MPG

Appendix A: Waste Recovery Plan
High Pole Farm

Document Reference: 313/1-R1.2 - WRP

MPG

Minerals
Waste
Environment

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Document Title:	Appendix A: Waste Recovery Plan
Document Reference:	313/1--R1.2 - WRP
Site / Project:	High Pole Farm
Client:	Graeme Thomas

Document Versions

1.1	Draft	23/04/2020
1.2	Final	05/05/2020

Prepared by:	MS	
Checked by:	CH, JMS	
Approved by:	CH	Director

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High Pole Farm - Waste Recovery Plan

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High Pole Farm - Waste Recovery Plan

1.0 Introduction

1.1 This Waste Recovery Plan has been produced to support the agricultural improvement of an area of land at High Pole Farm, South of Sutton-in-Craven, North Yorkshire (see plan ref: *313/1 - 1*).

1.2 The Waste Recovery Plan will be submitted to the Environment Agency for approval to demonstrate that the proposed operations are recovery by establishing:

- The justification for recovery
- The purpose of the work
- The quantity of waste used
- The operation meeting quality standards

2.0 Site Description

2.1 The area proposed for agricultural improvement ('The Site') is located on the north side of Pole Road, and currently consists agricultural fields to the west of High Pole Farm's buildings (see plan ref:). *313/1 - 1*

2.2 The Site covers an area of approximately 0.85ha. An open field drain runs through The Site. The western element of The Site is currently separated by the field drain running east to west, which is fenced off from the remainder of the fields, though this area would be included in the area for agricultural improvement.

2.3 The proposed areas for the engineering works are shown in plan ref: *313/1 - 1*.

2.4 An aspect of the open drain crossing The Site is to be culverted (in-part to facilitate the construction of a new access to the farm), overlain by engineered fill as part of the agricultural improvement works.

2.5 Stripped topsoil is to be retained and re-used, and will be seeded with an appropriate grassland seed mix.

3.0 Background and Purpose of the Works

3.1 Background

3.1.1 The Site consistently floods during the autumn and winter months and is left saturated for the remainder of the year to an extent where it is wholly unproductive for agriculture. Whilst The Site is not flat, the undulating topography leads to pooling and long-term saturation of the ground. Furthermore, in recent years, the landowner has been subject to flooding events during the spring and summer months.

3.1.2 The flooding / waterlogging of The Site has resulted in:

- A significant reduction in the quantity of silage produced on the land
- Difficulty traversing the land in farm machinery (preventing fertilising with manure)
- Diagnosed cases of Liver Fluke in sheep and cattle grazing the land. Liver Fluke is a parasitic condition, which leads to severe health problems and often death when it infects ruminants such as cattle and sheep.

3.2 Permitting History

3.2.1 There is no known history of any Environmental Permits at The Site.

3.3 Justification for Waste Recovery

3.3.1 The Environment Agency set out the approach to determining recovery or disposal in their guidance on 'Waste Recovery Plans and Permits'. The guidance requires evidence to show that the outcome would be achieved using a non-waste if a waste material was not available.

3.3.2 The evidence for the High Pole Farm proposals constituting recovery falls under 'Otherwise Worthwhile Financial Gain'. This means that the proposed engineering works would result in indirect financial gain for the landowner through the improvement of the land. The indirect financial gain would be generated through the prevention of flooding of the land, making it useable as farmland.

3.3.3 However, as the land is used primarily for grazing and silage, it is considered that whilst operational benefits would be immediate, the financial payback on the engineering works may be long-term. Therefore, the applicant has also confirmed that they are able to secure funding of the works using non-waste materials (see appendix A)

3.4 Otherwise Worthwhile Financial Gain

3.4.1 The Site is currently used for silage production and grazing (predominantly sheep). As stated, this may mean that the financial payback would be long-term. However, the engineering works would, if necessary, be carried out using non-waste materials in order to make the land farmable / more productive.

3.4.2 It would then be possible to operate farm machinery and vehicles on the land, control weeds and rushes more easily, and prevent waterlogging from causing Liver Fluke in livestock. Additionally, the resultant landform would make it possible to spread fertiliser / manure onto the land, increasing its productivity for silage production and enhancing the grazing potential of the land.

