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## Appendix Contents

Appendix A - Planning Consent - DA/2016/0874
1. **Introduction**

1.1 This planning application (the Application) is submitted on behalf of CEVA Logistics Limited (the Applicant). The Application seeks the development of a Materials Recycling/Recovery Facility for electrical and electronic equipment as part of the existing regional distribution centre at Nene House, Sopwith Way, Daventry. The Application is submitted to Northamptonshire County Council as the relevant Waste Planning Authority.

1.2 CEVA Logistics Limited is a leading global supply management company, offering large and medium-sized national and multi-national companies complete supply chain design and implementation in contract logistics and freight management. The distribution centre is operated by the Applicant.

1.3 The Application Site (the Site) comprises part of an industrial building, currently being extended, and located off Sopwith Way, within Drayton Fields Industrial Estate, Daventry. The Site is identified with a red dot on the Site Location Plan (A103364-01).

1.4 This application seeks planning permission for a change of use of part of the existing industrial unit for the importation, sorting, recovery and reuse of electrical and electronic equipment supplied by Xerox. The proposed facility will be ancillary to the wider photocopier equipment distribution centre and will assist the Applicant in meeting the requirements of the EC Directive on Electric and Electronic Equipment waste and, in turn, reduce the amount of waste material sent for disposal by landfill.

1.5 The Waste Electrical and Electronic Equipment (WEEE) Regulations apply to electrical and electronic equipment (EEE) in the categories listed below with a voltage of up to 1,000 volts of alternating current or up to 1500 volts of direct current:

- Large household appliances;
- Small household appliances;
- IT and telecommunications equipment;
- Consumer equipment;
- Lighting equipment;
- Electrical and electronic tools;
- Toys, leisure and sports equipment;
- Medical devices;
- Monitoring and control equipment; and
Automatic dispensers.

1.6 Compliance with WEEE Regulations is required by commercial businesses that generate, handle or dispose of waste that falls under one of the ten categories above. The operations undertaken by Xerox fall within the category of IT and telecommunications equipment. The WEEE Regulations aim to:

- Reduce waste from electrical and electronic equipment;
- Encourage the separate collection of WEEE;
- Encourage the treatment, reuse, recovery, recycling and sound environmental disposal of WEEE;
- Make producers of EEE responsible for the environmental impact of their products; and
- Improve the environmental performance of all those involved during the lifecycle of EEE.

1.7 The sorting and storage of waste is defined as 'sui generis' development by the Use Classes Order 1987. To this end, those elements of the proposed scheme that involved the management of electrical and electronic waste require approval from the Waste Planning Authority (Northamptonshire County Council).

1.8 The Application has been reviewed against the Regulations on Environmental Impact Assessments under the terms of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Given the ancillary nature of the proposed development and the size of the proposed facility and the wider use of the Site it is considered that a formal EIA is not required in connection with this application.

1.9 The proposed materials recycling/recovery activities will be undertaken within the existing unit, currently being extended, located on the site. To this end, the proposal involves the recycling and re-use as an ancillary and sustainable activity to a valuable employment use.

1.10 This planning application has been prepared and submitted in accordance with the Town and Country Planning Act 1990 (as amended), and complies with all relevant legal requirements and principles of best practice.

1.11 In terms of content, the Report is structured as follows:

- Section 2 – includes a description of the Site and the surrounding area;
- Section 3 – provides details of the development of the Scheme and description of the proposed development;
- Section 4 – includes a comprehensive review of national and local planning policies;
- Section 5 – provides an assessment of key planning issues; and
Section 6 - conclusions.

1.12 The Planning Statement should be read alongside the agreed supporting information that accompanies the application which includes:

- Planning Application Forms/Certificates; and
- Planning Application Drawings.
2. **Site description**

2.1 The Application Site (the Site), as shown on Drawing Number A103364-02, occupies an area of 2,250m² within an existing industrial unit, currently being extended, used by CEVA Logistics as a storage and distribution facility on the Drayton Fields Industrial Estate. As such, it is located within the administrative boundary of Daventry District Council.

