

# **B.M.SERVICES**

**Constructive Advice To Agriculture & Industry**

## **DESIGN & ACCESS STATEMENT**

**FOR**

### **THE CHANGE OF USE OF EXISTING WASTE STORAGE SITE TO INCLUDE WASTE RECYCLING**

**AT**

**NEW FARM**

**SOUTH WARNBOROUGH**

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## **1. Introduction**

- 1.1. This statement is submitted in support of an application for the change of use of the existing waste storage site to include waste recycling, and should be read in conjunction with the application and supporting documents submitted with it.
- 1.2. BM Services has been instructed by Mr. R. Porter to prepare a planning application for the recycling of woodchip and mixed pelleted paper and plastic on land at New Farm, South Wamborough.
- 1.3. The area of land subject to this application originally had planning consent for a waste recycling centre under permission no. 03/01493/CMA granted by Hampshire County Council (HCC) on 14 January 2004. The activities covered by this planning permission were operated by Basingstoke Skip Hire Ltd.
- 1.4. In June 2007 the use of the site was changed to the storage of woodchip and mixed pelleted paper and plastic under permission no. 07/01563/CMA, providing a temporary permission until the 30<sup>th</sup> September 2012.
- 1.5. The applicant has a contract with Slough Heat and Power to provide an emergency service to collect and store their feedstock (woodchip and mixed pelleted paper and plastic) during periods of breakdown at their facility. The applicant alone provides the haulage and storage of the feedstock and therefore has total control over the receipt of the incoming material.
- 1.6. The applicant also produces woodchip at New Farm in association with his day to day agricultural activities. The woodchip produced is sold to Slough Heat and Power for use in their Combined Heat and Power plant.
- 1.7. The proposed site had an extant planning consent for waste use and as such this application is considered to be in accordance with relevant local planning policies and national planning guidance, including the Hampshire Minerals & Waste Core Planning Strategy.
- 1.8. The proposal will be subject to a Waste Management Licence issued by the Environment Agency that will control operations in such a way that there is no significant risk of pollution of the environment, harm to human health or detriment to amenity.
- 1.9. The reason for the change of use is to accommodate timber waste that has soil and spoil attached to it due to muddy and wet conditions at the source of the timber waste. The application includes for the installation of a three way deck screener to separate the spoil from the wood chip prior to chipping and storage.
- 1.10. The above process does not take place on a regular basis and is dependent on weather conditions, location of supply and available recyclable material.

## **2. The Site**

### ***Location***

2.1. The application site is centred on NGR SU 727 452 on land at New Farm, South Wamborough, Hook, Hampshire.

### ***Access***

2.2. The Access to the site is from New Farm. The entrance to New Farm is off Pickaxe Lane I which joins the B3349 Alton Road. New Farm can also be accessed from Froyle Lane which joins the B3349 at South Wamborough. The Alton Road goes north to the M3 junction 5 and south to Alton. The site also lies between the A31 and the A287.

### ***Description***

2.3. The application site is approximately 1.1 ha and is laid to hard standing. The site boundary has a 4m high landscaped soil bund on two sides and has a 2m high fence. The site also benefits from screening on all four sides by mature tree planting.

### ***Planning History***

2.4. Planning permission 07/01563/CMA was granted June 2007 the use of the site was changed to the storage of woodchip and mixed pelleted paper, providing a temporary permission until the 30<sup>th</sup> September 2012.

2.5. Planning permission 03/01493/CMA was granted on 14 January 2004 for 'change of use to waste recycling centre at former oil well site'. A copy of the planning permission is provided in Appendix B. The waste recycling centre was operated by Basingstoke Skip Hire until January 2006.

2.6. The operation of the waste recycling centre included the sorting and screening of inert construction and demolition waste. Crushing was undertaken on site to produce recycled aggregate. The site received up to 20 loads of waste each day.

2.7. Prior to the use of the site by Basingstoke Skip Hire the land was used from the mid 1980's for an exploratory oil well by Star Energy.

