

Construction Traffic Management Plan

Wormslade Farm,
Church Lane,
Kelmarsh,
Northamptonshire,
LE16 9RP

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Revision

Issue	Issue Date	Compiled	Checked	Authorised
01	27/08/2024	EM	PK	
02	18/10/2024	EM	PK	
03	22/10/2024	EM	PK	
04				
05				

1. Introduction

1.1 No responsibility is accepted to any 3rd party for all or part of this plan in connection with this or any other development.

1.2 Previously, Condition 13 of 18/00049/WASNMA stated: 'The development hereby permitted shall be carried out in accordance with the approved EnviTec Biogas Construction Traffic Management Plan, received on 31 May 2016. The plan shall be adhered to throughout the construction period and approved measures shall be retained for the duration of the constructions works unless otherwise approved in writing by the Waste Planning Authority.'

The above has now been superseded by Condition 13 on WNC/23/00043/WASVOC which states: 'Prior to commencement of the development hereby permitted, a detailed Construction Traffic Management Plan shall be submitted to the Waste Planning Authority for approval in writing. The plan shall be adhered to throughout the construction period and approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the Waste Planning Authority.'

This plan includes (but is not limited to) construction vehicle movements, construction operation hours, construction vehicle routes to & from Site, construction delivery hours, the expected number of construction vehicles per day, car parking arrangements, specific measures to be adopted to mitigate construction impacts in pursuance of the 'Environmental Code of Construction Practise' and a scheme to encourage the use of public transport. The development hereby permitted shall be carried out strictly in accordance with the approved Construction Traffic Management Plan. The Planning Decision Notice can be seen in [Appendix A](#).

1.3 Section 6 of this approved plan states that the Construction Traffic Management Plan should be reviewed every 6-weeks to ensure it remains effective. For a number of reasons, the commencement of construction has been delayed and is expected to commence in November 2024. This Construction Traffic Management Plan addresses revised plans for construction based on actual quotations from companies to deliver the works.

1.4 The Construction Traffic Management Plan shall be implemented and adhered to throughout the construction works.

1.5 This Construction Traffic Management Plan seeks to address the construction traffic serving the development outlining proposals to mitigate the impact of the development on the users off Church Lane. It will ensure the Site layout and traffic management issues are addressed prior to the start of construction works.

1.6 The development consists of the installation & operation of an anaerobic digestion facility including the erection of silage clamps; digester tanks; technical building; gas flare; weighbridge and site office/welfare buildings; and the installation of ancillary plant & equipment; alterations to the highway access & internal road; installation of attenuation pond & lagoons; highway improvements; landscaping and environmental enhancement measures.

The purpose of this development is to generate renewable gas for connection to the local gas distribution network. The AD process will produce a biogas, consisting of carbon dioxide & methane, which is cleaned, processed & upgraded before being injected into the National Grid. The Proposed Site Layout is in [Appendix B](#).

1.7 There will be building/construction materials delivered to the Site, however no materials will be stored on the highway at any point of the construction process. Deliveries made to the development will be by a variety of different vehicles.

1.8 The nature of construction does not allow for a constant level or type of activity. For example, single concrete pours for bases & tanks will require significant quantities of material to be delivered in a short space of time in order to be successful. Advanced warning shall be given to the LPA of such periods of additional activities. During such periods, it may be required for Contractors to provide personnel to sit at key junctions along the approved route where there is the potential for deliveries to possibly take the wrong route.

1.9 Appropriate advanced signage will be installed to ensure drivers are aware of the Site's location and alert motorists of the likelihood of emerging HGV's. A Site Operative will also be located at the access point to direct delivery vehicles. Signage shall include a dedicated telephone number for drivers or the public to call for further information and complaints.