2.2 The wider site comprises an existing industrial building and associated car parking and external storage and manoeuvring areas. The wider site is 4 hectares in size and is shown outlined in blue on Drawing A103364-02. The wider site is bounded by Sopwith Way to the south and Drayton Way to the north. The eastern boundary is defined by metal railings with additional warehouse units beyond. This provides both screening and security.

2.3 The existing industrial unit is approximately 3,000m² in size and is rectangular in shape. The existing building is constructed from grey-coloured steel cladding and is currently used as a storage and distribution centre and is, therefore, defined as a B8 usage under the Town and Country Planning (Use Classes) Order 1987.

2.4 Planning permission (DA/2016/0874) for a 5,660m² extension to the industrial unit was granted by Daventry District Council in February 2017. A copy of the planning consent is presented at Appendix A. The approved extension is currently under construction and the proposed recycling area will occupy a circa 2,250m² area within the new extension. The extent of the proposed recycling area is shown edged in red on the Site Plan (Drawing A103364 -02) and the area of the approved extended unit is shown with a dashed black line on the same drawing.

2.5 The existing planning permissions do not place any restrictions on hours of operation and we understand that the facility has been operated on a 24 hours a day and 365 days basis.

2.6 A parking area, containing marked car parking spaces and associated soft landscaping, is located to the south of the building and accessed via Sopwith Way. The main loading area for the distribution centre is located to the west of the building and office accommodation is located on the south west corner of the building. The Site is accessed from Sopwith Way which runs parallel to the south of the Site and provides direct access to the main highway network.

2.7 The surrounding area has a predominantly industrial outlook comprising warehouse units of differing sizes located along the main access routes. The Site is defined as an existing industrial use on the adopted Daventry Local Plan Proposals Map and is not the subject of any other environmental or planning designations.
2.8 There nearest residential developments are located to the east and southeast of the Site. The nearest residential property is situated approximately 200 metres to the south but is separated from the site by existing industrial units/uses. Daventry Town Centre is situated approximately 1.5 miles (2.2 Kilometres) to the southeast.

2.9 The Site is well connected to the wider highway network via Drayton Way (A361) which links to both Braunston Road (A45) heading towards Coventry and Ashby Road that joins the M45.
3. **Proposed development**

3.1. The application is for a waste recycling/recovery facility to sort, recover, re-use and transfer imported electric and electronic materials (photocopiers and printers) within part of an extension to new industrial unit Nene House, Sopwith Way, Drayton Fields Industrial Estate, Daventry.

3.2. The proposed development involves a change of use of approximately 2,250m² of the approved extension to an industrial unit, currently under construction, from B8 storage and distribution to a waste recycling/recovery facility for electrical and electronic equipment which is a sui generis use. The extent of the recycling area is shown in red on Figure 1 below and shows the relationship with the whole unit. We can confirm that no external alterations or amendments to the existing access and parking arrangements are being sought.

**Figure 1: Proposed Layout Plan**


3.4. In compliance with the above regulations, the proposed facility will provide a sorting re-use and recovery facility to enable the recycling of components from Xerox photocopiers/printers collected from across the region. The facility will also include a ‘bulking up’ operation for mixed packaging by-products (i.e. cardboard, polystyrene, wooden pallets, shrink and bubble wrap and paper) prior to outward transfer for recycling/recovery off-site.
3.5. Materials will be brought to the site on vehicles under the control of the Applicant. Vehicles will be unloaded via the designated loading bays on the northern side of the building. The unloaded materials will then be held in the area shown in pink on the above layout plan until they are taken for ‘asset stripping’. This is the process by which the materials are visually inspected and hand sorted to determine which parts can be recovered by Xerox and those which can be recycled. As such, no mechanical processes will be utilised and all recycling activities will be undertaken by skilled employees.

3.6. The proposed facility will be ancillary to the main storage and distribution use on the site which will occupy the remainder of the building. The remaining recycling area of the building has been identified as a specialist waste area for the recycling of photocopier components following the asset stripping stage.