### ***Surrounding Land Use***

2.8. The surrounding land at New Farm is owned by the applicant and is used for agricultural purposes.

2.9. Planning permission 10/00376/CMA was granted in January 2010 for storage of refined and graded wood chip adjacent to the farm buildings at New Farm.

2.10. The nearest residential properties are Oakdene and Sunnybank located approximately 500m to the west of the site. A number of the closest residential properties are tied to New Farm and tenanted by employees involved in the agricultural activities. The area within a 750m radius of the site is very sparsely populated.

***Proposed Use***

- 2.11. This site has extant use for storage of Woodchip material; it has also previously operated as a waste recycling site with all relevant codes licences and permissions. Sourcing suitable clean green waste product is becoming more difficult but the requirements of the Energy Company, Slough Heat and Power has to be fulfilled, if green energy quotas are to be maintained.
- 2.12. Some of the available waste wood material contains a certain amount of spoil and debris when delivered to site for processing, whilst it is an excellent product for the recycling industry it does require the screening and removal of non combustible soil etc. To undertake efficient removal of unwanted material it is necessary to operate a portable screening machine, the wood waste will pass over the screens and unwanted waste will be separated from the wood waste. Farm trailers will collect the soil for return back onto the farmland and the stony waste will be used to maintain existing farm tracks.
- 2.13. The screening machine is not considered a permanent operation on a daily basis; it will only be used when the standard and quality of such waste material dictates. This application is to ensure that the waste storage site operates within the remit of its waste licence agreement.
- 2.14. Operation of the machine will only take place within the confines of the existing site, this site being screened on all sides by precast concrete panels, banking in addition to a very robust tree planting screen already established on the perimeter of the site.
- 2.15. All the salvaged material will be chipped and stored for use as per the existing system.
- 2.16. This is not a diversion from the existing waste storage business but a refinement to ensure more waste wood material can be processed and recycled for energy producing use rather than wasted and added to landfill.
- 2.17. No additional lorry movements are anticipated as a result of this application it is required to fulfil a practical need to refine and allow more reclamation of existing wood based waste.

### **3. Environmental Setting**

#### ***Geology***

3.1. With reference to British Geological Survey of Basingstoke, the geology of the site is comprised of Upper Chalk (soft white chalk with many flint nodules) of the Cretaceous period.

#### ***Hydrogeology***

3.2. With reference to Groundwater Vulnerability of West Sussex and Surrey, the site lies on a major aquifer. With reference to the Environment Agency website the site lies within the total catchment of a Groundwater Source Protection zone centred on Greywell.

#### ***Hydrology***

3.3. With reference to Ordnance Survey the nearest significant surface water bodies lie 4km to the south (River Wey) and 4km to the north (River Whitewater).

3.4. With reference to the Environment Agency website the application site does not lie within a Flood Risk Zone.

#### ***Ecology***

3.5. With reference to the Multi Agency Geographic Information (MAGIC) website there are no ecological designations within a 2km radius of the site. The designation search included Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Areas of Outstanding Natural Beauty (AONB).

## **4. Proposed Development**

- 4.1. The applicant owns a family run agricultural business based at New Farm, South Wamborough, Hook. The application site lies within the boundary of New Farm. The proposed development forms part of a wider diversification project for the agricultural business to enable vehicles usually involved in agricultural transport to be utilised for an alternative use. The application also seeks to utilise an existing waste site for a new waste use.
- 4.2. During periods of emergency maintenance at Slough Heat and Power the applicant will be contacted to arrange for the haulage of the woodchip and mixed pelleted paper and plastic.
- 4.3. The woodchip and mixed pelleted paper and plastic are collected separately and will arrive at the site in haulage vehicles operated by the applicant. The material will be off-loaded and stockpiled within its designated storage bay. The waste streams are never mixed. The woodchip and mixed pelleted paper and plastic will be kept on site until the facility operated by Slough Heat and Power is able to recall and process the feedstock.
- 4.4. The site will operate to provide storage capacity for Slough Heat and Power when it is needed.
- 4.5. The applicant also produces woodchip at New Farm in association with the day to day agricultural activities. It is the intention to store some of this material within this application site.
- 4.6. The woodchip produced at New Farm is sold to Slough Heat and Power for use in their combined heat and power plant.