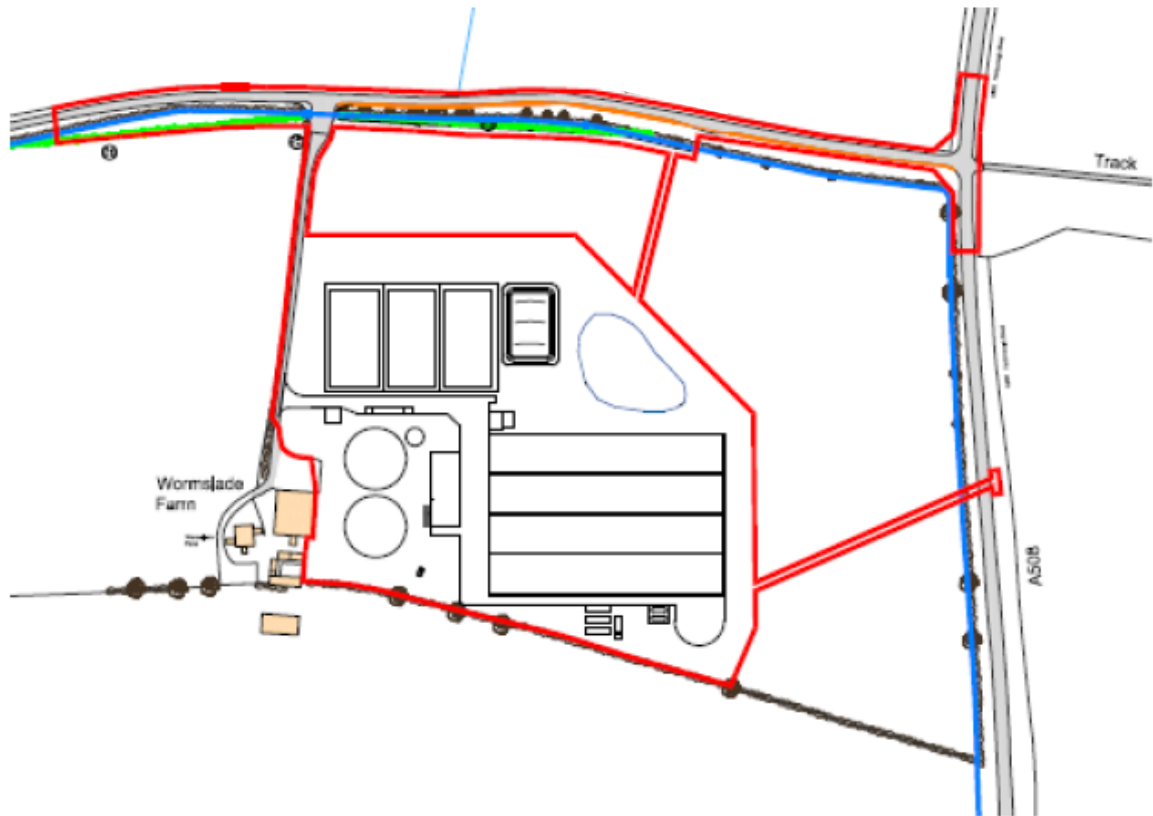
2. Site Location & Description of Proposal

- 2.1 The Site is located on Wormslade Farm, Church Lane in an area administered by West Northamptonshire Council and Northamptonshire County Council who is the Local Highway Authority. The Site lies 6.7km south of Market Harborough. The Site is currently open agricultural land in arable cultivation, in immediate proximity to the west & south of the Site is a range of existing agricultural buildings.
- 2.2 The development consists of the installation & operation of an anaerobic digestion facility including the erection of silage clamps; digester tanks; technical building; gas flare; weighbridge and site office/welfare buildings; and the installation of ancillary plant & equipment; alterations to the highway access & internal road; installation of attenuation pond & lagoons; highway improvements; landscaping and environmental enhancement measures.

The purpose of this development is to generate renewable gas for connection to the local gas distribution network. The AD process will produce a biogas, consisting of carbon dioxide & methane, which is cleaned, processed & upgraded before being injected into the National Grid. The Proposed Site Layout is in Appendix B.

- 2.3 Access to the Site will be from the A508 and then head along Church Lane for a short distance to the Site entrance. Pre-application consultation with Verity Chilver, Development Management Engineer at Northamptonshire Highways Department resulted in advice about the required visibility splay from the Site on to Church Lane, and the widening of the road junction with the A508. Any works necessary at the Site access and any carriageway widening proved to be required would need to be carried out by the Developer under a Section 278 Agreement with the Local Highway Authority. The Site Location Plan is located in Appendix C.

Figure 2.1 Location of application Site at Wormslade Farm showing the access to Church Lane, and the junction with the A508 (Red line is indicative of planning boundary)



3. Health & Safety

- 3.1 Appropriate advanced signage will be provided to ensure drivers are aware of the Site's location and alert passing motorists of the likelihood of emerging HGV's. A Site Operative is also required at the access point to the Site to direct delivery vehicles.
- 3.2 The applicant is committed to ensure all Contractor/Sub-Contractor vehicles, arriving at Site, comply with sufficient safety measures & requirements.
- 3.3 A collision reporting system will be mandated to ensure all accidents & collisions involving the Projects vehicles and drivers are reported to the Site Manager and any relevant parties.
- 3.4 Site Operatives are required to supervise and ensure the safe movement of plant & vehicles. A Site Operative will also be required to supervise vehicles egressing the Site to minimise impact and ensure safety. They will also oversee the safety of cyclists & pedestrians.
- 3.5 A 'STOPS WORKS SIGN' (TSRGD 7031) will be used if vehicles are required to stop to enable plant and construction vehicles to enter/exit the Site. This sign will only be used for a maximum of 2 minutes and only for the provision of facilitating delivery & construction vehicles. The sign will be double sided, reflective to the standards and to the size stated within the "Traffic Signs Regulations and General Directions."

Site Contacts

- 3.6 All contacts & emergency numbers to be forwarded to the Council when known.
- 3.7 An 'Induction' will take place on Site making sure this Construction Traffic Management Plan is understood by everyone working at the Site. This Induction will include the following:
 - Communicating the aims & objectives common to all Construction Traffic Management Plan's
 - Explain all Site-specific agreements & methods of working
 - Setting out general practices & standards
 - Site map
 - Hours of Site opening
 - Details of the local area and any other nearby related Sites
 - Health & safety information and contact details
 - Reviewing the method of staff travel

4. Local Highway

Pre-Commencement and Post Construction Highway Condition Survey

- 4.1 A Pre-Commencement Highway Condition Survey will be carried out on Church Lane in conjunction with the Highways Authority prior to the commencement of the Project.
- 4.2 A Post Construction Highway Condition Survey will also be undertaken in conjunction with the Highways Authority to determine if any damage has been caused by construction traffic to Church Lane on completion of the Project.

