Land at Ford Airfield

Waste Infrastructure Statement

On behalf of Redrow Homes Southern Counties and Wates Developments Limited

July 2021

BARTON WILLMORE

Land at Ford Airfield

Waste Infrastructure Statement

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CONTENTS

		Page
1.0	INTRODUCTION	1
2.0	BACKGROUND	2
3.0	CONFORMITY WITH WSCC GUIDANCE DOCUMENT	9
4.0	NOISE MITIGATION	27
5.0	CONCLUSION	32

APPENDICES

1.0 GRUNDON PERMIT

1.0 INTRODUCTION

1.1. This Waste Infrastructure Statement has been prepared on behalf of Redrow Homes Southern Counties and Wates Developments Limited further to the submission of planning application F/4/20/OUT for development on land at Ford Airfield in Ford, West Sussex.

1.2. The description of development is as follows:

"Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding"

1.3. This Statement is submitted in accordance with Policy W2 'Safeguarding Waste Management Sites and Infrastructure' of the West Sussex Waste Local Plan (April 2014) and the associated Mineral and Waste Safeguarding Guidance (October 2019).

1.4. It demonstrates how the proposals can be successfully delivered without preventing or prejudicing the operations of existing and consented/extant waste facilities.

ARUN DISTRICT COUNCIL F/4/20/OUT

2.0 BACKGROUND

2.1. The West Sussex Mineral and Waste Safeguarding Guidance explains that Waste Consultation Areas exist around all safeguarded Waste Infrastructure. Appendix E of the Guidance provides the Consultation Area Maps by Local Authority Area, including Arun District.

2.2. The application site falls within multiple Waste Infrastructure Consultation Areas. West Sussex County Council (WSCC) has confirmed that these relate to the following waste facilities, which should be considered in this Statement:

1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant, operated by Biogas Ltd.
2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site, operated by H D White.
3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility, operated TJ Waste.
4) New Circular Technology Park, Ford – Materials Recycling Facility, operated by Grundon Waste Management Ltd.
5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility, operated by Southern Water.
6) South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility, operated by South Coast Skips Ltd.
7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility, operated by Viridor.

2.3. The above facilities are shown in relation to the site boundary, on Figure 1 below:

ARUN DISTRICT COUNCIL F/4/20/OUT

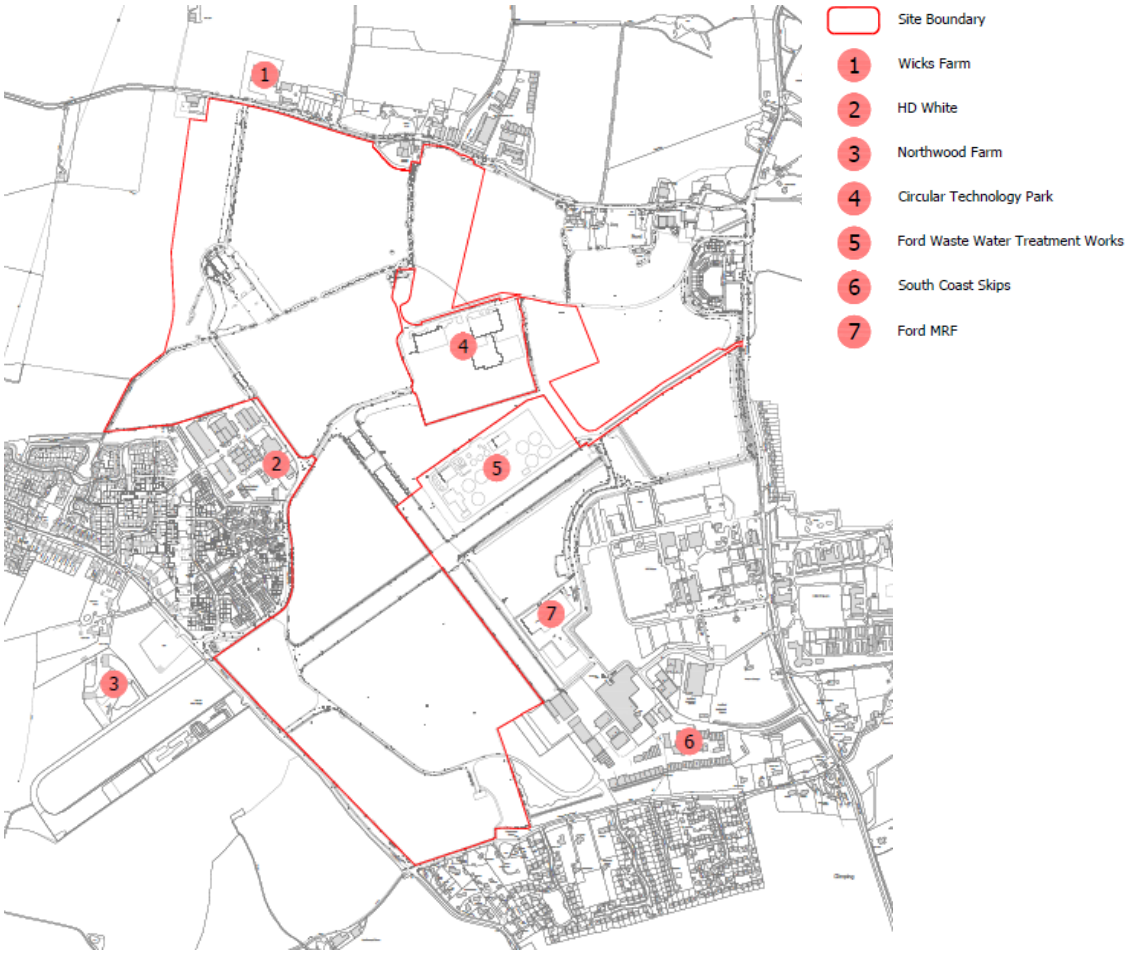


Figure 1: Location of WSCC safeguarded sites

Planning policy context

Arun District Local Plan

2.4. Ford Airfield is allocated for development via Policy H SP2c (part SD8) of the Arun District Local Plan 2011-2031, which was formally adopted by ADC in July 2018. The site is also allocated via Policy SA1 of the made Ford Parish Council Neighbourhood Development Plan 2017-2031 (January 2019).

2.5. The site is allocated in both Plans for a residential-led mixed-use development involving up to 1,500 new homes, employment, a community hub comprising retail / commercial and community uses, primary school, nursery and associated development.

2.6. These allocations clearly establish the 'in principle' acceptability of residential-led mixed-use development at the site. The allocations were made in full knowledge and understanding of the existing safeguarded sites and were consulted upon widely.

ARUN DISTRICT COUNCIL F/4/20/OUT

2.7. Policy H SP2 (SD8) sets out at criterion j that the allocation should:

> *j) take into account the siting of Ford Wastewater Treatment Works, including the outcomes of an odour assessment, and not prejudice the operation of or the expansion of the treatment plant as required to accommodate future growth in the District*

2.8. Policy WM DM1 (Waste Management) states in part:

> *'In accordance with the West Sussex Waste Local Plan, there will be a general presumption against any development which may harm or prejudice the operation of existing and allocated waste facilities and infrastructure. The Council will consult the relevant Waste Planning Authority on development proposed at, adjacent or proximal to existing or allocated waste sites and infrastructure.'*

2.9. Policy QE SP1 (Quality of the environment) requires all development to contribute positively to the quality of the environment and states that:

> *'The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.'*

Waste Local Plan

2.10. The Waste Local Plan was adopted in 2014. Policy W2 (Safeguarding Waste Management Sites and Infrastructure) states the following:

> *Development that would prevent or prejudice the use of existing waste management sites or infrastructure that make an important contribution to the transfer of waste will not be permitted unless:*
>
> *(a) the current use is temporary and the site or infrastructure is unsuitable for continued waste use;*

ARUN DISTRICT COUNCIL F/4/20/OUT

(b) continued use of the site or infrastructure for waste management purposes would be unacceptable in terms of its impact on local communities and/or the environment;

(c) redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that clearly outweigh the retention of the site or the infrastructure for waste use; or

(d) a suitable replacement site or infrastructure has been identified and permitted.

2.11. Policy W10 (Strategic Waste Allocations) of the West Sussex Waste Local Plan allocates the Site north of Wastewater Treatment Works at Ford. Criterion d of Policy W10 state the following:

(d) The sites allocated under (a)-(b) will be safeguarded from any development either on or adjoining the sites that would prevent or prejudice their development (in whole or in part) for the allocated waste management use or uses.'

National Planning Policy for Waste (NPPW)

2.12. Paragraph 8 of the NPPW states:

When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- *the likely impact of proposed, non-waste related development on* ***existing waste management facilities, and on sites and areas allocated for waste management****, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities;*

National Planning Policy Framework (NPPF 2019)

2.13. Paragraph 183 of the National Planning Policy Framework (NPPF) states:

The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes).

ARUN DISTRICT COUNCIL F/4/20/OUT

Planning decisions should assume that these regimes will operate effectively. *Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.*

Policy context summary

2.14. Overall, the local planning policy context seeks that any development demonstrate there would be no harm or prejudice to the operation of existing and allocated waste facilities and infrastructure. **As set out in an email from Karl Roberts on 11 September 2020, it is only necessary for the proposed development to consider the relationship with existing or consented (and extant) schemes.**

2.15. Therefore, to accord with the safeguarding policy of waste sites it is not necessary, reasonable or appropriate for proposals to consider potential unconsented operations as there is no guarantee they will receive permission either in the form submitted or any other form.

2.16. Therefore, of the facilities set out in paragraph 2.2, the Statement will consider both existing operations as well as consented and extant schemes. For avoidance of doubt, together with existing operations, the consented and extant schemes that, as far as we are aware have not been built out in full, include the following permissions:

- WSCC/096/13/F: Circular Technology Park
- WSCC/027/18/F: Circular Technology Park
- WSCC/026/16/F: Wicks Farm
- WSCC/019/17/F: Wicks Farm

2.17. In addition, the NPPF 2019 (paragraph 183) is clear that where environmental permitting is in place, planning decisions should not seek the control of processes/emissions where these are already subject to separate pollution control regimes, and importantly should assume these regimes will operate effectively. It is clear therefore, that where an environmental permit exists for existing operations, the planning decision should assume that the facility is operating in compliance with the conditions of that permit.

ARUN DISTRICT COUNCIL F/4/20/OUT

West Sussex Mineral and Waste Safeguarding Guidance

2.18. To support the council's consideration of relationship between the proposal and nearby safeguarded sites, paragraph 3.3. of the West Sussex Mineral and Waste Safeguarding Guidance document (the Guidance document) explains that:

> *"The need for the proposed development will be weighed against the need to retain the minerals and/or safeguarded site and the relevant criteria in Policy M10 of the JMLP and Policy W2 of the WLP. For proximate development, consideration will be given to whether it can proceed without compromising the ability of the site to operate effectively or whether mitigation would reduce the sensitivity of the development to an acceptable level, in accordance with the 'agent of change' principle."*

2.19. Information that allows the Waste Planning Authority and Local Planning Authority to make this assessment should be provided and should address matters including:

A. *"The distance of the proposal from the safeguarded site;*

B. *Any existing screening from buildings or vegetation;*

C. *Identification of pre-existing conditions such as background noise, light, odours, vibration, dust and other emissions;*

D. *The potential for the site to deliver suitable mitigation including the identification of the means by which the development has introduced layout, design and other mitigation measures to mitigate potential effect on and from the safeguarded site;*

E. *Confirmation of pre-application consultation/engagement with the minerals or waste infrastructure operator (to demonstrate a full understanding of the existing and potential future operation of the site, including hours of operation, level of activity and likely sources of noise, light, odours, vibration, dust and other emissions);*

F. *Where appropriate, a full assessment of issues such as noise and light;*

G. *Statement of the overall compatibility of the development with the minerals or waste infrastructure."*

ARUN DISTRICT COUNCIL F/4/20/OUT

2.20. The remainder of this Statement responds to each of the above requirements of the Guidance document in turn with reference to each safeguarded site identified in paragraph 2.2.

