

**Application for Minerals & Associated Waste Planning Permission
Town and Country Planning Act 1990 (as amended)**

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location			
Number:			
Suffix:	Haverhill Waste Management Site		
Address Line 1:	Falconer Road		
Address Line 2:			
Address Line 3:			
Town/City:	Haverhill		
County:			
Post Code:	CB9 8QE		
Easting (x):	568148	Northing (y):	244530
Description of site location must be completed if postcode is not known.			
Description:			

Applicant Details			
Name/Company			
Name:			
Title:	Mr		
First Name:	James		
Last Name:	O'Doherty		
Company Name:	Widdington Recycling Ltd		
Address			
Address Line 1:	The Sand Pit		
Address Line 2:	Hollow Road		
Address Line 3:	Widdington		
Town/City:	Saffron Walden		
County:	Essex	Postcode:	CB11 3SL

Are you an agent acting on behalf of the applicant?	X Yes <input type="checkbox"/> No
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Contact Details	
Primary Number:	
Secondary Number:	
Email Address:	

Agent Details			
Name/Company			
Title:	Mr		
First Name:	Mark		
Last Name:	Leivers		
Company Name:	Leivers Consultancy Ltd		
Address			
Address Line 1:	22 Middle St		
Address Line 2:	Barkestone		
Address Line 3:			
Town/City	Nottingham		
County	Notts	Postcode:	NG13 0HB

Contact Details	
Primary Number:	██████████
Secondary Number:	
Email Address:	████████████████████

Site Area		
What is the measurement of the site area? <i>(numeric characters only)</i>		
Hectares	Unit:	1.62

Description of the Proposal
<p>Please note in regard to:</p> <p>Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.</p> <p>Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.</p> <p>Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.</p> <p>Description</p> <p>Please describe details of the proposed development or works including any change of use.</p> <p>Construction of a Materials Recovery Facility (MRF) to house recycling operations together with associated hardstanding, solar PV panels to generate up to 40kWh electricity for site use, welfare and office building, weighbridge and weighbridge office and site screening.</p>

Has the work or change of use already started? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Existing Use	
Please describe the current use of the site: Open waste management site	
Is the site currently vacant?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the proposal involve any of the following? (If 'Yes' you will need to submit an appropriate contamination assessment with your application)	
Land which is known to be contaminated	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Land where contamination is suspected for all or part of the site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A proposed use that would be particularly vulnerable to the presence of contamination	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Materials
Does the proposed development require any materials to be used externally? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please provide a description of existing and proposed materials and finishes to be used externally. (including type, colour and name for each material).
Type: Walls Existing materials and finishes: N/A Proposed Materials and finishes: profiled plastic coated sheet steel in Goosewing Grey (RAL 080 70 05)
Type: Roof Existing materials and finishes: N/A Proposed Materials and finishes: profiled plastic coated sheet steel in Goosewing Grey (RAL 080 70 05)
Type: Existing materials and finishes: Proposed Materials and finishes:
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Type: Existing materials and finishes: Proposed Materials and finishes:
Are you supplying additional information on submitted plans, drawings or a design and access statement? X Yes <input type="checkbox"/> No If 'Yes,' please state references for the plans, drawings and/or design and access statement. Location Plan WID/HAV/MRF/01v2 Existing Site Survey WID/HAV/MRF/02v2 Proposed Site Layout WID/HAV/MRF/03v3 Waste Transfer Building Elevations WID/HAV/MRF/04 Weighbridge Office Elevations WID/HAV/MRF/05 Welfare and Office Elevations WID/HAV/MRF/06v2 MRF and Welfare Elevations WID/HAV/MRF/07v2 3D Massing Drawing WID/HAV/MRF/08 Drainage Plan WID/HAV/MRF/09v2 Water Tank Detail WID/HAV/MRF/10 Weighbridge WID/HAV/MRF/11 Landscaping Plan WID/HAV/MRF/12v2 Push Wall Detail WID/HAV/MRF/13 Boundary Wall Detail WID/HAV/MRF/14 Lego Block Wall Detail WID/HAV/MRF/15

