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Change of use of site to retain materials recovery facility units 1-3 Ash Tree Lane, Spalding.

Planning, Design and Access Statement on behalf of GH Myers Ltd. and Harkenn Recycling Ltd.





Harkenn RECYCLING

3D Planning Ltd.
Town Planning Consultancy

Planning Design and Access Statement in support of an application for retention of materials recovery facility at 1-3 Ashtree Lane, off Stumps Lane, Spalding

Introduction

This Planning Statement incorporates statements in accordance with local and national planning guidance and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

Paragraph: 034 Reference ID: 26-034-20140306

Planning Design and Access Statement in support of an application for retention of materials recovery facility at 1-3 Ashtree Lane, off Stumps Lane, Spalding

Proposal

The application is made for the retention of an existing materials recovery centre (MRC) which has been operated for 4 years on and within units 1-3 Ashtree Lane- which is off Stumps Lane, Spalding.

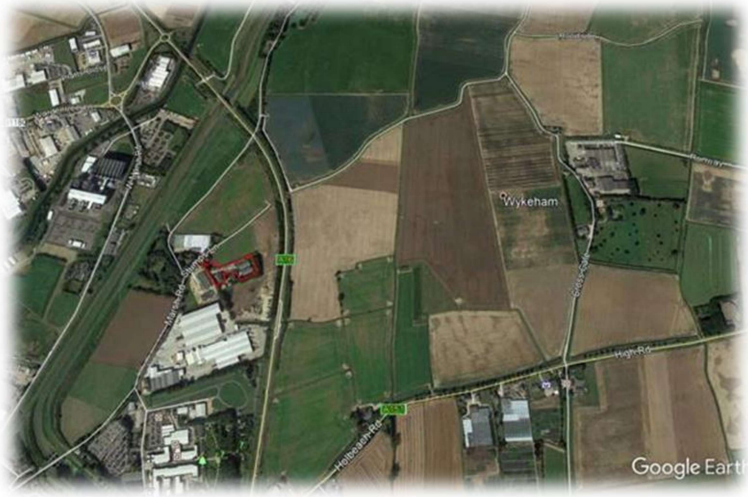
The MRC is operated by Harkenn Recycling Ltd. and it receives and bales cardboard boxes and plastic packaging from the local vegetable industry (see below) - it is therefore an essential part of the local agri- business infrastructure of South Holland.





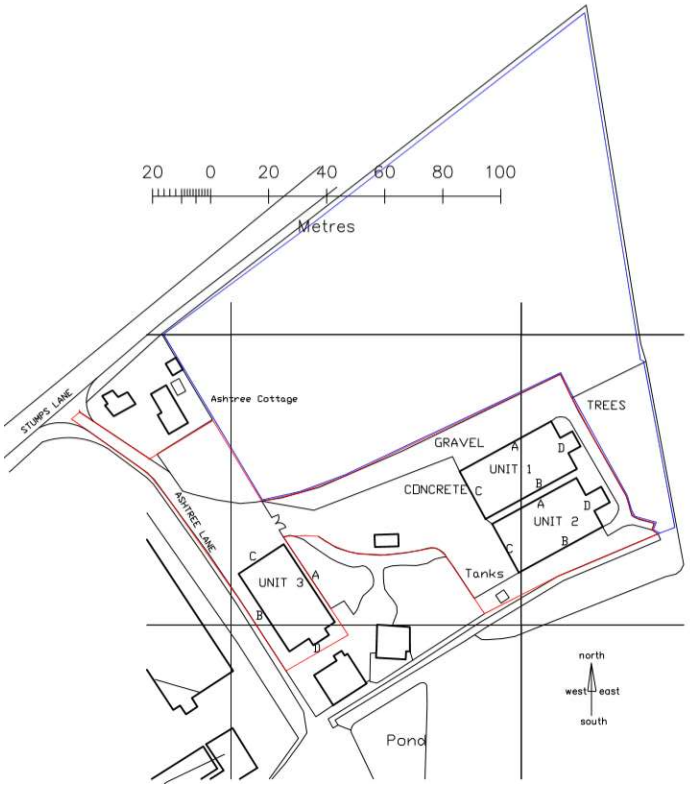
Site

Location – 1-3 Ashtree Lane- off Stumps Lane, Spalding- see aerial views below and location plan overleaf.





