

**Stable Non-Reactive Hazardous Waste
Landfill at Stowey Quarry**

**Environmental Statement – Non-Technical
Summary**

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Applicant: Larry Edmunds

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Oaktree Environmental Ltd

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Appendix 1 - Site Location Plans

1 Introduction

- 1.1 It is proposed to develop a Stable Non-Reactive Hazardous Waste landfill at Stowey Quarry, Bishop Sutton, Cameley. An Environmental Statement has been undertaken to assess potential impacts on air, land, water and local economy associated with the development. This Non-Technical Summary summarises the findings and conclusions of the Environmental Statement in non-technical language.

- 1.2 The landfill will accept up 150,000 tonnes of waste per year, which will include bonded and non-bonded asbestos and inert wastes. In terms of vehicle movements, the proposed development will not exceed the current permitted limits for the site.

- 1.3 The planning application for these proposals has been submitted to Bath and North-East Somerset Council. Due to the nature of the development, an Environmental Impact Assessment has been required in order to evaluate potential impacts on air, land and water. Consultation has been undertaken with Bath and North-East Somerset Council regarding the proposed development, which has included an Environmental Impact Assessment scoping exercise. This has ensured that impacts have been appropriately considered within the Environmental Statement. Mitigation measures have been outlined, as appropriate, in order to ensure any potential impacts identified are controlled.

2 Need for Development, Policy Context and Site Selection

- 2.1 The proposals will be in accordance with all Local, Regional and National policies. The proposed development is being driven by the need for provision of increased hazardous waste landfill capacity at a regional and national level. Since the banning of co-disposal of hazardous and non-hazardous waste, the need for provision of additional landfill capacity for hazardous waste disposal has increased. Although Stable Non-Reactive Hazardous Waste can be disposed at non-hazardous landfills, this must be undertaken in specially engineered cells, completely separate from the non-hazardous waste. As such, there is only limited capacity for disposal of Stable Non-Reactive Hazardous Waste at non-hazardous waste landfills.
- 2.2 Regional policies outline the need for additional landfill capacity for disposal of Stable Non-Reactive Hazardous Waste and policies are in place at a regional level which stipulate that waste planning authorities should recognise the need for provision of such additional landfill capacity.
- 2.3 As the proposed site is currently used for waste management activities, it is most practical and more environmentally viable to develop the Stable Non-Reactive Hazardous Waste landfill at this location, rather than at an alternative location which is not currently used for waste management.
- 2.4 Hazardous waste and Stable Non-Reactive Hazardous Waste landfills are required at a regional and national level. As such, the previous regional waste strategy for the South-West stated that although no single sub-region within the South-West produced sufficient quantities of hazardous wastes to warrant a facility serving just that sub-region, that planning authorities should ensure that policies within waste local plans have considered the need for hazardous waste disposal capacity reflecting regional and national requirements.

3 Benefits of Proposals

3.1 The main benefits of the proposals can be summarised as follows:

- Meeting the requirement for additional Stable Non-Reactive Hazardous Waste landfill capacity required at a regional and national level;
- The proposed landfill is to be based at an existing waste management facility and would use existing access roads and not increase vehicle movements over-and-above those currently permitted;
- The existing scheme for site restoration under the current planning permission provides a partial restoration with associated landscaping. This proposal is for complete restoration of the site in relation to surrounding land levels affording the site agricultural benefit and returning it to grassland/meadow. Creation of additional landscaping elements will increase the biodiversity of the site;
- Whilst contributing to additional Stable Non-Reactive Hazardous Waste landfill capacity requirements, the proposals will serve to infill and restore Stowey Quarry. Without landfill, the alternative likely after-use would be a partial restoration as described above with potential for further waste management activities on site by way of future development proposals; and,
- Creation of up to 5-7 full time jobs at the site. Further employees would be needed for the construction phase (up to 10 employees). Indirect employment opportunities will also be created, such as temporary jobs including drainage works, fencing, tree-planting, equipment hire, earth moving works.

