PLANNING APPLICATION

BY

RAYBELL AND SONS LIMITED

LAND AND BUILDINGS AT

THE OLD BRICKWORKS
HARBOROUGH ROAD
PITSFORD
NORTHAMPTONSHIRE NN6 9AA

FOR

CHANGE OF USE TO
WASTE TRANSFER AND MATERIALS RECYCLING FACILITY

PLANNING STATEMENT

AUGUST 2009
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1. THE PROPOSED DEVELOPMENT

1.1. Background

The application site is located south of Brixworth and north of Pitsford, shown on location plan GPP/RBS/OB/09/01, on land and premises owned by the applicant. The boundary of the application site is shown on Drawing GPP/RBS/OB/09/02.

Half of the premises known as The Old Brickworks is already in use as a waste transfer and recycling centre, handling the applicant’s skip waste. The arrangement of the existing operations are shown on Drawing GPP/RBS/OB/09/03.

The building marked A has permission for B2 industrial use, which is let to an engineering company. Adjoining it is a storage building, marked B, which is vacant. In the centre of the site, building marked C is the company’s offices from which all of the existing business interests, including the waste transfer operations are managed. The yard and building in the south of the site, marked D, is in use by the company’s surfacing operations, for the maintenance and parking of vehicles.

This application seeks a change of use of the whole site to a materials transfer and recycling centre, to handle a wider range of waste than is currently handled at the site. As yet, there are no detailed plans to handle and treat any particular waste stream; this application is made to establish the principle of the use of the whole site for waste related activities.

In the event that permission is granted, the activities in the southern yard will be relocated and the building marked A will be brought into use only when the existing tenant chooses to relocate.

1.2. The Development

No new buildings are required, nor is there a need for any changes to the buildings and yard at this stage. It is possible in the future that changes will be needed; in this event further planning applications will be made for permission to make the changes.

The applicant seeks normal waste industry operating hours for the operation as follows;

- Monday – Friday: 07:00 - 17:00
- Saturdays: 07:00 - 13:00
- Sundays: Nil
- Bank Holidays: Nil

1.3 Planning history

The site has the benefit of the following waste planning permissions:

- DA/03/280C – Waste Transfer Station and Sorting Facility for construction and demolition waste; granted 5 June 2003 and implemented. The permission limited the importation of material to the site to 25,000 tonnes per annum. It also required the creation of visibility splays of 215m by 4.5m with the height of the land between the visibility splay and the highway to be no more than 0.9m. All vehicles to turn left out
o the site. External storage is limited to 200 tonnes, with stockpiles no more than 2m high.

- DA/04/1494C – Extension to waste transfer station and recycling facility; granted on 24 January 2005 and implemented. All of the limitations imposed by the first waste permission apply except that the limit on outside storage no longer applies and the stockpiles are limited to a height of 3m.

- DA/05/1273C – Provision of a canopy over the soil storage and treatment area; granted on 10 January 2006 and implemented. No additional limits were imposed by this permission.

Permissions have been granted by Daventry District Council for the use of the premises for B2 general industry, for the construction of the new office building, for the extension of the southern yard area by inclusion of part of the garden of The Bungalow and for an extension to the industrial building in the northern yard for the secure garaging of lorries. The building within the southern yard, used for vehicle repair and maintenance, dates from the use of the site as the brickworks, which predated the need for planning permission.

1.4 Description of the site and its surroundings

Site location
The site is located off the A508 Harborough Road, approximately 1km north of the Pitsford turn. Site Location Plan GPP/RBS/OB/09/01 shows the site in its setting.

Sensitive receptors
The primary sensitive receptor is the bungalow that shares the site access with the proposed development. The adjoining bungalow belongs to the applicant. Approximately 80m away on the opposite side of the A508 is Toll Bar Cottage and its associated stables and farm buildings. Hill Farm lies approximately 400m to the northwest of the site and the complex of office units at Springhill Farm lie a similar distance to the southeast. Over 500m to the east is Pitsford Reservoir and Brixworth Country Park.

The extent to which these receptors are affected and any mitigation required is addressed in the relevant sections of the statement below.

Access and highway network
The site has direct access on to the A508, which is the strategic highway network.

Landform
The site lies on the south facing slope of the valley of the stream that issues from Pitsford Reservoir and flows west to join the headwaters of the River Nene north of Sedgebrook.

Land use
The site currently contains a Waste Transfer and Recycling Centre, industrial units, offices and a yard that is the base for a surfacing business.

