

Our Ref: MGL/KH – R14/5

3rd December 2008

Mr S Smith
Minerals Planning Officer
Northamptonshire County Council
County Hall
Northampton
NN1 1AX

Dear Mr Smith

RUSHTON LANDFILL SITE PHASE D
APPLICATION FOR:

(i) A MINOR EXTENSION TO THE SITE AND MODIFICATION TO THE WORKING SCHEME INCLUDING THE RECOVERY AND PROCESSING OF LIMESTONE AND EXTENDED AREA OF NON-HAZARDOUS WASTE TIPPING WITHIN THE EXISTING OPERATIONAL SITE

(ii) S73 APPLICATION TO VARY CONDITION NO. 12 AND CONDITION NO. 21 (CONSENT NO. KE/89/714C)

1. Mick George Limited (MGL) acquired an operational interest in the Rushton landfill site in August 2008 and since that date two applications have been made to Northamptonshire County Council for (a) recycling operations (including the provision of a building for recycling) and (b) the regrading of the southern profile of the landfill site (identified as Phases A, B and C). The planning application for recycling operations has recently been approved whilst the preprofiling submission is awaiting determination by the waste planning authority. The Company is continuing to rationalise the operations on site and implement a more progressive restoration programme than the previous operators CSG had done. Equally so, the Company wishes to optimise on the approved non-hazardous landfill capacity within the existing Rushton site.
2. Having reviewed the files, it is apparent that an area to the eastern extremity of the site (a former ironstone gullet) was included within the original consent boundary, although did not have permission to infill with imported material although it is understood the area would have been restored to original ground levels with quarry waste to tie in with surrounding levels. That area was envisaged for use as a waste water treatment plant, was never consented.
3. The accompanying plan (Drg N° R14/D/02) identifies the extension area in question and sub-divides the area to assist in explaining the envisaged activities whilst Drg N° R14/D/06 shows the revised pre-settlement restoration contours proposed for the area in question (at a scale of 1:1250) and the proposed peripheral drainage arrangements. (The drawings are contained within Appendix 1 of the Supporting Documentation accompanying this planning application).
4. **Area 5(i)** extends to approximately 1.5 ha and has consent to infill with non-hazardous waste. Within this area it is proposed to recover any

underlying clays for engineering purposes on site whilst soils and overburden previously stockpiled from this area would be placed in a proposed landscaped area to the east, or used in the final restoration of the completed landfill Cell N^os 4 and 6, where engineered liners have been installed. The area 5 (i) would then be infilled with non-hazardous waste in accordance with the existing planning consent and any Environmental Permit requirements of the Environment Agency.

5. **Area 5 (ii)** is a former ironstone "gullet", which has been partially filled with quarry waste. It is proposed to remove this tipped material (to the landscaped area to the east) and have a single engineered cell [combining Areas 5 (i) and 5(ii)] to receive non-hazardous waste.
6. The levels overlying the existing landfill Cell No. 5 to the west, will have to be modified to tie in with the new landform within the extension area. This is the subject of the Section 73 planning application to vary the restoration detail (i.e. Condition N^o 12). Drg N^o R14/3823/03/B provides the revised contours of the main site incorporating the detail within the eastern extension and additionally identifies the extent of the original planning permission boundary.
7. Drg N^o R14/D/05(a) shows the extent of additional non hazardous waste infilling as opposed to the inert fill placed within the eastern extremity within Areas Di, Dii, Diii. As noted above in raising levels within the eastern sector of the site, a sector of the existing Cell 5 is recontoured and the additional non hazardous landfill to achieve these revised contours is estimated to be approximately 29,650m³. The additional non hazardous waste placed in Areas 5 (i) and 5 (ii) above the original levels is estimated to be 79,800m³ which excludes materials required for an engineered liner and cap and restoration soils.
8. It is proposed to restore the former "gullet" **Area Di** with on-site quarry waste. **Areas D (ii) and (iii)** are outside of the existing landfill consent boundary and would be used to blend the new landform into the adjacent fields. If any limestone exists within the extension area, such deposits will be recovered, processed and exported from site. (This will include any limestone previously recovered and stored on site.)
9. Drg N^o R14/D/06 details additional wetland areas to the east of the site which will initially control any surface water run-off from the new landform acting as silt settlement ponds to ensure the quality of the water entering the Storefield Brook to the north is the highest standard. These ponds will have the additional beneficial effect of attenuating flows during storm periods if restrictive diameter culverts are installed. These wetland areas are permanent features and can continue to act as a flow attenuation facility as well as provide an alternative wetland habitat.
10. Keepers Lodge is a residential dwelling to the east of the site and to ensure the amenity protection of this property is safeguarded, a temporary soil screening mound (T2) would be established during the reprofiling and restoration of Area D, which is envisaged to be completed within a six month period.
11. In re-profiling the eastern sector of the Rushton landfill site this will permit the tipping void space to be increased. Coupled with the

proposal to recycle imported waste material (which will potentially reduce the volume of waste going to landfill) consent is additionally being sought to vary the provisions of Condition N° 21 and extend the restoration of the site by four years to 30th September 2017. It should however be noted that the landfill site will progressively be restored with a majority of the southern aspect of the site reinstated to finished soil level by 2010 (subject to that separate application being approved) and Phase D i, D ii, and D iii fully restored within 6 months of commencement (which could equate to late summer 2009).