3.5 Funding for Using Non-Waste

3.5.1 The cost of carrying out the proposed agricultural improvement using non-waste materials is calculated as follows:

- Volume of materials required = **3,280m^3** (as calculated from detailed topographic information)
- Tonnes of materials required = **6,560 tonnes** (using a density of 2 tonnes per m^3)
- Using an approximate cost-per-tonne of £9.5 (£7.50 materials and £2 handling), total cost of **£63,230**

3.5.2 The applicant can demonstrate their access to this level of funding, as shown in Appendix A.

4.0 Quantity of waste used

4.1 The total quantity of waste required has been calculated as follows:

- Volume of materials required = **3,280m^3** (calculated as above)
- Tonnes of waste required = **5,904 tonnes** (using a density of 1.8 tonnes per m^3)

4.2 The above calculations use the minimum quantity of waste possible by seeking to assimilate the resultant landform into the existing adjacent topography. The final profile would see a gently sloping landform in each area, separated by the drain. Cross-sections and the proposed final topography are shown in Appendix B.

5.0 Meeting Quality Standards

5.1 The following waste types would be utilised for the recovery of The Site. The waste types listed are inherently low risk.

Waste Code	Description
17	Construction and demolition wastes
17 01 01	Concrete
17 01 02	Bricks
17 01 03	Tiles and ceramics
17 01 07	Mixtures of concrete, bricks, tiles and ceramics
17 05 04	Soils and stones
20	Municipal wastes
20 02 02	Soil and stones

5.2 The site will be managed by experienced contractors with competent persons under an Environmental Management System.

5.3 The site's competent person would follow strict waste acceptance criteria for receiving each load of material brought into the site to check its suitability for restoration and to ensure the producer has carried out the necessary basic characterisation of the waste. Any unsuitable material would be rejected in accordance with the acceptance criteria. If any non-inert material were found within a load of material, it would be transferred to a holding area (located on an impermeable surface) and removed to a suitably licensed site. Based on the strict acceptance procedures, any material placed to recover the site, should not pose an unacceptable risk to human health or the environment.

5.4 Incoming material would be regularly compliance-checked to ensure it meets the sites strict acceptance criteria.

5.5 A topographic survey upon completion of the works would ensure that the site is restored as per the approved engineering plan.

6.0 Conclusion

6.1 The proposed agricultural improvement at High Pole Farm would constitute recovery as it can be demonstrated that the engineering works would generate 'otherwise worthwhile financial gain'. Furthermore the landowner has confirmation that they could secure funding for the engineering works to be carried out using primary materials – However, we must note that such an approach would conflict with The Government's principle of the prudent and sustainable use of natural resources.

6.2 The improvement of the site would be carried out by competent operators under an Environmental Management System with strict waste acceptance and rejection criteria to ensure completion to the highest standard.

6.3 The Waste Recovery Plan (WRP) shows that the minimum amount of waste is being used to restore the site.

6.4 This Waste Recovery Plan provides evidence to show the scheme meets the tests required by the Environment Agency to consider the agricultural improvement at High Pole Farm as a *recovery* operation.

Appendix A - Financial Evidence

Derrick Haigh
Financial Solutions
Independent Financial Advice

Glendower
Coates Lane · Barnoldswick
Lancashire · BB18 6HJ
Tel: 01282 850037

The Mineral Planning Group Ltd
The Rowan Suite
Oakdene House Cottingley Business Park
Bingley
West Yorkshire
BD16 1PE

3rd April 2020

Dear Sirs,

I can confirm that Mr G F Thomas from High Pole Barn, Sutton-in-Craven, Keighley, BD20 7BE, has available £81,627.65, invested in a stocks and shares ISA with Zurich, on 3rd April 2020.

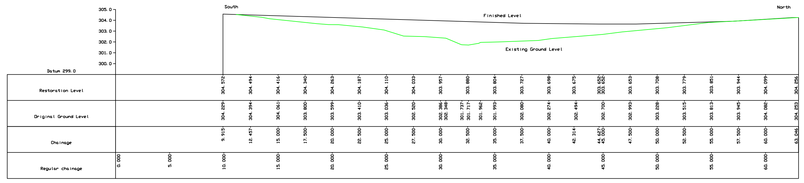
I can also confirm that Mrs D Thomas from High Pole Barn, Sutton-in-Craven, Keighley, BD20 7BE, has available £116,076.34, invested in a stocks and shares ISA with Zurich, on 3rd April 2020.