Local Highway Network

- 4.3 The junction with the A508 will require improvement which will be of benefit to the community, particularly Clipston Village.

Cranes/Road Closures

- 4.4 It is not anticipated that any complete road closures will be necessary for the construction of the AD Facility. However, the Section 278 works and gas connection will require a form of traffic management, depending on the phase of works. Traffic management will include 2-way traffic lights on Church Lane, 3-way traffic lights on the junction of Church Lane & the A508 and a full road closure of Church Lane for surfacing works. This will be carried out in accordance with Chapter 8 guidelines and will be notified to Northamptonshire County Council as required.

5. Construction Programme

Distribution & Traffic Routeing

- 5.1 Construction deliveries will not be permitted to reach Site by Clipston. Due to the Site's proximity to the A508, all construction traffic will arrive to the Site via the A508 only. Deliveries that pass by Great Oxendon on the A508 will not be permitted to access the village itself.
- 5.2 It is within the environmental policy procedures of the Contractors to source local materials and generally delivery distances dictate costs, therefore it is in all interests to source materials as locally as possible.

- 5.3 From the north, deliveries will be directed from the A508. Continue on the A508 and take turning on the right-hand side, signposted to 'Clipston'. The entrance to the Site is approximately 0.3Km on the left-hand side.
- 5.4 From the south, deliveries will be directed from the A508. Continue on the A508 and take turning on the left-hand side signposted to 'Clipston'. The entrance to the Site is approximately 0.3Km on the left-hand side.
- 5.5 Once unloaded on exiting of the Site all vehicles are to turn right onto Church Lane and continue to the junction for the A508.
- 5.6 For clarification, freight deliveries travelling to the Site from the north will be directed as follows:
- Continue on the A508.
 - Take turning on the right-hand side, signposted to 'Clipston.'
 - Entrance to the Site is approximately 0.3Km on the left-hand side.
- 5.7 Alternatively, freight deliveries travelling to the Site from the south will be directed as follows:
- Continue on the A508.
 - Take turning on the left-hand side, signposted to 'Clipston.'
 - Entrance to the Site is approximately 0.3Km on the left-hand side.
- 5.8 Appropriate precautions will be taken to mitigate the impact of construction traffic local to the Site.

Site Working Hours

- 5.9 Unless otherwise agreed in writing by the Local Planning Authority, all construction activities shall be restricted to between the hours of 07.00-19.00 on Monday-Friday, and 07.00-16.00 on Saturdays with no construction activities on Sundays or Bank and Public Holidays.
- 5.10 Deliveries can be timed outside of network peak periods, if requested by the Local Planning Authority.
- 5.11 Deliveries to Site shall be limited to Monday-Friday 7.00am-6.00pm and Saturdays 7.00am-1.00pm. No deliveries will be undertaken on Sundays and Bank Holidays.

Parking and Loading Arrangements/Access to Site

- 5.12 Principal access to the Site will be via Church Lane. It is understood that the access will be used for construction and operation.

- 5.13 The Site is large enough to accommodate all Site parking during the Construction period; therefore no additional off-site parking is necessary.
- 5.14 There are no options available for the use of rail or waterway to deliver materials to the Site given its location.
- 5.15 Vehicular movements to/around/within the Site will be controlled in a manner which:
- Confines all Site traffic to the designated signposted routes to limit any potential off-site impact as far as feasible;
 - Segregates pedestrian movements from construction and vehicular traffic so far as is reasonably practicable;
 - Ensures the access is wide enough to accommodate 2 vehicles, or alternatively prevent 2 vehicles using the access at the same time through Site management/delivery management procedures;
 - Reversing vehicles are to be avoided as far as reasonably practicable.

Traffic Generation

5.16 Site Establishment of the Construction Compound & Offices

The first phase of the scheme, before the S278 works commence will be the site establishment of the construction compound and offices (required for S278 highway improvement works).

This will involve the delivery of containerised offices, toilets, canteen, changing/washing/drying facilities, and temporary services (generator and similar). Works will also include the establishment of a secure compound and site entrance and a safe parking area for vehicles of persons working and visiting the site. In addition to the items above, delivery of excavating and mobile machinery for establishing hard standing (compacted aggregate) areas and the delivery of aggregate/materials for the parking and pedestrian areas is required. It is estimated that the following total of vehicle movements are required:

20 number, 8-wheel HCV Tippers

8 number, HCV Hi-abb Lorries

1 number, HCV low loader

Improvements to Access between Site Entrance & Public Highway

The current farm track and entrance will require temporary improvement to accept vehicles. As a result, works will include ensuring verges are clear and there is sufficient visibility and the farm track is tripped, graded, and levelled with crushed aggregate to a finish suitable for construction and vehicles of trades on site.