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Existing Use – Material recycling facility run by Harkenn Recycling Ltd. the use has been operating on site since April 2016.

Site features – the site consists of 3 storage buildings- former agricultural barns as well as the storage yard to the west of units 1 and 2 and unloading area to the north of unit 3.

The photos on the following pages show the site as in February 2020.



Access looking from Ashtree lane to Stumps lane



Carpark and unloading area from unit 3-looking north



Baled plastic waste on site awaiting delivery for recycling



Unit 3 and unloading are looking south



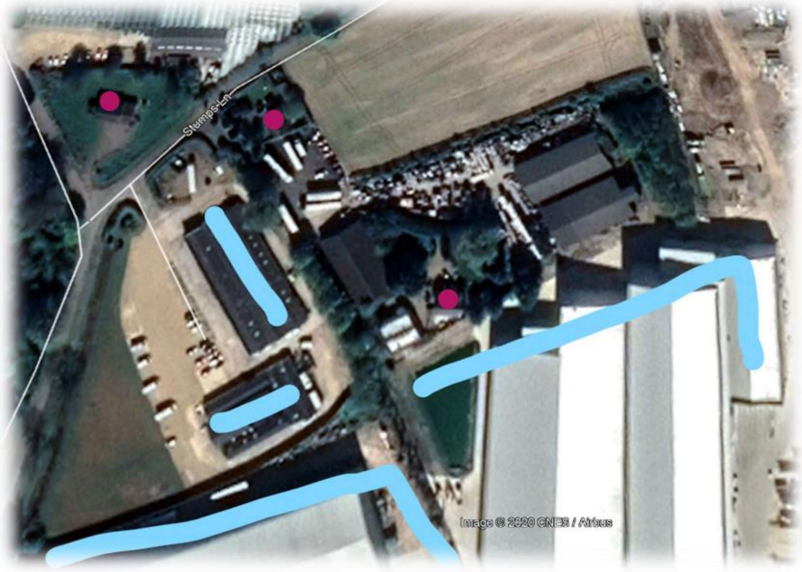
View into storage area



View towards unit 1.



View showing frontage of units 1 and 2.



Pink dots residential- blue lines commercial buildings.

Adjacent land uses

Site and surroundings



History of buildings and use

The application site/ units were originally used for agricultural storage in association with Myers Farms which owned significant land holdings around Spalding.

However, the changes to agricultural practice and the implementation of the Spalding bypass (A16) in 1995; which effectively separated the storage from the remainder of the holding meant that the storage buildings at Ashtree Lane were no longer suitable for Myers Farms storage.

In addition, the changing agricultural market was such that small units such as this are no longer fit for purpose as clients require larger storage facilities for agricultural products. Myers farms now uses larger shared facilities with LFP elsewhere in South Holland.

The units were used for a series of storage uses prior to becoming vacant for some time before being let to the current occupier which commenced operations on site in April 2016.

In spatial terms it is noted- (and is very evident on site) that the site sits adjacent to a very substantial industrial use which has recently gained permission for a significant expansion.



It has a block of industrial units (all occupied) and intensive used off Stumps Lane to the west.

Planning background

Harkenn recycling

The Harkenn recycling centre has been operational on the application site for about 4 years and currently employs 13 (full time) and 3 (part time) employees.

The operation is explained in the Harkenn Website- see link below; https://www.harkenn.co.uk/

Waste streams and volumes
Currently the site has a through put of approx. 1500 tonnes of cardboard and 1500 tonnes of plastics,
Harkenn Recycling does not deal with any contaminated material.

Operation hours
The current hours of operation

- 7 days a week 7am to 5pm.

Vehicle movements
- No of vehicle movements per day/ week split into cars/ lorries. Are as follows

Due to shift patterns; not everybody is on site at once so car movements will be about 18 a day to and from work.

7.5t lorry movements are about 30-40 a day.

Articulated vehicles will vary but on average approximately 6-8 per day, 75% of this is Harkenn's own vehicle doing collections/ deliveries to/ from local firms.

Whilst the operation has been ongoing now for 4 years without complaint or investigation from planning enforcement (District or County); the site owner wishes to formalise the planning position and to regularise the current use in planning terms so that a longer-term lease arrangement can be offered to Harkenn.

In February 2020 a formal pre app submission was made to Lincolnshire County Council as Waste Planning Authority. A remarkably swift response was received from the planning dept-(2 days) and we thank LCC for this efficient service.