3.7. The proposed facility will be operating in line with the unrestricted working hours of the wider distribution centre. As such, the facility will operate 24 hours a day, 365 days a year. The proposed throughput of the recycling area will be up to 25,000 tonnes per annum.

3.8. All materials delivered to the proposed facility will be recycled or recovered, where possible before onward transfer. There will be no storage of materials associated with this use outside the building.

3.9. The wider distribution centre will create direct employment for up to 25 full-time employees. In addition, the proposal will provide increased opportunities for ancillary and supporting companies.

3.10. The proposed activities on the Site will be the subject of a separate application to the Environment Agency for a Standard Rules Environmental Permit for an Authorised Treatment Facility (ATF). Initial discussions have been held with the relevant officers of the Environment Agency in respect of the Environmental Permit and no adverse concerns have been raised.
4. Planning Policy

4.1. The Planning and Compulsory Purchase Act 2004, requires planning authorities to have regard to the development plan and to other material considerations in the determination of planning applications. Under Section 38, the Act requires the determination of applications to be in accordance with the policies of the development plan unless material considerations indicate otherwise.

4.2. The Government’s approach to recycling of wastes as part of the overall waste management strategy is set out in a series of planning policy guidance notes and other strategy documents. These in turn are influenced by EC Directives on Waste Management. Accordingly, in addition to the consideration of the development plan, a summary of the key aspects of European, national and regional waste policy is provided in accordance with their status as important material considerations.

Development Plan

4.3. The statutory Development Plan for the Site comprises the following planning policy documents:

- Northamptonshire Minerals and Waste Local Plan (adopted October 2014);
- West Northamptonshire Joint Core Strategy Local Plan (adopted December 2014); and
- Daventry Local Plan (adopted June 2006).

4.4. A summary of the key elements of each policy document follows, in so far as they relate to the Site and proposed development.

Northamptonshire Minerals and Waste Local Plan

4.5. Guidance on waste is contained in the Northamptonshire Minerals and Waste Local Plan which was adopted in October 2014. The Local Plan establishes the land use strategy for all the waste in Northamptonshire. Its purpose is to set out the detailed land-use policies and proposals in relation to waste management and waste disposal in the county. It guides development in terms of the acceptability or otherwise of locations and to control development through setting out a range of standards and assessment criteria against which applications for planning permission can be judged.

4.6. Policy 16 is directly relevant this application and confirms that general industrial locations are “acceptable in principle for those waste management uses appropriate to be located in an urban area”. Drayton Fields Industrial Estate is specifically listed in Policy 16 an acceptable location.
4.7. Policy 22 relating to addressing the impact of proposed minerals and waste development is also relevant to this proposal and seeks to ensure all new waste proposals have an acceptable impact on “air emissions (including dust), odour, bioaerosols, noise and vibration, slope stability, vermin and pests, birdstrike, litter, land use conflict and cumulative impact”.

4.8. Sustainable Transport is referred to in Policy 23. This seeks to ensure that waste related development should be “well placed to serve their intended markets or catchment area(s) in order to reduce transport distances and movements in order to support the development of sustainable communities that take responsibility for the waste that they produce and work towards self-sufficiency”.

4.9. The proposed resource recovery and waste facility is considered to be acceptable on these grounds by reason of the fact that the building is located on an industrial estate and was previously used as a storage and distribution centre which involved higher traffic flows.

West Northamptonshire Joint Core Strategy Local Plan (Part 1)

4.10. The West Northamptonshire Joint Core Strategy Local Plan was adopted in December 2014 and sets the strategic planning policies of the West Northamptonshire sub-area.

4.11. Nene House is located within the Drayton Fields Industrial Estate, between Sopwith Way and Drayton Way, Daventry which is an existing area of industrial and commercial uses. Policy E1 relates to new development within existing employment areas. Policy E1 states:

“To help support a vibrant, successful and developing local economy existing and allocated employment sites and industrial estates across West Northamptonshire will be retained for uses within use classes B1, B2, B8 and appropriate non-B employment generating uses.

Change of use to other (non-employment generating) uses will be resisted unless it can be demonstrated that the site is no longer economically viable for employment purposes in the long term, there is a clear conflict with adjoining uses, or its release would offer significant benefits to the local area”.