4 Site and Development Details

4.1 Site Description

4.1.1 The site is located off Stowey Road and is bounded and defined as follows:

- Stowey Road immediately to the South with agricultural land beyond;
- Agricultural land immediately to the East with Stowey Road and Nanny Hurn's Lane beyond; and,
- Agricultural land to the West and North.

4.1.2 Reference should be made to Appendix 1 for plans showing site location.

4.2 Scheme Description

4.2.1 The proposals include development of a Stable Non-Reactive Hazardous Waste landfill which will accept up to 150,000 tonnes of waste per annum, comprising bonded and non-bonded asbestos and inert wastes.

4.2.2 The construction phase of the development will be relatively short-lived and will include demolition of the existing building on-site and creation of two one-storey office structures in its place. Also during the construction phase, screening of existing materials stockpiles will be undertaken to obtain inert soils for enhancing the bund surrounding the site and the construction/enhancement of the bund itself. Aggregates obtained from this screening process are a valuable product and will be transported off-site for sale. It is anticipated that the screening and sorting of stockpiles would extend through into the operational phase of the landfill site, being continued concurrently to the landfilling activities. The bund will be topsoiled using imported topsoil and/or compost and subsoils to establish a suitable growing medium for the establishment of a grass sward. This will be carried out following completion of the bund construction works. The applicant is willing to accept a condition to safeguard this.

4.2.3 The operational phase of the development will include excavation and preparation of landfill cells, the receipt and tipping of Stable Non-Reactive Hazardous Waste itself and restoration of the site. It is currently anticipated that the available void for landfilling will be approximately 450,000m³, which is based upon approximately 300,000m³ of void currently available and up to approximately 150,000m³ which will become available from the processing of overburden stockpiles and from preparation of landfill cells. Based upon the maximum input of materials, the landfill operations are anticipated to last for a period of approximately 10 years, after which time the site will be fully restored for agricultural use.

5 Environmental Impact Assessment

5.1 Overview

5.1.1 The following sections summarise the main conclusions of the Environmental Impact Assessment

5.2 Socio-Economic

5.2.1 The proposed development will have a beneficial socio-economic impact, with creation of jobs during the construction and operational phase of the development. No adverse impacts on the local economy have been predicted. Furthermore, no socio-economic impacts on local businesses and tourism have been predicted.

5.3 Landscape and Visual

5.3.1 The Landscape and Visual Assessment has addressed potential visual impacts on Mendip Hills Area of Outstanding Natural Beauty, at listed historic buildings and at the closest residential properties and footpaths to the proposed landfill site. Photomontages from identified receptor locations have shown that the only affordable views to the site are from Hill View House to the West and public footpaths to the West and North. The site is not visible from the Area of Outstanding Natural Beauty, or any historic building location. During the construction phase, there would not be expected to be any significant visual impacts. The main potential impact would be during construction works to enhance the bund, but such works would be very temporary and short term and therefore not be expected to create any significant visual impacts at any receptors with a view to the site. During the operational phase, the visual impact from operations on site would not be considered to be significant. Site operations may be temporarily visible at Hill View House and the footpath to the North during capping and compacting of landfill cells and processing of the overburden pile in the centre of the site, but with consideration to the temporary nature of such operations, the overall impact would not be considered to be significant. Screening and crushing operations will be undertaken within the base of the quarry. As such, these operations would not be visible at any receptor location. Pre and post-

restoration views to the site have shown that there will be a significant beneficial impact in terms of the view to the site from Hill View House and from the footpath to the North, following completion of site restoration works. .

5.4 Traffic

5.4.1 No adverse impacts have been predicted due to traffic movements associated with the construction and operational phase of development since no increases in vehicle numbers over and above currently consented vehicle flows are anticipated.

