

Briefing 1: Lower Hare Landfill Site

Permit Number: [EPR/LB3502HT/A001](#)

15 July 2024

Our role is to protect and improve the environment so that everyone can enjoy the benefits of a clean, safe and healthy place to live.

We are responsible for granting or refusing environmental permits and regulating sites that may impact on the environment through water abstraction, emissions or waste materials. We will not issue a permit if we find evidence that demonstrates that the operation will be harmful to human health or the environment.

We have opened our second consultation on the Lower Hare Landfill site permit application. We received the final permit application (EPR/LB3502HT/A001) from GRS Stone Supplies Ltd (GRS) in **March 2024** and held an initial consultation from 21 March until 15 May 2024. We received significant interest in this consultation, so we decided to class this site as High Public Interest. This means we will engage and consult extensively before we make a decision on this permit application.

This briefing note explains what we can and can't consider when we determine a permit application as some responsibilities fall to the local authority. We also explain what the applicant wishes to do, and we explain how you can take part in this consultation.

Introduction

GRS have applied to us for an environmental permit. They need both planning permission and a permit to develop and operate a landfill site. They cannot operate a landfill unless we issue them with a permit.

Under the permit GRS have applied for, the landfill would be able to accept soil, stones, bricks, tiles and ceramics. These could come from sources like construction and demolition sites and gardens and parks. They have applied for a permit that would only allow the site to accept [inert waste](#).

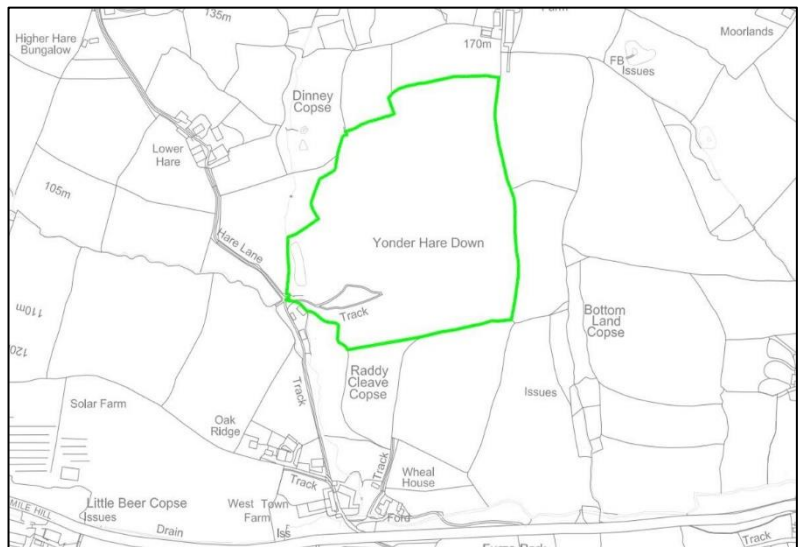


Fig 1. Map showing the proposed permit boundary of Lower Hare Farm landfill site.

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What is an environmental permit?

An environmental permit sets the conditions which GRS Stone Supplies Ltd must meet when operating the landfill site. It covers the management and operation of the site and the control and monitoring of emissions from the site.

The operator needs to explain how they will meet the current standards to protect human health and the environment. Their application describes the measures they will take and we need to be satisfied they are appropriate to control the risks identified.

How do we assess an environmental permit application?

We assess all permit applications to make sure they meet the requirements of the Environmental Permitting Regulations. When we consider a permit application we review the design of the proposed site, how it will be operated, the emissions it will generate (to air, water and land) and whether it will meet the required standards.

We consult professional partners, such as the local authority, where required. We also take advice on potential health impacts from Public Health England.

We also take into consideration the competence of the operator to run the facility.

How is the Planning System different?

Planning permission must be sought from the local planning authority before any development takes place. Planning is a separate and distinct process from permitting. Planning permission can be granted by a local authority without an environmental permit being in place and vice versa.

In broad terms, the planning process is intended to ensure that the right sort of development takes place in the right place, and that it is necessary. It addresses the development's proposed land use and how suitable the location is, as well as considering flood risk, other environmental constraints and if there is a local and national need for the development. It also considers operating hours, implications for road traffic, safety and congestion and the potential visual impact in the landscape. These issues are not covered by an environmental permit.

We cannot consider if this is an appropriate location for this development as this is a planning matter and would have been considered by Devon County Council. The table on the next page shows which we can consider, and which are matters for the planning authority to consider.



Permitting - Environment Agency	Planning - Devon County Council*
General operation of the site	Benefit to the local economy
Emissions to Air	Location of the site
Pollution to surface and groundwater	Visual impact
Noise Control	Flood Risk
Dust Control	Other Environmental Concerns
Pest Control	Operating Hours
Fire Risk	Traffic Management to and from the site
Odour Control	Issues covered by the national government policy, e.g. the waste hierarchy

*These lists are not exhaustive.

How can you take part in the consultation on the permit application?

You can now comment on this permit application. The permit application can be viewed online on our consultation portal, Citizen Space; please see the link below.

We can only consider issues covered by the environmental permit and can only refuse a permit application based on technical information.

Throughout the permit determination process we are continuously reviewing the technical information that the operator sends us, asking for clarification from them and receiving updated documents in return. Therefore, some of the documents available to view are the same documents that were available during our first consultation but some of the documents are new; we have received these recently from the operator. These new documents may change if we find anything in them that we need to clarify or amend. If there are any significant changes, we will consult on the documents again.

Please bear in mind that we are bound by the [Regulator's Code](#) and can only refuse a permit application if we have technical evidence that the activity will cause harm to the environment or human health, and the operator cannot reduce this impact through control measures.

Please follow this link to our consultation portal:

<https://consult.environment-agency.gov.uk/psc/ex4-2hw-grs-stone-supplies-limited-epr-a001>

We must receive your comments by 11:59pm on 27 August 2024.



You can send us your comments using our online consultation portal, Citizen Space, or by:

Email: pscpublicresponse@environment-agency.gov.uk

Post: Environment Agency Permitting and Support Centre, Land Team, Quadrant 2, 99 Parkway Avenue, Sheffield, S9 4WF.

If you need help accessing this consultation in another format, please contact us by:

Email: DCISEnquiries@environment-agency.gov.uk

Phone: 03708 506 506

We may charge for copying costs.

What happens next?

Once the consultation closes, we will review all the comments we receive. Our permitting officers, alongside our technical specialists, will review the permit application and come to a draft decision.

If we decide to refuse the permit, GRS Stone Supplies Ltd have the right to appeal this decision.

If we think we might issue the permit, we will consult you again on our draft permit and draft decision document, so you can comment on the conditions we include in the permit and understand how we have used your comments from this consultation.

We will write to you again to inform you when the consultation closes, and again to inform you of our decision. We will hold another consultation if any of the available documents changes significantly.

For general information about our permitting process please see [Check if you need an environmental permit - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit).

For more general enquiries about our work or if you wish to be added to our mailing list for this site, please email DCISEnquiries@environment-agency.gov.uk.