4.12. The proposed change of use will be ancillary and supportive to the permitted employment uses on the Nene House site and thus accords with the guidance in Policy E1.

Daventry Local Plan

4.13. The Daventry District Local Plan was adopted in June 2006 and a number of policies were saved to guide development for the area. None of the saved policies are relevant to the current proposals.
Material Considerations – Europe


Material Considerations – National

4.15. National planning policy frameworks and planning guidance are relevant as material considerations in the determination of individual planning applications. Full consideration has been given to the following:


4.17. The NPPF includes the Government’s planning policies for England, highlighting the economic, social and environmental roles of planning, and its contribution to meeting the mutually dependent objectives of a strong, responsive and competitive economy; strong vibrant and healthy communities; and the protection of the natural, built and historic environment.

4.18. At the heart of the NPPF is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-making (Paragraph 14), and states that:

‘For decision-taking, this means:

- ‘...approving development proposal that accord with the development plan without delay [unless material considerations indicate otherwise (footnote 10)]; and

- Where the development plan is absent, silent or relevant policies are out-of-date, granting 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. [For example those policies relating to... designate heritage assets... (Footnote 10)].’
4.19. The NPPF (Paragraph 215) confirms that following March 2013, due weight should be given to the relevant policies in existing plans according to their degree of consistency with the Framework. Where the Local Plan is not up to date the policies of the Framework carry the most significant weight.

4.20. The NPPF establishes that the purpose of planning is to contribute to the achievement of sustainable development (Paragraph 6) and in Paragraph 7 identifies three pillars to sustainable development: economic, social and environmental. These dimensions require the planning system to perform a number of roles:

- ‘An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.’

4.21. Paragraph 17 of the Framework establishes 12 core principles, which in summary, confirm that planning should:

- Be plan led;
- Enhance and improve places;
- Drive and support sustainable economic development;
- Seek and secure high quality design;
- Respect the character of areas and protect the green belt;
- Support transition to a low carbon economy;
- Conserve and enhance the natural environment;
• Encourage the use of brownfield land;
• Promote mixed use developments;
• Conserve heritage assets;
• Maximise use of sustainable transport opportunities; and,
• Meet social and cultural community needs.

4.22. Paragraph 156 of the NPPF states that “Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

• The homes and jobs needed in the area;
• The provision of retail, leisure and other commercial development;
• The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
• The provision of health, security, community and cultural infrastructure and other local facilities; and,
• Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.”

4.23. Paragraph 162 of the NPPF states that “Local planning authorities should work with other authorities and providers to:

• Assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and,
• Take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.

**National Planning Policy for Waste**

4.24. The National Planning Policy for Waste was published in October 2014 and sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management.
Identifying suitable sites and areas

4.25. Waste planning authorities should identify, in their Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations. In preparing their plans, waste planning authorities should:

- “Identify the broad type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area in line with the waste hierarchy, taking care to avoid stifling innovation;
- Plan for the disposal of waste and the recovery of mixed municipal waste in line with the proximity in principle, recognising that new facilities will need to serve catchment areas large enough to secure the economic viability of the plant;
- Consider opportunities for on-site management of waste where it arises;
- Consider a broad range of locations including industrial sites, looking for opportunities to co-locate waste management facilities together and with complementary activities. Where a low carbon energy recovery facility is considered as an appropriate type of development, waste planning authorities should consider the suitable siting of such facilities to enable the utilisation of the heat produced as an energy source in close proximity to suitable potential heat customers;
- Give priority to the re-use of previously-developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages”

4.26. When determining waste planning applications, waste planning authorities should:

- “Only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date Local Plan. In such cases, waste planning authorities should consider the extent to which the capacity of existing operational facilities would satisfy any identified need;
- Ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of an the area in which they are located;
- Concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced;
- Ensure that land raising or landfill sites are restored to beneficial after uses at the earliest opportunity and to high environmental standards through the application of appropriate conditions where necessary.”
Summary