### ***Site Preparation***

- 4.7. The site is currently laid to hard standing and benefits from dedicated sealed drainage which was installed by Star Energy. This infrastructure will remain in place.
- 4.8. The site is fenced and has lockable gates. The site also has a 4m high landscaped soil bund on two sides.
- 4.9. Storage bays are formed on the site through the utilisation of removable precast concrete panels. These panels will form bays within which the applicant will be able to store 4m high stockpiles of woodchip and mixed pelleted paper and plastic. The height of these stockpiles is consistent with the height permitted under the extant planning consent.
- 4.10. By utilising removable panels to construct the storage bays the applicant can easily change the dimensions and location of the bays within the site depending on the volumetric ratio of the different materials being stored at any-one time.
- 4.11. There is capacity on site to store up to 2,000 tonnes of woodchip and mixed pelleted paper and plastic. However, It is expected that total throughput at the site will not exceed 5,000 tonnes per annum.

***Access***

- 4.12. Access to the site will be via the existing permitted access road.
- 4.13. Lorries will enter the site from Pickaxe Lane off the 83349 Alton Road.
- 4.14. The lorries delivering the wood chip and mixed pelleted paper and plastic are able to drive into the site and off-load directly into the appropriate storage area.

***Site Facilities***

- 4.15. As this is not a full time operation, there will not be any full time site-based staff; however the facility will be inspected on a daily basis when material is being stored on site. Welfare facilities are provided at New Farm.
- 4.16. As a condition of the Waste Management Licence a sign has been erected by the site entrance to provide the necessary emergency contact details.

***Parking***

- 4.17. With no permanent site-based staff dedicated parking facilities will not be provided on site.
- 4.18. Dedicated parking is available at New farm.

***Staffing and Employment***

- 4.19. There will be no permanent site based staff.
- 4.20. The applicant will ensure all operations at the site are managed so that the materials and processing are unloaded and loaded in a safe manner, that the material is stockpiled correctly and that lorries move safely about the site.
- 4.21. The site will be inspected on a daily basis when material is being stored and processed.

***Vehicle Movement***

- 4.22. To afford the applicant the flexibility to manage the operation efficiently and to reflect the irregular nature of the vehicle movements involved in providing emergency storage capacity for Slough Heat and Power, there will be up to 30 lorry movements per day.

***Hours of Operation***

4.23. The site will operate within the following hours:

Monday to Sunday (including Bank Holidays): 07:00-17:00

4.24. The Slough Heat and Power facility operates 365 days per year and therefore it is feasible that downtime could occur on any day. The collection and return of the woodchip and mixed pelleted paper and plastic from Slough Heat and Power is only permitted during normal working hours. The proposed operational hours at New Farm reflect the potential requirements of Slough Heat and Power.

