

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**



**PLANNING, DESIGN AND ACCESS STATEMENT**

*Storage and Recovery depot, Harts Farm Way, Langstone, Havant, Hampshire*



On behalf of:  
Conroy's Group

Prepared by:  
Susan Leeson, B.Sc. (hons), M.Phil. (TP)  
Associate

February 2015



Harts Farm Way, Langstone, Havant, Hampshire.

**PLANNING, DESIGN AND ACCESS STATEMENT**

On behalf of:  
Conroy's Group

**CONTENTS**

| <b><u>SECTION:</u></b>                                                                                                                  | <b><u>PAGE:</u></b> |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1.0 Introduction and Background                                                                                                         | 3                   |
| 2.0 Description of the Site                                                                                                             | 3                   |
| 3.0 Planning History                                                                                                                    | 4                   |
| 4.0 Description of the Proposed Development                                                                                             | 4                   |
| 5.0 Planning Policy Framework                                                                                                           | 4                   |
| (i) National                                                                                                                            |                     |
| (ii) The Development Plan                                                                                                               |                     |
| 6.0 Planning Considerations                                                                                                             | 7                   |
| (i) The Principle of a permanent planning approval following the temporary grant of permission under the reference APP/10/00515.        |                     |
| (ii) The effect of the development on the wider environment considering particularly transport issues, flooding issues, noise and dust. |                     |
| 7.0 Summary and Conclusion                                                                                                              | 8                   |

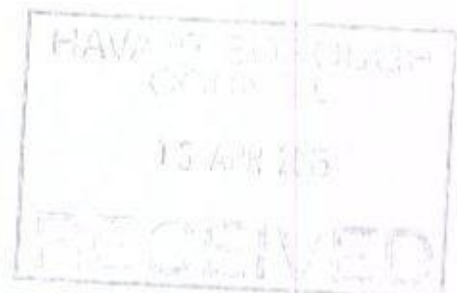


## 1.0 Introduction and Background

- 1.1 Neame Sutton Limited, Chartered Town Planners, is instructed by Conroy's Group "The Applicant" to prepare and submit a planning application for permanent planning permission to retain a previously approved temporary utilities storage depot, part storage depot and part materials recovery facility including the storage and treatment of arising's (hard core and inert waste) generated by the Southern Gas Mains Replacement Programme to manufacture road stone for re-use in trench reinstatement works at Harts Farm Way, Langstone, Havant, Hampshire.
- 1.2 A temporary Planning Approval was granted for 5 years under the reference APP/10/00515 on 11<sup>th</sup> May 2011. Conditions were discharged on 31<sup>st</sup> August 2011.
- 1.3 The Applicant has operated successfully from the site in accordance with the conditions attached to the approval, and the use has not generated any known complaints.
- 1.4 This Applicant is applying for the use to be permanent in line with government policy and for commercial certainty.

## 2.0 Description of the Site

- 2.1 The site is located within the Broadmarsh Industrial estate on the south east side of Harts Farm Way in the borough of Havant. To the north of the site is the electricity sub-station and there is an access route through to the sub-station.
- 2.2 The site boundary along the eastern boundary is fenced, but otherwise the site is open. To the south of the site is the Brockhampton Stream. On the south-western boundary is the access to the Havant Sea Angling club. To the west of the site is the Tarmac site at Brockhampton Quay.
- 2.3 Located on the site is the temporary building previously approved, a site office, a weigh bridge, storage containers and open bay storage. The location of the temporary office Porto cabin has been relocated to the south western corner of the site adjacent to the access.
- 2.4 There is visitor car parking to the front of the site, which is screened by hedging.
- 2.5 The site area is 0.38 hectares.



### 3.0 SITE HISTORY

3.1 The relevant site history is:

| Reference    | Description                                                                                                                                                                                                                                                                                                          | Decision                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| APP/10/00515 | Temporary use (5 years) of utilities storage depot as part storage depot and part materials recovery facility including the storage and treatment of arisings (hardcore and inert waste) generated by the Southern Gas Mains Replacement Programme to manufacture roadstone for re-use in trench reinstatement works | 11 <sup>th</sup> May 2011           |
| APP/10/00515 | Discharge of Conditions 2, 6 and 7.                                                                                                                                                                                                                                                                                  | Approved 31 August 2011             |
| 97/62532/HCC | Installation of new weighbridge and portable office                                                                                                                                                                                                                                                                  | Approved 16 <sup>th</sup> July 1997 |

3.2 The site was previously used as an electricity storage site.

### 4.0 Description of the Proposed Development

4.1 The proposal is for a permanent use of the site, using the existing buildings and storage area as previously approved.

4.2 A temporary permission was granted in order to determine whether the site could operate without causing any detrimental effects on the local environment. The site has been operating since gaining the consent and has no known complaints or objections to the use of the site.

4.3.1 In line with government policy, the Applicant is seeking a permanent permission.

### 5.0 Planning Policy Framework

#### (i) National Planning Policy Framework

5.1 The Government planning policy is published in the National Planning Policy Framework (NPPF). The presumption is in favour of sustainable development. Paragraph 17 states that development should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings." Further it states that support should be given to encourage the use of renewable resources.

