

**OUR REF: MC3106**

**NON TECHNICAL SUMMARY**

**OF AN ENVIRONMENTAL STATEMENT**

**FOR THE USE OF EXISTING INDUSTRIAL  
BUILDING (CLASS B2) AS A SUSTAINABLE  
WASTE MATERIALS RECYCLING FACILITY  
(MRF) (CLASS B2) TOGETHER WITH  
ASSOCIATED VEHICLE, PLANT AND  
CONTAINER STORAGE**

**AT  
CLARK'S FARM  
READING ROAD  
YATELEY  
HAMPSHIRE**

**PREPARED BY: ALLIANCE PLANNING  
ON BEHALF OF: M COLLARD WASTE MANAGEMENT  
SERVICES LIMITED**

**DATE: JULY 2010**

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## **NON TECHNICAL SUMMARY**

### **1.1 INTRODUCTION**

- 1.1.1 Before certain development projects for which planning permission is required can be determined by a local planning authority, the applicant must carry out an assessment of any potentially significant effects on the local environment arising from the proposed development. This is called an Environmental Impact Assessment (EIA). The findings of the assessment must be set out in the form of an Environmental Statement (ES) and this is then taken into account by the planning authority before a planning application can be approved or refused.
- 1.1.2 A summary of the ES is set out in a Non Technical Summary (NTS) that is able to be circulated more widely. This NTS therefore, sets out in summary form the results of the assessment process and the overall conclusions reached in terms that are readily understood and in a form that can be widely distributed. This is the purpose of this document.
- 1.1.3 The objective of an EIA is to consider in a comprehensive way all of the potential impacts on the environment arising from the proposed development and to recommend any measures felt desirable or necessary in order to minimise or eliminate any adverse impacts that might arise. It then concludes as to the significance of any residual impacts after such mitigation is taken into account.

#### **The Proposal**

- 1.1.4 This document relates to a full planning application on behalf of local company, M Collard Waste Management Services Ltd, in relation to the proposed use of an existing steel framed industrial building at Clarks Farm, Reading Road, Yateley, Hampshire, for recycling operations.
- 1.1.5 This will, if permitted, allow the relocation within the building of recycling operations some of which are currently carried out in the open within the Clark's Farm site. The waste to be recycled in the building includes construction and demolition waste, industrial, commercial and skip waste. This covers materials such as concrete, brick, wood, plastic, metal, card and paper that are all capable of being recycled.
- 1.1.6 The proposal does not include the treatment of any domestic or organic waste streams and hence does not raise concerns over odour or other associated issues.

- 1.1.7 The Clark's Farm site benefits from a previous planning permission for commercial compost production and this includes the building which is the subject of the accompanying application. However, whereas this means that the external areas of the site and hardstanding benefit from permission for an industrial use, the use of the largest building is restricted by condition on the relevant planning permission to composting operations only. The planning application accompanying this NTS, in effect, allows the recycling operations currently occurring outside of the building to be relocated inside, thus reducing any potential environmental impacts associated with the activities and enabling a greater degree of investment and environmental control. These controls can then be subject to planning conditions that are capable of enforcement.
- 1.1.8 No new buildings are proposed as part of the application, though it does include mitigation measures arising from the EIA process, including landscaping and environmental controls.
- 1.1.9 Further details of the application proposals can be found in the Planning Statement together with the application plans. The most relevant figures are attached with this document.

### **The EIA Process**

- 1.1.10 The development proposed in the application includes the main recommendations arising from the EIA in order to ensure that the development proposed is fully compatible with national standards and is acceptable in its effect on the environment and amenities of local people. The relevant recommendations arising from the EIA are set out in summary in this section and included in the application.
- 1.1.11 The ES and this Non Technical Summary comply with the requirements of the relevant national legislation including in particular the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, as amended. In carrying out each of the assessments that make up the EIA, regard was had to the good practice guidance covering the relevant areas.
- 1.1.12 The scope of the EIA was based on a thorough understanding of the development and its possible impact on the environment. It identified each of the potentially significant issues for the individual assessments undertaken. Discussion was undertaken with the Planning Authority and comments made during this process were where possible incorporated into the EIA and resultant ES.