***Plant and Machinery***

4.25. A loading shovel or similar plant will be used to load the waste from the storage area onto a haulage vehicle.

4.26. A three way deck screener will be installed to separate spoil from the waste material.

## 5. Need

- 5.1. Slough Heat and Power is part of the Slough Estates PLC property group and provides customers on the Slough Trading Estate with a source of renewable energy. The service provides a sustainable waste management solution by collecting packaging and commercial waste from the users on the estate and providing in return renewable heat and power. This process therefore provides an important role in diverting waste from landfill.
- 5.2. The wood chip and mixed pelleted paper and plastic can be stored at New Farm in times of breakdown at the Slough Heat and Power CHP facility. Also the wood chip produced by the applicant needs to be suitably stored before being transported to Slough Heat and Power for use as feedstock.
- 5.3. Of equal importance is that the site will support Slough Heat and Power in contributing to the provision of renewable energy; a Government priority area for sustainable development. The energy centre has been converted from coal to be fuelled by clean woodchip and fibre fuel (pelleted paper and plastic) and is one of the UK's cleanest power stations using these renewable energy sources. The conversion from coal has avoided around 250,000 tonnes of carbon dioxide from being released into the atmosphere.
- 5.4. The woodchip element of the fuel is sourced from forestry enterprises, sawmills and local farmers. However, only one quarter of the wood fuel can be sourced from within 50 miles of Slough.
- 5.5. The conversion of the Slough Heat and Power plant to wood fuel has had wider environmental benefits. At New Farm the management of woodland to provide woodchip for Slough Heat and Power has brought many dead hectares of woodland back to life and increased wild bird movement and population.
- 5.6. The applicant has a contract with Slough Heat and Power for emergency storage of woodchip and pelleted paper and plastic.
- 5.7. The combination of diverting waste from landfill and guaranteeing its recovery as source of renewable energy provide justification to the need for this proposal.
- 5.8. By helping secure the viability of the farming operations, the applicant is able to provide employment security for local residents employed in the agricultural business at New Farm.

## **6. Environmental Impacts and Controls**

### ***Traffic***

- 6.1. Mr. Porter is able to utilise his fleet of grain transporters to collect and deliver the woodchip and mixed pelleted paper and plastic from Slough Heat and Power. These vehicles are then thoroughly cleaned before returning to normal haulage use.
- 6.2. As the facility will provide emergency storage only for the feedstock from Slough Heat and Power the associated traffic movements will be infrequent. In practice when the applicant is called out by Slough Heat and Power up to 15 loads of material may have to be collected in a 24 hour period. This is usually returned to Slough Heat and Power as and when they require it. It can take from a few weeks to a couple of months to return all the material.
- 6.3. The operation will also generate vehicle movements associated with the transportation of woodchip and waste.
- 6.4. To enable the site to operate efficiently and to reflect the irregular nature of the emergency collection it is anticipated there will be up to 30 lorry movements per day.
- 6.5. The low number of vehicle movements associated with this operation will not significantly impact upon the surrounding highway network. These lorries are regularly active on the local roads around New Farm in the day to day agricultural operations.
- 6.6. The previous planning consent for the waste recycling centre at New Farm permitted 40 lorry movements per day. The revised storage operation will operate at a reduced level.
- 6.7. The distance from Slough Trading Estate to New Farm is approximately 40 miles and the majority of the route is along the M4 and A33. On occasion lorries may also use the M3 and M25. These roads will not be impacted by the number of vehicle movements to be generated under this proposal. Only approximately twenty-five percent of the wood fuel used by Slough Heat and Power can be sourced from within 50 miles of the power station. The storage facility at New Farm is therefore amongst the closest locations from which feedstock material is sourced.
- 6.8. The lorry movements are of low frequency due to the nature of the operation as an emergency storage facility. The site is considered to be suitable for the proposed use, complying with policy and providing a level of traffic that is commensurate with current needs.

### ***Noise***

- 6.9. The use of the site will be for storage purposes and treatment. The noise source associated with this use will therefore be vehicle movements and the occasional use of a loading shovel. These noise sources are also typical of the agricultural setting and therefore noise will not cause a significant impact. Eg. No change in noise level.
- 6.10. The site is screened by mature trees, landscaped bunds and fencing. This will help mitigate any noise emissions from the site, accepting the fact that all the trees have grown and matured since the original permissions, giving greater noise attenuation and screening

- 6.11. The anticipated noise level based on the proposed operational procedures, is unlikely to lead to an unacceptable noise nuisance at the nearest residential properties.
- 6.12. Due to the change in nature of the activity the site will not be operated full time. Therefore there will not be a constant noise source from the site.
- 6.13. Under the extant planning consent noise emissions include screening and crushing to produce recycled aggregate. These activities will not continue under the proposed development.