5.2 Further, the framework states that new development should be appropriate for its location. The effects of pollution on health should be considered. This includes the impact of noise pollution and air quality.

*If such issues arise, then the applicant should provide mitigation to reduce the impact on health and quality of life, including through the use of conditions.*

- 5.3 *It is recognised that by the nature of the activity undertaken on the site, to recycle the waste product of hard core and inert waste into road stone for re-use in trench reinstatement, that a degree of noise and dust is generated. Previous conditions attached to the temporary approval have been discharged and have provided mitigation of these adverse effects, to the satisfaction of the local planning authority. The application includes details of this mitigation. It is therefore considered that the proposal is in accordance with the national policy.*

(ii) *The Development Plan*

- 5.4 The current Development Plan comprises the Hampshire Minerals and Waste Plan adopted October 2013

Hampshire Minerals and Waste Plan adopted 2013

- 5.5 The following policies are considered to be of direct relevance to this application are set out below:

| Policy    | Title                                                 |
|-----------|-------------------------------------------------------|
| Policy 1  | Sustainable minerals and waste development            |
| Policy 9  | Restoration of minerals and waste developments        |
| Policy 10 | Promoting public health, safety and amenity           |
| Policy 11 | Flood risk and prevention                             |
| Policy 12 | Managing traffic                                      |
| Policy 13 | High quality design of minerals and waste development |
| Policy 25 | Sustainable waste management                          |

*Policy 1 Sustainable Minerals and Waste Development*

- 5.6 This policy states that a positive approach will be taken with regards to minerals and waste development which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Such development that accords with the Minerals and Waste Plan should be approved without delay.

*Policy 9 Restoration of Minerals and Waste Development*

- 5.7 Temporary minerals and waste development should be restored to beneficial after-uses consistent with the development plan.
- 5.8 The temporary use of this facility has not resulted in any adverse impact upon the environment. No complaints have been received regarding the existing operation. The site was hard surfaced before this current use commenced, therefore it is considered that the proposal is in accordance with this policy.

*Policy 10 Protecting Public Health, Safety and Amenity*

- 5.9 Minerals and waste development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Point C specifically relates to the fact that minerals and waste development should not cause unacceptable noise, dust, lighting, vibration or odour and Point D have an unacceptable visual impact.
- 5.10 The supporting statements accompanying this Design and Access Statement, specifically address any potential noise and dust issues and mitigation measures that have been under taken, previously to the satisfaction of the Local Planning Authority by means of discharge of conditions
- 5.11 The design of the building is as previously approved, which remains in situ at the southern end of the site.

*Policy 11 Flood Risk and Prevention*

- 5.12 Development should not result in an increased flood risk elsewhere and where possible, will reduce flood risk overall. Development should also not increase the net surface water run-off.
- 5.13 The Flood Risk Assessment (FRA) which accompanies this Design and Access Statement demonstrates that the proposal will not add to the flood risk in the area as there will be no increase in impervious surfaces and no flood flow pathways will be blocked.

*Policy 12 Managing Traffic*

- 5.12 Minerals and waste development should have a safe and suitable access to the highway network and where possible minimise the impact of its generated traffic through the use of alternative methods.
- 5.13 The site is located to minimise the distance that material will have to be hauled on the local road system.
- 5.14 The Transport Statement which accompanies this application demonstrates compliance with this policy.

*Policy 13 High Quality Design of Minerals and Waste Development*

- 5.15 Minerals and waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape and townscape. The design of appropriate built facilities for minerals and waste development should be of a high-quality and contribute to achieving sustainable development
- 5.16 The Environmental Statement attached to this document demonstrates that the proposal is managed to the highest standards and therefore conforms to this policy. The nature of the recycling is considered to be sustainable development

*Policy 25 Sustainable Waste Management*

- 5.17 The Long term aim is to enable net self-sufficiency in waste movements and diverts 100% of waste from landfill.
- 5.18 The site is highly sustainable as it converts the waste from the Southern Gas Mains Replacement Programme which is principally the top surface spoil and then screens, sorts and binds the inert arisings from the trenches that are dug to lay the replacement piping. This is then re-used as road stone in the reinstatement of the trench openings. Specific provision is to use the recycled aggregates and hydraulically bound materials within the second addition of the specification for the reinstatement of openings in highways. The proposal therefore accords with this policy.

## Planning Considerations

*(i) The Principle of a permanent use of the site as a recovery facility in connection with the Southern Gas Mains Replacement Programme.*

- 6.1 The site is used as a depot for the storage of materials in conjunction with the Southern Gas Mains Replacement Programme.
- 6.2 This is principally the inert arisings from the trenches that are dug to lay the replacement piping is screened, sorted and bound. This is then treated and re-used as road stone in the reinstatement of the trench openings and stored for re-use. Any inappropriate waste such as piping which cannot be recycle is placed in a skip and removed from the site.
- 6.3 Specific provision is given for the use of recycled aggregates and hydraulically bound materials within the second edition of the specification for the reinstatement of openings in highways (SROH), (HAUC 2002). Works are undertaken within the terms of the WRAP (Waste Management Action Plan) quality protocol. The material is reused and is bound with a cementitious powder. The process is essentially a dry process and does not create any run off or discharge into the adjoining stream.
- 6.4 The use has been operating since the granting of temporary approval and has not resulted in any adverse effects upon the local environment and therefore the principle of the use has demonstrated that a permanent use should be granted in accordance with national and local plan policies.