4.27. In this section we have reviewed the relevant National and Local policies that are relevant to this Proposal. Based on this review the following planning aspects of the development are considered ‘material’ in the determination of this application:

- Principle of Development
- Need
- Amenity
- Air Quality
- Accessibility and parking
- Hydrology, and
- Conditions

4.4.2 These issues are considered in more detail in Section 5.
5. **Planning Assessment**

5.1. This section considers the relevant planning and environmental issues that arise from the proposed development. Following the review of the national and local planning policy documents we consider the main planning issues in respect of the proposed development to be:

- Principle of Development
- Need
- Sustainability
- Amenity
- Air Quality/Emissions
- Accessibility and parking
- Hydrology, and
- Conditions

5.2. We have addressed each of these matters in turn below. It should be noted that the issues of ecology and archaeology were also considered in respect of the proposed site but were not found to be affected by reason of the fact that the proposals do not involve any new built development or any increase in floor area of developed land at the Site.

**Principle of Development**

5.3. The proposed development sets to bring forward an ancillary recycling use an industrial building, under construction, located within and established industrial area. The existing building has extant planning approval for B8 storage and distribution use granted in February 2017.

5.4. This planning application seeks to include an ancillary resource recovery and transfer use within part of the building to enable the operator to meet the requirements of the EC Directive on Electric and Electronic Equipment waste. The recovery and transfer operation will be undertaken within a discrete and defined area of the premises and will operate concurrently with the wider distribution centre activity. As such, the proposal meets the requirements for new waste facilities as set out in Policy 16 of the Northamptonshire Minerals and Waste Local Plan.

5.5. The resource recovery and transfer operation is a labour intensive activity that requires a skilled workforce. Accordingly, the combined operations will generate full time employment for 25 personnel, approximately half of which will be involved with the resource recovery and transfer operation.
5.6. The proposed resource/recovery use will operate as an ancillary use to the established storage and distribution facility. No material will be brought to the Site for recovery or transfer except in connection with the extant distribution use.

5.7. Based on the above, it is clear that the proposed development is in line with the established employment use of the Site and will retain and enhance employment opportunities in the Daventry area in line with Policy E1 of the West Northamptonshire Joint Core Strategy Local Plan. Accordingly, the principle of this development is acceptable in planning terms.

Need

5.8. The need for the development arises from the requirement to promote more sustainable waste management practices and encourage the recovery and recycling of resources and in particular the requirements of the EC Directive on Electric and Electronic Equipment waste. Each of these are considered in turn.

5.9. The development of more sustainable resource management is an important national policy priority. The Government have in policy documents repeated the strong policy support and encouragement for the development of resource management facilities that help to reduce the reliance of individual authorities and the UK as a whole, on landfill as a means of waste management. The national priority is for the development of waste reduction techniques and facilities for the recovery and recycling of resources wherever possible.

5.10. The Proposal fully accords with all relevant national planning policy considerations and significantly helps in the Government's aim of increasing the level of material recovered and, thus, reducing waste sent to landfill.

Amenity

5.11. The proposed development will operate 24 hours a day and 365 days a year which will not detract from the operation of similar storage and distribution units in close proximity to the Site, many of which are significantly larger and involve more frequent vehicle movements than the proposed operations.

5.12. The impact on residential amenity is considered to be minimal given that the Site is located 200 metres from the nearest residential property. Furthermore, there are a number of warehouse units in much closer proximity and we understand that there is no history of complaints associated with the land use and its operation.

5.13. There will be no impact upon visual amenity as all of the operations will be undertaken within the existing building and the proposals do not involve any external alterations.
5.14. As such, the proposal meets the requirements for new waste facilities as set out in Policy 22 of the Northamptonshire Minerals and Waste Local Plan.

**Air Quality/Emissions**

5.15. The proposed operations on the Site comprise hand-sorting and hand component disassembly activities within an existing building. Accordingly, the activities are unlikely to generate significant levels of noise or dust.

5.16. In addition, there are no windows on the external elevation of the building where the facility will be located, thus removing the likelihood of noise/dust outbreak from the building.