1.1.13 The scope of the EIA and the conclusions in respect of each topic area are set out in summary in the sections below. The ES also sets out the consideration of alternatives carried out as part of the EIA. This considered the “do nothing” scenario, which involved the continuation of existing site operations in the absence of the use of the building, the resumption of composting, alternative sites and alternative layouts. It was concluded that there are no available or realistic alternatives that offer an enhanced environmental outcome.

## **1.2 ECOLOGY**

1.2.1 A desk study and site walkover survey were undertaken to gather baseline ecological data for the site. The aims of the survey were to carry out an ecological desk study to obtain records of designated sites and protected species, undertake a walkover survey of the site, recording the main habitats present on site, make an assessment of the potential of the site to support protected species or species of conservation concern and providing a report and digitised map of the survey results, together with any recommendations for mitigation or further work required to address any residual impacts. The methods used in the surveys are consistent with good practice guidelines.

1.2.2 The desk study revealed four statutory and eleven non-statutory designated sites lie outside but within 2km of the site. Five UK Biodiversity Action Plan Priority Habitats and one ancient woodland were found to be outside but within 2km of the site. Also highlighted were the presence of protected species outside but within 1km of the site including stag beetles, reptiles and protected birds species.

1.2.3 During the field survey, the major part of the site was found to be building or hardstanding, with the margins and some other non operational areas found to support woodland, grassland, tall vegetation and bare ground. Suitable habitat for great crested newts, reptiles, bats and protected birds is present within these areas.

1.2.4 A set of mitigation measures was proposed based on the surveys that help to ensure that the identified species are protected and that the overall habitats are enhanced. This included the limitation of development to the areas contained by the perimeter grass bunds and fencing, in effect the existing developed area. No trees or other vegetation are to be removed or disturbed as part of the proposals. The woodland that separates the site from Darby Green Lakes are retained and protected. This should be in the form of protective fencing between the site and the woodland to

protect the tree canopy. Use of native trees and shrubs in any landscaping proposals could be considered.

- 1.2.5 Provision of nesting boxes for a variety of bird species could be considered. These include boxes for blue tits and great tits which can be attached to suitable retained trees after completion of works. In addition, provision of bat boxes which could be installed on retained suitable trees within the site to provide further roosting opportunities for bats following completion of works.

### **1.3 NOISE**

- 1.3.1 The potential noise impacts for the proposed development have been assessed, with the key focus on HGV movements and loading/unloading on site, excavator movements on site and fixed recycling plant (including crushing/compacting machinery).
- 1.3.2 The assessment considered the impact of the development on existing noise sensitive premises in the area. Houses on Sydney Loader Place and 5 Darby Green Lane were identified as the most sensitive locations near to the site.
- 1.3.3 Automated monitoring of noise levels was undertaken at 2 sites near the identified sensitive receptors, with information gathered over a 3 day period, from a Friday morning, through to the following Monday morning. This information set the baseline noise conditions in these locations. Standard noise emissions for the proposed activities on site was then calculated using existing data on such equipment.
- 1.3.4 Noise at Darby Green Lane was found to be of less than marginal significance, therefore of no concerns, however noise at Sydney Loader Place was found to require mitigation. This mitigation will be in the form of a 4m close boarded fence to form a noise barrier close to the site boundary to the houses. This is part of a landscape scheme that would also reinforce the existing hedgerows and trees in this location. As a result the noise environment of the properties would be protected and meet the relevant national standards.

### **1.4 LANDSCAPE**

- 1.4.1 An assessment was undertaken of the landscape and visual impact of the proposed use of the industrial building. This found that the site was well screened from long and medium range views by the extensive trees and vegetation and the relatively flat landscape. The proposed use of the building was also considered not to have a significant affect the external appearance of the site from public viewpoints. Although

there were some close range views of the existing site from nearby houses, these were capable of being improved through a landscaping scheme using the existing field boundaries.

- 1.4.2 In order to improve the appearance of the site and in conjunction with the mitigation proposed for noise control, the landscape assessment proposes to reinforce the planting on the eastern boundary with new planting, filling gaps in the existing hedge, improving the vegetation mix in the hedge and accommodating new native trees and shrub mix on the boundary adjoining the track to the rear of Sydney Loader Place and extending north over the full length of the eastern boundary.
- 1.4.3 All planting will be subject to a 5 year aftercare period, with annual maintenance. Pruning will also occur as necessary at the end of each growing season.
- 1.4.4 Any plants that die will be replaced on a one for one basis. Checking will occur once a month for the first year to monitor this situation. Ongoing checking and monitoring will occur for the first 5 years, with replacement levels likely to drop after the third year, as plants become fully established.
- 1.4.5 As a result of the assessment, the additional landscaping proposed was considered to enhance the overall appearance of the site.