The pre app response identified the relevant policies from the Minerals and Waste local plan, NPPF and South East Lincolnshire local plan that should be addressed and also set

out the necessary documents/ reports needed to support the application in submission.

The response also indicated that the proposal site area is above the lower limit for Schedule 2 of the EIA regulations and as such a screening opinion will be required to be undertaken as part of the submission/ validation process. The officer confirms that it is likely that the proposal will be screened out as the size of the site and relatively low levels of throughput indicate that it is not likely to have a significant environmental impact.

As stated, the site would fall within Schedule 2 of the EIA regs under 11(b) as the site is above the 0.5ha threshold. From the information provided, the site is said to be processing 3,000tonnes, and therefore the site would not hit the indicative criteria set out by the PPG and would most likely be screened out.

To assist with this a screening submission will be made to accompany the planning application.

Planning policies

The NPPF 2019
Has special regard to the needs of rural areas Paras 83-84 confirm that it is essential to maintain existing businesses and to enable diversification of the economy as agricultural needs change.

Lincolnshire Mineral and Waste Local Plan – Core Strategy and Development Management Policies
The following polices are to be addressed within the application-

- W3 – Spatial Strategy for Waste Facilities
- W4 – Locational Criteria for Waste Facilities
- DM1 – Sustainable Development
- DM2 – Climate Change
- DM3 – Quality of Life and Amenity
- DM6 – Impact on Landscape and Townscape
- DM13 – Sustainable Transport Movements
- DM14 - Transport by Road
- DM15 – Flood Risk
- DM17 – Cumulative Impacts

Lincolnshire Site Allocations Document
WA25-SH Wardentree Lane / Enterprise Park, Spalding

Reference is made also to the Lincolnshire Minerals and Waste Local plan 2016 policies and maps and in particular Section 6 'Providing for waste'.

Policy W1 and W3 set out the strategic needs and locations for new facilities.

W3 identifies Spalding as an appropriate location and para 6.5 suggests that vacant brownfield land is appropriate.

Policy W4 is a permissive policy setting criteria against which new proposal are to be assessed. It is considered that the application site and proposal is largely consistent with the aims of W4.

DM3 amenity- the operation has been ongoing in its current form for 4 years without complaint; the day to day operation of the site is not particularly noisy and does not give rise to dust or odour.

Noise from traffic/ delivery lorries is intermittent throughout the day- but the lorry movements work out at less than 3 per hour and as such are not constant.

Notwithstanding the designation in the development plan and the lack of industrial allocation- the site and its immediate surroundings are manifestly and evidently a commercial area with the extended factory facilities at Bowman's to the south and Stumps Lane industrial estate to the immediate west.

DM6 visual impact the site is particularly well contained visually with Bowman's factory to the south and the Stumps Lane industrial estate to the west the east of the site is visually constrained by the bypass which is raised on y embankments around the site- however it is noted that the embankments are heavily planted offering significant screening from the bypass.

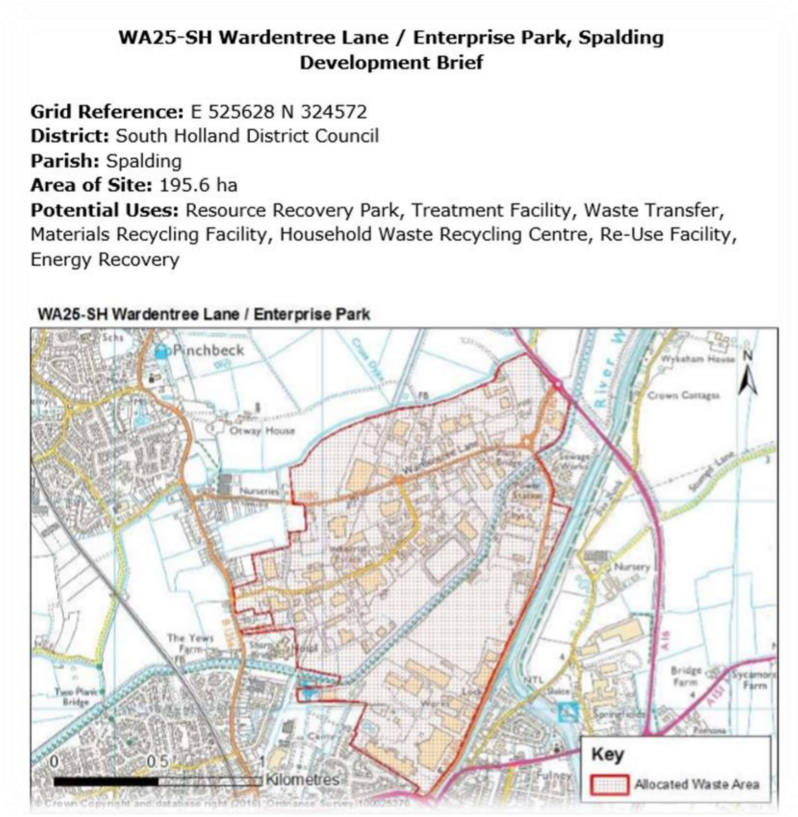
The only aspect from which the site is clearly visible is from Stumps Lane although it is noted that the storage area is partially screened by existing boundary planting.