5.17. It is considered that the proposed development will effectively mitigate any potential air quality impact on adjacent uses and other sensitive receptors through the following:

- All waste sorting, transferring and storage operations will be undertaken within the existing building to the rear of the Site,
- Door openings will be automatically operated and be kept shut at all times. Operational processes will ensure the delivery doors are not opened until vehicles are parked in place. Similarly, vehicles will not leave until delivery doors are closed.
- The locality of the Site within an established Industrial Estate ensures that there is significant separation (+200m) from the closest noise sensitive property.

5.18. The Site will be monitored on a daily basis by the Site Manager and in the unlikely event of any noise or dust occurrences resulting from the proposed development immediate mitigation will be taken.

5.19. In light of the existing background noise sources and the nature of the proposed recycling operations (all operations to be undertaken within a building with automatic closing doors) it is considered the proposed development is unlikely to result in an adverse impact on sensitive receptors by means of noise or other air borne emissions. As such, the proposal meets the requirements for new waste facilities as set out in Policy 22 of the Northamptonshire Minerals and Waste Local Plan.

**Accessibility and parking**

5.20. The proposal will generate approximately 20 two way HGV movements each day made up as follows:

- tractor units and trailers throughout the day (collection of ‘new’ photocopiers and delivery of ‘old’ photocopiers for repair, recovery and recycling).
5.21. The above figures relate to HGVs associated with the wider distribution activity that will operate from the Site. All recovered electric and electronic equipment will be delivered to the Site as part of the collection activity for new equipment. This will result in all electrical and electronic equipment is ‘back-hauled’ thus reducing overall vehicle movements and the number of HGVs associated with the wider facility.

5.22. It is anticipated that a small quantity of none recyclable or recoverable ‘waste’ material will be generated by the Site. This will be removed in a sealed Skip for disposal off-site. It is considered that the removal of this material will generate 2 HGV movements per week.

5.23. Materials will be brought from CEVA’s existing customers across the region. All vehicles will be operated by or under the control of the Applicant.

5.24. The location of the proposed materials recycling/transfer station facility in Daventry provides dual carriageway connections to major motorway networks thus providing good access from Xerox existing customers.

5.25. In light of the nature of the proposed development, the presence of the permitted wider distribution centre on the Site and the location of the Site to the strategic highway network it is considered that the proposed development will not result in the generation of a significant level of traffic that would exceed the capacity of the road network at and in the vicinity of the Site.

5.26. The existing vehicular accesses onto Sopwith Way will be utilised. Visibility at the junction of the Site is considered good and consequently, no further highway improvements are considered necessary.

5.27. The wider Site contains a total of 28 car parking spaces including 2 disabled spaces. CEVA’s combined operations will generate full time employment for 80 personnel, and it is estimated that half will be involved with the resource recovery and transfer operation. It is concluded that the level of existing parking provision on the Site will be sufficient to accommodate the ongoing B8 use and proposed ancillary waste recycling facility. As such, the proposal meets the requirements for new waste facilities as set out in Policy 23 of the Northamptonshire Minerals and Waste Local Plan.

Hydrology

5.28. The site is not located within a floodplain as defined by the Environment Agency and does not lie in a Ground Water Protection Zone. The Site is connected to mains drainage.

5.29. The proposed operations will ensure that all recovery activities on the Site will be undertaken within the existing buildings, which will have impermeable concrete floors and suitable drainage facilities.
5.30. The Site is not at risk of flooding and is, therefore, acceptable when considered against the NPPF in respect of water resources and flooding. Furthermore, given that there are no new areas of hardstanding created as part of the proposals, the development will not result in a reduction in the capacity of the floodplain.

5.31. No materials handled through the process of sorting, transferring and storing the waste materials will come into contact with rain or floodwater leading to the contamination of water and as a result, the development will have no adverse effect on surface or groundwater systems.