## **1.5 TRANSPORT**

- 1.5.1 As part of the assessment process incorporated into the EIA, advice on the potential highway and transport implications of the proposal was sought. This considered vehicular and other movements to and from the site and traffic counts on the road network. Both pedestrian and vehicular access will be via the existing site access onto Reading Road.
- 1.5.2 Bus stops serving buses travelling east and west are located close to the site access. These stops are served by 4 different routes, with 3 buses per hour. The nearest railway station is approximately 1.8 km away in Sandhurst. A pedestrian footway runs along the northern side of the Reading Road, providing safe access to the site on foot.
- 1.4.1 The proposal is for a throughput of approximately 50,000 tonnes per annum of recyclable material, though some of this already uses the site under the existing permissions. The site will employ around 28 people.
- 1.4.2 The existing access as detailed above was considered to be acceptable for the use proposed and the associated vehicular movements to and from the site. Servicing

arrangements will remain as existing. Car parking and cycle parking provision for staff is more than adequate for the number accessing the site.

- 1.4.3 When movements bringing waste into the site and taking processed waste out of the site, are combined, this gives an estimated number of movements at 52 per day, spread evenly throughout the day. Staff vehicle movements are estimated to be 44 per day, with 22 arriving at work in the morning by car, and 22 leaving in the evening by car. Overall, vehicle movements per day amount to 96, compared to 182 that could occur based on the current planning permission and use of the site. There is thus a potential reduction in vehicle movements.
- 1.4.4 The local highway network was found to be wide with good visibility. The proposals were not found to have a significant impact on the capacity or safety of the local network.
- 1.4.5 The study concludes that the site is served by regular bus services providing connections to Yateley, Aldershot, Farnborough and Basingstoke, it has good quality pedestrian facilities in the surrounding area, providing links to the surrounding residential areas, access to the site will be via the existing access onto the B3272 Reading Road, the development proposals provide appropriate levels of car and cycle parking, the servicing arrangements have been designed to cater for the intended use on the site; and a net reduction in vehicular movements on a daily basis is expected between the existing permitted use and the recycling centre proposal.

## **1.5 FLOOD RISK AND DRAINAGE**

- 1.5.1 The requirements for a flood risk assessment are provided in Government policy (Planning Policy Statement 25: Development and Flood Risk) together with the Environment Agency's Guidance Notes. The Environment Agency's flood maps suggest that parts of the site lie in Zone 1, 2 and 3. The site usage, both proposed and existing, lies within the 'less vulnerable' category, in accordance with Planning Policy Statement 25.
- 1.5.2 The application is required to be accompanied by a Flood Risk Assessment which shows that the development can be achieved in a sustainable manner, with an overall reduction of flood risk to the site and surrounding area. This concentrates on fluvial flooding, as there are no records to suggest the site has ever suffered from surface, groundwater or sewer flooding.
- 1.5.3 Flooding on part of the site that lies within the 1:100 year floodplain, in an area of 'high risk' and as such, mitigation is required and as the building is already

constructed and the site is in use, it is not possible or desirable to raise flood levels, therefore the mitigation will comprise a formal warning and evacuation strategy.

- 1.5.4 As there are no proposed changes to the building itself, or the area of hardstanding surrounding the building, there is no concern of increased runoff. Whilst the flood risk can be assessed as 'high', there is no increase in floorspace and no increase in vulnerability as a result of the proposed change of use.
- 1.5.5 Providing suitable mitigation is put in place, as detailed above, it was concluded that the proposed development is suitable for the site.