*(ii) Access, layout and the number of vehicular movements to and from the site.*

- 6.5 The site is directly accessed off the A27 Broadmarsh Roundabout at the A3(M)/A27 junction to the west and from the Park Road South/Solent Road to the east. The site is therefore easily accessible to the major roads throughout the area.

6.6 The layout of the site is via entrance gates off Harts Way. There is a central internal access route with storage areas either side. Two portacabins at the north west corner will be used as ancillary office accommodation. The process building is situated close to the mobile silos and water tanks at the southern end of the site. This allows the free flow of materials before and after processing and facilitates the turning, loading and unloading of vehicles.

6.7 There will be 45 vehicle movements per day, consisting of 20 in/out x 32 tonne lorries, 10 in/out 26 tonne lorries and 5 cars in/out.

(iii) *Visual appearance*

6.8 The existing building will remain on site and continue to be used for the processing of the materials. As the site is an existing industrial utilitarian site, it is considered that the building is satisfactory for its purposes and its location. It does not in any way distract from the visual amenity of this area

(iv) *Hours of Operation*

6.19 Mondays to Friday 07.00 to 17.00 hours, Saturday 07.30 to 13.30. No working on Sundays or Bank Holidays.

(v) *Employment Opportunities*

6.20 2 full time and 2 part time members of staff are employed on the site.

(vi) *Flood Risk Assessment*

6.21 The site is adjacent to the Brockhampton Stream, close to the Chichester Harbour and the site lies within Flood Zone 3a defined as having a 1 in 200 or greater annual probability of flooding from the sea in any year. Consequently, a Flood Risk Assessment has been prepared and attached to this statement. The FRA concludes that for sites of waste treatment such as this are classified as "Less Vulnerable" and is therefore acceptable within Zone 3a. Therefore no exceptions test is required.

6.22 The overall conclusion of the FRA is that the proposal would be appropriately safe for its lifetime taking account of the vulnerability of its users, and the development would not increase flood risk elsewhere.

(vii) *Drainage*

6.23 The portable accommodation welfare unit is fitted with an integral foul sewer tank which is serviced on a weekly basis.

6.24 There will not be any increase in surface water drainage as there is no proposed change to the existing buildings or hard surfacing.

(viii) Ecology

- 6.25 The attached Preliminary Ecological Appraisal has concluded that the proposal should not have a significant effect on either the SPA/Ramsa/SSSI or the SAC/SINC at the Chichester and Langstone Harbours and the Solent Maritime wildlife habitats. As the proposal to operate on a permanent basis does not materially alter the operating procedures on site, the development should continue to have no significant adverse effects on the local environment.
- 6.26 The applicant is happy to accept the recommendations as set out in the report and will accept a relevant condition concerning bird and bat boxes.

### Summary and Conclusion

- 7.1 For the reasons set out in this Statement, the Applicant considers that the application to apply for a full and permanent use of the site for the storage and treatment of hard core and inert waste is in accordance with national and local planning policies
- 7.2 It is not considered that the proposal would result in adverse effects on the visual or environmental amenities of the locality.
- 7.3 All processes are carried out within the terms of the Waste Resources Action Programme (WRAP) for aggregate quality protocols.
- 7.4 Within the terms of the existing temporary permission, it has been demonstrated that the use of the site does not create any adverse effects on neighbouring uses or the highways network.
- 7.5 The Applicant respectfully requests that the Council grants full planning permission.
-



## Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2010

---

Conroy's Recycling Limited

Harts Farm Way  
Havant  
Hampshire  
PO9 1JN

Permit number  
EPR/JB3936RC

**Conroy's Recycling Limited Harts Farm Way**  
**Permit number EPR/JB3936RC**

**Introductory note**

**This introductory note does not form a part of the permit**

The main features of the permit are as follows.

This is a tier 2 bespoke permit based on SRP 2010No12. The site is located approximately 300m from Langstone Harbour SSSI, SAC, SPA and Ramsar site. Therefore the site does not meet the standard rules criteria for distance and is a tier 2 bespoke permit.

The operator takes arisings from the excavation of soil during utilities repair works, and screens and blends these to create a product which meets the WRAP Quality Protocol for the Production of Recycled Aggregates.

This permit allows the operator to store waste and treat it to produce soil, soil substitutes and aggregate. Permitted wastes do not include hazardous wastes.

The total quantity of waste that can be stored and subsequently treated at the site under this permit shall be no more than 75,000 tonnes per year. This permit does not permit the burning of any wastes, either in the open, inside buildings or in any form of incinerator.

This permit does not allow any point source emission into surface water or groundwater. However, under the emissions of substances not controlled by emission limits condition:

- Liquids may be discharged into foul sewer subject to a consent issued by the local water company.
- Liquids may be taken off-site in a tanker for disposal or recovery.
- Clean surface water from roofs, or from areas of the site that are not being used in connection with storing and treating waste, may be discharged directly to surface waters, or to groundwater by seepage through the soil via a soakaway.