If you require more information on this please do not hesitate to contact me at the above address or you can call me on Mob 07980 669030

Yours Faithfully

Derrick Haigh Dip(PFS)
Director

Appendix B - Topographic Design and Cross-Sections



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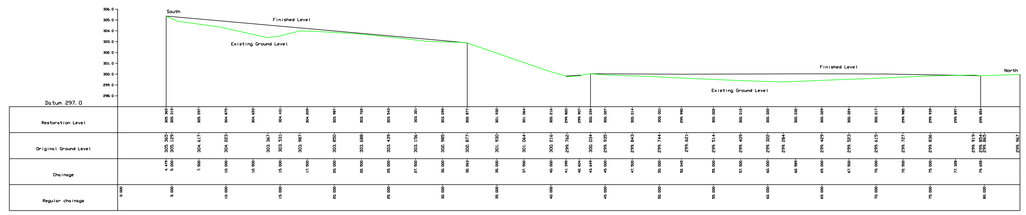
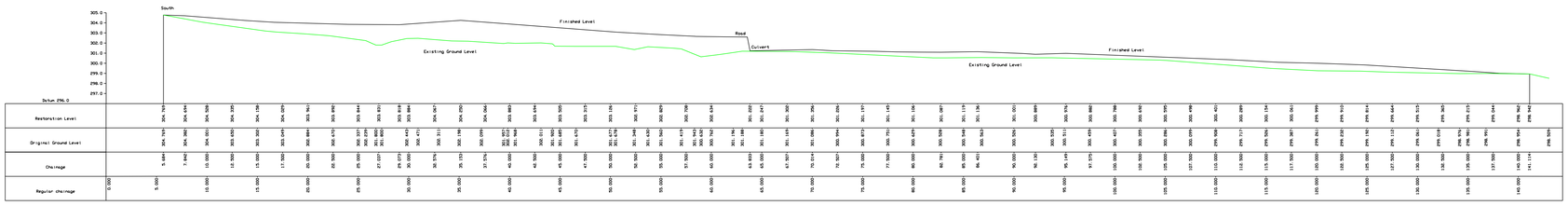


SECTION 2



SECTION 3

Legend

Boundary Type and Description

- C/B — Close Board
- C/L — Chain Link
- FE — Misc.
- K/R — Knee Rail
- O/B — Open Board
- Pal — Palisade
- M/R — Metal Railings
- Pick — Picket
- P/R — Post & Rail
- P/W — Post & Wire
- W/M — Wire Mesh
- Brick — Brick Wall
- Brick Ret. — Brick Retaining Wall
- Stone — Stone Wall
- Stone Ret. — Stone Retaining Wall
- Block — Block Wall
- Misc. — Misc. Wall
- Gate

Vegetation

- Hedge
- Edge of Hedge
- Edge of Canopy
- Tree and Trunk
- Stump
- Bush
- Verge

General Utility Linestyles

- CD — Drainage Combined
- FD — Drainage Foul
- SD — Drainage Surface
- UD — Drainage Unidentified
- O/C — O/Head Combined
- O/E — O/Head Electric
- O/L — O/Head Lines
- O/T — O/Head Telecom

General Survey Abbreviations

AV	Air Valve	KO	Kerb Outlet
BH	Borehole Collar	LP	Lampost
BX	Box (General)	LT	Light
BX/E	Box (Elec)	MH	Manhole
BX/G	Box (Gas)	MK	Marker
BX/T	Box (Telecom)	POST	Post (General)
BX/W	Box (Water)	PB	Post Box
BM	Benchmark	RE	Rodding Eye
BO	Bollard	RS	Road Sign
BS	Bus Stop	Stay	Cable Stay
Bin	Bin	SV	Stop Valve
BT	Telecom Cover	TL	Traffic Light
CCTV	Air Valve	TFR	Taken From Records
CL	Cover Level	TP	Telecom Pole
DK	Dropkerb	TV	Cable TV
DP	Downpipe	UTGA	Unable to Gain Access
DP/G	Downpipe/Gully	UTL	Unable to Lift
EC	Electric Cover	UTS	Unable to Survey
EOR	End of Records	UTT	Unable to Trace
EOS	End of Survey	WL	Water Level
EOT	End of Trace	WS	Window Sample
EP	Electric Pole		
ER	Earth Rod		
FH	Fire Hydrant		
FL	Floor Level		
FP	Flag Pole		
GP	Gate Post		
G	Girder		
GU	Gully		
GV	Gas Valve		
HP	Hand Pit		
IBO	Illuminated Bollard		
IC	Inspection Cover		
IL	Invert Level		