ARUN DISTRICT COUNCIL F/4/20/OUT

3.0 CONFORMITY WITH WSCC GUIDANCE DOCUMENT

3.1. As set out in paragraph 2.19 above, this section assesses the proposal against the criteria contained in paragraph 3.3 of the West Sussex Mineral and Waste Safeguarding Guidance

A. The distance of the proposal from the safeguarded site

3.2. Table 1 sets out the distance between the proposal and the identified safeguarded sites, identified on Figure 1:

	Table 1: Distance between proposal and safeguarded sites		
	Safeguarded site	**Distance from site boundary**	**Based on parameter plans, distance to closest proposed residential parcel**
1	Wicks Farm, Ford Lane, Ford Anaerobic Digestion Plant Operated by Biogas Ltd	32m	58m
2	H D White, Ford Industrial Estate, Ford Scrap Metal Recycling Site Operated by H D White	29m	54m
3	Northwood Farm, Burndell Road, Yapton Materials Recovery Facility Operated TJ Waste	196m	196m
4	New Circular Technology Park, Ford Materials Recycling Facility Operated by Grundon Waste Management Ltd	25m	139m
5	Ford Wastewater Treatment Works, Ford Aerodrome, Ford Wastewater Treatment Facility Operated by Southern Water	20m	128m
6	South Coast Skips, Rudford Industrial Estate, Ford Waste Transfer Site and Aggregate Recycling Facility Operated by South Coast Skips Ltd	389m	408m
7	Ford MRF, Ford Airfield, Ford Road, Yapton Materials Recycling Facility Operated by Viridor	72m	180m

ARUN DISTRICT COUNCIL F/4/20/OUT

3.3. As can be seen from Table 1 above, the distance from the proposed residential properties to the safeguarded sites is sufficient to demonstrate the proposal would not prejudice their future operation, and where needed there is sufficient opportunity to provide a suitable buffer/mitigation.

B. Any existing screening from buildings or vegetation

3.4. Table 2 sets out the existing screening of the safeguarded site in relation to the proposal at Ford Airfield:

Table 2: Screening of safeguarded site

	Safeguarded site	Existing screening
1	Wicks Farm, Ford Lane, Ford Anaerobic Digestion Plant Operated by Biogas Ltd	The safeguarded site benefits from some existing screening from vegetation around its southern and western boundaries.
2	H D White, Ford Industrial Estate, Ford Scrap Metal Recycling Site Operated by H D White	The safeguarded site benefits from some existing screening from vegetation around its eastern boundary.
3	Northwood Farm, Burndell Road, Yapton Materials Recovery Facility Operated TJ Waste	The safeguarded site benefits from existing screening from vegetation along its eastern and southern boundaries, as well as further afield along Yapton Road. There is also a lorry park to the east of the facility.
4	New Circular Technology Park, Ford Materials Recycling Facility Operated by Grundon Waste Management Ltd	The safeguarded site benefits from some existing screening from vegetation around its northern, eastern and western boundaries
5	Ford Wastewater Treatment Works, Ford Aerodrome, Ford Wastewater Treatment Facility Operated by Southern Water	The safeguarded site benefits from existing screening from vegetation around its perimeter.
6	South Coast Skips, Rudford Industrial Estate, Ford Waste Transfer Site and Aggregate Recycling Facility Operated by South Coast Skips Ltd	The safeguarded site benefits from some existing screening from vegetation around its eastern boundary.
7	Ford MRF, Ford Airfield, Ford Road, Yapton Materials Recycling Facility Operated by Viridor	The safeguarded site benefits from extensive existing screening from vegetation around its perimeter.

ARUN DISTRICT COUNCIL F/4/20/OUT

3.5. As can be seen from Table 2, the safeguarded sites near to Ford Airfield benefit from existing screening. Where screening is not currently in place, the distances contained in Table 1 demonstrate that there is sufficient land to provide any additional screening necessary and appropriate, as part of any reserved matters consent.

C. Identification of pre-existing conditions such as background noise, light, odours, vibration, dust and other emissions

3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste

6) South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility
Operated by South Coast Skips Ltd

3.6. Given the distance and positioning of Northwood Farm and South Coast Skips from the proposal site, beyond existing residential or industrial uses, there are no known pre-existing conditions of these sites which affect the proposals at Ford Airfield.

1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant
Operated by Biogas Ltd

3.7. As set out in the Environmental Statement Addendum and supporting Cumulative Odour Assessment (paragraph 4.1.2), the anaerobic digestion plant has not been constructed at the time of this application, and therefore there are no pre-existing conditions in relation to this facility.

2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White

3.8. We are aware of operational noise associated with processes and vehicles entering / leaving the industrial estate. The noise associated with HD White has been assessed within the Environmental Statement and outline Noise Impact Assessment, as well as the Environmental Statement Addendum appendix A.12.

3.9. A review of the existing consent at HD White (WSCC/012/12/F, condition 16) confirms that the operations are permitted between 7am and 6pm Monday to Friday and 7am-1pm Saturdays. Therefore, the noise impact is limited to daytime hours only.

ARUN DISTRICT COUNCIL F/4/20/OUT

3.10. In particular, noise survey work has been undertaken on the boundary of the application site with the Ford Industrial Estate. The survey work confirmed a specific noise level at the edge of the site, once corrected for residual noise. Noise levels from the industrial estate were observed to be impulsive in character, and therefore in the modelling for the application site, an overall rating penalty of +3dB has been applied under BS 4142.

3.11. In addition, the noise survey/modelling submitted and discharged under conditions 7 and 8 of WSCC/012/12/F, for the existing operations at HD White has been assessed, to understand the anticipated noise exposure to the application site at the time of that approval (and thereby the expectation on approval of the operations). This demonstrates that the 'worst case hour noise model' submitted by HD White under the above conditions expected c. 40-50db(A) at the northern boundary and 45-55db(A) to the east.

3.12. As per the noise assessment submitted with the outline application, this broadly accords with the findings of the noise survey undertaken on the site (51dB at the eastern boundary of the Ford Industrial Estate and 57dB at the northern boundary).

3.13. **Therefore, the baseline position against which mitigation has been applied has taken account of the consented operations and parameters under WSCC/012/12/F at the Ford Industrial Estate.**

4) New Circular Technology Park, Ford – Materials Recycling Facility Operated by Grundon Waste Management Ltd

3.14. Based on conversations with local residents during a public exhibition held in January 2020 ahead of submission of the Outline planning application, we understand that locals have experienced significant odour on an ongoing basis from the existing Grundon facility.

3.15. With regard to existing operations, it is understood that odour arises from the doors to the facility being left open during operations, resulting in odour not being contained, while waste is often discarded outside the buildings, attracting seagulls and rates in the process. This conflicts with the requirements set out within Grundon's environmental permit, as provided at Appendix 1, which explains at paragraph 3.2.1 that:

"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."

ARUN DISTRICT COUNCIL F/4/20/OUT

3.16. We understand that Grundon does not have an odour or environmental management plan in place at present.

3.17. Paragraph 183 of the NPPF states:

> *"The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land,* ***rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.*** *Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities."* [our emphasis]

3.18. Therefore, the planning decision should assume that the environmental permitting regime will operate effectively. In this regard, it is necessary for strict monitoring of compliance with the terms of Grundon's environmental permit, particularly regarding odour and noise, to ensure an acceptable relationship with existing and proposed neighbouring uses.

3.19. **Based on the above planning principle set out in the NPPF, in the event noise/odour is present on the site under the existing operations, this must be enforced against under the environmental permit and it is not for the Ford Airfield proposals to mitigate, or the council to re-consider that which is secured under the pollution control regime**.

3.20. Noise and odour emissions at the safeguarded site are subject to planning conditions where they relate to permission WSCC/096/13/F, including limits on the hours of use for intensive operations between 7am and 8pm Monday to Saturday and a requirement for noise not to exceed 35dBA at any time, measured at the boundary of the nearest residential property.

3.21. In relation to the consented scheme under WSCC/096/13/F, the Environmental Statement Addendum Appendix A.12 includes a review of the noise contours provided for that application (both day and night) and identified that at the closest residential properties in the proposed development would be within the contours of 35-39 dB $L_{Ar,Tr}$. The majority of homes would fall within the noise contour of less than 35dB $L_{Ar,Tr}$.

3.22. With regard to the employment zone to the east, the noise contours for the consented scheme are 40-49dB $L_{Ar,Tr}$ during the day. The playing fields to the west of the Circular Technology Park would range between 35-39dB $L_{Ar,Tr}$ during the day.

ARUN DISTRICT COUNCIL F/4/20/OUT

3.23. In regard to odour, conditions have been imposed on the permission to ensure the operations are carried out under negative pressure and with doors closed as much as reasonably practicable.

3.24. **Therefore, the extant scheme WSCC/096/13/F has been considered in the baseline assessment of noise and odour. Whether and what mitigation is required for the above uses is set out below.**

5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility
Operated by Southern Water

3.25. We are aware that the safeguarded site releases odour due to the nature of the material handled on site. We understand that the level of odour varies depending on the time of day, meteorological conditions and wind speed / direction and maintenance / operational factors.

3.26. A cautionary approach has been taken in the preparation of the Ford Airfield proposals, with modelling identifying a significant exclusion zone as shown on the parameter plans.

7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility
Operated by Viridor

3.27. We are aware of operational noise associated with the emptying of glass and materials, vehicle horns, reversing alarms and noise from plant and processing. The facility does not handle odorous materials.

3.28. The Noise Impact Assessment submitted with the outline application has reviewed the relevant planning consent (F/19/05) and confirms that the intensive operations are restricted to daytime hours only, with HGV movements and deliveries permitted between 6am and 10pm.

3.29. Source noise levels from the noise surveys undertaken were 43dB $L_{Aeq,1\ hour}$ and a character correction was then applied for the impulsivity and tonality of the noise at the nearest residential receptor, as per BS 4142.

ARUN DISTRICT COUNCIL F/4/20/OUT

Conclusion

3.30. Overall, there are two potentially odour-emitting 'safeguarded sites' in proximity to Ford Airfield (Circular Technology Park and Ford Waste Water Treatment Works), together with Wicks Farm which has permission for an Anaerobic biodigester. Mitigation for these, where appropriate, is discussed below.