5.32. The proposal will be the subject of a Standard Rules Environmental Permit for an Authorised Treatment Facility (ATF) from the Environment Agency. The Environmental Permit will contain conditions relating to the protection of ground water and surface water resources. The proposed development will be operated in line with the Environmental Permit. As such, the proposal meets the requirements for new waste facilities as set out in Policy 22 of the Northamptonshire Minerals and Waste Local Plan.
6. **Summary and Conclusions**

6.1. This proposal has been assessed against all relevant local, strategic and national planning policy guidance.

6.2. The proposed development involves a change of use of approximately 2,250m² of the approved extension to an industrial unit, currently under construction, from B8 storage and distribution to a waste recycling/recovery facility for electrical and electronic equipment which is a sui generis use. We can confirm that no external alterations or amendments to the existing access and parking arrangements are being sought.

6.3. The application accords with the EC Directive on Electric and Electronic Equipment waste. Furthermore, the proposal meets the objectives of local policies for the achievement of sustainable waste management and is a suitable ancillary use on an existing employment site.

6.4. The proposed materials recycling/recovery activities will be undertaken within the existing unit, currently being extended, located on the site. The scheme accords with the principles of sustainability by providing a facility for recycling and re-use of photocopier/printers as an ancillary and sustainable activity to a valuable employment use.

6.5. The Site is well located to the strategic transport/infrastructure network.

6.6. The proposed development will contribute to the needs in Daventry and West Northamptonshire sub-region for new waste facilities and will directly assist in the diversion of 25,000 tonnes per annum of commercial waste from landfill.

6.7. The proposal will not result in an adverse impact on the amenity of any sensitive receptors or the local environment. The nearest residential property is located a considerable distance from the Site and there are a number of warehouse units in closer proximity. Furthermore, no new built development or any increase in floor area of developed land at the Site is proposed, thus, minimising the impacts on visual amenity.

6.8. The development will operate to modern standards and industry best practice. In addition, the facility will be the subject of a Standard Rules Environmental Permit for an Authorised Treatment Facility (ATF) from the Environment Agency. The Site will be monitored for compliance on a regular basis.

6.9. The Scheme provides clear social, economic and environmental benefits, and is considered to be in conformity with the relevant development plans and national policy and, therefore, the Council are kindly requested to grant consent of the change of use application.
APPENDICES
Appendix A

Planning Consent - DA/2016/0874
**APPLICATION NO.** DA/2016/0874  
**TOWN AND COUNTRY PLANNING ACTS, ORDERS AND REGULATIONS**  
**PLANNING PERMISSION**

<table>
<thead>
<tr>
<th>Date Application Valid</th>
<th>8 November 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name and Address of Applicant</td>
<td>Name and Address of Agent</td>
</tr>
<tr>
<td>Nene Group PLC</td>
<td>Mrs S Butler,</td>
</tr>
<tr>
<td>Nene House</td>
<td>AT Architects Ltd</td>
</tr>
<tr>
<td>Station Road</td>
<td>Kingsley House</td>
</tr>
<tr>
<td>Watford Village</td>
<td>63, Holly Walk</td>
</tr>
<tr>
<td>Northampton</td>
<td>Leamington Spa</td>
</tr>
<tr>
<td>NN6 7XN</td>
<td>CV32 4JG</td>
</tr>
</tbody>
</table>

**Location of Development**
Nene Group Plc, Nene House, Sopwith Way, Daventry, Northamptonshire, NN11 8PB

**Description of Development**
Extension to industrial unit

**PLANNING PERMISSION HAS BEEN GRANTED** for the above development in accordance with the application and plans submitted, **SUBJECT TO THE FOLLOWING CONDITIONS AND REASONS:**

**CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

2. The development shall be carried out strictly in accordance with drawing nos. 001, 002 and 003 registered valid 16th January 2017 and drawing nos. 004 Rev A and 005 registered valid 19th January 2017.

3. The development hereby permitted shall be carried out in accordance with the amended plans reference 1194-0501-02 and 1194-0502-02 deposited with the Local Planning Authority on 30th November 2016 and amended plans reference 1194-0500-03 deposited with the Local Planning Authority on 15th December 2016.