The status log of the permit sets out the permitting history, including any changes to the permit reference number.

| Status log of the permit                                                                            |          |                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description                                                                                         | Date     | Comments                                                                                                                                                       |
| Application received<br>EPR/JB3936RC/A001                                                           | 16/07/12 |                                                                                                                                                                |
| Request to change applicant<br>from Conroys Development<br>Limited to Conroy's<br>Recycling Limited | 20/09/12 | An updated application form was<br>received.                                                                                                                   |
| Additional information<br>received<br>EPR/JB3936RC/A001                                             | 26/09/12 | A site condition report, site plan,<br>details of the management<br>system, updated declaration and<br>a non technical summary were<br>requested and received. |

Permit Number EPR/JB3936RC

Issued: 17/12/2012

VALID APPLICATION

- 7 APR 2014

STRATEGIC PLANNING  
HAMPSHIRE COUNTY COUNCIL

| Status log of the permit                                |                       |                                                            |
|---------------------------------------------------------|-----------------------|------------------------------------------------------------|
| Description                                             | Date                  | Comments                                                   |
| Application<br>EPR/JB3936RC/A001                        | Duly made<br>26/09/12 |                                                            |
| Application<br>EPR/JB3936RC/A001<br>Schedule 5 sent     | 16/10/12              | A site drainage plan and risk assessment were requested.   |
| Additional information<br>received<br>EPR/JB3936RC/A001 | 25/10/12              | Site drainage plan, map and risk assessment were received. |
| Permit determined<br>Permit number<br>EPR/JB3936RC      | 17/12/12              | Permit issued to Conroy's Recycling Limited.               |

End of introductory note

Permit Number : EPR/JB3936RC

Issued: 17/12/2012

## Permit

The Environmental Permitting (England and Wales) Regulations 2010

Permit number  
**EPR/JB3936RC**

The Environment Agency hereby authorises, under regulation 13 of the  
Environmental Permitting (England and Wales) Regulations 2010

**Conroy's Recycling Limited** ("the operator"),  
whose registered office is

**Acorn House**  
**85 Wainfleet Road**  
**Skegness**  
**Lincolnshire**  
**PE25 2EL**

company registration number 06519482

to operate waste operations at

**Harts Farm Way**  
**Havant**  
**Hampshire**  
**PO9 1JN**

to the extent authorised by and subject to the conditions of this permit.

| Name                  | Date              |
|-----------------------|-------------------|
| <b>Tracey Pollard</b> | <b>17/12/2012</b> |

Authorised on behalf of the Environment Agency

## Conditions

### 1 Management

#### 1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closures and those drawn to the attention of the operator as a result of complaints; and
  - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.
- 1.1.4 The operator shall comply with the requirements of an approved competence scheme.

#### 1.2 Avoidance, recovery and disposal of wastes produced by the activities

- 1.2.1 The operator shall take appropriate measures to ensure that:
- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
  - (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
  - (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.
- 1.2.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

### 2 Operations

#### 2.1 Permitted activities

- 2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the "activities").

## 2.2 The site

- 2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan (Annotated drawing DTS031012-0MSA Revision 1, October 2012) at schedule 7 of this permit.

## 2.3 Operating techniques

- 2.3.1 (a) The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.
- (b) If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan specified in schedule 1, table S1.2 or otherwise required under this permit, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 2.3.2 Waste shall only be accepted if
- (a) it is of a type and quantity listed in schedule 2 table S2.1; and
- (b) it conforms to the description in the documentation supplied by the producer and holder.
- (c) its chemical, physical and biological characteristics make it suitable for its intended treatment.
- (d) any excavated soil from potentially contaminated sites has been shown by prior chemical analysis and assessment to be suitable for the intended use without significant risk of pollution; and
- (e) it is visually inspected on arrival and before it enters the treatment process to ensure that it complies with the conditions of this permit.

## 3 Emissions and monitoring

### 3.1 Emissions of substances not controlled by emission limits

- 3.1.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.1.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan;

- (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 3.1.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise leakage and spillage from the primary container.

## 3.2 Odour

- 3.2.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.
- 3.2.2 The operator shall:
  - (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan;
  - (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

## 3.3 Noise and vibration

- 3.3.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.
- 3.3.2 The operator shall:
  - (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan;
  - (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

# 4 Information

## 4.1 Records

- 4.1.1 All records required to be made by this permit shall:
  - (a) be legible;
  - (b) be made as soon as reasonably practicable;
  - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and

(d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:

- (i) off-site environmental effects; and
- (ii) matters which affect the condition of the land and groundwater.

4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

## 4.2 Reporting

4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

4.2.2 Within one month of the end of each quarter, the operator shall submit to the Environment Agency using the form made available for the purpose, the information specified on the form relating to the site and the waste accepted and removed from it during the previous quarter.

## 4.3 Notifications

4.3.1 The Environment Agency shall be notified without delay following the detection of:

- (a) any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution;
- (b) the breach of a limit specified in the permit; or
- (c) any significant adverse environmental effects.