## **1.6 CULTURAL HERITAGE**

- 1.6.1 The application was accompanied by an assessment of the impact of the development on cultural heritage, which in this case was defined as being the Darby Green Conservation Area and two listed buildings in the local area. It considered indirect effects upon cultural heritage that could result from the proposed use of the main building as a waste materials recycling facility. Indirect effects can occur as a result of significant changes to the setting of an historic landscape or feature, whether permanent or temporary. These changes can be adverse or beneficial. Such effects are particularly relevant to designated features of cultural heritage importance, such as Scheduled Monuments, Listed Buildings and Conservation Areas.
- 1.6.2 The access and frontage of the application site lies partly within the Darby Green Conservation Area, identified by Hart District Council. This forms an area of land centred on the junction of the Reading Road and Darby Green Road and extending across Yateley Common, south towards Strouds Pond. A narrow strip of the conservation area extends westwards along the old, former line of the Darby Green Road towards Reading Road and includes Clark's Farmhouse, the frontage industrial buildings to the west and the adjacent Yew Tree Cottage to the east.
- 1.6.3 The main building however, to which the application relates in terms of the proposed change of use, and the open yards around it, all lie outside of the conservation area. There would therefore be no direct effects on the conservation area or listed buildings, as these all lie outside the area affected.
- 1.6.4 In addition, it was concluded that there would be no indirect effects on the Conservation Area or listed buildings, since the character of the site will be unchanged should permission for the use of the main building be granted.

1.6.5 The site already benefits from industrial use, and this industrial use would continue should permission be granted for the use of the central building. The recycling and processing operations will be contained within the building, thus there is some potential for the appearance of the wider site to be improved. Any indirect effects on the setting of the listed buildings or the conservation area would therefore, be neutral or positive.

## **1.7 DUST**

1.7.1 A dust assessment considered the potential for dust to be generated as part of the site operations and the relationship and possible impact on nearby houses. This also considered a range of possible good practice measures that are recognised and effective in controlling such emissions and ensuring that dust is not a cause of nuisance or complaint.

1.7.2 Dust can be produced by a combination of extended dry weather and high winds, together with the action of vehicles travelling over dusty surfaces or processing equipment in exposed locations. The control of dust in such situations focuses on the control of dust at source through both mitigation and control.

1.7.3 In this case and notwithstanding the limited duration of potential dust events, the emphasis of the scheme is to design and operate the site in a manner that ensures nuisance due to dust does not arise.

1.7.4 Mitigation is therefore proposed to ensure that dust issues do not arise and are adequately controlled. The key measures include the relocation of all recycling and potentially dusty activities within the building and the adoption of a mist air system to further control any dust escape. All waste vehicles will enter from the south and east.

1.7.5 Finished product stockpiles on the east side of the building will be contained in bays and damped down during dry or windy weather and their containment in bays against the building will ensure that there are no significant dust impacts.

1.7.6 The activities within the building will be controlled by a mist air system, involving fans within the building that disperse a very fine mist system that suppresses dust to the building floor without resulting in excess moisture.

1.7.7 In addition to the above, drop heights will be minimised, dust suppression sprays on equipment, sheeting of vehicle loads, visual dust inspections, limiting vehicle speeds, sweeping of hard standing will be adopted and regular liaison with the local

community and the provision at the site entrance of clear contact numbers will also highlight any concerns should they arise.

- 1.7.8 All of these controls can be conditioned and enforced by the planning authority. It is concluded that subject to the proposed controls it is unlikely that there will be significant or adverse dust emissions from the site. It is further concluded that dust emissions can be controlled to a standard that ensures that the development does not cause a significant impact in respect of nuisance and has the potential to significantly improve current site operation.

## **1.8 CONCLUSIONS**

- 1.8.1 The EIA undertaken as part of the development of the Application has considered in a comprehensive and detailed manner the potential environmental effects likely to arise from the proposed development.
- 1.8.2 The primary aim of the Application is to achieve the use of the main, central building, for recycling operations, making an important contribution towards recycling targets in the area.
- 1.8.3 The EIA process has shown that the proposed use of the building for recycling operations will not result in any unacceptable environmental impacts. The wider site already has permission for industrial activity and under this consent, noise and dust emission and vehicle movements could be much greater.
- 1.8.4 The proposal consolidates the majority of the recycling and processing operations within the building, allowing the site to run as a modern, sustainable facility, which improves the environmental control of site operations to modern standards.
- 1.8.5 As a result it is concluded that the development does not raise any significant adverse impacts on the environment or amenities and is therefore, acceptable.