4. The rating level of noise emitted from the proposed plant, and operational equipment to be installed and used on the site (determined using the guidance of BS 4142:1997 Rating for industrial noise affecting mixed residential and industrial areas) shall be at least 5dB below the existing measured background noise level LA90,T during the night time period. For the purpose of the assessment the authority will accept 23:00-07:00 hours as covering the night time period.

5. The rating level of noise emitted from the proposed plant and operational equipment to be installed and used on the site (determined using the guidance of BS 4142:1997 Rating for industrial noise affecting mixed residential and industrial areas) shall be at least 10dB below the existing measured background noise level LA90,T during the day time period. For the purpose of the assessment the authority will accept 07.00 –23.00 hours as covering the day time period.
6. Prior to construction works above slab level, samples of the materials to be used in the construction of the external surfaces of the Industrial Unit hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASONS

1. To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved plans.
3. To ensure that the development is carried out in accordance with agreed amendments.
4. To protect the residential amenity of the locality.
5. To protect the residential amenity of the locality.
6. From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered.

NOTES

1. In making this decision, the Local Planning Authority has had regard to the requirements of paragraphs 186 and 187 of the National Planning Policy Framework.

Signed

Community Manager

Date of Decision: 2 February 2017
2 February 2017

TOWN AND COUNTRY PLANNING ACTS

Application No: DA/2016/0874

Description: Extension to industrial unit

Location: Nene Group Plc, Nene House, Sopwith Way, Daventry, Northamptonshire, NN11 8PB

Dear Sir/Madam,

I enclose your Decision Notice relating to the above development. You will note that it is subject to several conditions, which must be agreed with the District Council before development commences.

I would therefore urge you to read the conditions carefully and return the attached slip before commencing any work. Under legislation, failure to comply with planning conditions will invalidate this permission and may result in the service of a Temporary Stop Notice or Breach of Condition Notice. These are complete offences, to which there are no planning appeals, both of which may lead to prosecution at Magistrates Court. A person found guilty of contravening a Temporary Stop Notice is liable to a fine not exceeding £20,000 on summary conviction and unlimited fines on indictment at Crown Court.

Please note that under Article 21 of the Town & Country Planning (General Development Procedure) Order 1995, the Council can take up to 8 weeks to agree conditions once details have been submitted. I therefore strongly recommend that you contact the above Case Officer at least 8 weeks prior to commencement of any works by completing and returning the attached slip to The Planning Department. All conditions requiring agreement with the Council must be submitted on the relevant form “Application for approval of details reserved by condition” which can be found on the Planning Portal’s website: http://www.planningportal.gov.uk/uploads/appPDF/Y2810Form027_england_en.pdf

On 1 September 2015 the Council adopted Community Infrastructure Levy (CIL). If your development is liable for CIL payments a CIL Liability Notice is also enclosed with your decision notice, please read this carefully.

There is a fee for requests to discharge conditions of planning permissions currently £28 for householder developments and £97 for all other planning applications. There is no fee to discharge conditions of a Listed Building Consent or Conservation Area Consent.

Planning Permissions will be monitored at random to ensure compliance. If development is found not to be fully in accordance with the permission the Council may
require work to stop, invite a fresh application or take enforcement action against the owner.

You should also be aware that this approval is only for the purposes of Planning Permission and is not an approval under Building Regulations, an Improvement Grant or for any other purpose.

Once work starts development must be carried out in accordance with the approved drawings. If you should wish to amend the scheme in any way please contact the Case Officer, as this will require further permission, which would have to be considered on its own merits.

If you have any queries, or require any further information, then please do not hesitate to contact the Case Officer who will be pleased to assist as necessary.

Yours faithfully

[Signature]

K A Thursfield
Development Control Manager

X........................................................................................................

I can confirm that I have received the decision notice with the specified conditions and I am now ready to commence work on site for planning application reference DA/2016/0874, Case Officer I Cameron

Anticipated date of commencement for works...........................................

Signed..............................................Dated.....................................

WARNING Please note that for CIL liable applications a CIL Commencement Notice must be submitted, failure to do this will result in the full amount of CIL being payable immediately even where an exemption was claimed— the form is available on our website www.daventrydc.gov.uk.