3.31. In addition, there are a number of noise emitting 'safeguarded sites', including HD White, Ford MRF and the Circular Technology Park. The proposed mitigation is set out below, which also demonstrates that with suitable mitigation, there would be no impact on the continued operation of safeguarded sites.

D. The potential for the site to deliver suitable mitigation including the identification of the means by which the development has introduced layout, design and other mitigation measures to mitigate potential effect on and from the safeguarded site.

1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant Operated by Biogas Ltd

3.32. As set out in Appendix A.6 of the Environmental Statement Addendum, a review of the Odour Assessment supporting application WSCC/026/16/F confirmed that the odour effects would be negligible at the majority of receptors on site, with any adverse effects likely to be very occasional. The planning consent included Condition 3 requiring an Odour Management Plan to be approved by the Planning Authority. A further application (WSCC/019/17/F) confirmed that the lagoon would be entirely sealed with no direct release of odorous gas to impact nearby receptors.

3.33. Therefore, the Wicks Farm Anaerobic Digestion Plant and lagoon is not considered to be a significant source of odour, when assessed against existing residential properties that are in closer proximity to the Farm than the proposed development. Overall, on review of the application material and permissions at Wicks Farm, when considering the potential low magnitude of the emission source, the distance from the proposed residential units in the land use plan and the frequency of wind in the direction of the Proposed Development, **the potential for loss of amenity due to odour is considered to be negligible and therefore mitigation would not be required.**

ARUN DISTRICT COUNCIL F/4/20/OUT

3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste

6) South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility
Operated by South Coast Skips Ltd

3.34. As above, given the distance and separation of these sites from Ford Airfield, it is not considered that mitigation is required to ensure an acceptable relationship with the safeguarded site.

2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White

3.35. As set out above, noise surveys at the site boundary with Ford Industrial Estate has been undertaken and relevant corrections made to account for impulsivity. Furthermore, the noise information submitted under conditions 7 and 8 of permission WSCC/012/12/F were reviewed to confirm the expected noise at the boundary and within the application site from the operations. These broadly accord with the noise surveys referenced above. It is also relevant to note that the operations are conditioned to daytime hours.

3.36. On this basis, the noise levels within the site were analysed to determine the set-back of proposed residential development (i.e. buffer) and for this to be included on the parameter plans. The analysis further recommended additional acoustic screening/mitigation be proposed in the residential/care home areas near to the industrial estate, to ensure suitable noise levels at the rear of the closest proposed properties within the land use parameter plan.

3.37. The mitigation therefore recommended from this process is as set out below:

i) Buffer zones between the industrial sources and proposed dwellings (contained within the land use parameter plan);
ii) 3m acoustic barrier/bund within the buffer zones around Ford Industrial estate;
iii) Gardens located to not face the industrial sources, i.e. acoustically screened by the dwellings;
iv) Orientation of dwellings so that no habitable rooms are directly facing the industrial sources.

ARUN DISTRICT COUNCIL F/4/20/OUT

3.38. In applying the above mitigation in the area proposed for residential development/care home to the north and east of the Industrial Estate, the rating noise level is shown to be 45dB $L_{Aeq,1hour}$ and 39dB $L_{Aeq,1hour}$ respectively, against a typical background noise level of 35dB $L_{A90,1hour}$.

3.39. Overall, the above is considered to be a low noise impact given the context of the site, as described below:

- The industrial units operate during daytime hours only;
- As new dwellings are being introduced near to existing industrial operations, the commercial noise source forms part of the existing acoustic environment and residents' expectations will be more tolerant of the industrial noise (as per Section 8.5 of BS 4142: 2014;
- With a reduction from outside to inside of approximately 15 dBA, noise levels would be in the order of 27 and 21 dB $L_{Aeq,\ 1\ hour}$ respectively within habitable rooms during the daytime with windows open. This is well within the recommended daytime level of 35dB LAeq, 1 hour for habitable rooms and is therefore acceptable.

3.40. On the basis of the above, the proposed mitigation would ensure that residential development in the parcels shown on the parameter plans would be acceptable, with more detailed noise assessment work proposed at reserved matters stage to inform the detailed layout. This is set out below in Section 4.

3.41. With regard to the proposal for a school within the vicinity of the Industrial Estate, using the noise levels measures on the site boundary, the acoustic screening from the barrier will ensure that noise levels in the grounds of the school (if located directly to the south) would be no greater than 50 dB $L_{Aeq,\ 30min.}$ This will allow for acceptable internal noise levels to be achieved in classrooms, with windows open, to meet the requirements of BB93.

3.42. **Therefore, as set out above, a noise assessment has considered the current noise levels and that anticipated under the permission for HD White, and the land use plan has accommodated an appropriate buffer to residential development such that any proposed residential dwellings/care home within parcels shown on the land use plan would be acceptable, subject to the additional mitigation recommended above.**

3.43. **It is recommended, as per Section 4, that any future reserved matters application be supported by a further noise assessment to confirm the extent**

ARUN DISTRICT COUNCIL F/4/20/OUT

to which the above mitigation requirements (3.37iii and iv) will be applied and inform the detailed layout.

7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility Operated by Viridor

3.44. The proposals have been carefully considered to ensure an acceptable relationship with the safeguarded site within the submitted Noise Impact Assessment (Appendix 12.1, Volume 2 of the submitted Environmental Statement).

3.45. The Noise Impact Assessment (and addendum in July 2021) explains that a significant buffer is proposed between Viridor and any nearest proposed residential dwelling. Therefore, on applying mitigation measures, the nearest proposed residential receptors would have a daytime noise rating level of 34 dB $L_{Aeq,\ 1\ hour}$, against a typical background noise level of 39dB $L_{A90,\ 1\ hour}$, and a night time noise rating level of 34 dB $L_{Aeq,\ 1\ hour}$ against a typical background noise level of 34dB $L_{A90,\ 1\ hour}$.

3.46. Therefore, the noise level from the Viridor site will be lower than the prevailing typical background noise level with the following mitigation:

- Gardens located to not face the industrial sources, i.e. acoustically screened by the dwellings;
- Orientation of dwellings so that no habitable rooms are directly facing the industrial sources.

3.47. With these points in mind, it is not envisaged that future residents would be adversely affected by the current operations at the safeguarded site.

3.48. Section 4 sets out in further detail any further noise assessment that should be undertaken at reserved matters stage to confirm the extent of the above noise measures within the proposed residential area.

4) New Circular Technology Park, Ford – Materials Recycling Facility Operated by Grundon Waste Management Ltd

3.49. The proposals have been carefully considered to ensure an acceptable relationship with the safeguarded site, both in terms of the existing operations and those consented under application WSCC/096/13/F.

ARUN DISTRICT COUNCIL F/4/20/OUT

3.50. It is highly relevant that, as set out previously, there is an Environmental Permit which limits both noise and odour from the site. According to paragraph 183, planning decisions should assume that the permitted regime operates effectively. Therefore, with regard to *existing operations*, in accordance with the NPPF, the council should assume the operations are carried out in accordance with their permit and therefore there is no requirement to consider mitigation for the existing operations on the site. This is set out further in Appendix A.6 of the Environmental Statement Addendum.

3.51. With regard to the consented scheme WSCC/096/13/F, odour is controlled under condition 31 which requires that they operate under a negative pressure extraction/ventilation system and for all doors to remain closed as far as reasonably practicable. On this basis, the impacts of the consented scheme on residential development as per the parameter plans would be negligible.

3.52. In relation to noise from the consented scheme, the submitted Noise Impact Assessment and Environmental Statement Addendum Appendix A.12 explains the following:

- The land use parameter plan shows a 100m buffer between the Circular Technology Park and nearest residential development.
- The consented scheme under WSCC/096/13/F includes approved noise contours. The nearest residential development on the application site would fall within the rating level of 35-39 dB $L_{Ar,Tr}$ in both day and night time according to those contours.
- With mitigation (as per below), in daytime the rating noise level at the nearest residential properties would be 29 dB LAr, 1 hour against a typical background noise level of 34 dB LA90,1hour (07:00 – 23:00 hours). The noise impact during the daytime has also been assessed against a background noise level of 35 dB LA90,1hour (07:00 – 20:00 hours), which represents the hours during which certain intensive operations are limited by condition.
- With mitigation, at night time the rating noise level at the nearest residential properties would be 29 dB $L_{Ar,\ 15\ min}$ against a typical background noise level of 27 dB $L_{A90,\ 15\ min}$.

3.53. The mitigation proposed includes:

- Gardens located to not face the industrial sources, i.e. acoustically screened by the dwellings;
- Orientation of dwellings so that no habitable rooms are directly facing the industrial sources.

ARUN DISTRICT COUNCIL F/4/20/OUT

3.54. **Therefore, on the basis of the above, the proposed location of residential development in relation to the Circular Technology Park would be acceptable in terms of both the existing and extant consent operations, when considered against BS 4142.**

3.55. With regard to other uses:

- the Circular Technology Park does not make a significant contribution to noise levels at the school site (less than 35 dB $L_{Ar,Tr}$) and therefore no mitigation is required.
- Utilising the highest noise levels in the contours supporting WSCC/096/13/F, and assuming a 15 dB reduction in noise level across an open office window, internal noise levels would be no greater than 34 dB L_{Aeq}. This meets the recommended noise levels for executive office spaces in BS 8233 and is therefore acceptable in planning terms.
- With regard to the playing fields to the west of Grundons, given the noise contours supporting WSCC/096/13/F indicate a noise level of 35-39 dB $L_{Ar,Tr}$, this is well below the recommended criteria of 55 dB L_{Aeq} and is therefore acceptable in planning terms.

3.56. **On the basis of the above, an assessment of the consented Circular Technology Park scheme against the proposed development (both residential and non-residential uses) demonstrates that the proposed land uses within the parameter plans for Ford Airfield would not prejudice the consented scheme and operation of the safeguarded site.**

3.57. The Environmental Statement and Environmental Statement Addendum further considers the proposal against the consented scheme at the Circular Technology Park in terms of traffic and landscape, and identifies the proposals would be compatible.

3.58. Nevertheless, Section 4 sets out in further detail any further noise assessment that should be undertaken at reserved matters stage to confirm the extent of noise mitigation in paragraph 3.53 to be applied within the residential land use areas and to inform detailed layout.

3.59. **With these points in mind, it is considered that future residents or occupiers would not be adversely affected by the current operations at the safeguarded site, given an Environmental Permit secures management of odour and noise**

ARUN DISTRICT COUNCIL F/4/20/OUT

from the site, and noise and odour levels would be acceptable when assessed against the extant consent under WSCC/096/13/F.

5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility
Operated by Southern Water

3.60. The proposals have been carefully considered to ensure an acceptable relationship with the safeguarded site. Modelling has been undertaken following samples taken on site, with the model methodology agreed with Southern Water.

3.61. In liaison with ADC Environmental Health, the project Air Quality Consultant has advised that sensitive uses e.g. residential development should not be located within the 3ouE/m2 contours.

3.62. The submitted parameter plans show this area of land being used for non-residential uses, predominantly open space and attenuation basins. While some residents may experience odour from the safeguarded site on occasion, this will be limited.

3.63. With this in mind, it is not envisaged that future residents or occupiers would be adversely affected by the current operations at the safeguarded site. The applicants would be happy to agree on a suitable condition to secure the proposed mitigation outlined above.