This will be completed as part of the site establishment of construction compound and offices. It is estimated that the following total vehicles movements are required:

44 number, 8-wheel HCV Tippers

2 number, Non-HCV deliveries

Onsite Topsoil Stripping, Temporary Works & Installation of Earthworks Support System

Given the current planning permission restricts all exports of materials from site (all soils will be kept & used within the site) by condition - it is proposed that once works are completed on the compound and farm track, the earth moving equipment is to be retained on site, to undertake the topsoil strip and begin the installation of the earthworks support system within the site, so there will be limited HCV impact on local highways.

The total estimated vehicle movements are listed below:

44 number, 8-wheel HCV Tippers

6 number, HCV lorries

2 number, HCV low loaders

Personal Transport/Private Cars

The total estimated vehicle movements are listed below:

8-12 vehicles each day

S278 Works to be Performed in Parallel Mobilisation for S278 Works

The total estimated vehicle movements listed below:

2 number, HCV low loaders

Material Relating to S278 Works Scope

The total estimated vehicle movements listed below:

82 number, 8-wheel HCV Tippers

4 number, Non-HCV delivered

On completion of the S278 Road improvements, the second phase of works will commence, and this involves the largest quantities of material to be delivered to the Site will be ready mix concrete and aggregate. It is anticipated that for the construction process approximately 400-500 tonnes of aggregate (20-30 deliveries), a day will be required for the 40 days (when practical we will use articulated trucked to reduce the number of deliveries). The third phase will relate to the input of concrete and will generate around 50m³ a day (approximately 8 deliveries). The final phase will be for the concrete for internal road construction and during this phase it is anticipated there will be between 10 and 20 deliveries a day.

- 5.17 Precast silage clamp wall units will be delivered on articulated lorries at a frequency of approximately 3 loads per day, when required. Local residents will be made aware of significant deliveries along the construction route. It is anticipated that the Site Manager will approach residents individually if necessary.
- 5.18 Precast tank panels will be delivered by flatbed articulated lorries over a 2-day period, up to 15 loads per day may be required. This will happen on 2 separate occasions during the course of the Project.
- 5.19 The majority of the deliveries will be made by concrete trucks and low loader vehicles. The average maximum number of deliveries a day will therefore be 25. Based on a 10-hour working day, with a restriction of 2 1-hour peak period (and therefore allowing 8 hours delivery time), this equates to around a maximum of 3 deliveries per hour. Delivery of concrete and aggregate at the same time will only occur on 1 or 2 days throughout the construction period. On such occasions traffic management measures will be in place.

Schedule Deliveries

- 5.20 If feasible, a delivery timing/booking system will be adapted, but all deliveries are requested to arrive on Site outside the hours of 8.00am-9.00am and 5.00pm-6.00pm.

- 5.21 Where applicable, construction material will be procured from local Suppliers. This will help to further reduce travelling distances and numbers of deliveries to the Site.

Site Control and Security

- 5.22 All necessary measures required for the protection of the public have been planned to consider Section 3 of the Health & Safety at Work etc. Act 1974 and particularly, the recommendations contained in the Health & Safety Executive Guidance HSG151 'Protecting the Public - Your Next Move'.
- 5.23 The Site will be made secure at the start of the works, and this will be maintained during the construction period. The proposed access junction will be kept unobstructed at all times. The entrance gates will be set back from Church Lane to enable a minimum of 1 HBV vehicle to park off the public road.

Site Tidiness

- 5.24 Materials will be delivered to Site in quantities that can be reasonably stored, to suit Site progress and enable inhibited access around the construction Site.

Control & Prevention of Debris from Public Roads and Places

- 5.25 There is no intention to remove surplus soils from Site and as such it is not anticipated that significant quantities of existing material will be taken from the Site.
- 5.26 All efforts will be made to ensure that soils or debris are not carried on to the public road by vehicles. A pressure washer shall be kept on Site to clean wheels of outgoing construction traffic as and when conditions require.

6. Noise, Vibration & Air Quality

Noise

- 6.1 Any noise (direct and indirect) generated by the operations necessary for construction work will be assessed and appropriate action will be implemented to protect everyone who could be affected (Site personnel, neighbouring personnel in surrounding buildings and general public) as required by The Control of Noise at Work Regulations 2005. Noise will be suppressed at source wherever practicable, to comply with the current Site environmental conditions and restrictions/regulations.

Air Quality and Dust Management Plan

- 6.2 Dust is a potential health hazard to anyone in the vicinity (Site personnel and the general public) and this includes smoke and fumes. Dust concentration will be maintained below the levels set out in the current edition of EH 40/2005 Workplace Exposure Limits.