### ***Dust Odour and Litter Management***

- 6.14. Uncontrolled dust emissions can have impacts on surrounding vegetation, residential properties and other land uses.
- 6.15. In the absence of any control measures, dust could be generated during dry periods when vehicles are moving over the site. The most likely sources of dust will be:
- vehicle movements; and
  - loading/unloading woodchip and mixed pelleted paper and plastic
- 6.16. All waste handling will be undertaken within the operational area and dust generation is unlikely to escape beyond the site boundary. Dust mitigation measures will include the following:
- the vehicles transporting the material will be sheeted;
  - damping down of yard area during dry conditions using water bowsers;
  - speed restrictions in yard area.
  - The majority of the material is green waste.
- 6.17. Due to the nature of the site surface (hard standing), the screening provided by the storage bays, the type of waste to be stored, the waste treatment and the proposed mitigation measures, dust generation is unlikely to cause an impact outside of the surrounding trees.
- 6.18. The screening and fencing at the site will prevent any litter from escaping beyond the site boundary. The land surrounding the operational area is owned by the applicant and in the event of fugitive litter escaping the site a litter pick will be undertaken. The site currently operates without causing any negative effects on the local environment.
- 6.19. There will be no impact from odour because the waste streams are not odorous.
- 6.20. The site which is located within the boundary of New Farm has a fence and lockable gates. The site will be kept secure outside of operational hours.

### ***Ecology***

- 6.21. There are no ecological designations within 2km of the site.
- 6.22. The site at New Farm has been operated as an exploratory oil well and a waste recycling centre previously. The activities are well contained and therefore the proposed development will not have any significant effect on the surrounding farmland and will not lead to any habitat loss.

### ***Landscape***

- 6.23. The proposed waste operation will not impact on the surrounding landscape. There are no national or international landscape designations covering the site, however it does lie within the Hart Downs Landscape Character Area, as defined in the Hart District Council Landscape Character Assessment. The site also borders land characterised as Down Land Mosaic in the East Hampshire District Council landscape assessment. Additional planting has taken place since the original permission was granted; the benefits of this can be clearly seen.
- 6.24. A landscape assessment is presented in Appendix A. This identifies that the site cannot be viewed from the nearest residential receptors or public rights of way. The screening currently in place for the waste recycling operations will continue to prevent the facility being visible. The mature nature of the surrounding planting gives the site the appearance of a small copse from any visibility locations outside of New Farm.
- 6.25. The site haul road is partially hidden by the surrounding topography. Although it will be possible to view lorries from Oakdene, it is considered that the distance (approximately 800m), intervening topography and the low number and infrequency of the lorry movements will not lead to any significant impact upon this property.

### ***Groundwater and Surface Water Protection***

- 6.26. The woodchip and mixed pelleted paper and plastic will be stored on hard standing. The nature of the material stored will not pose a significant risk to groundwater.
- 6.27. The site benefits from a dedicated sealed drainage system which was installed as part of the oil well operations. This will control all surface water runoff. There are no significant surface water bodies within 4km of the site; these are therefore considered to be low risk receptors.

### ***Other Considerations***

- 6.28. The site is already developed and therefore soil management and archaeology are not applicable to this application. The application is for permanent permission and therefore restoration and aftercare are also not applicable to this application.

## **7. Conclusion**

- 7.1. This supporting statement is compliant with planning policy, can be undertaken without causing significant environmental impacts and that a need exists for the recycling facility.
- 7.2. The recycling operation will be carried out on land with an existing planning consent for waste use which is a key principle of policy of the Hampshire Minerals and Waste Core Strategy.
- 7.3. The emergency storage operation will also prevent a valuable feedstock for a Combined Heat and Power plant from being sent to landfill. The woodchip produced by the applicant for use by Slough Heat and Power in the CHP plant also requires suitable storage.
- 7.4. The recycling and storage activity can be undertaken without causing any significant environmental impacts. The traffic movements are negligible and the operation utilises agricultural vehicles. Mitigation measures and site controls can limit the impact of noise and dust
- 7.5. The site is well screened and will not impact on the local landscape character. The operation cannot be viewed from the nearest residential properties or from the nearest public right of way.
- 7.6. The combination of policy compliance, demonstrable need and lack of environmental impact makes New Farm a suitable location for the proposed activity.