3.64. It does not appear Southern Water made comment on the draft Neighbourhood Plan, and all comments by WSCC were taken into account by the Examiner at that stage. Whilst any comments made on the Arun Local Plan 2018 do not appear to be available online, the Inspector will have considered all comments raised and determined that the relationship between the wastewater treatment works and Ford Strategic Allocation would be compatible and this conclusion was not challenged. Therefore, any matters raised against the Neighbourhood and Local Plan allocations were considered by the Examiner/Inspector and concluded the strategic allocation would not prejudice the future operation of the Waste Water Treatment Works and the uses could co-exist.

Conclusion

3.65. As set out above, through the inclusion of suitable buffer zones and mitigation, where necessary and appropriate, any impacts on the site from neighbouring 'safeguarded

ARUN DISTRICT COUNCIL F/4/20/OUT

sites' can be mitigated, such that the proposals would not prejudice their existing or consented operations.

3.66. Section 4 sets out in greater detail the proposed approach to noise mitigation, where this is identified to be necessary at reserved matters stage.

E. Confirmation of pre-application consultation/engagement with the minerals or waste infrastructure operator (to demonstrate a full understanding of the existing and potential future operation of the site, including hours of operation, level of activity and likely sources of noise, light, odours, vibration, dust and other emissions)

1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant
Operated by Biogas Ltd

2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White

3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste

6) South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility
Operated by South Coast Skips Ltd

7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility
Operated by Viridor

3.67. As part of the pre-application process, engagement has taken place with a range of local stakeholders. Invitations to engagement and consultation events have been sent to every resident and business within Ford parish, alongside others likely to be affected by the proposals. The operators of the waste site have not raised any concerns regarding the proposals.

3.68. Since the submission of the application, the Environmental Health Officer and West Sussex County Council have been engaged, and their comments have been considered and updated assessments provided under the Regulation 25 consultation sought by Arun District Council. These assessments are referred to within the above.

ARUN DISTRICT COUNCIL F/4/20/OUT

4) New Circular Technology Park, Ford – Materials Recycling Facility Operated by Grundon Waste Management Ltd

3.69. As part of the pre-application process, engagement has taken place with Grundon, the current operator of the safeguarded site. A full review of the planning permissions at the site, alongside the respective planning conditions and environmental permit, has taken place.

3.70. Further to this, we are aware that an application has been submitted to WSCC for the development of an Energy Recovery Facility (ERF) and Waste Transfer Station (WTS) at the safeguarded site. We have met with Grundon and Viridor to discuss our respective proposals. However, as set out in the email dated 11 September 2020 from Karl Roberts at Arun District Council, and as per the Environmental Impact Assessment Regulations 2017, this application is only required to consider the impact of the Circular Technology Park permissions as per their outstanding (extant) permissions.

3.71. The council's Environmental Health officer and West Sussex County Council have been consulted on the proposed scheme, and their comments considered and responded to in the Regulation 25 consultation for the scheme.

3.72. Our position is maintained that the allocations made in the Arun Local Plan and Ford Neighbourhood Plan at Ford Airfield were made in full knowledge and understanding of the existing waste allocation – with WSCC and Grundon / Viridor consulted as part of the plan-making process – and it is essential that any development now proposed pays full regard to these allocations.

3.73. These allocations clearly establish the 'in principle' acceptability of residential-led mixed-use development at the application site. While the safeguarded site is also allocated, it is necessary to ensure compatibility between each allocation, including the respective aspirations of each Authority. The application site represents a significant element of the future development of the area and is a core allocation, which should be recognised.

ARUN DISTRICT COUNCIL F/4/20/OUT

5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility
Operated by Southern Water

3.74. As part of the pre-application process, engagement has taken place with Southern Water, the current operator of the safeguarded site. This has included Southern Water sharing data to feed into the assessment work.

3.75. As noted above, we are aware of odour associated with Southern Water's current operations at the safeguarded site and the proposals incorporate mitigation in response. Discussions have been ongoing with Southern Water throughout the consideration of this application.

F. Where appropriate, a full assessment of issues such as noise and light

1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant
Operated by Biogas Ltd

2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White

3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste

4) New Circular Technology Park, Ford – Materials Recycling Facility
Operated by Grundon Waste Management Ltd

5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility
Operated by Southern Water

6) South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility
Operated by South Coast Skips Ltd

7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility
Operated by Viridor

ARUN DISTRICT COUNCIL F/4/20/OUT

3.76. Chapter 12 of submitted Environmental Statement and the Environmental Statement Addendum assesses the likely significant effects of the proposed development on the environment in respect of noise and vibration, together with assessments of the impact of nearby noise sources from existing operations and extant permissions upon the proposed development as set out above. The noise impact from all nearby industrial sources upon the proposed dwellings would be acceptable, subject to suitable mitigation, where necessary (as per Section 4).

3.77. It is not considered that an assessment of light issues is necessary. Chapter 2 of the submitted Environmental Statement explains:

"The Site is not located in a rural area and lies adjacent to residential areas and roads which are already well lit. In addition, lighting will be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light. Therefore, the Development is not anticipated to produce a significant lighting impact. Where appropriate, lighting has been considered within Chapter 7 Landscape and Visual Effects and Chapter 9 Biodiversity."

G. Statement of the overall compatibility of the development with the minerals or waste infrastructure

1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant
Operated by Biogas Ltd

2) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste

6) South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility
Operated by South Coast Skips Ltd

3.78. Overall, as demonstrated throughout this Statement, the Environmental Statement and Environmental Statement Addendum, the proposed development can proceed without compromising the ability of the safeguarded site to operate effectively. The proposed development is entirely compatible with the safeguarded sites without the need for mitigation.

ARUN DISTRICT COUNCIL F/4/20/OUT

3) New Circular Technology Park, Ford – Materials Recycling Facility
Operated by Grundon Waste Management Ltd

4) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility
Operated by Southern Water

5) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White

7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility
Operated by Viridor

3.79. As demonstrated throughout this Statement, the Environmental Statement and Environmental Statement Addendum, with suitable mitigation where necessary, the proposed development can proceed without compromising the ability of the safeguarded sites to operate effectively, while reducing the sensitivity of the proposed development to an acceptable level.

3.80. Such mitigation, including an odour exclusion zone from the Ford Waste Water Treatment Works together with requisite buffers and noise mitigation as set out in Section 4, demonstrates that the proposed development is entirely compatible with the safeguarded sites, in terms of both existing and consented/extant schemes.

ARUN DISTRICT COUNCIL F/4/20/OUT

4.0 NOISE MITIGATION

4.1 As set out in the preceding sections, and contained in the Environmental Statement and Environmental Statement Addendum, a noise assessment has identified a number of industrial noise sources surrounding the Ford Airfield site. These noise sources include:

- Ford Industrial Estate (in particular H D White)
- Circular Technology Park (note: under paragraph 183, it is assumed the operations comply with the permitting requirements).
- Viridor Materials Recycling Facility

4.2 As set out in Section 3 and within the Environmental Statement Addendum, the existing and consented Circular Technology Park would not adversely impact any employment use to the east of the Park. Therefore, no mitigation is required.

4.3 The survey and modelling work contained within the Noise Impact Assessment and subsequent Environmental Statement Addendum has informed the parameters for residential development on the site, with the requisite buffers incorporated into the land use parameter plan (as set out in Section 3).

4.4 With regard to the proposals surrounding the Ford Industrial Estate, a 3m high acoustic barrier is also required, to the extent set out in Figure 2, and to include pedestrian links into the site, where appropriate.

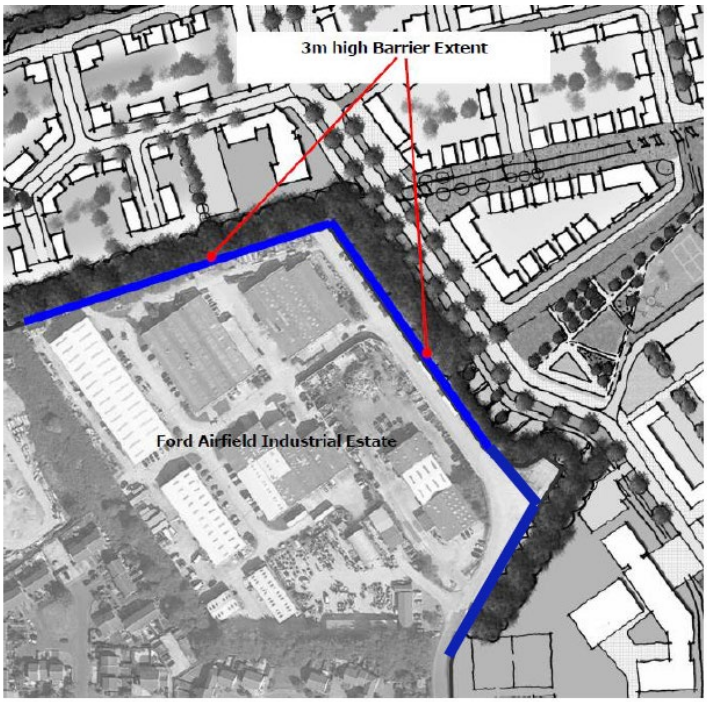


Figure 2: Indicative extent of acoustic barrier at Ford Industrial Estate

ARUN DISTRICT COUNCIL F/4/20/OUT

4.5 In addition to the buffers incorporated within the parameter plans and the acoustic barrier set out above, the following mitigation measures will be required (as per paragraph 5.5 of the Noise Impact Assessment) in those areas closest to the noise sources:

a) Gardens located to not face the industrial sources i.e. acoustically screened by the dwellings; and/or
b) Orientation of dwellings so that no habitable rooms are directly facing industrial sources

4.6 The number of dwellings and extent of area to be subject to the above noise mitigation will be dependent on the final detailed layout, which is not a matter for consideration under this outline application. However, based on the noise modelling undertaken to support the outline application, the areas which may be subject to the above noise mitigation in paragraph 4.5 are highlighted on Figure 3.

Figure 3: Potential noise sensitive areas

4.7 Figure 4 below provides an indicative example of the proposed noise mitigation in relation to any noise source. As set out in paragraph 4.4 above, any noise barrier is only anticipated to be necessary in relation to dwellings in proximity to Ford Industrial Estate.