Pedestrian and Vehicle Access, Roads, and Rights of Way
Is a new or altered vehicular access proposed to or from the public highway? <input type="checkbox"/> Yes X No
Is a new or altered pedestrian access proposed to or from the public highway? <input type="checkbox"/> Yes X No
Are there any new public roads to be provided within the site? <input type="checkbox"/> Yes X No
Are there any new public rights of way to be provided within or adjacent to the site? <input type="checkbox"/> Yes X No
Do the proposals require any diversions/extinguishments and/or creation of rights of way? <input type="checkbox"/> Yes X No

Vehicle Parking
Does the site have any existing vehicle/cycle parking spaces, or will the proposed development add/remove any parking spaces? X Yes <input type="checkbox"/> No
Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type: Cars

Existing number of spaces: 16

Total proposed (including spaces retained): 16

Difference in spaces: 0

Vehicle Type: HGVs

Existing number of spaces: 4

Total proposed (including spaces retained): 4

Difference in spaces: 0

Vehicle Type:

Existing number of spaces:

Total proposed (including spaces retained):

Difference in spaces:

Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If 'Yes,' to either or both above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing watercourse

☐ Soakaway

☒ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are

likely to be affected by the proposals.

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

X No

b) Designated sites, important habitats, or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

X No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

X No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information, and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity Net Gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

X Yes ☐ No

Based on your site details, you are eligible to [use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet](#). Estimated time to complete is 45 minutes.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

1.84

Please provide the date the onsite pre-development biodiversity value was calculated.

23/05/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used.

When was the version of the biodiversity metric used published?

12/02/2024

Please provide the reference or supporting document/plan names for the:

i. Biodiversity metric calculation

ii. Onsite irreplaceable habitats (if applicable)

iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document / Plan:

Biodiversity metric calculation

Document name / reference:

Widdington Recycling Centre Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Document / Plan:

Biodiversity metric calculation

Document name / reference:

2024s0632 Biodiversity Metric Calculation

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

X Yes ☐ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☐ Yes X No

Foul Sewage

Please state how foul sewage is to be disposed of:

- X Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? X Yes ☐ No ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? X Yes ☐ No

Have arrangements been made for the separate storage and collection of recyclable waste? X Yes ☐ No

Trade Effluent

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes X No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes X No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain, or change of use of non-residential floorspace?

(Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses)

Please add details of the Use Classes and floorspace

Use Class: sui generis

Other (Please specify):

Existing gross internal floorspace (square metres) (a): 0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 2659

Net additional gross internal floorspace following development (square metres) (d = c - a): 2659

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	2659	2659

Tradable floor area

Does the proposal include use as a shop? ☐ Yes ☒ No

(e.g., For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☐ Yes ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time:

Part-time:

Total full-time equivalent:

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time: 10

Part-time: 5

Total full-time equivalent:

Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

Please add details of the Use Classes and hours of opening for each non-residential use proposed.

Use Class:

Other (Please specify): sui generis

Unknown:

Monday to Friday:

Start Time: 06:00 **End Time:** 18:00

Saturday:

Start Time: 06:00 **End Time:** 14:00

Sunday / Bank Holiday:

Start Time: N/A **End Time:** N/A

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☒ Yes ☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Crushing/screening/shredding

Is the proposal for a waste management development? ☒ Yes ☐ No

Waste management type:

Waste Transfer Station including Materials Recovery Facility

The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste): 0 **Unit:**

Maximum annual operational through-put in tonnes (or litres if liquid waste): 75000 **Unit:** tonnes

Please provide the maximum annual operational through-put of each waste stream:

Waste stream Type: construction, demolition and excavation

Maximum annual operational through-put: 75000 **Unit:** tonnes

Waste stream Type: commercial and industrial

Maximum annual operational through-put: 30000 **Unit:** tonnes

Waste stream Type:

Maximum annual operational through-put: **Unit:**

Waste stream Type:

Maximum annual operational through-put: **Unit:**

If this is a landfill application, please provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website.

