




5th August 2011

**Storefield Field Lodge Waste Management Park,
Rushton**

- i) Variation of Conditions 11, 21 and 22 of Consent N° 08/00101/WAS**
- ii) Variation of Condition 12 and 22 of Consent N° 09/00018/WAS**
- iii) Variation of Condition 3 and 13 of Consent N° 10/00004/WAS**

A concurrent planning application is being submitted to extend the Storefield Lodge landfill facility to the north and continue operations at the site until 2030. To provide consistency between various extant consents at the site in respect of such operations as bio-remediation and waste recycling, a separate application is being submitted to vary conditions of three separate planning consents at the site as follows.

i) Variation of Conditions 11, 21 and 22 of Consent N° 08/00101/WAS

Consent N° 08/00101/WAS was granted on 4th March 2009 and that sought to vary the restoration contours and end date of the primary development. Consent is now being sought to vary *Condition N° 11* relating to a further revision to the restoration profile to blend the existing site contours with the proposed northern extension. The new profile is shown on the attached Drg N° R14/11/801 Rev A, which is identical to Drg N° R14/10/604 (contained within the recently submitted Environmental Statement) with the exception of the location of the "red-line." Accordingly, we request Condition N° 11 is amended as follows:

"The final landform/contours following the completion of tipping and restoration, including the engineered clay cap and replaced soil profile within the area subject to this planning permission, shall be as shown on Drawing N° R14/11/801 Rev A."

Condition N° 21 relates to timescales and subject to the northern extension being approved then consent is being sought to vary the condition as follows:

"The waste disposal and clay extraction development hereby permitted shall cease not later than 30th September 2030 (twenty hundred and thirty) and the site shall be restored or reinstated in accordance with the conditions of this permission upon cessation of tipping operation or by the date stated, which ever is sooner, and the site shall be left in a clean and tidy condition."



Condition No 22 relates to the source of the material and consent is being sought to vary the condition as follows:

"Unless otherwise expressly approved in writing by the Waste Planning Authority all inert waste material to be deposited at the site shall originate from sources within a 20 miles radius of the site and 95% of all other waste materials to be deposited at the site shall originate from sources within a 30 mile radius."

The extant condition limits the catchment area of imported industrial, commercial and domestic waste to a 30 mile radius from the site (and 20 miles for inert material) unless otherwise approved in writing. Now the recycling building is operational on site the Company is starting to receive more enquiries from companies wishing to use the Storefield Lodge facility outside the 30 mile catchment zone. Whilst the site at Rushton is not unique, it probably represents only a very limited number all landfill sites in England which offer an on-site waste pre-treatment facility.

Mick George Ltd operate a fleet of over 85 HGV's hauling both minerals and waste to and from a variety of locations and with such activities this provides the opportunity to back-haul materials ensuring vehicles do not unnecessarily travel empty on the public highway. As it would appear such enquires to import material from outwith the catchment zone are likely to increase and invariably such requests are at very short notice then, rather than rely on the prior written approval of the WPA the above revision is proposed.

This will not undermine the principles of policies within the County's Minerals and Waste Development Framework nor the primary objectives of the National Waste Strategy for England (2007). The facility at Storefield Lodge has sought to enshrine the stated objectives of the Waste Strategy by investing and incentivising efforts to reduce, re-use and recycle various types of waste by stimulating investment in recycling and recovery.

ii) Variation of Condition 12 and 22 of Consent No 09/00018/WAS

Consent No 09/00018/WAS relates to the establishment of green-waste composting, bio-remediation, mineral extraction and the importation of additional non-hazardous waste and was approved on the 15th June 2009 and *Condition No 22* of that consent limited development to the 30th September 2017. For consistency, consent is sought to vary the above condition requiring the development to be completed by 30th September 2030.