4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 5 of this permit within the time period specified in that schedule.

4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.

4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

- (a) any change in the operator's trading name, registered name or registered office address; and
- (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

- (a) any change in the operator's name or address; and
- (b) any steps taken with a view to the dissolution of the operator.

In any other case:

- (a) the death of any of the named operators (where the operator consists of more than one named individual);
- (b) any change in the operator's name(s) or address(es); and
- (c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

- (a) the Environment Agency shall be notified at least 14 days before making the change; and
- (b) the notification shall contain a description of the proposed change in operation.

## 4.4 Interpretation

4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "without delay", in which case it may be provided by telephone.

## Schedule 1 - Operations

**Table S1.1 activities**

| Description of activities for waste operations                                     | Limits of activities                                                                                                                                                             |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R13: Storage of wastes pending the operations numbered R3 and R5                   | Treatment of wastes listed in table S2.1 consisting only of sorting, separation, screening, crushing and blending of waste for recovery as a soil, soil substitute or aggregate. |
| R3: Recycling or reclamation of organic substances which are not used as solvents. | Secure storage of wastes listed in table S2.1 pending treatment.                                                                                                                 |
| R5: Recycling or reclamation of other inorganic materials.                         | Storage of wastes listed in table S2.2 shall not exceed 10,000 tonnes in total at any one time.                                                                                  |
|                                                                                    | All other wastes stored shall not exceed 40,000 tonnes in total at any one time.                                                                                                 |
|                                                                                    | No more than 75,000 tonnes of waste shall be treated per year.                                                                                                                   |
|                                                                                    | All permitted wastes shall be stored and treated on hard-standing or on an impermeable surface with sealed drainage system.                                                      |

**Table S1.2 Operating techniques**

| Description                                                | Parts                                                                                                            | Date Received |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------|
| Application                                                | Part B4, table 3a – technical standards, 'How to comply with your Environmental Permit'                          | 16/07/12      |
| Application                                                | Environmental Management System: Treatment of Waste to Produce Soil, Soil Substitutes, Road Stone and Aggregates | 16/07/12      |
| Application                                                | Non Technical Summary- Summary of Operation                                                                      | 26/09/12      |
| Response to Schedule 5 Notice dated 16/10/12               | Updated Environmental Risk Assessment                                                                            | 25/10/12      |
| Response to request for further information dated 25/10/12 | Electronic version of Annotated Drawing: DTS031012-0MSA Revision: 1, October 2012                                | 25/10/12      |

**Comment [E1]:** Do you have any ref for this?

## Schedule 2 - Waste types, raw materials and fuels

**Table S2.1 Permitted waste types and quantities for storage and treatment of waste**

Maximum quantity The total quantity of all wastes accepted at the site shall be less than 75,000 tonnes per year

### Exclusions

Wastes having any of the following characteristics shall not be accepted:

- Consisting solely or mainly of dusts, powders or loose fibres
- Hazardous wastes
- Wastes in liquid form

| Waste code   | Description                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>01</b>    | <b>WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS</b>               |
| <b>01 04</b> | <b>wastes from physical and chemical processing of non-metalliferous minerals</b>                                         |
| 01 04 08     | waste gravel and crushed rocks other than those mentioned in 01 04 07                                                     |
| 01 04 09     | waste sand and clays                                                                                                      |
| <b>02</b>    | <b>WASTES FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING</b> |
| <b>02 02</b> | <b>waste from preparation and processing of meat, fish and other foods of animal origin</b>                               |
| 02 02 02     | shellfish shells from which the soft tissue or flesh has been removed only                                                |
| <b>03</b>    | <b>WASTES FROM WOOD PROCESSING AND THE PRODUCTION OF PANELS AND FURNITURE, PULP, PAPER AND CARDBOARD</b>                  |
| <b>03 01</b> | <b>wastes from wood processing and the production of panels and furniture</b>                                             |
| 03 01 01     | waste bark and cork                                                                                                       |
| <b>03 03</b> | <b>wastes from pulp, paper and cardboard production and processing</b>                                                    |
| 03 03 01     | waste bark and wood                                                                                                       |
| <b>10</b>    | <b>WASTES FROM THERMAL PROCESSES</b>                                                                                      |
| <b>10 01</b> | <b>waste from power stations and other combustion plants</b>                                                              |
| 10 01 01     | bottom ash and slag only                                                                                                  |
| 10 01 02     | pulverised fuel ash only                                                                                                  |
| 10 01 05     | gypsum (solid) only                                                                                                       |
| 10 01 07     | gypsum (sludge) only                                                                                                      |
| 10 01 15     | bottom ash and slag only from co-incineration other than those mentioned in 10 01 14                                      |
| <b>10 11</b> | <b>wastes from manufacture of glass and glass products</b>                                                                |
| 10 11 12     | clean glass other than those mentioned in 10 11 11                                                                        |
| <b>10 12</b> | <b>wastes from manufacture of ceramic goods, brick, stiles and construction products</b>                                  |
| 10 12 08     | waste ceramics, bricks, tiles and construction products(after thermal processing)                                         |
| <b>10 13</b> | <b>wastes from manufacture of cement, lime and plaster products and articles and products made from them</b>              |
| 10 13 14     | waste concrete only                                                                                                       |
| <b>15</b>    | <b>WASTE PACKAGING</b>                                                                                                    |
| <b>15 01</b> | <b>packaging</b>                                                                                                          |
| 15 01 07     | clean glass only                                                                                                          |
| <b>17</b>    | <b>CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)</b>                              |
| <b>17 01</b> | <b>concrete, bricks, tiles and ceramics</b>                                                                               |