It is also noted that from this aspect the site is seen entirely against the northern flank of the Bowman's building and is dwarfed in comparison. Notwithstanding this fact, should officers be concerned in respect to visual impact additional planting could be provided along the northern side of the site as this is land within the applicant's control/ ownership.

WA25-SH Wardentree Lane / Enterprise Park, Spalding



It is noted that an allocation for waste management facilities is made on Wardentree Park Spalding some 400m from the application site. The locational and accessibility criteria that apply to Wardentree Park are equally applicable to the application site/ it is furthermore noted that the policies that allocate the waste recycling uses on Wardentree Lane are essentially there to preserve sites within that area for Waste and do not explicitly exclude waste development outside of that area provided it is consistent with policy W4.

It is noted that the flood risk of the allocates site is comparable in terms of 'risk' to the application site and as such it is not sequentially preferable in flood risk terms.

South East Lincolnshire Local Plan

The designation of the land being identified as 'countryside' should be considered and the following policies from this plan should therefore be addressed – Policy 1, 9, 22, 23. This may not be the only District policy but is the most relevant to be considered.



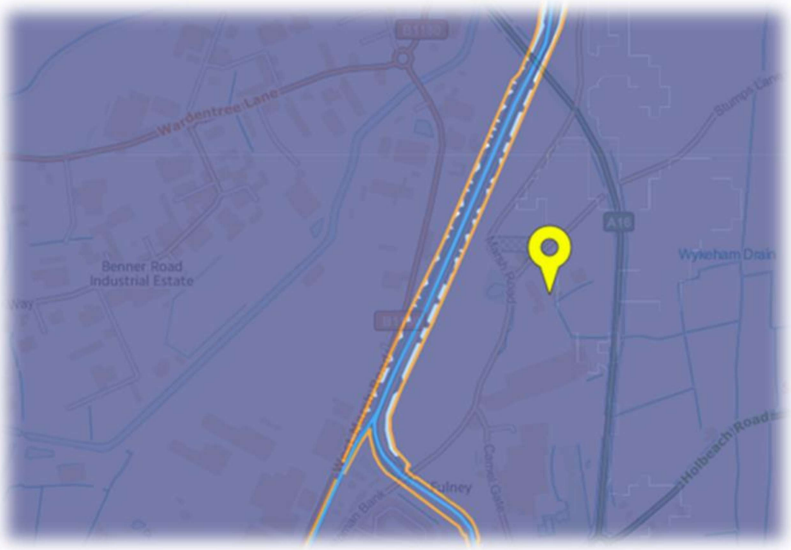
The site sits adjacent to the development boundary of Spalding as defined in the SHDC local plan.

Policy 7: Improving South East Lincolnshire's Employment Land Portfolio.
Other Employment Sites New employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously developed land is not available or is unsuitable, proposals on non-allocated sites may be acceptable provided:
a. the development does not conflict with neighbouring land uses;
b. there is no significant adverse impact upon the character and appearance of the area;
c. the design is responsive to the local context;
d. there will be no significant adverse impact on the local highway network;
e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
g. there is an identified need for the business location outside of identified employment areas on the Policies Map