7. Review of the Construction Traffic Management Plan

- 7.1 The Construction Traffic Management Plan will be reviewed every 6 weeks to check it remains effective and that it reduces congestion, air pollution, noise, and visual intrusion as much as possible. The review will also cover safety (on-site and on the highway), effectiveness of the waste plan and any breaches or complaints.
- 7.2 Revisions for the Construction Traffic Management Plan need to be in accordance with Northamptonshire County Council. They will be agreed between the Client, the main Contractor, and the Local Planning Authority.
- 7.3 Department of Transport guidance states that:
- Implementation of Construction Traffic Management Plan measures will need to be delivered in accordance with the conditions and/or planning obligations and should start prior to the completion or occupation of the development.
 - This is to ensure that the strategy and measures are in place to positively influence and affect travel choices before travel behaviour becomes fixed.
 - This is especially important in developments with multiple occupiers, such as mixed-use developments, where the overarching Travel Plan Strategy sets the scope for subsidiary plans.
- 7.4 The version table at the start of this plan shall be used to record changes proposed/agreed to the Construction Traffic Management Plan.

8. Mitigation

- 8.1 Loading & unloading of materials will take place on Site. No loading or unloading shall take place on the public highway at any time.
- 8.2 On Site, a wheel-wash facility will be provided to ensure no material or mud is tracked onto the highway. This will be kept on Site for the duration of the works. A dedicated Operative will also be assigned to visually monitor exiting vehicles and the highway.
- 8.3 All open waste skips and lorries will be sheeted.

9. Conclusion

- 9.1 The Site has been reviewed in terms of construction traffic impacts with regards to traffic generation, routeing, and general Site operations.
- 9.2 Traffic management measures will be adopted on certain occasions to ensure deliveries can travel to and from the Site without causing congestion.

- End of Report -

Appendix A Planning Decision Notice

Reference Number: WNC/23/00043/WASVOC



West
Northamptonshire
Council

Minerals and Waste Planning Service
for Northamptonshire
West Northamptonshire Council
One Angel Square
Angel Street
Northampton NN1 1ED
0300 126 7000
www.westnorthants.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Agent:

Cornerstone Planning Ltd
Greenlands
7 Nelson Road
Sheringham
NR26 8BU

Applicant:

Wormslade Green Energy Ltd
11 Bressenden Place - Argyll Club
Room 6.11
London
SW1E 5BY

Part I Particulars of Application

Reference No: **WNC/23/00043/WASVOC**
Date Valid: **20 December 2023**
Date of Decision: **11 October 2024**

PROPOSAL: **Variation of condition 9 (timing of access construction and off-site highway improvement works) of planning permission ref. 17/00037/WASVOC, as amended by Non-Material Amendment ref. 18/00049/WASNMA**

LOCATION: **Wormslade Farm, Clipston Road, Kelmarsh, Northamptonshire, LE16 9RX**

Part II Particulars of decision:

The West Northamptonshire 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 above in accordance with the application and plans submitted subject to the following conditions:

Note: This consent supersedes, consolidates, and updates the previously granted planning permissions for the site; references 15/00090/WASFUL, 17/00037/WASVOC, 18/00049/WASNMA, and WNC/23/00041/WASVOC.

Commencement and Compliance

1. The development hereby permitted has been commenced.

Scope of the Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents:

WNC/23/00043/WASVOC

Drawings

P15-WORMSLADE-AD-001 Rev 2 Site Location Plan
P15-WORMSLADE-AD-002 - Existing Site Layout Plan
~~P15-WORMSLADE-AD-003K- Proposed Site Layout Plan~~
~~P15-WORMSLADE-AD-003 Revision B- Site Elevations~~
1503-PL-04 Revision 1- Technical Building Plan and Elevations
~~P15-WORMSLADE-AD-005 Revision 08- Digester Plan and Elevations~~
P15-WORMSLADE-AD-006 - Silage Clamp Plan and Elevations
~~P15-WORMSLADE-AD-007- Flare Stack~~
P15-WORMSLADE-AD-009 - Office Plan and Elevations
PL05 R0 WORMSLADE A0 - Visual Landscape Plan
LUT-214-103-F Site Layout
LUT-214-104-F Site Elevations
LUT-214-105-E Comparative Layout
LUT-214-106-A Containment Area East Elevation
LUT-214-108-B Lightning Masts
LUT-214-109-A Gas Flare Stack
LUT-214-110-A Digester Tank Plan and Elevation
9459/102/01 Rev A Section 278 Engineering Layout Sheet 1 of 2
9459/102/01 Rev A Section 278 Engineering Layout Sheet 2 of 2

Reports

Ecological Appraisal dated 25 May 2016 ref: 1PS2.Homewood.CSA
Soft Landscaping Scheme dated May 2016
Arboricultural Assessment dated 16 May 16 ref: 1AIA.Hom.CSA
Allan Moss Associated Ltd - Landscape and Visual Impact Appraisal dated November 2015
EnviTec Biogas Construction Traffic Management Plan received 31 May 2016
Digestate Management Plan dated May 2016
Dust Management Plan dated May 2016
Noise Management Plan dated May 2016
Odour Management Plan dated January 2018 (Revised version received 8 February 2018)
Pest Management Plan dated May 2016
Flood Risk Assessment & Surface Water Management Plan ref: K0672_Wormslade_AD_Plant_Rep1Rev0
Border Archaeology ref: BA1612(1556) WFC - Archaeology Field Evaluation
Transport Statement - AD Facility at Wormslade Farm dated November 2015
Friends of the Earth technical briefing for local group campaigners dated November 2012
Planning Statement - Nov 2017 version 2 as amended by letter from Pegasus Planning dated 8 November 2017