**Table S2.1 Permitted waste types and quantities for storage and treatment of waste.**

Maximum quantity The total quantity of all wastes accepted at the site shall be less than 75,000 tonnes per year

**Exclusions**

Wastes having any of the following characteristics shall not be accepted:

- Consisting solely or mainly of dusts, powders or loose fibres
- Hazardous wastes
- Wastes in liquid form

| Waste code   | Description                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17 01 01     | concrete                                                                                                                                                        |
| 17 01 02     | bricks                                                                                                                                                          |
| 17 01 03     | tiles and ceramics                                                                                                                                              |
| 17 01 07     | mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06                                                                         |
| <b>17 02</b> | <b>wood, glass and plastic</b>                                                                                                                                  |
| 17 02 02     | clean glass only                                                                                                                                                |
| <b>17 03</b> | <b>bituminous mixtures, coal tar and tarred products</b>                                                                                                        |
| 17 03 02     | road base and road planings (other than those containing coal tar) only                                                                                         |
| <b>17 05</b> | <b>soil (including excavated soil from contaminated sites) stones and dredging spoil</b>                                                                        |
| 17 05 04     | soil and stones other than those mentioned in 17 05 03                                                                                                          |
| 17 05 06     | dredging spoil other than those mentioned in 17 05 05                                                                                                           |
| 17 05 08     | track ballast other than those mentioned in 17 05 07                                                                                                            |
| <b>17 08</b> | <b>gypsum based construction material</b>                                                                                                                       |
| 17 08 02     | gypsum only other than that mentioned in 17 08 01                                                                                                               |
| <b>19</b>    | <b>WASTES FROM WASTE MANAGEMENT FACILITIES, OFF SITE WASTE WATER TREATMENT PLANTS AND PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION, INDUSTRIAL WASTE</b> |
| <b>19 05</b> | <b>wastes from aerobic treatment of solid waste</b>                                                                                                             |
| 19 05 03     | compost from source segregated biodegradable waste only                                                                                                         |
| <b>19 08</b> | <b>wastes from waste water treatment plants not otherwise specified</b>                                                                                         |
| 19 08 02     | washed sewage grit (waste from desanding) free from sewage contamination only                                                                                   |
| 19 08 99     | stone filter media if free from sewage contamination only                                                                                                       |
| <b>19 09</b> | <b>wastes from the preparation of water intended for human consumption or water for industrial use</b>                                                          |
| 19 09 02     | sludges from water clarification                                                                                                                                |
| <b>19 12</b> | <b>wastes from the mechanical treatment of wastes</b>                                                                                                           |
| 19 12 05     | clean glass only                                                                                                                                                |
| 19 12 09     | minerals (for example sand, stones)                                                                                                                             |
| 19 12 12     | treated bottom ash including IBA and slag other than that containing dangerous substances only                                                                  |
| <b>19 13</b> | <b>wastes from soil and groundwater remediation</b>                                                                                                             |
| 19 13 02     | solid wastes from soil remediation other than those mentioned in 19 13 01                                                                                       |
| 19 13 04     | sludges from soil remediation other than those mentioned in 19 13 03                                                                                            |
| <b>20</b>    | <b>MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS</b>                  |
| <b>20 01</b> | <b>separately collected fractions</b>                                                                                                                           |
| 20 01 02     | clean glass only                                                                                                                                                |
| <b>20 02</b> | <b>garden and park wastes</b>                                                                                                                                   |
| 20 02 02     | soil and stones                                                                                                                                                 |