5.5 Ecology

5.5.1 An Extended Phase 1 Habitat survey, bat survey and arboricultural survey have been undertaken along with search at the Bristol Regional Environmental Records Centre and on the Multi Agency Geographic Information for the Countryside website. No protected species are present on site or on adjacent land. A bat survey has been undertaken which has concluded no bats to be present within buildings on site, nor is there evidence of bats using buildings on the site. Furthermore, it was also concluded that the potential for bats to use horizontal cracks in the quarry face on the Western boundary is nullified by the presence of cobwebs and the ease with which predators could access these features since all are within 400mm of ground level. An area of wetland on site as well as ruderal vegetation throughout was identified which are considered to be of high value in a local context. It is proposed to create a new wetland area and to maintain a section of ruderal vegetation towards the South of the site which will mitigate any such impacts occurring as a result of these habitats being lost. No impacts on non-statutory or statutory ecological sites are predicted.

5.6 Geology, Surface Water and Hydrogeology

5.6.1 An assessment of current baseline geological and hydrogeological conditions was undertaken through assessment of Groundsure maps and Environment Agency flood maps for the site and surrounding area. The site does not lie within, or near to a flood plain. A flood risk assessment has been undertaken for the proposed landfill. It is not anticipated that the site would be at risk from flooding from outside the site or pose a

flood risk to land surrounding the site. The site will employ sustainable drainage systems throughout and no impacts have been predicted on surface and ground waters on and surrounding the proposed site. A qualitative Hydrogeological Risk Assessment has been undertaken, which will be supported by a quantitative Hydrogeological Risk Assessment as part of the Environmental Permitting process, subject to planning consent being granted. The site hosts Stowey Quarry Regionally Important Geological Site which consists of a series of rock exposures. It is proposed to retain a section of the rock exposure for access to interested parties by appointment.

5.7 Air Quality

5.7.1 The air quality chapter included identification of current air quality conditions in the vicinity of the site along with identification of receptor locations, sensitive to dust, odour and vehicle exhaust emissions. No adverse impacts from dust, odour or vehicle emissions have been predicted during the construction or operational phase. A dust management plan has been included, which contains procedures that will be followed to minimise dust generation and emission as far as is practicably possible. Any asbestos wastes will be handled in accordance with the regulations, such as double bagging of any non-bonded asbestos received on site and site staff will be adequately trained in waste handling and deposit procedures. Once tipped, asbestos wastes will be covered with inert materials. Furthermore, an asbestos monitoring protocol will need to be agreed with the Environment Agency as part of the permitting process. Such measures should ensure minimal risk of release of asbestos fibres to air, and provided such measures are used, potential impacts on health are predicted to be negligible.