Consent is also being sought to vary *Condition No 12* relating to a further revision to the restoration profile of the consent area to blend with the existing site contours to the south and those of the proposed northern extension. The new profile is show on the attached Drg No R14/11/901 which is identical to Drg No R14/11/801 Rev A and Drg No R14/10/604 referred to above with the exception of the location of the red line. The proposed wording of condition 12 is requested to read as follows:

"The final landform/contours following the completion of tipping and restoration, including the engineered cap and replacement soil profile within the area subject to this planning permission, shall be as shown on Drawing R14/11/901."

iii) Variation of Condition 3 and 13 of Consent No 10/00004/WAS

Condition No 3 of the Waste Recycling Consent No 10/0004/WAS also limits hours of working, we are seeking to vary this condition to read:

"Except as may otherwise be agreed in writing by the Waste Planning Authority, site operations and any associated activities shall only be carried out between the hours of 07:00 and 18:00 Mondays to Fridays and 07:00 and 13:00 on Saturdays. During the hours of 13:00hrs



and 16:00hrs on Saturday's deliveries only of non-hazardous waste material are permitted but there shall be no processing of waste materials or any other associated activities. In addition up to 20 HGVs may deposit material within the waste recycling building between 0800hrs and 1600hrs on Sundays and Bank Holidays, but there shall be no processing of waste materials or any other associated activities."

The above operational hours are slightly increased from those currently permitted on site and this is to enable material to be brought to the waste recycling facility (but not processed or landfilled) on Sundays and Bank Holidays. There will be a limited number of HGV's involved and this will enable material to be collected from local facilities generating waste 7 days per week. This may include waste for instance from municipal waste receptor facilities recovering a variety of waste from the general public.

Condition No 13 of Consent No 10/00004/WAS limited the Waste Recycling operations to the identical date of 30th September 2017 and again consent is being sought to vary this date to 30th September 2030.

As separate Design and Access Statement has been prepared and this reflects the detail contained at 1.3 of the Environmental Statement, recently submitted.

As noted above, an application has been submitted for a northern extension to the Storefield Lodge Waste Management Park facility and that application is accompanied by an Environmental Statement, which among other issues addresses the ongoing site operations on the current site. We trust the enclosed applications and supporting detail is sufficient for the applications to be processed but should you require clarification of any issue then kindly advise accordingly.

Yours Sincerely

[Redacted Signature]

Planning Manager

Enc

Application pro-forma (x3)

[Redacted]

Design and Access Statement

Drg N° R14/11/801 Rev A(Ref Conditions 11, 21 and 22 of Consent No 08/00101/WAS)

Drg No R14/11/901 (Ref Condition 12 and 22 of Consent No 09/00018/WAS)

Drg N° R14/102 (Ref Condition 3 and 13 of Consent No 10/00004/WAS)

Design and Access Statement

In accordance with the requirements of Circular 01/2006, a design statement has been prepared in connection with the proposed variation of conditions at the Storefield Lodge Waste Management Park (Rushton Landfill Site), Oakley Road, that examines the following design principles although, it should be noted that no built structures are proposed as part of the planning application:

- site context and use;
- layout and scale; and
- landscaping and appearance.

Details of the proposals are set out within this Environmental and Supporting Statement and the location and site context are produced on Drg N°s R14/10/601, R14/10/603 and R14/10/604 and described within the landscape and visual appraisal prepared by Crestwood Environmental. The proposed development is located immediately north 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. In November 2008, consent was granted to enable recycling operations to be undertaken on the site and in 2009 a reprofiling scheme for the southern and eastern aspects of the landfill site were approved.

In respect of the layout and scale, Drg N° R14/10/603 details the proposed areas, both of which 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. On site limestone is used to construct and maintain the haulage routes for all year round access. A wheel-cleaning facility incorporating a wheel bath and separate wheel-wash is provided on the site and was upgraded in 2010 to ensure that heavy goods vehicles leaving the area do so in a clean state before exiting onto the public highway.

With regard to landscaping and appearance, the proposed northern extension will generally be screened by an area of tree planting established on recontoured land to the north of the proposed diversion of Storefield Brook. Cross sections included within the Environmental Statement demonstrate the efficiency of this screening.