Surface and groundwater
The site does not lie within a floodplain as defined by the Environment Agency, and is not affected by a Groundwater Protection Zone. The nearest water body is the stream 50m south of the site.

The whole site is surfaced with tarmac/concrete, which is laid to drain to surface water soakaways, which are fitted with interceptors.
Sites of ecological interest
Pitsford Reservoir, which is located 500m to the east, is designated as a Site of Special Scientific Interest (SSSI). The SSSI is designated as it holds nationally important numbers wintering birds. Mean counts (2000/01 - 04/05): Shoveler - 161; Gadwall 485; Tufted Duck 1928; Great-crested grebe 272; Moorhen 222; Coot 2241

Cultural and geological heritage
There are no known elements of cultural or geological heritage of import on the application site or in its environs.

2 PLANNING POLICY CONTEXT

2.1 Compliance with development plan policies

Local Policy is presented in the Adopted Waste Local Plan.

Policy 1 Principles for Waste Development
Permission will be granted for waste development which is consistent with:
• a clearly established need for the development to serve local and regional requirements for the management and disposal of waste;
• reduction in reliance on landfilling;
• the minimisation of, and balance in, the movement of waste across waste planning authority boundaries, except where the development involves specialised provision and is consistent with regional self-sufficiency;
• minimising the transportation of waste from its source;
• the Best Practicable Environmental Option for the waste stream;
• the integration of waste management facilities;
• the minimisation of harm to the environment, human health, natural resources, local amenity and highway safety.

Policy 4 Development of Local Waste Facilities
Proposals for waste development to provide local facilities (those dealing with 50,000 tonnes or less per annum of non-hazardous waste) will be permitted if it can be demonstrated they will contribute to a sustainable waste management system for Northamptonshire. Such development should comply with one or more of the following:
- be located on existing or designated industrial land;
- be on derelict, despoiled or brownfield land or building;
- contribute to agricultural diversification or to rural regeneration;
- be a former or existing mineral working or waste management facility
- be on a site linked to rail or water transport;
- be a part of and specifically serve one of the identified Strategic Development Areas at Daventry, Rothwell/Desborough, Towcester and Wellingborough East (or any other urban extension of over 1,000 dwellings).
Any proposal will require to demonstrate that it is part of the Best Practicable Environmental Option and identify the catchment area the development is proposed to serve.

The site is both an existing waste management facility and an industrial site, therefore fully complies with the requirement for an expanded local facility as set out in Policy 4.
2.2 Design criteria compliance

High quality design:

This issue is not relevant to an application for a change of use.

Holistic design:

This issue is not relevant to an application for a change of use.

Local distinctiveness:

The site is surrounded by mature trees and hedges, which provides substantial screening. The site is already established and does not require any operational development for the change of use.

Environmental protection and enhancement:

This is covered in detail in Section 3.

Sustainable development:

The proposal is to carry out a range of waste management and treatment activities, as yet unspecified, but which are likely to include recycling of waste, facilitating diversion of material from landfill.

The site is well located to handle waste from Northampton and the rural area to the north of the town, which will minimise the distance that material has to travel. Being located on the A508 it has excellent access to the highway network for onward transportation of materials to their final use destinations.

Strategic site layout:

The site layout is not being changed and the existing buildings have the potential to accommodate any intrusive activities thus confining noise, dust and visual nuisance inside. In the area of the site that is outside the existing waste transfer station, no waste will be stored or processed outside.

High quality landscaping and boundary treatments:

High quality landscaping and boundary treatments are in place already, and therefore no additional input is required.

Effective buffers:

The site is surrounded by trees and hedges, which will screen the site visually, and reduce the potential for dust emission beyond the boundaries. There is one residential property located adjacent to the access to the site, which is protected from site operations by the neighbouring bungalow that belongs to the applicant and by fencing and a hedge along the property boundaries. The property on the opposite side of the A508 is largely protected by its situation lower down the slope and its boundary fence.
**Lighting:**

There will be no requirement for overnight lighting, though the yard and accesses are lit with spotlights mounted on poles, to facilitate safe access and working in the dark months up to the time of closing.

**Site access:**

No changes to the existing access will be made under these proposals, which has been improved to comply with the requirements of previous planning permissions at the site. No general public access will be permitted to the site. The southern access to the site has now been closed and will not be re-opened.