Measured Survey Abbreviations

AC	Air Conditioning	SCH	Structural Ceiling Height
AH	Access Hatch	SKY	Sky Light
AP	Access Panel	W	Window Height
BH	Beam Height		
C	Cill Height		
DH	Door Height		
FCH	False Ceiling Height		
FL	Floor Level		
Ht.	Height (General)		
RD	Radiator		

Layout Key

CO-ORDINATES AND ELEVATIONS ARE SET BY GNSS AT STATION 100.
CO-ORDINATES ARE TO OS NATIONAL GRID USING OSTN15 TRANSFORMATION
LEVELS ARE TO ORDNANCE DATUM USING OSGM15 GEOID MODEL.
THE REMAINDER OF THE SURVEY IS TO SCALE FACTOR 1 PLANE GRID.

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e: office@landform-surveys.co.uk www.landform-surveys.co.uk

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Mineral Planning Group
High Pole Farm

TITLE
Cross Sections

drawn	GH	date	16-04-20	drawing no	scale
checked	MR	date	16-04-20	F183-002	1/200@A0
clients ref					

441900N
441880N
441860N
441840N
441820N
441800N
441780N
441760N
409070E
409080E
409090E
409100E
409110E
409120E
409130E
409140E
409150E

AREA 1
AREA 2
AREA 3
SECTION 1
SECTION 2
SECTION 3
SECTION 4
AREA OF SMALL TREES
ROUGH GRASS
GRASS
POLE ROAD
TARMAC
DISUSED QUARRY
AREA OBSCURED BY STOCK LIMITED ACCESS
ELIMINATED STONE WALL
STONE CULVERT APPROXIMATELY 400mm X 400mm
300mm PIPE UNDER ROAD, APPEARS TO DRAIN INTO SITE. IL304.14
CONC. SLAB CL300.01
OUTFALL (300mm) IL300.76
WATERFALL IL300.15
STONE PLINTH
ELECTRIC TANK 1.5m
D/H WIRE
O/H WIRE
TP
EP
CP
GATE
RIDGE 313.01

STATION COORDINATE SCHEDULE

STN	EASTING	NORTHING	LEVEL	DESCRIPTION
101	400777.484	441814.526	304.044	HILTI NAIL IN PEG
102	400815.060	441939.815	299.765	HILTI NAIL IN PEG
103	400762.219	441944.801	298.206	HILTI NAIL IN PEG

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BX/G	Box (Gas)	MK	Marker
BX/T	Box (Telecom)	POST	Post (General)
BX/W	Box (Water)	PB	Post Box
BM	Benchmark	RE	Rodding Eye
BO	Bollard	RS	Road Sign
BS	Bus Stop	Stay	Cable Stay
Bin	Bin	SV	Stop Valve
BT	Telecom Cover	TL	Traffic Light
CCTV	Air Valve	TFR	Taken From Records
CL	Cover Level	TP	Telecom Pole
DK	Dropkerb	TV	Cable TV
DP	Downpipe	UTGA	Unable to Gain Access
DP/G	Downpipe/Gully	UTL	Unable to Lift
EC	Electric Cover	UTS	Unable to Survey
ECR	End of Records	UTT	Unable to Trace
EOS	End of Survey	WL	Water Level
EOT	End of Trace	WS	Window Sample
EP	Electric Pole		
ER	Earth Rod		
FH	Fire Hydrant		
FL	Floor Level		
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Client
Mineral Planning Group
High Pole Farm

Title
Topographic Survey

drawn	EH	date	16-04-20	drawing no	scale
checked	MB	date	16-04-20	F183-001	1/200@A0
clients ref					

Drawing Title:
Site Plan

Key:

Site boundary

Notes:

Drawn by:	MS
Checked by:	
Approved by:	

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Scale:
1:1000 @ A3

Client:
High Pole Haulage Ltd.

Site:
High Pole Farm

Drawing Number:
313/1 - 1

Rev:
1.0

Date:
21/04/2020

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