ARUN DISTRICT COUNCIL F/4/20/OUT

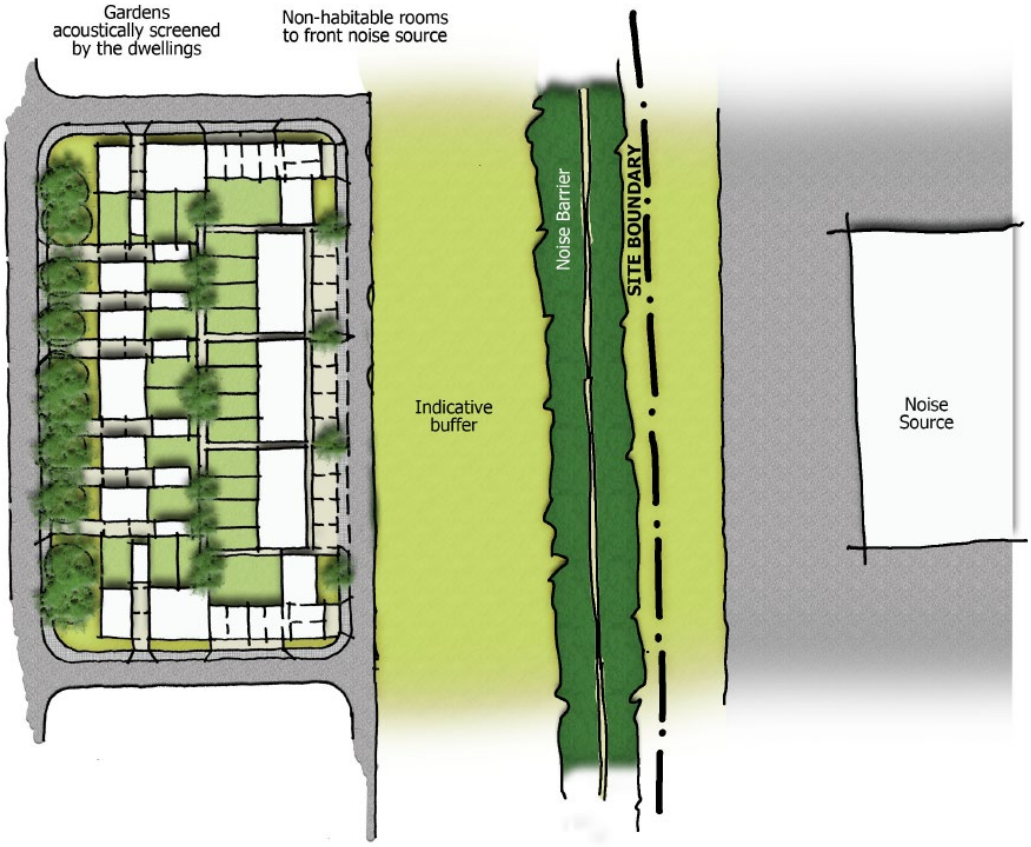


Figure 4: Typical illustrative plan showing noise mitigation principles, subject to detailed noise assessment and layout planning at reserved matters stage. Not for approval of detailed block layout or type/mix of housing.

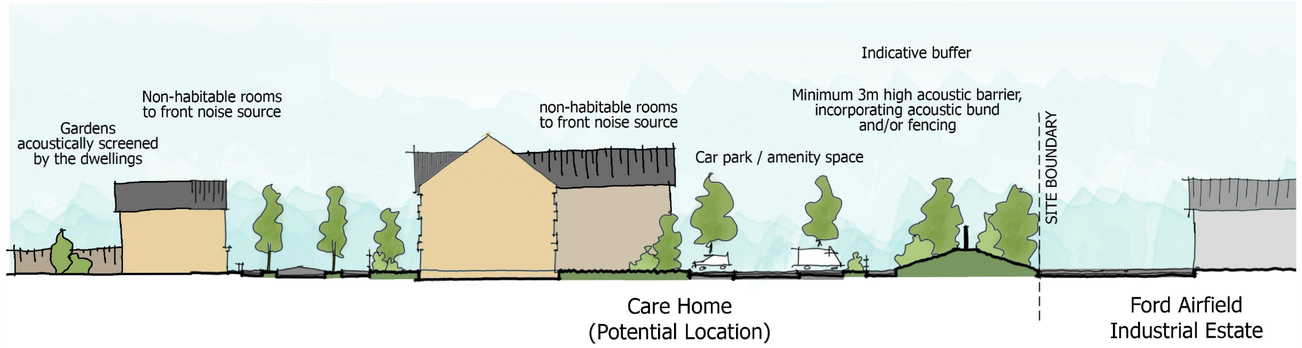
4.8 In addition, the sections set out in Figure 5 below illustrate how the mitigation principles may be delivered in relation to the key noise sources:

ARUN DISTRICT COUNCIL F/4/20/OUT

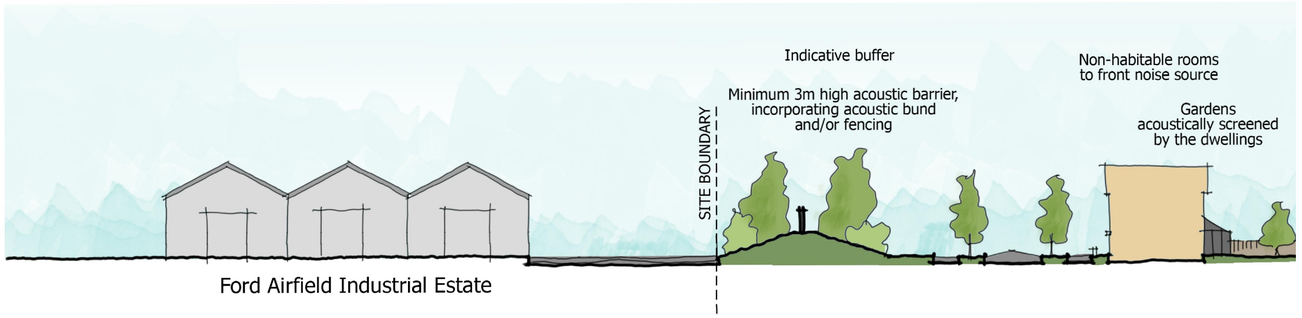
The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
B	Masterplan Updated	20.07.21	SM	SG

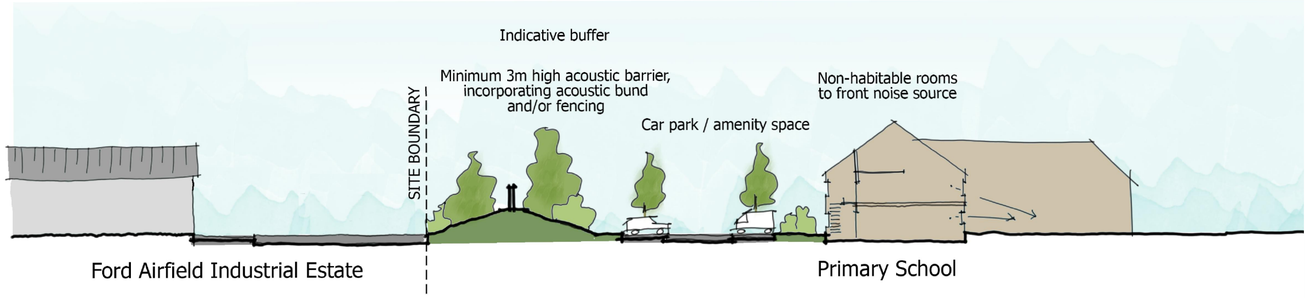
Section a-a'



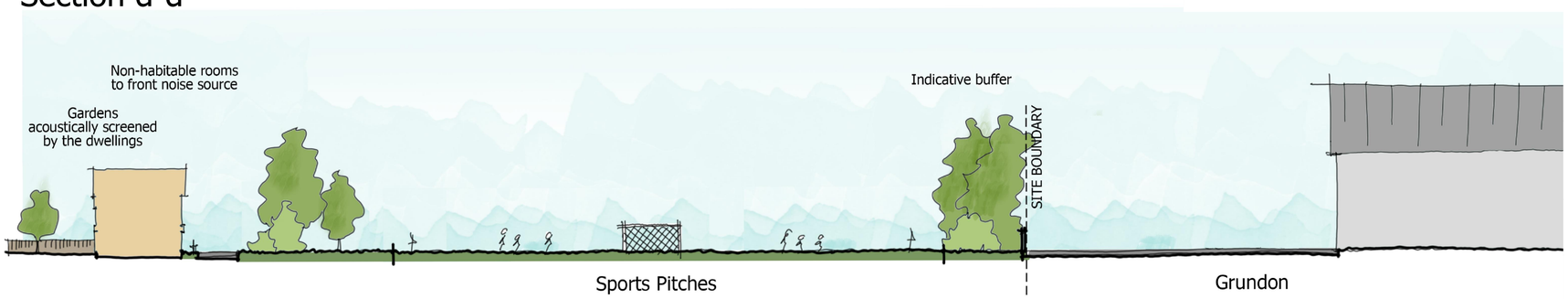
Section b-b'

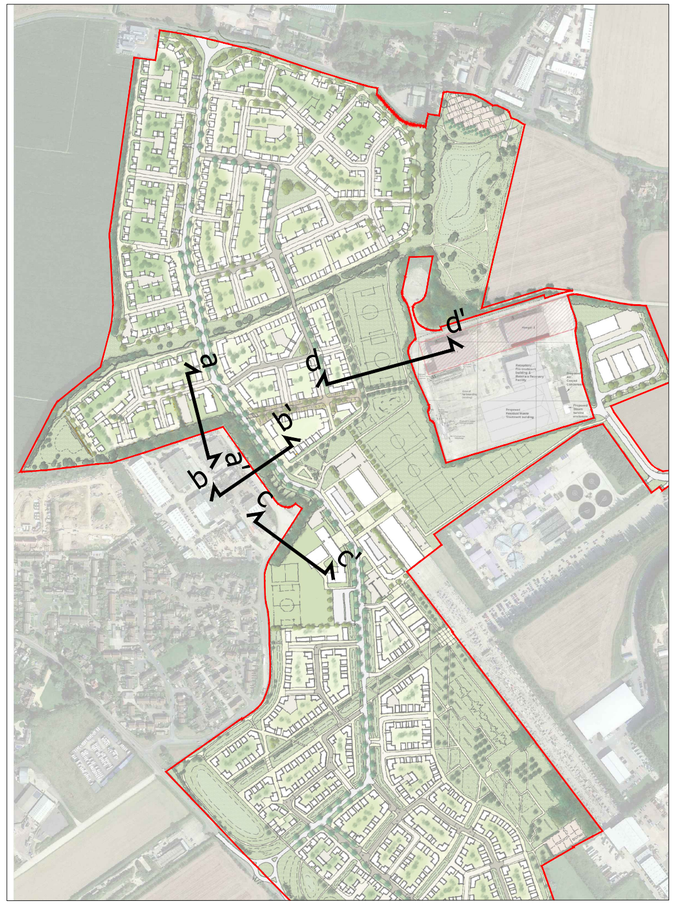


Section c-c'



Section d-d'





- Indicative sections for purpose of illustrating potential noise mitigation.
- Indicative positioning of streets/housing, subject to detailed layout at reserved matters stage.
- Buffer width subject to detailed noise assessment at reserved matters stage.

Project
FORD AIRFIELD

Drawing Title
FIGURE 5: NOISE SECTIONS

Date	Scale	Drawn by	Check by
24.11.20	1:500@A2	S.M.	S.G.