**Sustainable transport:**

The nature of the waste inputs is such that there is no opportunity to use transport other than lorries, though by locating the site in this position, it will minimise the distance waste has to travel from the various surrounding sources to reach the site. Provision will be made for staff to leave bicycles securely at the site and the A508 is a bus route, which employees could use for access to work.

**Integrated development:**

The proposal is to change the use of the buildings and yard alongside the existing waste transfer and recycling facility, thus encouraging the integration of various waste handling operations at the expanded site.

**Public safety:**

No public access will be provided, other than to the offices, which have recently been constructed to comply with the modern building regulations, which includes provision of disabled toilets, wide doorways and ground floor access at both levels of the building.

**3. ASSESSMENT OF ENVIRONMENTAL EFFECTS BY TOPIC**

**3.1 Landscape and visual impacts.**

The site is not directly overlooked by any of the neighbouring buildings or land, being surrounded on all sides by established planting. The site is visible from the properties on the opposite side of the valley, on the outskirts of Pitsford and from the path around Pitsford Reservoir, however these views are long distance and will not change as no building or operational development is required by this change of use.

**3.2 Air emissions**

The proposed facility will be managed in a manner calculated to reduce the possibility of dust emissions to a minimum. The reception and treatment of waste will be conducted inside the buildings, which will minimise the risks of any emissions to air.
Measures are already in place to minimise the risk of dust from the existing waste handling and treatment activities. Similar measures will be employed for any other wastes likely to generate dust.

3.3 Noise

The development proposed is unlikely to create additional noise beyond that associated with the existing waste sorting and aggregates recycling activities. Materials will be brought onto the site and will be emptied directly into the buildings. All processing will be carried out in the buildings, which will minimise the escape of noise from the site.

The existing hours of working at the site would apply to the additional area of the site, which will ensure that the operations do not cause a nuisance to the nearby residents.

The two residential properties within close proximity to the site, on either side of the A506 already experience a noisy environment from the traffic on the road. Any additional noise will not add significantly to the overall level of noise at these properties.

3.4 Ecology

The site is already developed and in use, therefore it supports no ecological interest.

3.5 Archaeology

This site is already developed, therefore this issue is not relevant.

3.6 Surface and groundwater

The site is not located on a Groundwater Protection Zone. No materials will be stored outside, other than so there will be no opportunity for contamination of runoff. The surface run off rate will be reduced by the erection of the building extension as the water falling on the roof, which previously would have soaked directly into the ground, will all be contained in a large tank.

3.7 Flood Risk Assessment

The site is not located in an area that is at risk of flooding and a change of use application does not require the preparation of a formal Flood Risk Assessment.

3.8 Highway and traffic impacts

There is an existing access to the site, which has the required visibility onto Harborough Road. All traffic turns left out of the site, in compliance with the requirements of a condition of the planning permissions for the waste transfer station.

Vehicles leaving the site will not have mud on their wheels, as all movements will take place on concreted or tarmac surfaces, which can be easily cleaned.

There is no limit on the traffic movements in and out of the site, either in conjunction with the industrial unit, the surfacing business or the waste transfer and recycling operations. The capacity of the site will be limited by the size of the buildings and the yard area. It is likely that an extended waste use will not generate any additional movements when compared
with the existing uses on the site. For this reason, it is considered that a formal assessment of the traffic impacts is not appropriate to this proposal.

3.9 Lighting

There will be no requirement for overnight lighting, though the yard is lit with spotlights mounted on poles to facilitate working in the dark months up to the time of closing. There will be no significant light escape from the site during operating hours as the site is surrounded by trees, and the lights will not be in use after closing time.

4 CONCLUSIONS

The site proposed for an expansion of the Waste Transfer and Materials Recycling Facility is ideally situated to serve the needs of the operator to recycle materials from Northampton, and its rural surroundings.

The facility will support the Council’s stated need to increase the rate of recycling in the County, and divert quantities of waste away from landfill. In addition the facility will support the introduction of the requirement for commercial and industrial waste to be pre-treated before landfilling is permitted.

The existing landscaped boundaries of the site will minimise the impact of the operations upon its surroundings. Measures will be taken to minimise impacts from the site to avoid creating a nuisance to the adjacent residential property.

Whilst the location is in a countryside setting, the existing operations have demonstrated that this use is acceptable on this industrial and commercial site.
Appendix 1

Site Photographs

Industrial buildings in the northern yard

Access
Car park in northern yard

Existing waste transfer station – canopy over soil processing yard