WNC/23/00043/WASVOC

Design and Access Statement dated November 2015
Technical Note ref. 9459/TN01 Review of Existing Flood Risk Assessment prepared by Cole Easdon dated August 2024
Cole Easdon Infodrainage Calculations dated 18 March 2024
Planning Statement dated 22 November 2023
Landscape and Visual Impact Assessment prepared by Broom Lynne dated April 2024
Condition 9 Letter from Cornerstone Planning dated 20 August 2024

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

3. The development hereby permitted is restricted to an anaerobic digestion facility as detailed in the submitted planning application and no other General Industrial B2 use class development shall be undertaken on the application site.

Reason: To define the scope of the planning permission in the interests of amenity and the environment and to maintain the specific link of this development with agriculture and to ensure that control is retained over any potential future change of use of the land having regard to Policies 11 and 12 of the Minerals and Waste Local Plan (July 2017), Policy R2 of the West Northamptonshire Core Strategy Local Plan (December 2014) and saved Policy EMP16 of the Daventry District Local Plan (June 1997).

Removal of Permitted Development Rights

4. Notwithstanding the provisions of Part 7 (Classes H, I, J and L) of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order), except for those detailed in the application, no fixed plant or machinery, buildings, structures and erections or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site without prior planning permission from the Waste Planning Authority.

Reason: To ensure that control is retained over any additional, or extended, buildings plant and structures in the interests of amenity and the environment having regard to Policy 18 of the Minerals and Waste Local Plan (July 2017), and Policy S10 of the West Northamptonshire Core Strategy Local Plan (December 2014).

Operation Limits and Feedstock

5. The feedstock imports shall be restricted to farm slurry waste, agricultural waste (excluding animal carcasses) and biomass crops, as defined by the applicant in the letter from Pegasus Group dated 8 November 2018, and the annual throughput of imported waste and other feedstock shall not exceed **46,000 TONNES PER ANNUM**.

Reason: To specify the scope of the permission, in the interests of clarity, to ensure compliance with Policy 11 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and to control the amenity impacts of the development having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Buildings, Plant Machinery and Structures

6. Prior to the erection of buildings, plant, machinery, and structures details of the colours shall be submitted to the Waste Planning Authority for agreement in writing. The details as agreed in writing shall thereafter be implemented in full and maintained.

Reason: To ensure that control is retained over the colours of plant buildings and structures in the interests of visual amenity having regard to Policies 18 of the Minerals and Waste Local Plan (July 2017), and Policy S10 of the West Northamptonshire Core Strategy Local Plan (December 2014).

Hours of Construction

7. All construction activities shall be restricted to between the hours of 07.00 and 19.00 Mondays to Fridays and 07.00 to 16.00 Saturdays with no construction activities on Sundays or Public and Bank Holidays.

Reason: In the interests of amenity protection having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Hours of Working

8. No HGVs or farm trailers shall enter or leave the site and no working with plant or machinery shall take place except between the hours of 7:00 and 18:00 Mondays to Fridays and 8.00 to 13.00 on Saturdays, with no working on Sundays or Public and Bank Holidays, with the following exceptions:

- i. During crop harvesting;

WNC/23/00043/WASVOC

- ii. If the digester has to be loaded during a Sunday or bank holiday

Reason: In the interests of amenity protection having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Highway Safety

9. The sole vehicular access for the development hereby permitted shall be via the existing access off Clipston Road and, other than the operations associated with the preliminary site geology investigation engineering works identified in the Non Material Amendment reference 18/00049/WASNMA, preparatory site/ground works and those directly associated with the S.278/off-site highway works, prior to the commencement of any subsequent development operations on site the access, improvements to Clipston Road between the site access and the junction with the A508 shall be completed in accordance with the specifications as indicated on Drawings Nos. 9459/102/01A (Section 278 engineering layout sheet 1 of 2), and 9459/102/02A (Section 278 engineering layout sheet 2 of 2).
10. All HGV and farm trailers associated with the development hereby permitted shall be prohibited from travelling along the restricted routes in accordance with the submitted Traffic Routeing Plan Drawing Number WORMSLADE PL-04 Rev 1 and this shall be managed in accordance with the scheme required in condition 11.
11. Prior to the commercial importation of feedstock, a transport management scheme to ensure that HGV's and farm trailers are routed in accordance with the submitted Traffic Routeing Plan Drawing Number WORMSLADE PL-04 Rev 1 shall be submitted for approval in writing. The scheme shall include:
 - i. Management measures to be incorporated in contractual arrangements with feedstock suppliers, digestate receivers and associated hauliers;
 - ii. Monitoring of the approved traffic routing arrangements;
 - iii. Ensuring that all drivers of vehicles involved with the feedstock delivery and digestate transfer operations are made aware and provided with written instructions of the approved traffic routing arrangements;
 - iv. The disciplinary and/or management control steps that will be exercised in the event of default;
 - v. Details of signage to be erected on site to instruct drivers in relation to the routing of HGVs and farm trailers to and from the site.