5.8 Noise and Vibration

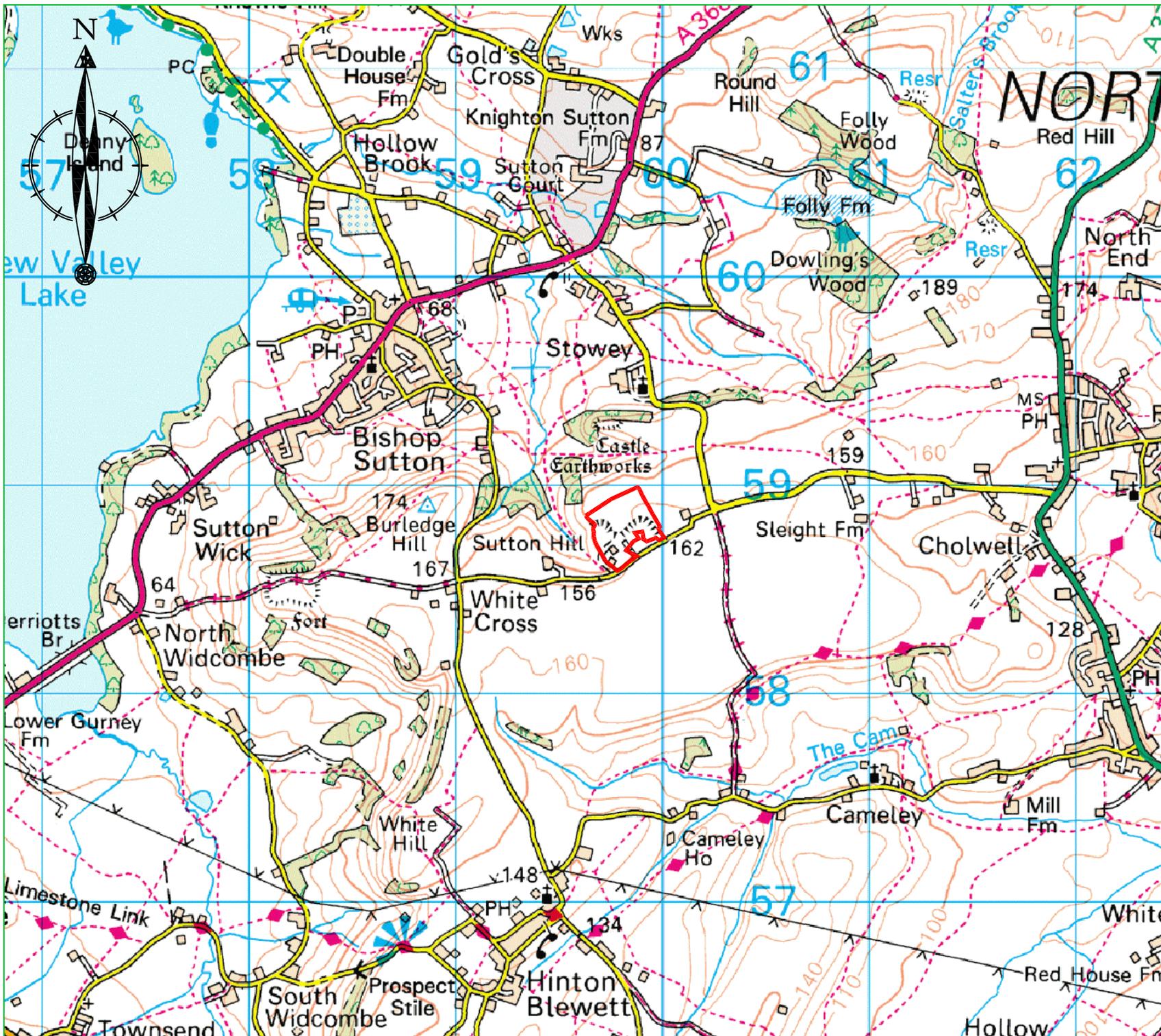
5.8.1 The noise assessment identified receptor locations sensitive to noise, surrounding the site. The results from a noise assessment previously undertaken at the site were used to assess potential noise levels and impacts at sensitive receptor locations. Noise levels have been predicted to be under the relevant Minerals Policy Statement 2 noise limit criteria at all noise sensitive receptor locations during both the construction and operational phase. Furthermore, no significant changes in ambient noise levels have been predicted at any noise receptor location.

5.9 Archaeology and Cultural Heritage

5.9.1 The archaeology and cultural heritage assessment included a search on the Heritage Gateway website to identify all listed buildings, parks and gardens, scheduled ancient monuments and archaeological finds on and surrounding the proposed landfill. No impacts on the amenity of such locations as a result of potential odour, dust and noise emissions have been predicted to occur.

Appendix 1

Site Location Plans



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Title: SITE LOCATION MAP

Drawing No: 2055/126/01

Client: Larry Edmunds

Site: Stowey Quarry, Stowey Road, Cameley

NGR:

Date: 2 December 2010 Printed At: A4

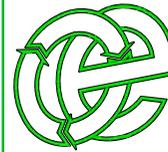
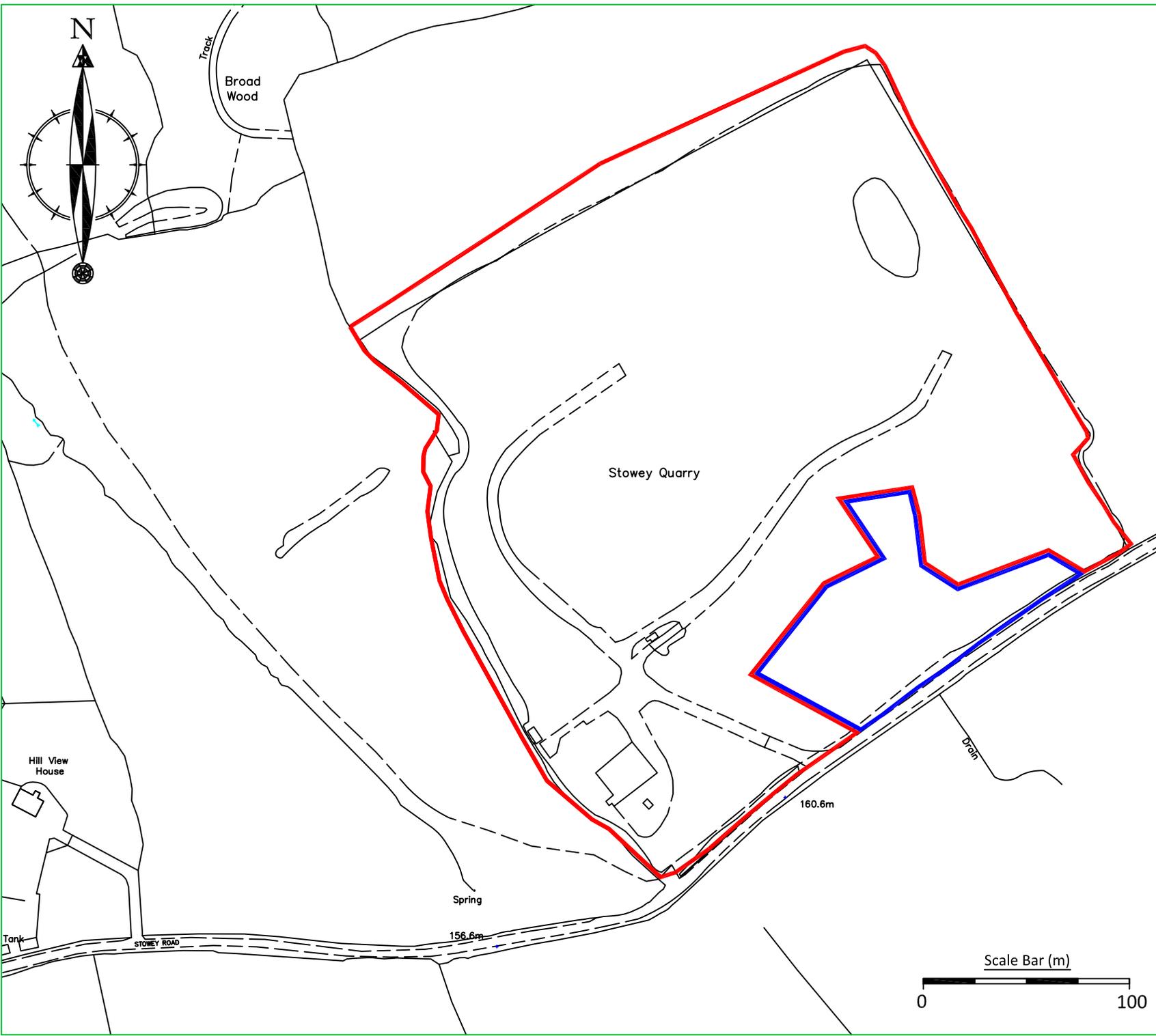
Scale: 1:25,000 Revision: B Drawn By: RS

Client No: 126 Job No: 2055 Checked:

KEY:
 Application site

Notes:
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Revision Details:		
Rev:	Description:	Date:
-	Initial drawing	31/03/10
A	Screening request document	10/06/10
B	Planning application submission	02/12/10



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Title: SITE LOCATION PLAN

Drawing No: 2055/126/02

Client: Larry Edmunds

Site: Stowey Quarry, Stowey Road, Cameley

NGR:

Date: 2 December 2010 Printed At: A4

Scale: 1:2,500 Revision: B Drawn By: RS

Client No: 126 Job No: 2055 Checked:

KEY:
 — Application site
 — Other land under applicant's control

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