12. The application boundary of this current application (Phases 5(i) and 5(ii) and Area D plus the amenity bund area T2) extends in total to approximately 6.6 ha although it should be noted that a majority of that area lies within the existing Rushton landfill site. Any soils recovered from the adjacent land (i.e. Areas D ii and iii) will all be retained on-site for a beneficial use during the restoration stage and as most of the area has previously been disturbed there can be no significant areas of archaeological interest that remain.
13. In terms of hydrology and hydrogeology, these are such matters that will be addressed within any revision to the Environmental Permit (issued by the Environment Agency) that currently exists on site. Planning Policy Statement No.10 (planning for Sustainable Waste Management (PPS10) clearly advises there should be no duplication of regulatory controls between waste planning authorities and the Environment Agency and accordingly matters such as surface and ground water protection should ideally be addressed within the Environmental Permitting regime. Notwithstanding this point the Company have currently commissioned a flood risk assessment to address the provisions of PPS25. As soon as that assessment is complete, the report will be forwarded to the waste planning authority.
14. In respect of ecology, the surrounding land is primarily in agricultural use and therefore of limited value. No hedgerows or trees are required to be removed and the area within the existing landfill is again of limited or no ecological value, due to the constant disturbance of day-to-day operations.
15. The proposal to import additional material will not materially increase the previous envisaged HGV movements and, therefore, there will be no envisaged traffic or highways impact. The existing lorry routing agreement relating to the current site operations will ensure that no HGVs associated with the landfill operations are directed through Rushton Village (except for local collections of waste).
16. In accordance with Mineral Policy Statement No.2 (MPS2) a Noise Impact Assessment has been undertaken to ensure appropriate acoustic screening is provided to the single residential dwelling (Keepers Lodge) to the east. A copy of the report prepared by RPS is contained in Appendix 2. Furthermore the application contains proposals for a Dust Action Plan consistent with the requirements of Minerals Policy Statement No. 2, again to ensure the amenity of the occupiers of Keepers Lodge is not harmed during the temporary period of working Phase D. (The Dust Action Plan is contained in Appendix 3 of the supporting Documentation.)

Design and Access Statement

Design Statement

17. In accordance with the requirements of Circular 01/2006, a design statement has been prepared in connection with the proposed eastern extension to the Rushton Landfill Site, Oakley Road, that examines the following design principles:
 - site context and use;
 - layout and scale; and
 - landscaping and appearance.
18. Details of the proposals are set out within this correspondence and the location and site context are produced on Drg Nos. R14/D/01, R14/D/02, R14/D/04 and R14/D/06. The proposed development is located within and on the eastern periphery of the established Rushton Landfill Site off Oakley Road, Rushton, Northamptonshire, and currently comprises a partially-restored landfill site, which in itself sought to restore former mineral workings.
19. In respect of the layout and scale, Drg No. R14/D/06 details the proposed contours, and Drg No. R14/D/04 provides a cross-section through the area in question showing the restoration profile in relation to Keepers Lodge, the closest residential dwelling to the development.
20. The proposed re-contouring areas are accessed by existing internal haul routes through the landfill site and the existing access point onto Oakley Road, which provides adequate turning circles and manoeuvring facility of heavy goods vehicles (including articulated vehicles) that will be used in part to deliver suitable material to restore the area. A wheel-cleaning facility is provided on the site to ensure that heavy goods vehicles leaving the area do so in a clean state before exiting onto the public highway.
21. With regard to landscaping and appearance, the cross-sections and the contours as shown on Drg No. R14/D/06, demonstrate how the new landform is integrated into the wider landscape. The proposal seeks to bring forward the restoration phase of the eastern sector of the landfill site and in restoring this area at an early stage, the area can be grass-seeded, and aftercare schemes implemented at an earlier stage consistent with the County's design objectives.
22. This permanent landscaping proposal for Phase D will provide visual and acoustic screening to Keepers Lodge of the remaining permitted landfilling operations to Keepers Lodge.

Access Statement

23. The Access Statement has been prepared in accordance with the guidance set out in the CABE Good Practice Guidance Note, and the requirements of Circular 01/2006. The proposed development is for the handling of on-site materials, supplemented by the importation of suitable inert material, to achieve a more appropriate profile to the southern gradient of the existing Rushton Landfill Site. The proposal will additionally optimise on the non-hazardous waste capacity within the

existing Rushton Landfill site. As noted above, the site benefits from its own purpose-built access onto the public highway and associated infrastructure, including a weighbridge and wheel-wash facility.

24. The general public will not be allowed to access the area for health and safety reasons.
25. In order that the operations on site can be fully managed, it is envisaged that the existing traffic management system will be retained and modified as appropriate to incorporate the vehicle movements associated with the re-contouring operations. This will involve the partial segregation of HGVs from other vehicles on site.

Conclusion

26. In summary, a planning consent is sought for an eastern lateral extension to the Rushton landfill site and a modification to the site operations and restoration profile within the permitted Rushton landfill site. This will optimise on the landfill capacity within the existing permitted Rushton landfill site and provide early restoration to the eastern periphery of the site. The working proposals will ensure the amenity of the single residential dwelling to the east of the site (Keepers Lodge) is not unduly harmed during the temporary operations whilst implementing the phased restoration of the Rushton landfill facility. Furthermore, consent is being sought for an extension of time until 2017 to permit the existing site to be fully reinstated.
27. A cheque to the appropriate fee has previously been forwarded to your offices

Yours Sincerely

J W Gough
Mick George Ltd
Agent for Cook Lubbock & Co

Encs Supporting Documentation
Application Form