Project No	Drawing No	Revision
23885	RG-M-139	B

0 5 10 15 20 25m

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J:\23000\23885 - Ford Airfield\A4 - Dwgs & Registers\M Planning\23885 - RG-M-139B - Noise Sections.dwg - (1-500@A2)

Proposed condition:

4.9 To secure the above principles for further detailed consideration at reserved matters stage, it is suggested that the following condition be secured on the outline planning permission:

> *Notwithstanding the land use and density parameter plan (RG-M-123K), any reserved matters application shall include a scheme setting out details of noise sources and proposed mitigation relevant to that application, to be secured as part of that reserved matters consent and where relevant to be in broad accordance with section 4 of the Waste Infrastructure Statement and to include details of:*
>
> - *The buffer zone between acoustic source and residential dwellings (including care home)*
> - *The acoustic barriers around the edge of Ford Industrial Estate;*
> - *Location of Gardens so as to not face the noise sources*
> - *Orientation of dwellings so that no habitable rooms are directly facing noise source*

ARUN DISTRICT COUNCIL F/4/20/OUT

5.0 CONCLUSION

5.1 As explained in Section 2, the policy requirements of the Arun Local Plan, West Sussex Waste Plan and national policy seeks that the proposal considers the relationship with neighbouring safeguarded waste sites, to demonstrate the proposed development and safeguarded sites would be compatible. To undertake this assessment, the proposed development at Ford Airfield has considered through the Regulation 25 submission, as summarised in this Waste Infrastructure Statement, both the existing operations of these sites and relevant consented and extant schemes. Such extant schemes are located at Wicks Farm and the Circular Technology Park.

5.2 As set out in Section 3, there are three key noise sources surrounding the site at HD White, the Circular Technology Park and Viridor Materials Recycling Facility. Furthermore, there are two potential odour sources at the Circular Technology Park and Ford Waste Water Treatment Works.

5.3 In relation to odour, the Circular Technology Park is subject to an environmental permit which controls the emissions from the site. Paragraph 183 is clear that where pollution control regimes exist, planning decisions should assume these operate effectively. With regard to the consented scheme under WSCC/096/13/F, noise and odour would be controlled by condition and it is demonstrated the proposed residential development would not prejudice the consented scheme.

5.4 In relation to the Wastewater Treatment Works, an odour exclusion zone has been incorporated into the site, based on modelling agreed with Southern Water. Discussions are ongoing in this regard.

5.5 With regard to noise, Section 4 sets out the proposed approach to noise mitigation, and identifies the principles of noise mitigation for the site. This includes the buffers contained within the land use parameter plan, together with an acoustic barrier surrounding the Ford Industrial Estate. Further mitigation proposed relates to the detailed layout planning for the site and is therefore subject to the condition contained in paragraph 4.9.

5.6 In relation to all other matters, the information submitted with Regulation 25 consultation and summarised in this Statement demonstrates that the proposal would not prejudice the existing or consented operations of the safeguarded sites.

ARUN DISTRICT COUNCIL F/4/20/OUT

Appendix 1: Grundon Environmental Permit

Permit

The Environmental Permitting (England & Wales) Regulations 2010

Grundon Waste Management Limited

Ford Transfer Station
New Circular Technology Park
Ford Airfield Industrial Estate
Ford
Arundel
West Sussex
BN18 0HY

Permit number

EPR/DB3304HB

ARUN DISTRICT COUNCIL 7/4/20/OUT

Permit

The Environmental Permitting (England and Wales) Regulations 2010

Permit number

EPR/DB3304HB

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

Grundon Waste Management Limited ("the operator"),

whose registered office is

Thames House
Oxford Road
Benson
Wallingford
Oxfordshire
OX10 6LX

company registration number 04245965

to operate waste operations described in standard rules **SR2008No3** at

Ford Transfer Station
New Circular Technology Park
Ford Airfield Industrial Estate
Ford
Arundel
West Sussex
BN18 0HY

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

Under regulation 27(2) of the Regulations, standard rules **SR2008No3** are conditions of this permit.

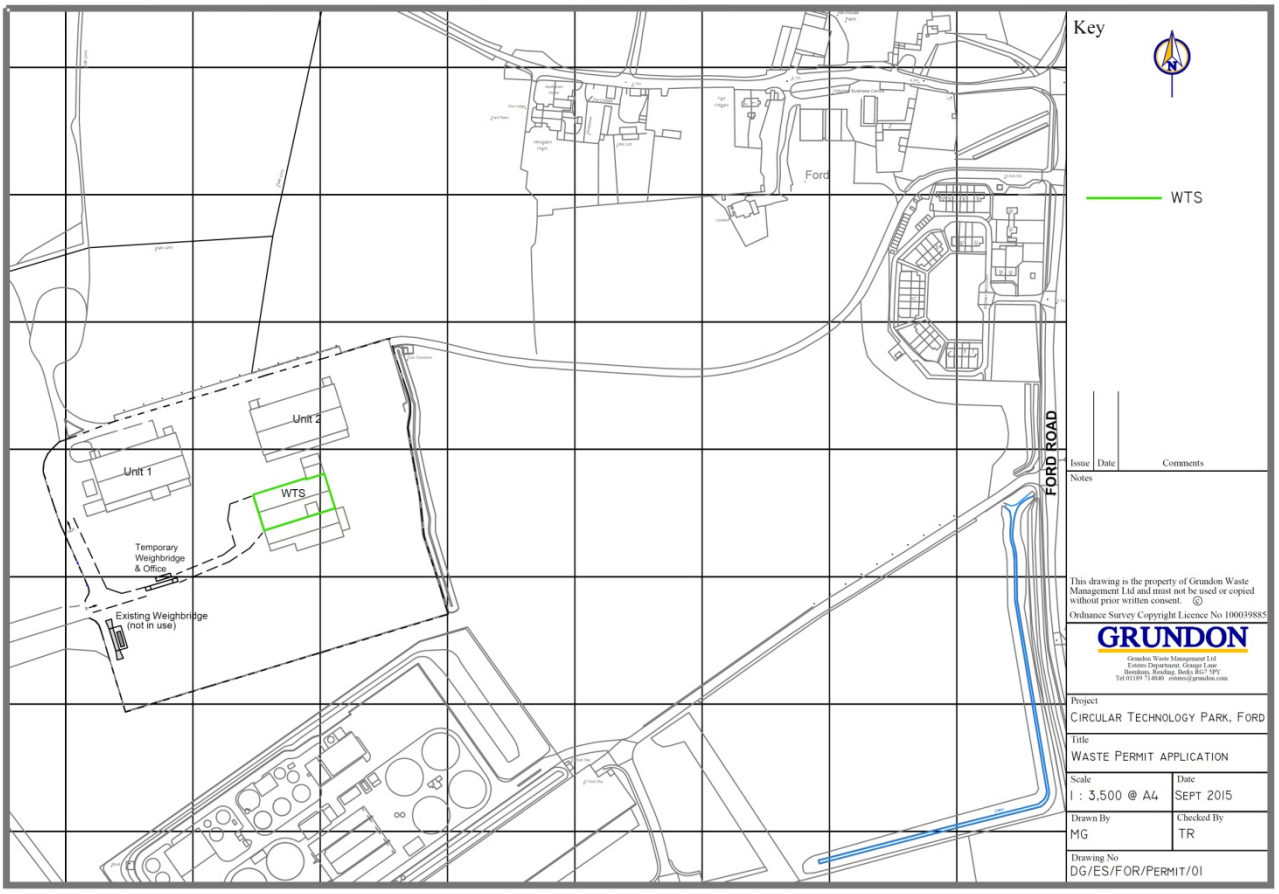
Name	Date
Helen Rowlands	**06/10/2015**

Authorised on behalf of the Environment Agency

ARUN DISTRICT COUNCIL 1/4/20/OUT

Schedule 1 – Site plan

This is the plan referred to in the standard rules SR2008No3



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ARUN DISTRICT COUNCIL P/4/20/OUT

LIT 6956
SR2008 NO3
_75KTE -
HOUSEHOLD
COMMERCIAL
AND
INDUSTRIAL
WASTE
TRANSFER
STATION WITH
TREATMENTStan
dard rules

Chapter 4, The Environmental Permitting (England and Wales) Regulations 2010

Standard rules SR2008 No3 75kte - household, commercial and industrial waste transfer station with treatment – existing permits

Introductory note

This introductory note does not form part of these standard rules.

These standard rules are only available for existing SR2008No3 permit-holders. New applicants should use standard rules SR2015 No6.

ARUN DISTRICT COUNCIL F/4/20/OUT

When referred to in an environmental permit, these rules will allow the operator to operate a Household, Commercial and Industrial Waste Transfer Station with waste treatment at a specified location, provided that the permitted activities are not carried out within 500 metres of a European Site[1], Ramsar site or a Site of Special Scientific Interest (SSSI); or within 50m of any well, spring or borehole used for the supply of water for human consumption. This must include private water supplies. Furthermore, specified waste cannot be treated outside a building within a specified Air Quality Management Area (AQMA)[2].

Permitted wastes are limited to non-hazardous wastes and do not include hazardous wastes such as asbestos. The total quantity of waste that can be accepted at a site under these rules must be less than 75,000 tonnes a year. With the exception of specified waste, all bulking, transfer or treatment of non-hazardous waste must be carried out inside a building. Wastes can be bulked up for disposal or recovery elsewhere and can also be treated by sorting, separation, screening, baling, shredding, crushing and compaction. These rules will not permit the burning of any wastes, either in the open, inside buildings or in any form of incinerator.

These rules do not allow any point source emission into surface waters or groundwater. However, under the emissions of substances not controlled by emission limits rule:

- Liquids may be discharged into a 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.

This permit allows waste recovery activities. Please note that any processed materials will continue to be regulated as waste until they meet the end of waste test in accordance with Article 6 of Directive 2008/98/EC. You can demonstrate that you have met the end of waste tests by either:

- meeting all the criteria set out in any relevant and applicable EU End of Waste regulations; or
- a case by case assessment taking into account the applicable case law, which includes meeting all the requirements of a relevant and applicable Quality Protocol or Defined Industry Code of Practice (e.g. CL:AIRE Development Industry CoP).

End of Introductory Note

[1] A candidate or Special Area of Conservation (cSAC or SAC) and proposed or Special Protection Area (pSPA or SPA) in England and Wales.

[2] An Air Quality Management Area which has been designated due to concerns about particulate matter in the form of PM_{10}.

ARUN DISTRICT COUNCIL F/4/20/OUT

Rules

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, closure 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 rule 1.1.1 shall be maintained.

1.1.3 Any persons having duties that are or may be affected by the matters set out in these standard rules shall have convenient access to a copy of them 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.

2 – Operations

2.1 Permitted activities

2.1.1 The operator is only authorised to carry out the activities specified in table 2.1 below ("activities").

Table 2.1 activities	
Description of activities	**Limits of activities**
D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced) **R13**: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced) **D14:** Repackaging prior to submission to any of the operations numbered D1 to 13 **D9**: Physico-chemical treatment not specified elsewhere in Annex IIA which results in final compounds or mixtures which are discarded by means of any of the operations numbered D1 to D8 and D10 to D12 **R3**: Recycling/reclamation of organic substances which are not used as solvents **R4**: Recycling/reclamation of metals and metal compounds **R5**: Recycling/reclamation of other inorganic materials	Treatment consisting only of manual sorting, separation, screening, baling, shredding, crushing or compaction of waste into different components for disposal, (no more than 50 tonnes per day) or recovery. No more than a total of 50 tonnes of intact and shredded waste vehicle tyres (waste codes 16 01 03 and 19 12 04) shall be stored at the site.