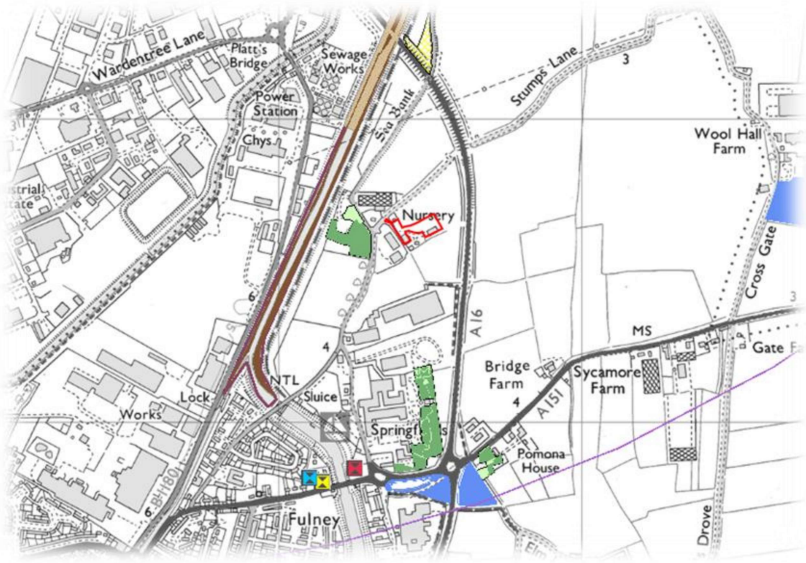
Policy 4: Approach to Flood Risk

Inter alia
Change of use of existing buildings will be supported providing they do not pose an increase in risk to people.

Flood risk
It is evident having regard to the EA maps that the site is in FZ3- however there are no sequentially preferable sites in Spalding, and the site is shown as being protected by defences.



The submission is accompanied by a site-specific FRA; it is noted that the site is very close to and in the same flood risk zone as the allocated waste site to the west. It is considered that the are no sequentially preferable and suitable sites available in Spalding.



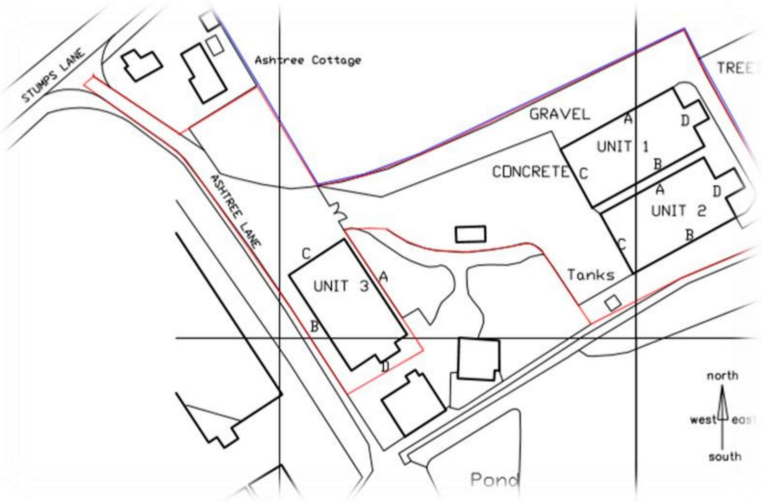
EIA- given that the site has an area of more than 0.5 ha it is considered that it will be necessary to carry out an EIA screening and possibly scoping opinion alongside the application process.

Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

Amount;
This application applies to the whole of the Ashtree Lane site – the site in total is 2.6 ha in area and this includes the access, parking, manoeuvring, outside storage as well as the 3 existing storage buildings and the site office this is as defined on the location plan below.

Layout;



Scale/ appearance;

There are 3 storage and processing buildings on site- all are former agricultural storage buildings but have been used for other secondary agricultural use and commercial storage uses in the last 10 years.

The buildings are steel frame with profile sheet cladding units

- Unit 1 measures 36m by 18.7m with a ridge height of 8 m
- Unit 2 measures 33m by 19m with a ridge height of 8.25 and has an open end.
- Unit 3 is a fully enclosed building measuring 32m by 18.75m with a ridge height of 6.75m.

In total there is 1844 sqm of internal storage and processing space on site. Much of the storage is carried out in the yard as shown in the photos and site plan.



Access;

The site access is unchanged- it utilises the established road network via Stumps Lane and Marsh Rd which adjoins the A16 Spalding bypass at its roundabout junction with Holbeach Road. This gives direct access to the primary road network with the A16 and A151



It is therefore evident that there is good access to the primary road network without needing to go through residential areas. It is noted that the current operation has been ongoing for 4 years without complaint or incident.