**Table S2.2 Permitted waste types and quantities for compliance with table S1.1**

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maximum quantity  | No more than 10,000 tonnes of these waste types shall be stored at any one time                                                                                  |
| <b>Waste code</b> | <b>Description</b>                                                                                                                                               |
| <b>03</b>         | <b>WASTES FROM WOOD PROCESSING AND THE PRODUCTION OF PANELS AND FURNITURE, PULP, PAPER AND CARDBOARD</b>                                                         |
| <b>03 01</b>      | <b>wastes from wood processing and the production of panels and furniture</b>                                                                                    |
| 03 01 01          | waste bark and cork                                                                                                                                              |
| <b>03 03</b>      | <b>wastes from pulp, paper and cardboard production and processing</b>                                                                                           |
| 03 03 01          | waste bark and wood                                                                                                                                              |
| <b>10</b>         | <b>WASTES FROM THERMAL PROCESSES</b>                                                                                                                             |
| <b>10 01</b>      | <b>waste from power stations and other combustion plants</b>                                                                                                     |
| 10 01 01          | bottom ash and slag only                                                                                                                                         |
| 10 01 05          | gypsum (solid) only                                                                                                                                              |
| 10 01 07          | gypsum (sludge) only                                                                                                                                             |
| 10 01 15          | bottom ash and slag only from co-incineration other than those mentioned in 10 01 14                                                                             |
| <b>17</b>         | <b>CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)</b>                                                                     |
| <b>17 05</b>      | <b>soil (including excavated soil from contaminated sites) stones and dredging spoil</b>                                                                         |
| 17 05 06          | dredging spoil other than those mentioned in 17 05 05                                                                                                            |
| <b>17 08</b>      | <b>gypsum based construction material</b>                                                                                                                        |
| 17 08 02          | gypsum only other than that mentioned in 17 08 01                                                                                                                |
| <b>19</b>         | <b>WASTES FROM WASTE MANAGEMENT FACILITIES, OFF SITE WASTE WATER TREATMENT PLANTS AND PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION (INDUSTRIAL WASTE)</b> |
| <b>19 05</b>      | <b>wastes from aerobic treatment of solid waste</b>                                                                                                              |
| 19 05 03          | compost from source segregated biodegradable waste only                                                                                                          |
| <b>19 09</b>      | <b>wastes from the preparation of water intended for human consumption or water for industrial use</b>                                                           |
| 19 09 02          | sludges from water clarification                                                                                                                                 |
| <b>19 12</b>      | <b>wastes from the mechanical treatment of wastes</b>                                                                                                            |
| 19 12 12          | treated bottom ash including IBA and slag other than that containing dangerous substances only                                                                   |
| <b>19 13</b>      | <b>wastes from soil and groundwater remediation</b>                                                                                                              |
| 19 13 02          | solid wastes from soil remediation other than those mentioned in 19 13 01                                                                                        |
| 19 13 04          | sludges from soil remediation other than those mentioned in 19 13 03                                                                                             |

### **Schedule 3 – Emissions and monitoring**

There are no emission limits or associated monitoring requirements.

## **Schedule 4 - Reporting**

There is no reporting under this schedule.

## Schedule 5 - Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

### Part A

|                                |  |
|--------------------------------|--|
| Permit Number                  |  |
| Name of operator               |  |
| Location of Facility           |  |
| Time and date of the detection |  |

(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution

To be notified within 24 hours of detection

|                                                                  |  |
|------------------------------------------------------------------|--|
| Date and time of the event                                       |  |
| Reference or description of the location of the event            |  |
| Description of where any release into the environment took place |  |
| Substances(s) potentially released                               |  |
| Best estimate of the quantity or rate of release of substances   |  |
| Measures taken, or intended to be taken, to stop any emission    |  |
| Description of the failure or accident.                          |  |

(b) Notification requirements for the breach of a limit

To be notified within 24 hours of detection unless otherwise specified below

|                                                               |  |
|---------------------------------------------------------------|--|
| Emission point reference/ source                              |  |
| Parameter(s)                                                  |  |
| Limit                                                         |  |
| Measured value and uncertainty                                |  |
| Date and time of monitoring                                   |  |
| Measures taken, or intended to be taken, to stop the emission |  |

| Time periods for notification following detection of a breach of a limit |                     |
|--------------------------------------------------------------------------|---------------------|
| Parameter                                                                | Notification period |
|                                                                          |                     |
|                                                                          |                     |

| (c) Notification requirements for the detection of any significant adverse environmental effect |  |
|-------------------------------------------------------------------------------------------------|--|
| To be notified within 24 hours of detection                                                     |  |
| Description of where the effect on the environment was detected                                 |  |
| Substances(s) detected                                                                          |  |
| Concentrations of substances detected                                                           |  |
| Date of monitoring/sampling                                                                     |  |

**Part B - to be submitted as soon as practicable**

|                                                                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Any more accurate information on the matters for notification under Part A.                                                                            |  |
| Measures taken, or intended to be taken, to prevent a recurrence of the incident                                                                       |  |
| Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission |  |
| The dates of any unauthorised emissions from the facility in the preceding 24 months.                                                                  |  |

|           |  |
|-----------|--|
| Name*     |  |
| Post      |  |
| Signature |  |
| Date      |  |

\* authorised to sign on behalf of the operator

## Schedule 6 - Interpretation

"*accident*" means an accident that may result in pollution.

"*Annex I*" means Annex I to Directive 2008/98/EC of the European Parliament and of the Council on waste.

**Comment [E2]:** Not mentioned in the body of your permit. / ?

"*Annex II*" means Annex II to Directive 2008/98/EC of the European Parliament and of the Council on waste.

**Comment [E3]:** Not mentioned in the body of your permit. / ?

"*application*" means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

**Comment [A4]:** These are blank text in the permit template and must stay so.

"*authorised officer*" means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

"*compost*" means solid particulate material that is the result of composting, which has been sanitised and stabilised, and which confers beneficial effects when added to soil, used as a component of growing media or used in another way in conjunction with plants.

"*D*" means a disposal operation provided for in Annex I to Directive 2008/98/EC of the European Parliament and of the Council on waste.