The site will be restored to the typical character of the locality with hedgerows delineating agricultural fields combined with broadleaf woodlands. Part of the eastern woodland is shown as carr woodland, in association with surface water pond features. Peripheral areas along the southern boundary will be reinstated to productive arable land and combined with adjacent arable fields. New broadleaf woodland is proposed to the north-west of the site, which will assist in screening site operations in the interim period.

Drawing No. R14/10/604 shows the restoration proposals for the additional landfill area, watercourse diversion and adjacent landscape works integrated with the approved restoration scheme. The Proposed Restoration Masterplan has been drawn up in response to the findings of the Landscape and Visual Impact Assessment undertaken for the proposed extension drawing on the

information provided in landscape character assessments. Biodiversity Action Plan targets and landscape policies applicable to the site.

Access Statement

The proposed development is an extension to the established landfill facility with established infrastructure and adequate access provisions onto the public highway. Furthermore, the proposals seek to recover a limited volume of limestone whilst additionally optimising on the non-hazardous waste capacity within the existing Rushton Landfill site restoring an area of former quarry workings that does not appear to have such a requirement. As noted above, the existing site benefits from its own purpose-built access onto the public highway and associated infrastructure, including a weighbridge and wheel-wash facility.

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. The public will not be allowed to access the area for health and safety reasons.



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Cook, Lubbock and Co
Storefield Lodge Farm
Oakley Road
Rushton
NN14 1QT

Name and address of agent

John Gough
Consultant Planning Manager
Mick George Limited
Second Drove
Meadow Lane
St. Ives
Cambridgeshire
PE27 4YQ

Part I - Particulars of application

Date of Application

17th March 2009

Application No.:

NCC Ref: 09/00018/WAS and
District Ref: KET/2009/0187

Particulars and location of development

Green waste composting, bio-remediation, recovery of limestone and additional non-hazardous waste landfill, Storefield Lodge, Oakley Road, Rushton, Kettering NN14 1QT

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Commencement

1. The development must be begun not later than the expiration of 3 years beginning with the date of this permission.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Scope of Planning Permission

2. This planning permission shall only relate to the area edged in red on the submitted Drawings R14/201 and R14/202A hereafter referred to as the "site". The development hereby permitted shall only be carried out within the site in accordance with the details set out in the submitted application forms, certificates, and supporting information unless otherwise required by any condition attached to this permission.

Site Access and Lorry Routeing

3. The sole vehicular access in association with the development hereby permitted shall be the existing access onto the Oakley Road and this access shall be maintained to the satisfaction of the Waste Planning Authority, and all lorry traffic shall arrive at and leave the site to and from the A6003 Road only and shall not travel through the village of Rushton. (See informative 1 at end of this planning permission).

Hours of Working

4. Except as may otherwise be agreed in writing by the Waste Planning Authority, site operations and any associated activities shall only be carried out between the hours of 07.00 and 18.00 Mondays to Friday and 07.00 and 13.00 on Saturdays. No operations whatsoever shall be carried out on the site on Sundays, Public or Bank Holidays.

Dust

5. All operations permitted by this permission on the site, (including subsequent restoration operations) including the movement of vehicles, shall be controlled to minimize the creation of dust from these operations and measures to reduce dust emissions during dry weather periods, including the use of water spray facilities, shall be undertaken,

Noise

6. All plant and machinery shall be noise attenuated and noise generated from operations on the site shall not exceed 55dB(A) Leq 1 hr free field at the nearest noise sensitive properties.

Wheel Cleaning and Vehicle Sheeting

7. All operational vehicles leaving the site shall be cleansed of mud and other debris to ensure that no mud or debris is deposited on the public highway.
8. All operational vehicles arriving at and leaving the site shall be sheeted to prevent material spillage or wind blow.

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Soil Stripping, Storage, Handling and Replacement.

