

213189/NTS

Non-Technical Summary

This Non-Technical Summary supports the bespoke permit application for an inert landfill activity at Lower Hare Farm, Lane from Higher Hare towards Alderbed Copse, Whitestone, EX4 2HW. The Operator is GRS Stone Supplies Limited. The activity will involve the import of 350,000 m³ of suitable inert waste, restoration soils and geological separation layer (GSL). The permit boundary is shown in 213189/D/001.

The development was granted planning permission (Application Reference: 19/00207/DCC) by Devon County Council on the 30th June 2021. The restoration plan is shown in drawing 1073/PL23.

The inert landfilling and restoration/recovery activity involves importation and placement of inert bulk subsoils to address a section of land which has been previously disturbed and left in a condition not capable of sustaining commercial agriculture. All site derived topsoil stripped, will be stored on site and will be re-placed as part of the restoration soils. There is no crushing/screening on site. The site will be accessed from the south off Five Mile Hill.

The H1 risk assessment and baseline setting are in the Environmental Setting & Site Design (213189/ESSD). The site has been suitably risk assessed including a Hydrogeological Risk Assessment (HRA), Stability Risk Assessment (SRA) and Gas Risk Assessment (213189/GRA). The permanent formation has been assessed and deemed appropriate at Planning. The permitted activities will be undertaken in accordance with:

- Operational Working Plan (213189/OP);
- Dust Emissions Management Plan (213189/DEMP);
- Importation Protocol (213189/IP) – informed by the Hydrogeological Assessment; and
- Closure & Aftercare Plan (213189/CAP).

The operations and proposed permitted EWC codes are detailed in the Operational Working Plan. Controls assessment of dust are outlined in the Dust Emissions Management Plan. No Noise Management Plan or assessment is deemed necessary given that this is a low intensity restoration scheme with no sensitive receptors within 100 m of the site. The permitted site and other drawings are shown in Section 3 of the permit application folders. The site and its condition are addressed in the Site Condition Report (213189/SCR). The proposed EWC codes are all non-odorous and low putrescible content therefore no requirement for an Odour Management Plan.

For the geological separation layer and restoration soils, a Restoration Plan has been submitted in accordance with EA guidance. Table 1 outlines the Operator and site details:

Table 1 Application details

Site Address	Lower Hare Farm Lane from Five Mile Hill Whitestone EX4 2HW
Site National Grid	SX 85762 93431
Site Area	11.5 hectares
Operator and Applicant	GRS Stone Supplies Limited 10 Goldsmith Way Eliot Business Park Nuneaton Warwickshire CV10 7RJ
Proposed Processing Capacity and Activity	Total Capacity & Throughput: 350,000 m ³ (equivalent to 700,000 tonnes total capacity) 100,000 tonnes per annum. D1 deposit into or on to land activity only (inert waste only) – 190,000 m ³ (380,000 tonnes) R3, R5, R10, R13 – restoration and recovery of soils constructing GSL and restoration soils – 160,000 m ³ (320,000 tonnes).