Matters in relation to the access standards and usage are fully addressed in the associated Transportation Assessment.

Planning issues

Principle of development;
The development plan acknowledges a need for a waste recycling facility in Spalding- indeed the location is only about 400m to the east of the site and shares may of the same characteristics as the application site in terms of location, catchment, access visual impact and flood risk.

Site history; the buildings and yard are in situ and are a residual of the former agricultural storage uses of the 1980's pre- bypass and scaling up of building requirement to meet the needs of Agri business.
The introduction of the bypass effectively separated the farm buildings from the reminder of the farm and since then the yard and buildings have been used for a number of commercial storage uses, interspersed with periods of vacancy.

It is evident that the site is no longer suitable for the modern needs of Agri business and as such an alternative use needs to be found- as the site is within a sustainable and accessible location.
The current occupier moved in in 2016.

Appropriate alternative uses
The site nonetheless is not within the allocation for waste management uses within the development plan and as such refence is made to Policy –W4 which is an enabling policy that makes provision for waste uses outside of the allocated sites.

Policy W4: Locational Criteria for New Waste Facilities in and around main urban areas.

Proposals for new waste facilities, including extensions to existing waste facilities, in and around the main urban areas set out in Policy W3 will be permitted provided that they would be located on:

- **previously developed and/or contaminated land; or**
- **existing or planned industrial/employment land and buildings; or**
- **land already in waste management use; or**
- **sites allocated in the Site Locations Document; or**
- **in the case of biological treatment the land identified in Policy W5.**

Proposals for the recycling of construction and demolition waste and/or the production of recycled aggregates in and around the main urban areas set out in Policy W3 will also be permitted at existing Active Mining Sites.

In the case of large extensions to existing waste facilities, where the proposals do not accord with the main urban areas set out in Policy W3, proposals will be permitted where they can demonstrate they have met the above criteria. Small scale facilities that are not in and around the main urban areas will be considered under Policy W7.

Proposals must accord with all relevant Development Management Policies set out in the Plan.

It is considered that the proposed site and use is compliant with the criteria set out above and as such is in principle acceptable having providing that it can operation in accordance with development management policies and these are addressed below.

Constraints;

Visual impact on landscape and built development.
This is addressed in section the policy above; however, it is noted that the visual impact is not significant given the

relationship to the bypass (on embankment) with heavily treed buffers, and the surrounding commercial development.

Flood risk;
It is acknowledged that the site is in FZ3 and as such the provisions of the NPPF section 14 are applicable in terms of the sequential and exception tests.

Sequential
However, reference to the Flood map indicates that there are no sequentially preferable areas within the built-up area of Spalding.
Given that the local plan identifies a need within the town it is considered unreasonable for a wider search criterion to be applied. It is noted that whilst there is an allocated site within the town this in itself does not make it a sequentially preferable site in terms of flood risk as the risks from flooding are the same from both sites.

It is therefore considered that there are no sequentially preferable sites within the town to meet the needs of the town and its immediate hinterland.
It is therefore necessary to undertake an exception test as set out in NPPF para 160.

Sustainability benefits;
The core function if the site is fundamentally to enable sustainable recycling of the waste packaging from the local agricultural businesses- refence to the phots within this DAS and the Harkenn website show recycling of boxes, carton and flowerpots from the local food based Agri businesses.

This function is specific to southern Lincolnshire and Harkenn has evolved its business to cater for this to the extent that it is the largest recycler of this form of waste in the area.







Safe for lifetime of development;
It is material to reiterate that the yard and the buildings are existing and have been in situ for many years (at least 30)- going back to the agricultural use before the bypass was constructed and essentially the impact on drainage has remained the same.

The site specific FRA identities that in practice the site is safe from the possible impacts of flooding and given the nature of the use (mostly storage of inert material) and the relatively low number of employees the actual risk level is comparable with the historic agricultural use and better than the intervening employment uses.

Access and transportation;
Matters of access and vehicle movements are addressed in the associated transportation assessment carried out by Northern Transport Planning ltd.

The traffic surveys show the site and local roads to be lightly trafficked. The survey date of Monday 16 March was prior to the Coronavirus lockdown and so should be accepted by LCC as representative and reliable.

Ecology;
It is understood that the site does not contain any protected species or significant habitats.
The matter of a potential ecology survey was raised in the pre app submission; however, this was not listed in the required information in the pre app response dated 21 February 2020.