The scheme as approved in writing shall thereafter be implemented in full.

12. Operational and construction vehicles leaving the site shall be free of mud and other debris to ensure that none is deposited on the public highway.

Reason for Conditions 9 to 12: In the interests of highway safety and local amenity having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Construction Traffic Management Plan

13. Prior to the commencement of the development hereby permitted, a detailed construction traffic management plan shall be submitted to the Waste Planning Authority for approval in writing. The plan shall be adhered to throughout the construction period and approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the Waste Planning Authority.

Reason: In the interests of amenity protection and highway safety having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Catchment Area

14. The intended catchment area for the agricultural feedstock sources for treatment at the facility shall be in accordance with the 12 mile distance area from the development site identified on the revised Drawing P17-0795_02, unless an alternative equivalent spatial size local catchment area has been previously submitted and approved in writing by the Waste Planning Authority. The annual report required by condition 15 shall incorporate such records that demonstrate compliance with the indicative catchment area plan.

Reason: To ensure that waste materials are dealt with as close to their source as possible in the interest of self-sufficiency and sustainability having regard to Policies 12 and 19 of the Northamptonshire Minerals and Waste Local Plan (July 2017).

Monitoring

15. The operating company shall submit an annual report in writing to the Waste Planning Authority within one month of the first anniversary of operations commencing and at 12 monthly intervals thereafter. The report shall include detailed information on the types, quantities and sources of all waste materials and biomass crops brought on to the site and taken off the site. The information

required by the condition shall also be supplied at any other time on written request by the Waste Planning Authority.

Reason: To enable the Waste Planning Authority to monitor progress towards achieving the principles of Policy 11 of the Northamptonshire Minerals and Waste Local Plan (2014) and to ensure that waste materials are dealt with close to their source in accordance with Policies 18 and 19 of the Northamptonshire Minerals and Waste Local Plan (July 2017).

Amenity Impacts

16. No vehicles or mobile plant used for operations on site shall be operated unless they have been fitted with white noise alarms or other non-tonal alarm as may be submitted to and approved in writing by the Waste Planning Authority.
17. Odour, noise, dust, and pests shall be controlled in accordance with the scheme of control measures identified in the approved mitigation plans (Dust Management Plan, Noise Management Plan and Pest Management Plan, all dated May 2016, and Odour Management Plan, unless otherwise agreed in writing by the Waste Planning Authority. In the event that the Environmental Permit conditions require amendments to these plans then the original mitigation plans shall be superseded by the Permit requirements.
18. No vehicles and mobile plant used on site during construction and for site operational activities shall be operated, unless they have been fitted with and use white noise or other non-tonal reversing alarms (where legally compliant) and the operator shall issue written instructions to all feedstock suppliers delivering to the site that white noise or other non-tonal reversing alarms (where legally compliant) shall be fitted and utilised on the site.

Reason for Conditions 16, 17 and 18: To protect residential and rural amenity in particular nearby residential occupiers, having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

External Lighting

19. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the Waste Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angle and luminaire profiles. In addition, a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled.

The approved scheme shall be installed, maintained, and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability in accordance with Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Complaints

20. In the event that complaints regarding odour, noise, lighting and/or dust are received by the Waste Planning Authority from any sensitive receptor, and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator and a response on the findings submitted within **TWO WORKING DAYS**. In the event the complaint is considered by the Waste Planning Authority as being potentially contrary to a condition of this permission the operator shall be notified and required to submit proposals for removing, reducing, or mitigating identified adverse effects resulting from the operation. A programme for the implementation of remedial measures and works to be undertaken shall be submitted to the Waste Planning Authority for agreement in writing no later than **FIVE WORKING DAYS** from the receipt of the complaint unless a later date is otherwise agreed in writing by the Waste Planning Authority. The remedial measures agreed in writing shall thereafter be implemented and maintained thereafter.

Reason: To protect the interests of local amenity having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Landscaping Scheme

21. Tree protection and hedgerow translocation shall be undertaken in accordance with the submitted Soft Landscaping Scheme during construction activities. Within six months of the date of this permission a Landscaping Scheme shall be submitted to and approved in writing by the Waste Planning Authority. The scheme shall include types, number and size of species proposed with a focus on native species and include a proportion of semi mature trees and non-deciduous species. The landscaping scheme as agreed in writing by the Waste Planning Authority shall be implemented in full within the first available planting season following the completion of the soil engineering operations for the landscaping area for the development hereby permitted.

Reason: To ensure that retained trees are protected from damage in the interests of amenity and biodiversity having regard to Policies 18, 22 and 21 of

the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Landscaping Maintenance

22. Trees, shrubs, and hedges planted in accordance with the approved scheme shall be maintained and any plants which within ten years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Waste Planning Authority. All landscaping shall be carried out in accordance with the landscaping scheme approved under condition 21 and to a standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice.