9. All topsoil and subsoil from within the application site shall be separately stripped to a minimum depth of one metre and separately stored and retained for subsequent use in restoration of the site.
10. The handling and movement of soils shall only take place when they are in a dry and friable condition and, in any event should not be undertaken during the months of October to April inclusive unless otherwise agreed in writing by the Waste Planning Authority.
11. Following the completion of landfilling operations in each phase, the stripped and stored topsoil and subsoil shall be replaced in separate layers and, if necessary, shall be supplemented by additional, imported topsoil and/or subsoil to ensure the reinstatement of the former soil profile to a minimum depth of one metre of soils which are suitable for cultivation.

Final Landform Profile/Contours

12. The final landform/contours following the completion of tipping and restoration, including the engineered clay cap and replaced soil profile within the area subject to this planning permission, shall be as shown on Drawing R14/3823/03/C (submitted with the original application) and Drawing R14/207 (received 21st May 2009).

Landscaping

13. Except as may otherwise be agreed in writing by the Waste Planning Authority, within 12 months of the date of this permission a landscaping scheme shall be submitted to the Waste Planning Authority for approval. The scheme shall incorporate proposals for the planting of hedgerows, trees and shrubs with details of their numbers, size and species. The scheme shall also indicate how landscaping will be phased in relation to the tipping phases.
14. The implementation of the landscaping scheme referred to in Condition 13 of this permission, as approved by the Waste Planning Authority and incorporating such modifications or additions as the Authority may require, shall be completed to the satisfaction of the Authority by the end of the first planting season following the completion of tipping and restoration of each phase of the development. Any trees or shrubs which die or for any other reason fail to become established within five years of planting shall be replaced during the following planting season with trees and shrubs of a similar size and species to those originally required, all to the satisfaction of the Waste Planning Authority.

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15. Any ditches, fences, hedges gates field drains or water supplies disturbed during the operations or required for good husbandry shall be provided following restoration of the land and on its reinstatement to agricultural use, all to the satisfaction of the Waste Planning Authority.
16. Except as may otherwise be agreed in writing by the Waste Planning Authority, within three months of the completion of filling and covering of each phase the filled/covered area shall be prepared and sown with an appropriate grass seed mixture to establish a long term ley, all to the satisfaction of the Waste Planning Authority.

Plant, Machinery and Buildings

17. No fixed plant, machinery structures or any building in connection with the development hereby permitted shall be erected, extended, installed, rearranged, repaired or altered in any way under the provisions of Class A of Part 4 or Class A of Part 19 of Schedule 2 of the Town and Country Planning General Development Order 1995.
18. All fixed and mobile plant, machinery, structures, buildings, foundations and internal haul roads shall be removed not later than the date referred to in Condition 22 of this permission or at such earlier time or times as the Waste Planning Authority may determine that they are no longer required for the purpose for which they were installed or for the restoration or rehabilitation of the site.

Aftercare

19. Except as may otherwise be agreed in writing by the Waste Planning Authority, not later than the completion of the tipping operations or by the date referred to in Condition 22 of this permission, whichever is the sooner, a five year programme of aftercare shall be submitted to the Waste Planning Authority for approval to bring the land to the required standard for agricultural and amenity use.

Pollution Control and Contamination

20. No contents of any storage tank shall be discharged to any soakaway, watercourse, or surface water sewer.
21. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out (unless otherwise agreed in writing with the Waste Planning Authority) until the developer has submitted, and obtained written approval from the Waste Planning authority for the remediation strategy detailing how this unsuspected contamination shall be dealt with.

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End Date

22. The development hereby permitted shall cease no later than 30th September 2017 (twenty hundred and seventeen) by which time the site shall be restored or reinstated in accordance with the conditions attached to this planning permission and to Planning Permission KE/89/0714 (as varied by Planning Permissions NCC ref 08/00101/WAS (District Ref KET/2008/1038) and 08/00086/WAS (KET/2008/0878), and 08/00085/WAS (KET/2008/0877).

Proximity Principle

23. Unless otherwise expressly approved in writing by the Waste Planning Authority all inert waste materials to be deposited at the site shall originate from sources within a 20 mile radius of the site and all other waste materials to be deposited at the site shall originate from sources within a 30 mile radius.