Conclusions

It is considered that the application proposal represents sustainable development both in terms of its activity and in its location.

The proposal meets an identified and established need for material recycling facility in Spalding, generated by the argi-industries that are so important to the economy of South Holland. The growth of Harkenn and continued success is testament to this close relationship to the wider economy of the area.

The site is previously developed land and is located on the edge of Spalding with excellent transport access to clients and the wider strategic network.

Lastly the site has been up an operation in its current form for 4 years without complaint or issue and as such it is clear that it is successful in managing impacts.

Overall it is clear that the proposal is consistent with the aims of the development plan and it is requested that retrospective permission be granted.

Certificate of Registration under the Waste (England and Wales) Regulations 2011

Regulation authority

Name	Environment Agency
Address	National Customer Service Centre 99 Parkway Avenue Sheffield S9 4WF
Telephone number	03708 506506

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011.

Carriers details

Name of registered carrier	Harkenn Ltd
Registered as	An upper tier waste carrier, broker and dealer
Registration number	CBDU135199
Address of place of business	HARKENN RECYCLING ASH TREE LANE SPALDING PE12 6HB
Telephone number	01775718090
Date of registration	4 September 2019
Expiry date of registration (unless revoked)	13 October 2022

Making changes to your registration

Your registration will last 3 years and will need to be renewed after this period. If any of your details change, you must notify us within 28 days of the change.

WA25-SH 2017 allocation

WA25-SH Wardentree Lane / Enterprise Park, Spalding
Development Brief

Grid Reference: E 525628 N 324572
District: South Holland District Council
Parish: Spalding
Area of Site: 195.6 ha
Potential Uses: Resource Recovery Park, Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Re-Use Facility, Energy Recovery

WA25-SH Wardentree Lane / Enterprise Park



Natural Environment

Direct and indirect impacts on the following natural environment assets need to be taken into consideration:

- Vernatt's Drain Local Wildlife Site runs from the north east of the site, through the site and to the south west.
- Vernatt's Nature Reserve lies adjacent to the south of the site.
- Blue Gowt Drain, West Marsh Road Local Wildlife Site lies adjacent to the north of the site.
- River Welland in Spalding Local Wildlife Site lies adjacent to the south east of the site.
- Spalding Cemetery Local Wildlife Site lies approximately 20 metres south of the site.
- Pinchbeck Marsh Local Wildlife Site lies approximately 60 metres north east of the site.
- Coronation Channel Local Wildlife Site lies 190 metres east of the site.
- Southern part of site adjacent to a line of trees subject to a Tree Preservation Order.

Historic and Cultural Environment

Direct and indirect impacts on the following heritage assets and their settings need to be taken into consideration:

- There are numerous listed buildings within the surrounding area, including Grade II Yew Tree Farmhouse 80 metres west.

Flood Risk and Water Resources

- Lies within Flood Zone 3 – requirement for a Flood Risk Assessment to include assessment of risks and the adoption of a sequential approach to the layout of the site with development in areas of lower risk where possible.
- A small area of the site lies within the tidal hazard area in the event of a breach to the tidal defences in the climate change scenario – will need to be evaluated and mitigated appropriately.
- River Welland lies to east of the site.
- Vernatt's Drain crosses the site.

Transport and Access

- Good connection to principal road network via a roundabout on the A16 at the northern end of the Spalding by-pass.
- HGV movements through junction of West Marsh Road (B1180) and West Elloe Avenue (A151) are prohibited by width restrictions.
- Access to the land that was formerly part of the British Sugar factory has already been provided by means of a ghost island right-turn lane.
- Routeing agreements would be required to prevent or limit access / egress via the southern part of West Marsh Road to protect town centre.
- Public Right of Way Spal/15/3 runs through the site along the line of Vernatt's Drain.

Amenity

- Any waste transfer facility must be enclosed.
- Providing good working practices employed, unlikely to have significant impacts on sensitive receptors.

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Other

- A cemetery lies adjacent to the south.
- A hospital lies adjacent to the west.
- Potentially high grade agricultural land – needs to be assessed in any application.
- Site is crossed by, or is within close proximity to, overhead power line apparatus, including an electricity sub-station – avoid development in close proximity to the sub-station.
- Priority given to development of enclosed waste facilities on the eastern border of the site, bordered by open water on both sides, but require adequate protection of River Welland.