DESIGN AND ACCESS STATEMENT

BIFFA WASTE SERVICES LANDFILL SITE, KILSBY
PLANNING APPLICATION FOR AN AMENDMENT TO CONDITION 21 OF PLANNING PERMISSION DA/00/56C TO ALLOW THE CONTINUATION OF INFILLING UNTIL 31ST MARCH 2009

1. Introduction

In May 2006 the government introduced changes to the planning applications process. The circular “Guidance on changes to the development control system” effective from 10th August 2006, sets out the formal requirements.

One of the changes is a requirement to submit a “Design and Access Statement” with all but a limited number of planning applications. The statement has three main elements:

- The Design Component that should explain the design principles that have been applied to particular aspects of the proposal. These are the use, amount, layout, scale, landscaping and appearance of the development.
- An appraisal of the context of the proposed development under the headings of assessment, involvement, evaluation and design.
- The Access Component relating to the access to the development, not access to the internal aspects of individual buildings and including consideration of vehicular and transport links and inclusive access.

The remainder of this statement provides the necessary detail in relation to the application to amend Condition 21 of planning permission DA/00/56C in respect of Kilsby Landfill Site. As required, this statement is provided to inform the planning process but does not form part of the formal planning application.

The Design Component

The Kilsby Landfill site is nearing the end of its operational life. The current landfill planning permission expires on 31st December 2008. In order to complete the landfilling of the site and to honour the contract for the disposal of household waste with Northamptonshire County Council it is necessary to continue infilling until 31st March 2009.

Appraisal of the Context
Assessment

Biffa operate the Kilsby Landfill Site. The site has traditionally offered a local facility for the disposal of a full range of waste materials. The site is reaching the end of its operational life. In order to complete infilling to the approved restoration contours it is necessary to continue operations until the end of March 2009. This will ensure that the site can be restored to a high standard and that the contract for the disposal of household waste with Northamptonshire County Council can be honoured.

Involvement

A qualified planner has prepared this application.

Evaluation

The extension to the end date for landfilling is required to ensure that the site can be infilled to the approved levels and to ensure that the contract for the disposal of waste from Northamptonshire County Council can be honoured to the end of March 2009 when the contract expires.

Design

This issue is dealt with above.

Access

As detailed above, the archive store is in a position that is within easy reach of the existing site offices and the operational site. Sufficient parking is provided for staff and visitors and the parking is designed with disabled staff and visitors in mind.