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances? ☐ Yes ☒ No

If 'Yes,' please specify each hazardous substance and the amount involved:

Hazardous substance:

Other (please specify):

Amount – Tonne(s):

Hazardous substance:

Other (please specify):

Amount – Tonne(s):

Hazardous substance:

Other (please specify):

Amount – Tonne(s):

Hazardous substance:

Other (please specify):

Amount – Tonne(s):

Hazardous substance:

Other (please specify):

Amount – Tonne(s):

Hazardous substance:

Other (please specify):

Amount – Tonne(s):

Site Visit

Can the site be seen from a public road, public footpath, bridleway, or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent ☐ The applicant ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If 'Yes,' please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer Name:

Title:

First Name:

Last Name:

Reference:

Date (*must be pre-application submission*):

Details of pre-application advice received:

Authority Employee/ Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply? ☐ Yes ☒ No

Supplementary Information

Indicate the supplementary information which you have completed and will submit with this application form: Note: *All applicants must complete sections G, H & I

A: Mineral Extraction	Completed: <input type="checkbox"/> Yes <input type="checkbox"/> No
B: Mineral Processing	Completed: <input type="checkbox"/> Yes <input type="checkbox"/> No
C: Underground Mining	Completed: <input type="checkbox"/> Yes <input type="checkbox"/> No
D: Proposals involving Disposal of Mine and Quarry Wastes	Completed: <input type="checkbox"/> Yes <input type="checkbox"/> No
E: Mineral Exploration	Completed: <input type="checkbox"/> Yes <input type="checkbox"/> No
F: Oil and Gas Development	Completed: <input type="checkbox"/> Yes <input type="checkbox"/> No
*G: Ancillary Operations, Associated Development & Transport	Completed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
*H: Environmental Effects of Development	Completed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
*I: Restoration, Aftercare and After-use	Completed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
*J: Benefits of the Development	Completed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The estimated fee for this application is: £ 25,654.00

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and once validated by them, be published as part of a public register and on the authority's website.
- Our system will automatically generate and send you emails regarding the submission of this application.

X I / We agree to the outlined declaration

Signed – Applicant:	Or signed – Agent: M Leivers	Date (DD/MM/YYYY) 07/02/2025	(date cannot be pre-application)
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Ownership Certificates

One Certificate A, B, C, or D must be completed with this application form.

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except

myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Signed – Applicant:	Or signed – Agent: M Leivers	Date (DD/MM/YYYY): 07/02/2025
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CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner	Address	Date Notice Served
Signed – Applicant:	Or signed – Agent:	Date (DD/MM/YYYY):

Ownership Certificates - continued

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner	Address	Date Notice Served
Signed – Applicant:	Or signed – Agent:	Date (DD/MM/YYYY):

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CERTIFICATE OF OWNERSHIP - CERTIFICATE D		
Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)		
I certify/ The applicant certifies that:		
<ul style="list-style-type: none"> Certificate A cannot be issued for this application. All reasonable steps have been taken to find the names and addresses of everyone else who, on the 21 days before the date of this application, was the owner* and / or agricultural tenant** of any part of the land to which this application relates, but I have / the applicant has been unable to do so. 		
<small>* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.</small>		
<small>** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990</small>		
The steps taken were:		
Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):		
On the following date (which must be earlier than 21 days before the date of this application):		
Signed – Applicant:	Or signed – Agent:	Date (DD/MM/YYYY):

Agricultural Land Declaration		
AGRICULTURAL LAND DECLARATION		
Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)		
Agricultural Land Declaration - You Must Complete Either A or B		
(A) None of the land to which the application relates is, or is part of, an agricultural holding.		
Signed – Applicant:	Or signed – Agent: M Leivers	Date (DD/MM/YYYY): 07/02/2025
(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:		
Name of Tenant	Address	Date Notice Served
Signed – Applicant:	Or signed – Agent:	Date (DD/MM/YYYY):