2.2 Waste acceptance

2.2.1 Waste shall only be accepted if:

(a) it is of a type and quantity listed in table 2.2 below; and

(b) it conforms to the description in the documentation supplied by the producer and holder; and

(c) any excavated soil from known or suspected contaminated sites (established as a result of visual inspection or from knowledge of the origin of the waste) is accompanied by prior chemical analysis establishing the type and degree of contamination.

Table 2.2. Waste types and quantities

Maximum Quantities

The total quantity of waste accepted at the site shall be less than 75,000 tonnes a year.

Exclusions

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

- Consisting solely or mainly of dusts, powders or loose fibres
- Wastes that are in a form which is either sludge or liquid

Waste Code	Description

Table 2.2. Waste types and quantities	
01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING, AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 01	wastes from mineral excavation
01 01 01	wastes from mineral metalliferous excavation
01 01 02	wastes from mineral non-metalliferous excavation
01 03	wastes from physical and chemical processing of metalliferous minerals
01 03 06	tailings other than those mentioned in 01 03 04 and 01 03 05
01 03 09	red mud from alumina production other than the wastes mentioned in 01 03 07
01 04	wastes from physical and chemical processing of non-metalliferous minerals
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	waste sand and clays
01 04 11	wastes from potash and rock salt processing other than those mentioned in 01 04 07
01 04 12	tailings and other wastes from washing and cleaning of minerals other than those mentioned in 01 04 07 and 01 04 11
01 04 13	wastes from stone cutting and sawing other than those mentioned in 01 04 07
02	WASTES FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING
02 01	wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing
02 01 03	plant-tissue waste
02 01 04	waste plastics (except packaging)
02 01 07	wastes from forestry
02 01 10	waste metal
02 02	wastes from the preparation and processing of meat, fish and other foods of animal origin
02 02 03	materials unsuitable for consumption or processing
02 03	wastes from fruit, vegetables, cereals, edible oils, cocoa, coffee, tea and tobacco preparation and processing; conserve production; yeast and yeast extract production, molasses preparation and fermentation
02 03 04	materials unsuitable for consumption or processing
02 04	wastes from sugar processing
02 04 01	soil from cleaning and washing beet
02 04 02	off-specification calcium carbonate
02 05	wastes from the dairy products industry
02 05 01	materials unsuitable for consumption or processing
02 06	wastes from the baking and confectionery industry
02 06 01	materials unsuitable for consumption or processing
02 06 02	wastes from preserving agents
02 07	wastes from the production of alcoholic and non-alcoholic beverages (except coffee, tea and cocoa)
02 07 01	wastes from washing, cleaning and mechanical reduction of raw materials
02 07 02	wastes from spirits distillation
02 07 04	materials unsuitable for consumption or processing
03	WASTES FROM WOOD PROCESSING AND THE PRODUCTION OF PANELS AND FURNITURE, PULP, PAPER AND CARDBOARD
03 01	wastes from wood processing and the production of panels and furniture
03 01 01	waste bark and cork
03 01 05	sawdust, shavings, cuttings, wood, particle board and veneer other than those mentioned in 03 01 04

03 03	wastes from pulp, paper and cardboard production and processing
03 03 01	waste bark and wood
03 03 07	mechanically separated rejects from pulping of waste paper and cardboard
03 03 08	wastes from sorting of paper and cardboard destined for recycling
03 03 10	Fibre rejects, fibre-, filler- and coating-sludges from mechanical separation
04	WASTES FROM THE LEATHER, FUR AND TEXTILE INDUSTRIES
04 01	Wastes from the leather and fur industry
04 01 08	waste tanned leather (blue sheetings, shavings, cuttings, buffing dust) containing chromium
04 01 09	wastes from dressing and finishing
04 02	wastes from the textile industry
04 02 21	wastes from unprocessed textile fibres
04 02 22	wastes from processed textile fibres
06	WASTES FROM INORGANIC CHEMICAL PROCESSES
06 09	wastes from the MSFU of phosphorous chemicals and phosphorous chemical processes
06 09 02	phosphorous slag
06 09 04	calcium-based reaction wastes other than those mentioned in 06 09 03
06 11	wastes from the manufacture of inorganic pigments and opacificiers
06 11 01	calcium-based reaction wastes from titanium dioxide production
07	WASTES FROM ORGANIC CHEMICAL PROCESSES
07 02	wastes from the MFSU of plastics, synthetic rubber and man-made fibres
07 02 13	waste plastic
09	WASTES FROM THE PHOTOGRAPHIC INDUSTRY
09 01	wastes from the photographic industry
09 01 07	photographic film and paper containing silver or silver compounds
09 01 08	photographic film and paper free of silver or silver compounds
09 01 10	single-use cameras without batteries
09 01 12	single-use cameras containing batteries other than those mentioned in 09 01 11
10	WASTES FROM THERMAL PROCESSES
10 01	wastes from power stations and other combustion plants (except 19)
10 01 01	bottom ash, slag and boiler dust (excluding boiler dust mentioned in 10 01 04)
10 01 05	calcium-based reaction wastes from flue-gas desulphurisation in solid form
10 01 07	calcium-based reaction wastes from flue-gas desulphurisation in sludge form
10 01 15	bottom ash, slag and boiler dust from co-incineration other than those mentioned in 10 01 14
10 01 19	wastes from gas cleaning other than those mentioned in 10 01 05, 10 01 07 and 10 01 18
10 01 24	sands from fluidised beds
10 02	wastes from the iron and steel industry
10 02 01	wastes from the processing of slag
10 02 02	unprocessed slag
10 02 08	solid wastes from gas treatment other than those mentioned in 10 02 07
10 02 10	mill scales
10 02 14	filter cakes from gas treatment other than those mentioned in 10 02 13
10 02 15	other filter cakes
10 03	wastes from aluminium thermal metallurgy
10 03 02	anode scraps
10 03 05	waste alumina
10 03 16	skimmings other than those mentioned in 10 03 15
10 03 18	carbon-containing wastes from anode manufacture other than those mentioned in 10 03 17
10 03 24	solid wastes from gas treatment other than those mentioned in 10 03 23
10 03 26	filter cakes from gas treatment other than those mentioned in 10 03 25
10 03 28	wastes from cooling-water treatment other than those mentioned in 10 03 27
10 03 30	wastes from treatment of salt slags and black drosses other than those mentioned in 10 03 29

10 04	wastes from lead thermal metallurgy
10 04 10	wastes from cooling-water treatment other than those mentioned in 10 04 09
10 05	wastes from zinc thermal metallurgy
10 05 01	slags from primary and secondary production
10 05 09	wastes from cooling-water treatment other than those mentioned in 10 05 08
10 05 11	dross and skimmings other than those mentioned in 10 05 10
10 06	wastes from copper thermal metallurgy
10 06 01	slags from primary and secondary production
10 06 02	dross and skimmings from primary and secondary production
10 06 10	wastes from cooling-water treatment other than those mentioned in 10 06 09
10 07	wastes from silver, gold and platinum thermal metallurgy
10 07 01	slags from primary and secondary production
10 07 02	dross and skimmings from primary and secondary production
10 07 03	solid wastes from gas treatment
10 07 05	filter cakes from gas treatment
10 07 08	wastes from cooling-water treatment other than those mentioned in 10 07 07
10 08	wastes from other non-ferrous thermal metallurgy
10 08 09	other slags
10 08 11	dross and skimmings other than those mentioned in 10 08 10
10 08 13	carbon-containing wastes from anode manufacture other than those mentioned in 10 08 12
10 08 14	anode scrap
10 08 18	filter cakes from flue-gas treatment other than those mentioned in 10 08 17
10 08 20	wastes from cooling-water treatment other than those mentioned in 10 08 19
10 09	wastes from casting of ferrous pieces
10 09 03	furnace slag
10 09 06	casting cores and moulds which have not undergone pouring other than those mentioned in 10 09 05
10 09 08	casting cores and moulds which have undergone pouring other than those mentioned in 10 09 07
10 09 14	waste binders other than those mentioned in 10 09 13
10 09 16	waste crack-indicating agent other than those mentioned in 10 09 15
10 10	wastes from casting of non-ferrous pieces
10 10 03	furnace slag
10 10 06	casting cores and moulds which have not undergone pouring, other than those mentioned in 10 10 05
10 10 08	casting cores and moulds which have undergone pouring, other than those mentioned in 10 10 07
10 10 14	waste binders other than those mentioned in 10 10 13
10 10 16	waste crack-indicating agent other than those mentioned in 10 10 15
10 11	wastes from manufacture of glass and glass products
10 11 03	waste glass-based fibrous materials
10 11 10	waste preparation mixture before thermal processing, other than those mentioned in 10 11 09
10 11 12	waste glass other than those mentioned in 10 11 11
10 11 16	solid wastes from flue-gas treatment other than those mentioned in 10 11 15
10 11 18	filter cakes from flue-gas treatment other than those mentioned in 10 11 17
10 12	wastes from manufacture of ceramic goods, bricks, tiles and construction products
10 12 01	waste preparation mixture before thermal processing
10 12 05	filter cakes from gas treatment
10 12 06	discarded moulds
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)
10 12 10	solid wastes from gas treatment other than those mentioned in 10.12 09

10 12 12	wastes from glazing other than those mentioned in 10.12.11
10 13	wastes from manufacture of cement, lime and plaster and articles and products made from them
10 13 01	waste preparation mixture before thermal processing
10 13 04	wastes from calcination and hydration of lime
10 13 07	filter cakes from gas treatment
10 13 10	wastes from asbestos-cement manufacture other than those mentioned in 10 13 09
10 13 11	wastes from cement-based composite materials other than those mentioned in 10 13 09 and 10 13 10
10 13 13	solid wastes from gas treatment other than those mentioned in 10 13 12
10 13 14	waste concrete
11	WASTES FROM CHEMICAL SURFACE TREATMENT AND COATING OF METALS AND OTHER MATERIALS; NON-FERROUS HYDRO METALLURGY
11 01	wastes from chemical surface treatment and coating of metals and other materials (for example galvanic processes, zinc coating processes, pickling processes, etching, phosphating, alkaline degreasing, anodising)
11 01 10	filter cakes other than those mentioned in 11 01 09
11 01 14	degreasing wastes other than those mentioned in 11 01 13
11 02	wastes from non-ferrous hydrometallurgical processes
11 02 03	wastes from the production of anodes for aqueous electrolytical processes
11 02 06	wastes from copper hydrometallurgical processes other than those mentioned in 11 02 05
11 05	wastes from hot galvanising processes
11 05 01	hard zinc
11 05 02	zinc ash
12	WASTES FROM SHAPING AND PHYSICAL AND MECHANICAL SURFACE TREATMENT OF METALS AND PLASTICS
12 01	wastes from shaping and physical and mechanical surface treatment of metals and plastics
12 01 01	ferrous metal filings and turnings
12 01 03	non-ferrous metal filings and turnings
12 01 05	plastics shavings and turnings
12 01 13	welding wastes
12 01 17	waste blasting material other than those mentioned in 12 01 16
12 01 21	spent grinding bodies and grinding materials other than those mentioned in 12 01 20
15	WASTE PACKAGING; ABSORBENTS, WIPING CLOTHS, FILTER MATERIALS AND PROTECTIVE CLOTHING NOT OTHERWISE SPECIFIED
15 01	packaging (including separately collected municipal packaging waste)
15 01 01	paper and cardboard packaging
15 01 02	plastic packaging
15 01 03	wooden packaging
15 01 04	metallic packaging
15 01 05	composite packaging
15 01 06	mixed packaging
15 01 07	glass packaging
15 01 09	textile packaging
15 02	absorbents, filter materials, wiping cloths and protective clothing
15 02 03	absorbents, filter materials, wiping cloths and protective clothing other than those mentioned in 15 02 02
16	WASTES NOT OTHERWISE SPECIFIED IN THE LIST
16 01	end-of-life vehicles from different means of transport [including off-road machinery] and wastes from dismantling of end-of-life vehicles and vehicle maintenance (except 13,14, 16 06 and 16 08)
16 01 03	end-of-life tyres
16 02	wastes from electrical and electronic equipment
16 02 14	discarded equipment other than those mentioned in 16 02 09 to 16 02 13