Reason: In the interests of amenity protection, landscape character and biodiversity having regard to Policies 18, 20 and 21 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Biodiversity

23. The biodiversity recommendations outlined in Section 5 the submitted Ecological Appraisal report ref: 1PS3.Homewood.CSA dated 25/05/2016 shall be implemented in full.

Reason: In the interests of biodiversity having regard to Policy 20 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy BN2 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Surface Water Drainage

24. Prior to the commencement of drainage works, a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development should be submitted to and approved in writing by the Waste Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details.
25. Prior to the commencement of drainage works, a detailed scheme for the ownership and maintenance of every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Waste Planning Authority. The maintenance plan as approved shall be carried out in full thereafter.

Reason for Conditions 24 and 25: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Site Engineering

26. Other than the preliminary site geology investigation engineering works identified in the Non Material Amendment reference 18/00049/WASNMA, prior to the commencement of any subsequent development operations, a site engineering scheme shall be submitted for approval in writing by the Waste Planning Authority. The scheme shall include plans of levels and cross sections of the construction engineering operations incorporating the volumes and all and the existing and proposed engineered levels at the site. The scheme shall also include provision for the landscaping bund to be 2 metres high. The scheme as approved in writing shall be implemented in full.

27. All materials excavated in the engineering operations shall be utilised on the application site.

Reason for Conditions 26 and 27: To control the final land levels at the site in the interests of the landscape and visual amenity and to ensure that the soil materials are retained on site in the interests of highway safety and agricultural reinstatement, having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

Fire Risk Management

28. Prior to the importation of waste at the site, a fire risk management plan identifying the measures to mitigate and manage the risk of fire at the site shall be submitted to and approved in writing by the Waste Planning Authority. The plan shall be based on the guidance by the Environment Agency 'Fire Prevention Plans Version 1, March 2015' and the Waste Industry Safety and Health Forum (WISH) 'Reducing the Fire Risk at Waste Management Sites'. The plan as agreed in writing shall be implemented and maintained thereafter.

Reason: In the interests of safety and amenity protection having regard to Policy 18 and 23 of the Northamptonshire Minerals and Waste Local Plan (July 2017) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014).

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Reinstatement

29. In the event of the anaerobic digestion operations at the site ceasing for a period in excess of 18 months or being otherwise discontinued, the area of the site developed with hard surfaces, structures and buildings shall be reinstated to an agricultural or woodland standard, including the removal of all hard surfaces, structures and buildings, in accordance with a scheme to be submitted to the Waste Planning Authority for agreement in writing. The scheme as approved shall thereafter be implemented in full.

Reason: To enable the reinstatement of the site to a beneficial agricultural or woodland use in the event that the operations at the site cease in the interests of the open countryside, having regard to Policies 21 and 24 of the Northamptonshire Minerals and Waste Local Plan (July 2017), Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (December 2014) and Policy EM 16 of the Daventry District Local Plan (1997).

Informative(s)

1. The applicant should consider forming a Local Liaison Group with local interested parties. Further information can be obtained from the Waste Planning Authority.
2. The applicant's attention is drawn to the informative below, as provided by the Lead Local Flood Authority:

Volumetric discharge criteria - we note that the applicant has undertaken a robust assessment of the likely volumetric requirements of the proposed attenuation pond using a variable discharge rate method. It is ordinarily good practice under such circumstances to assess the 'long-term storage' requirements in order to ensure compliance with volumetric discharge criteria. We would anticipate seeing appropriate consideration of this factor in support of any subsequent discharge of condition applications.

3. The applicant's attention is drawn to the advice relating to environmental permitting given in the Environment Agency's letter dated 1 February 2024.
4. If it is considered by the Waste Planning Authority that the complaint (referred to in condition 20) is a matter more appropriately regulated under any Environmental Permit at the site, then the Environment Agency will be notified by the Waste Planning Authority for it to investigate and take any action it sees appropriate.

POSITIVE AND PROACTIVE STATEMENT

In determining this application, the Minerals and Waste Planning Authority has worked positively and proactively with the applicant. The proposals and the content of the application have been assessed against relevant Development Plan policies, the National Planning Policy Framework, the National Planning Policy for Waste, and the National Planning Policy Guidance. The applicant has been given advance sight of the draft planning conditions. This approach to this application has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.



Stephanie Gibrat
Assistant Director of Planning

IMPORTANT NOTES:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice. *

Purchase Notices

If either the local planning authority or The Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably

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beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part IV of the Town and Country Planning Act, 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by The Inspectorate on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act, 1990.

NOTES: This decision notice relates solely to planning control. If the development includes the erection or alteration of a building or a change of use the work must not be carried out nor the change of use take place until the Building Regulations have been complied with.

WHERE by any act of Parliament, statutory instrument or other authority, other CONSENTS, LICENCES, PERMISSIONS OR APPROVALS IN ADDITION TO THOSE SPECIFIED IN THIS PERMISSION ARE REQUIRED in respect of the development or notice thereof is required to be given to any person, (including a local authority), THE APPLICANT MUST COMPLY with such requirements BY SEPARATE APPLICATION OR NOTICE. This includes applications for ADVERTISEMENT CONSENT and LISTED BUILDING CONSENT.

Appendix C Site Location Plan

