating material >70mm and <70mm – dry (not all material goes through this process)
     - This process may create dust, and the effects of this are mitigated by the existing dust suppression on site.
     - Crushing >70mm material – dry/wet (not all material goes through this process)
     - The crusher planned to be used by Grabhire4u is fitted with water spray bars at two points. Dust is also mitigated by the existing dust suppression.
   - Storage and sale of aggregates – wet

4.5.7 The proposed extension of operation hours to include the site being operational on a Saturday afternoon will not give rise to any significant impacts of dust emissions.

4.5.8 In summary, the proposed changes and addition to the existing planning operations at the application site will decrease the likelihood of dust emissions.

Planning Statement v1
Noise

4.5.9 The site is located on an industrial estate, with no noise sensitive properties in the locality. Operations on the site are proposed to be limited to 07.00 to 17.00 hours Mondays to Fridays, 07.00 to 17.00 hours on Saturdays and no operations would take place on Sundays, Bank and Public Holidays.

4.5.10 Due to the nature of operations that take place on neighbouring sites, the emission of noise is not considered a key issue.

4.5.11 At the boundary nearest the machinery, approximately 5 metres away, manufactures predict there will be a noise level of 84 decibels at approximately 1 metre from ground level. Information produced by the manufacturers form the specification of machinery Grabhire4u will be using can be found attached. This provides information of typical noise levels from the machinery.

4.5.12 The existence of stockpiles and boundary treatments will attenuate the noise emissions and therefore lessen its impact beyond the site’s boundary. Due to the neighbours of the site, all industrial operations, the level of noise is considered appropriate and will not give rise to significant negative impacts.

4.5.13 We have taken noise readings over a period of three days at different times of the day.

Odour

4.5.14 Odours are not perceived to be a problem with type of waste Grabhire4u is permitted to accept and process.

4.5.15 Should odorous material be inadvertently bought to the site, it will be separated and removed immediately, in accordance with the terms of the Site Management Plan required by any Environmental Permit.

Traffic Movements

4.5.16 The application site is located on an existing industrial estate, which is compliant with the MWLP's waste spatial strategy. Over the years the Council have supported the development of this waste management facility by granting a series of planning permissions.

4.5.17 The site is accessed via Rixon Road, which is a main road shared between all tenants and landowners on the industrial estate.
4.6 Design of the Facility within its Context

4.6.1 Policies 22, 25 and 27 of the Northamptonshire WMGP require the design of a facility to be acceptable and appropriate for this use and surroundings. Compliance with these policy requirements has in part been demonstrated by the grant of planning permission for operations of a similar nature on the site. The following sections demonstrate why the proposed development on the site represents continuing compliance with these requirements.

The Site and its Layout

4.6.2 The proposed layout will not negatively impact upon the existing design of the facility, which already has planning permission.

4.6.3 The layout will increase efficiency and volume of operations - making better use of space available and reducing the area taken up by stockpiled unprocessed waste. The layout will be safe and secure, with adequate space and access for the operations and vehicle movements required.

The Site and its Surrounding Area

4.6.4 To the boundary of the site lies Rixon Way, a public highway with pavements for pedestrian use. The screened fence, trees and mud already in place screen operations from the roadside. Despite its proximity, the existing trees and shrubs on the small stretch of land at the bottom between the Site and business building behind the site screen the operations of Grabhire4u almost entirely.

4.6.5 The site is located within the Finedon Road industrial estate and is immediately next to a concrete manufacturing plant and building material supplier. When read within this context, any extension or addition to the operations at Grabhire4u Limited will not impact negatively on the landscape of the surrounding area.

4.7 Conclusion

4.7.1 This chapter has considered the compliance of the proposed development described in Chapter 2 of this document with the policy requirement set out in Chapter 3. The five main planning issues which emerged have been introduced, explained and resolved and subsequently the policy compliance of the proposed development has been demonstrated.

4.7.2 The proposed development represents an existing business responding to market demands, investing in the efficiency of their operations to increase their scope, and growing to provide more employment opportunities in the local area.

4.7.3 The location, environmental impacts, amenity and design of the development have been demonstrated to be appropriate and pass the policy tests set out in the Development Plan. This is in addition to the development representing compliance with local and national objectives to improve the efficiency and outcome of the recycling process.
5 CONCLUSION

5.1 Summary

5.1.1 This planning statement and supporting documents demonstrate the nature of the proposed development, its compliance with national and local planning policy and provides detailed analysis of any potential impacts on the environment.

5.1.2 The application site benefits from several existing planning permissions, which cover the existing and past recycling operations on the site. This proposal relates to an introduction of inert muck recycling which will not only increase efficiency, but also reduce waste stockpiles onsite.

5.1.3 The addition of the planning permission on this site and additional operations proposed will increase the scale of Grabhire4u operations, which will contribute to ultimately increasing the waste management capacity of the county, filling the capacity gap identified in the Development Plan and continuing to drive the management of waste up the Waste Hierarchy in accordance with national policy.

5.1.4 In addition to this, the employment generated from the proposed develop will have contribute to the economy of the local area.

5.1.5 This planning statement has considered the subsequent environmental impacts of the proposed development and has found that it will not give rise to any significant environmental impacts.

5.2 Conclusion

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

- The development is compliant with the aspiration to focus waste management development in the central spine.
- The extensions and alterations to the site reflect the business’s drive to keep up with market demand and are essential for Grabhire4u Limited to remain a competitive business within the aggregates industry.
- The environmental information explored in this Planning Statement clarifies that the extension and development of operations on site will not give rise to any significant adverse environmental impacts.
- The development will facilitate new employment opportunities.
5.2.2 In conclusion, it has been demonstrated that the proposed development is compliant with the relevant national and local planning policies, and that there will be no detrimental impact on the environment as a result of the development. In light of the above, it is concluded that there are no known reasons why this planning application should not be considered favourably by the local planning authority.