16 02 16	components removed from discarded equipment other than those mentioned in 16 02 15
16 03	off-specification batches and unused products
16 03 04	inorganic wastes other than those mentioned in 16 03 03
16 03 06	organic wastes other than those mentioned in 16 03 05
16 06	batteries and accumulators
16 06 04	alkaline batteries (except 16 06 03)
16 06 05	other batteries and accumulators
16 11	waste linings and refractories
16 11 02	carbon-based linings and refractories from metallurgical processes others than those mentioned in 16 11 01
16 11 04	other linings and refractories from metallurgical processes other than those mentioned in 16 11 03
16 11 06	linings and refractories from non-metallurgical processes others than those mentioned in 16 11 05
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 01	concrete, bricks, tiles and ceramics
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
17 02	wood, glass and plastic
17 02 01	Wood
17 02 02	Glass
17 02 03	Plastic
17 03	bituminous mixtures, coal tar and tarred products
17 03 02	bituminous mixtures other than those mentioned in 17 03 01
17 04	metals (including their alloys)
17 04 01	copper, bronze, brass
17 04 02	Aluminium
17 04 03	Lead
17 04 04	Zinc
17 04 05	iron and steel
17 04 06	Tin
17 04 07	mixed metals
17 04 11	cables other than those mentioned in 17 04 10
17 05	soil (including excavated soil from contaminated sites), stones and dredging spoil
17 05 04	soil and stones other than those mentioned in 17 05 03
17 05 08	track ballast other than those mentioned in 17 05 07
17 06	insulation materials and asbestos-containing construction materials
17 06 04	insulation materials other than those mentioned in 17 06 01 and 17 06 03
17 08	gypsum-based construction material
17 08 02	gypsum-based construction materials other than those mentioned in 17 08 01
17 09	other construction and demolition wastes
17 09 04	mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS AND PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION/INDUSTRIAL USE
19 01	wastes from incineration or pyrolysis of waste
19 01 02	ferrous materials removed from bottom ash
19 01 12	bottom ash and slag other than those mentioned in 19 01 11

19 01 18	pyrolysis wastes other than those mentioned in 19 01 17
19 01 19	sands from fluidised beds
19 02	wastes from physico/chemical treatments of waste (including dechromatation, decyanidation, neutralisation)
19 02 03	premixed wastes composed only of non-hazardous wastes
19 02 10	combustible wastes other than those mentioned in 19 02 08 and 19 02 09
19 04	vitrified waste and wastes from vitrification
19 04 01	vitrified waste
19 05	wastes from aerobic treatment of solid wastes
19 05 01	non-composted fraction of municipal and similar wastes
19 05 02	non-composted fraction of animal and vegetable waste
19 05 03	off-specification compost
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 01	paper and cardboard
19 12 02	ferrous metal
19 12 03	non-ferrous metal
19 12 04	plastic and rubber
19 12 05	Glass
19 12 07	wood other than that mentioned in 19 12 06
19 12 08	Textiles
19 12 09	minerals (for example sand, stones)
19 12 10	combustible waste (refuse derived fuel)
19 13	wastes from soil and groundwater remediation
19 13 02	solid wastes from soil remediation other than those mentioned in 19 13 01
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS
20 01	separately collected fractions (except 15 01)
20 01 01	paper and cardboard
20 01 02	Glass
20 01 08	biodegradable kitchen and canteen waste
20 01 10	Clothes
20 01 11	Textiles
20 01 34	batteries and accumulators other than those mentioned in 20 01 33
20 01 36	discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35
20 01 38	wood other than that mentioned in 20 01 37
20 01 39	Plastics
20 01 40	Metals
20 01 41	wastes from chimney sweeping
20 02	garden and park wastes (including cemetery waste)
20 02 01	biodegradable waste
20 02 02	soil and stones
20 03	other municipal wastes
20 03 01	mixed municipal waste
20 03 02	waste from markets
20 03 03	street-cleaning residues
20 03 07	bulky waste

2.3 Operating techniques

2.3.1 The activities shall be operated using the techniques and in the manner described in Table 2.3 below.

Table 2.3 Operating techniques
1. The Operator shall: (a) following any fire or if required by the Environment Agency, submit to the Environment Agency for approval within the period specified a fire prevention plan; (b) implement the approved fire prevention plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency. The fire prevention plan shall as a minimum specify: (i) the total amount of waste that will be stored on site at any one time and if more than one type of waste is to be stored at the site the total amount of each type of waste; (ii) the maximum time each type of waste will be stored on site; (iii) the method of storage of each type of waste; (iv) the maximum volume of each waste pile in m3; (v) the location within the site where each type of waste will be stored; (vi) the maximum size of any waste pile stack stipulating the maximum height, width and depth; (vii) the minimum separation (fire break) distance between waste piles or storage areas; (viii) if fire walls are used in place of fire breaks, full details of the design and construction of such walls; (ix) the steps put in place to prevent and minimise the risk of a fire or of it spreading within the site or from the site; (x) the steps put in place to extinguish a fire if a fire starts; (xi) the steps and procedures to be followed if a fire occurs on site, including how the impact or emissions from a fire that may affect people or the environment will be minimised and mitigated; and (xii) the provisions made to enable safe access to the site for fire and rescue services, including how the impact on people or the environment of water used in fighting the fire will be managed and minimised. 2. Unless stored or treated outside as specified waste[3]: a) all bulking, transfer or treatment of waste shall be carried out inside a building; b) all waste shall be stored in a building or within a secure container. c) all waste shall be stored and treated on an impermeable surface with sealed drainage system. 3. Specified waste shall be stored and treated on hard standing or on an impermeable surface with sealed drainage system.

2.4 The site

2.4.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan attached to the permit.

2.4.2 The activities shall not be carried out within 500 metres of a European Site or a SSSI.

2.4.3 The activities shall not be carried out within 50m of any well spring or borehole used for the supply of water for human consumption. This must include private water supplies.

[3] "specified waste" is defined in section 4.4 of these standard rules.

2.4.4 No treatment of specified waste, unless undertaken in a building, shall take place within a specified AQMA.

2.5 Technical Requirements

Waste battery and accumulator treatment

2.5.1 Treatment of waste batteries and accumulators must meet the minimum requirements set out in Annex III, Part A of Directive 2006/66/EC of the European Parliament and of the Council on batteries and accumulators and waste batteries and accumulators and repealing Directive 91/157/EEC.

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 rule 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 these standard rules 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 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 land and groundwater.

4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by these standard rules, 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 these standard rules 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 these standard rules; or

(c) any significant adverse environmental effects.

4.3.2 Written confirmation of actual or potential pollution incidents and breaches of emission limits shall be submitted within 24 hours.

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:

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

b) Where the operator is a corporate body other than a registered company:
- any change in the operator's name or address; and
- any steps taken with a view to the dissolution of the operator.

c) In any other case:
- the death of any of the named operators (where the operator consists of more than one named individual);
- any change in the operator's name(s) or address(es); and
- 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 them being in a partnership, dissolving the partnership.

4.4 Interpretation

4.4.1 In these standard rules the expressions listed below shall have the meaning given.

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

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

"Annex IIA" means Annex IIA to Directive 2006/12/EC of the European Parliament and of the Council of 5 April 2006 on Waste.

"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.

"building" means a construction that has the objective of providing sheltering cover and minimising emissions of noise, particulate matter, odour and litter.

"D" means a disposal operation provided for in Annex IIA to Directive 2006/12/EC of the European Parliament and of the Council of 5 April 2006 on Waste.

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

"European Site" means Special Area of Conservation or candidate Special Area of Conservation or Special Protection Area or proposed Special Protection Area in England and Wales, within the meaning of Council Directives 79/409/EEC on the conservation of wild birds and 92/43/EEC on the conservation of natural

habitats and of wild flora and fauna and the Conservation (Natural Habitats &c) Regulations 1994. Internationally designated Ramsar sites are dealt with in the same way as European sites as a matter of government policy and for the purpose of these rules will be considered as a European Site.

"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.

"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 IIB to Directive 2006/12/EC of the European Parliament and of the Council of 5 April 2006 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.

"specified AQMA" means an air quality management area within the meaning of the Environment Act 1995 which has been designated due to concerns about particulate matter in the form of PM_{10}.

"specified waste" means the following waste codes in Table 2.2: 01 01 01, 01 01 02, 01 04 08, 01 04 09, 01 04 13, 02 04 01, 10 11 12, 10 12 08, 10 13 14, 15 01 07, 17 01 01, 17 01 02, 17 01 03, 17 01 07, 17 02 02, 17 03 02, 17 05 04, 17 05 08, 19 12 05, 19 12 09 and 20 02 02.

"SSSI" means Site of Special Scientific Interest within the meaning of the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000).

"Waste code" means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk. 'List of Wastes' means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste, as amended from time to time.

"year" means calendar year commencing on 1st January.

When the following terms appear in the waste code list in table 2.2 for that table they have the meaning given below:

'hazardous substance' means a substance classified as hazardous as a consequence of fulfilling the criteria laid down in parts 2 to 5 of Annex I to Regulation (EC) No 1272/2008

'heavy metal' means any compound of antimony, arsenic, cadmium, chromium (VI), copper, lead, mercury, nickel, selenium, tellurium, thallium and tin, as well as these materials in metallic form, as far as these are classified as hazardous substances

'PCBs' means

- polychlorinated biphenyls
- polychlorinated terphenyls
- monomethyl-tetrachlorodiphenyl methane, Monomethyl-dichloro-diphenyl methane, Monomethyldibromo-diphenyl methane
- any mixture containing any of the above mentioned substances in a total of more than 0,005 %by weight

‘transition metals’ means any of the following metals: any compound of scandium, vanadium, manganese, cobalt, copper, yttrium, niobium, hafnium, tungsten, titanium, chromium, iron, nickel, zinc, zirconium, molybdenum and tantalum, as well as these materials in metallic form, as far as these are classified as hazardous substances.

‘stabilisation’ means processes which change the hazardousness of the constituents in the waste and transform hazardous waste into non-hazardous waste.

‘solidification’ means processes which only change the physical state of the waste by using additives without changing the chemical properties of the waste.

‘partly stabilised wastes’ means wastes containing, after the stabilisation process, hazardous constituents which have not been changed completely into non-hazardous constituents and could be released into the environment in the short, middle or long term.

End of standard rules