**Comment [E5]:** Only have R codes. / ?

"*dangerous substances*" means any substance that has been or will be classified as dangerous in Directive 67/548/EEC and its subsequent amendments.

"*EP Regulations*" means The Environmental Permitting (England and Wales) Regulations SI 2010 No. 675 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

"*emissions of substances not controlled by emission limits*" means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission or background concentration limit.

"*groundwater*" means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

"*hardstanding*" is a compacted solid surface capable of withstanding the operation and the loading / unloading of wastes.

"*hazardous waste*" has the meaning given in the Hazardous Waste (England and Wales) Regulations 2005 No. 894, the Hazardous Waste (Wales) Regulations 2005 No. 1806 (W.138), the List of Wastes (England) Regulations 2005 No. 895 and the List of Wastes (Wales) Regulations 2005 No. 1820 (W.148).

"*IBA*" means incinerator bottom ash derived from the incineration or pyrolysis of waste.

"*impermeable surface*" means a surface or pavement constructed and maintained to a standard sufficient to prevent the transmission of liquids beyond the pavement surface, and should be read in conjunction with the term "sealed drainage system" (below).

"*pollution*" means emissions as a result of human activity which may—  
(a) be harmful to human health or the quality of the environment,  
(b) cause offence to a human sense,

(c) result in damage to material property, or

(d) impair or interfere with amenities and other legitimate uses of the environment.

"quarter" means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

"R" means a recovery operation provided for in Annex II to Directive 2008/98/EC of the European Parliament and of the Council on waste.

"sealed drainage system" in relation to an impermeable surface, means a drainage system with impermeable components which does not leak and which will ensure that:

(a) no liquid will run off the surface otherwise than via the system;

(b) except where they may lawfully be discharged to foul sewer, all liquids entering the system are collected in a sealed sump.

"secure storage" means storage where waste cannot escape and members of the public do not have access to it.

"Waste code" means the six digit code referable to a type of waste in accordance with the List of Wastes (England) Regulations 2005, or List of Wastes (Wales) Regulations 2005, as appropriate, and in relation to hazardous waste, includes the asterisk.

"Waste Framework Directive" or "WFD" means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste.

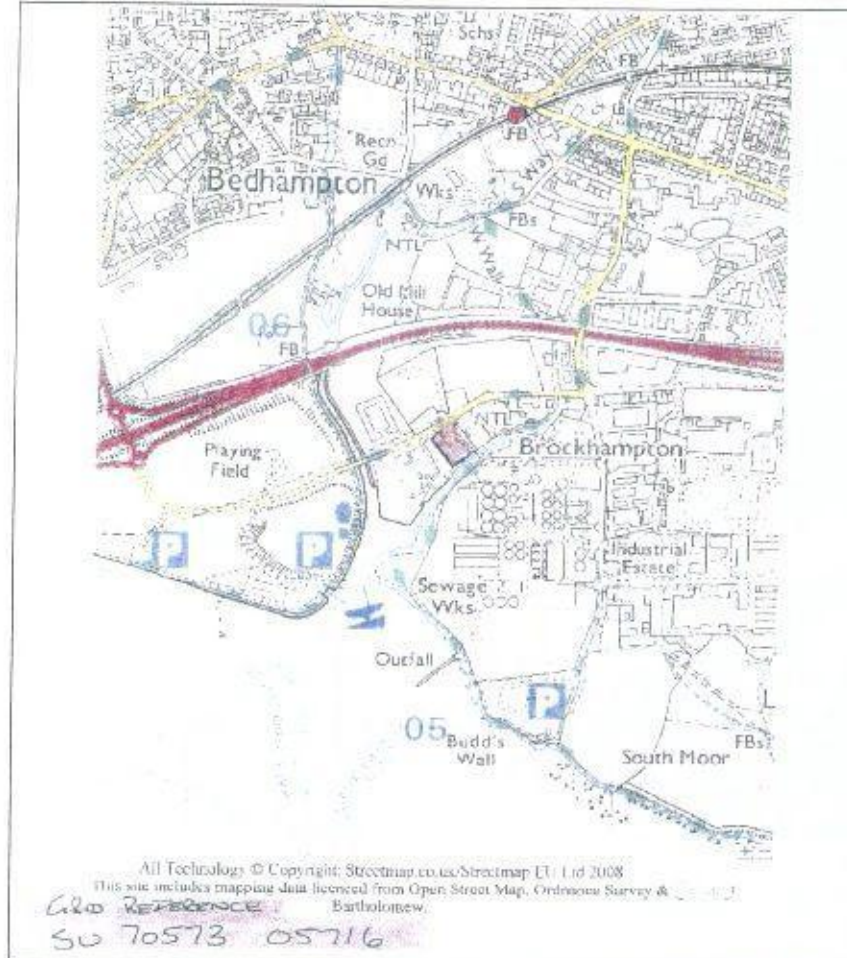
"year" means calendar year ending 31 December.

## Schedule 7 - Site plan

Annotated Drawing DTS031012-0MSA Revision 1, October 2012



Site Location Plan



©Crown Copyright. All rights reserved. Environment Agency, 100026380, 2012.

END OF PERMIT