Monitoring

24. The operators of the site shall at a minimum of 12 monthly intervals provide in writing to, and upon request by, the Waste Planning Authority detailed information on the quantities and types of all waste materials processed or brought on to the site. Such information will only be used in aggregated format as part of an Annual Monitoring Report produced by the Waste Planning Authority.
25. The operating company shall keep records of the quantity of waste received by weight and its source and these records shall be provided to the Waste Planning Authority within seven days of a written request. All such information supplied will be treated on a confidential basis.

Reasons for conditions and relevant Development Plan Policies

1. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
2. To define the scope of the permission and in the interest of clarity. (Northamptonshire Waste Local Plan (2006): Policy 15).
3. In the interests of highway safety and to protect local amenity. (Northamptonshire Waste Local Plan 2003-2016; Policy 15).
- 4-6 To safeguard the environment and the amenities of local residents. (Northamptonshire Waste Local Plan (2006): Policies 7 and 15).
- 7,8 In the interests of highway safety and to protect local amenity. (Northamptonshire Waste Local Plan 2003-2016; Policies 8 and 15).

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- 9-11 To ensure the availability and protection of important soil resources for subsequent and progressive site restoration. (Northamptonshire Waste Local Plan 2003-2016; Policy 16).
12. To retain control over the development and in the interests of visual amenity. (Northamptonshire Waste Local Plan 2003-2016, Policies 15 and 16).
- 13-16 To ensure that the site is adequately screened and in the long-term interests of local visual amenity. (Northamptonshire Waste Local Plan 2003-2016; Policy 15).
- 17-19 In order to protect local visual amenity and to ensure the restoration of the site to a satisfactory standard for agricultural use. (Northamptonshire Waste Local Plan 2003-2016; Policies 15 and 16).
- 20-21. To reduce the risk of pollution to controlled waters (Northamptonshire Waste Local Plan 2003-2016; Policy 13).
22. To enable the Waste Planning Authority to reconsider the position in the light of circumstances and Development Plan policies at the end of the period stated and in the interests of visual amenity (Northamptonshire Waste Local Plan 2003-2016, Policies 1, 2 16 and 22).
- 23-25 To enable the Waste Planning Authority to monitor progress towards achieving the principles in Policy 1 of the Northamptonshire Waste Local Plan (2006) and the objectives of the National Waste Strategy for England 2007

Informative

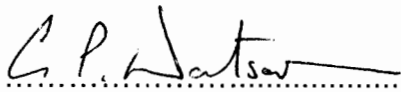
1. All vehicles in association with the development hereby permitted shall be routed in accordance with the legal agreement between Northamptonshire County Council, Cook Lubbock and Co and Cleansing Services (Rushton) Group; i.e. all lorry traffic shall arrive at and leave the site to and from the A6003 road only and shall not travel through the village of Rushton.
2. Operations on site to control and manage landfill gas and leachate on the site shall be in accordance with the requirements of the legal agreement relating to planning application KE/89/0714 and prepared and signed under the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1992.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Summary of Reasons for Approval

Storefield Lodge (also known as Rushton Landfill site) is an existing 'Main Site' (as designated in the Northamptonshire Waste Local Plan 2003-2016) and it is considered that the proposal generally accords with the provisions of the Development Plan, in particular the following policies of the Northamptonshire Waste Local Plan 2003-2016 (March 2006): Policy 2 (The Location of Waste Development); Policy 15 (Local Amenity); Policy 13 (Water Resources and Flooding); Policy 17 (Waste Transfer, Recovery and Recycling); and Policy 18 (Composting) and Policies 1 (Core Objectives), and 38 (Waste Management Facilities) of the East Midlands Regional Plan (March 2008) and therefore it is further considered that, subject to the conditions set out above, planning permission should be granted.

Date: 15th June 2009

Signed 

For Chief Planning Officer

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*
2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*
3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
 - (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A/www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf*

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