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Project No: 311465

Non-Technical Summary

Prepared for:

Brockley Wood Ventures Ltd

Copdock Enterprise Park
Old London Road
Copdock, Suffolk
England
IP8 4JW

Contents Amendment Record

This report has been issued and amended as follows:

Revision	Description	Date	Signed
0.1	DRAFT	June 2023	Graeme Kennett

Acknowledgement

This report has been prepared for the sole and exclusive use of Brockley Wood Ventures Ltd (BWV) in accordance with the scope of work presented in Mabbett & Associates Ltd (Mabbett) Letter Agreement (M310016.001/ASL/JF), dated 02 June 2023. This report is based on information and data collected by Mabbett. Should any of the information be incorrect, incomplete or subject to change, Mabbett may wish to revise the report accordingly.

This report has been prepared by the following Mabbett personnel:

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This report has been reviewed and approved by the following Mabbett personnel:

MABBETT & ASSOCIATES LTD

Project Manager, Qualifications
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Table of Contents

Section 1.0: Introduction

Brockley Wood Ventures Ltd, 'the operator', has instructed Mabbett & Associates Ltd to prepare a bespoke permit application, under the Environmental Permitting (England and Wales) Regulations 2016 (as amended), for the proposed Inert Waste Treatment & Transfer Station at;

LAND AT BROCKLEY WOOD,

Belstead

Suffolk

IP8 4JW

This non-technical summary explains the application, in non-technical language as much as possible, avoiding technical terms, detailed data and scientific discussion, using images where appropriate, to provide an overview of the operation and its surroundings.

A more detailed explanation of the activity is provided in the accompanying documents including, but not limited to, the site-specific risk assessment and technical standards in the application.

It includes a summary of the activity and of the key technical standards and control measures arising from the risk assessment.

This Non-Technical Summary should be read in conjunction with the rest of this application which also contains:

- Application Forms (submitted on-line)
- Supporting Information
- Operating Techniques Document
- Environmental Risk Assessment.

The addition of 'aggregate washing' means that a Standard Rules permit does not fit the activity.

The activities will not be carried out within:

a) 500 metres of a European Site or a SSSI;

b) 50m of any well spring or borehole used for the supply of water for human consumption, including private water supplies

c) 250 metres of the [redacted], where it is linked to the breeding ponds of the [redacted].

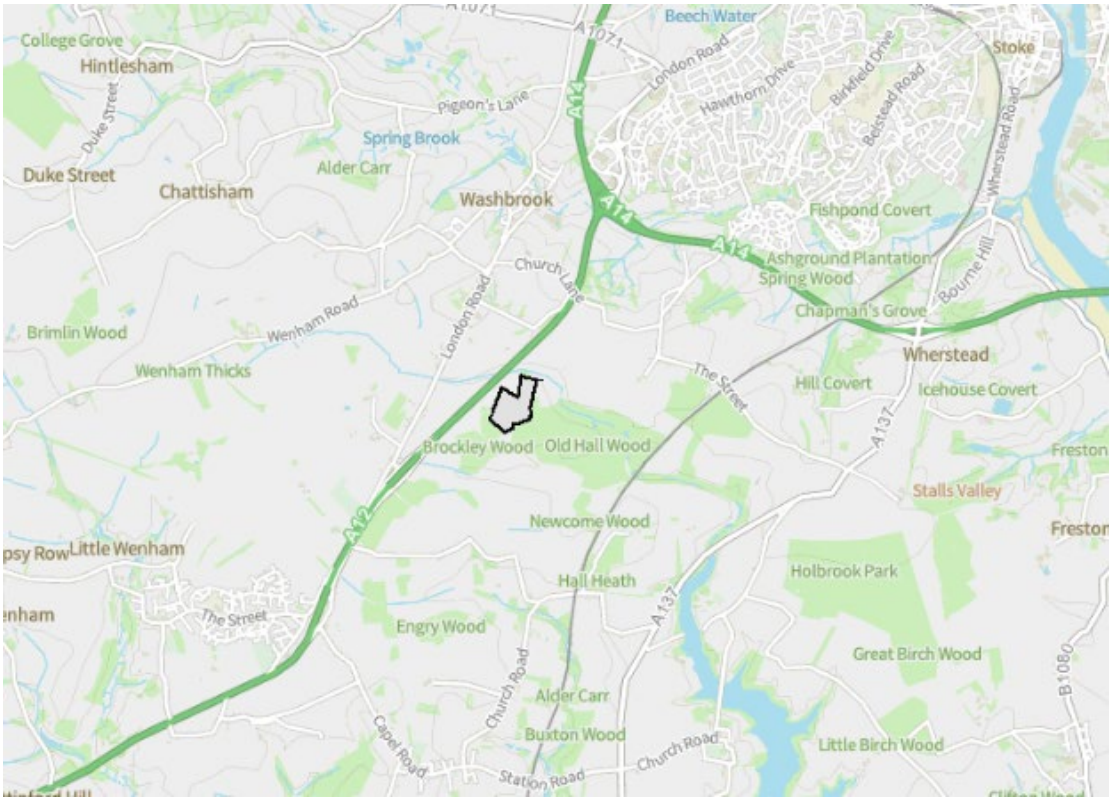
d) a specified AQMA.

Section 2.0: About the Facility

2.1 The site

The Inert Waste Treatment & Transfer Station (IWTTS), centred at TM 11698 40030, will be located to the eastern side of the A12, just south of the Copdock Interchange near Ipswich in Suffolk.

Figure 1: Site plan illustrating the general location of the site



The entire site is mainly arable farmland of some 35.8 hectares (88.5acres), located primarily within Belstead Parish approximately 6.5km to the south-west of the town centre of Ipswich and approximately 1km south-west of Belstead village, 1km south-east of Copdock village and 3km north of Bentley village. The site is centred at Grid Reference [TM 117 403], as shown on the plan at Appendix 1.

The site lies with a landscape which is part of an extensive, low-lying plateau area etched by streams and rivers and predominantly in use as agricultural land, with small copses and areas of woodland including Old Hall Wood to the south-east of the site, Brockley Wood to the south and Bentley Long Wood which lies to the south of the site access. The site ranges in elevation from about 42m AOD to about 45m AOD and there is a small swale and stream and copse in the northern part of the site. The stream flows beneath the A12 in a culvert, where the levels are about 36m AOD, and then eastwards towards the Alton water reservoir.

BWV are currently seeking full planning permission for the use of land for the extraction, processing, sale and distribution of sand and gravel, associated processing of inert waste materials and concrete batching with associated plant and related sales and distribution, access works and phased restoration, using inert fill and retained soils, to an agreed restoration plan.

The IWTTS will fulfil the role of 'inert processing' at the site.

2.2 The operation

The proposed IWTTS will remain for the life of the quarry and will be removed at the end of site operations, including site restoration. The IWTTS will process 'virgin' aggregates and process suitable incoming inert materials for, either;

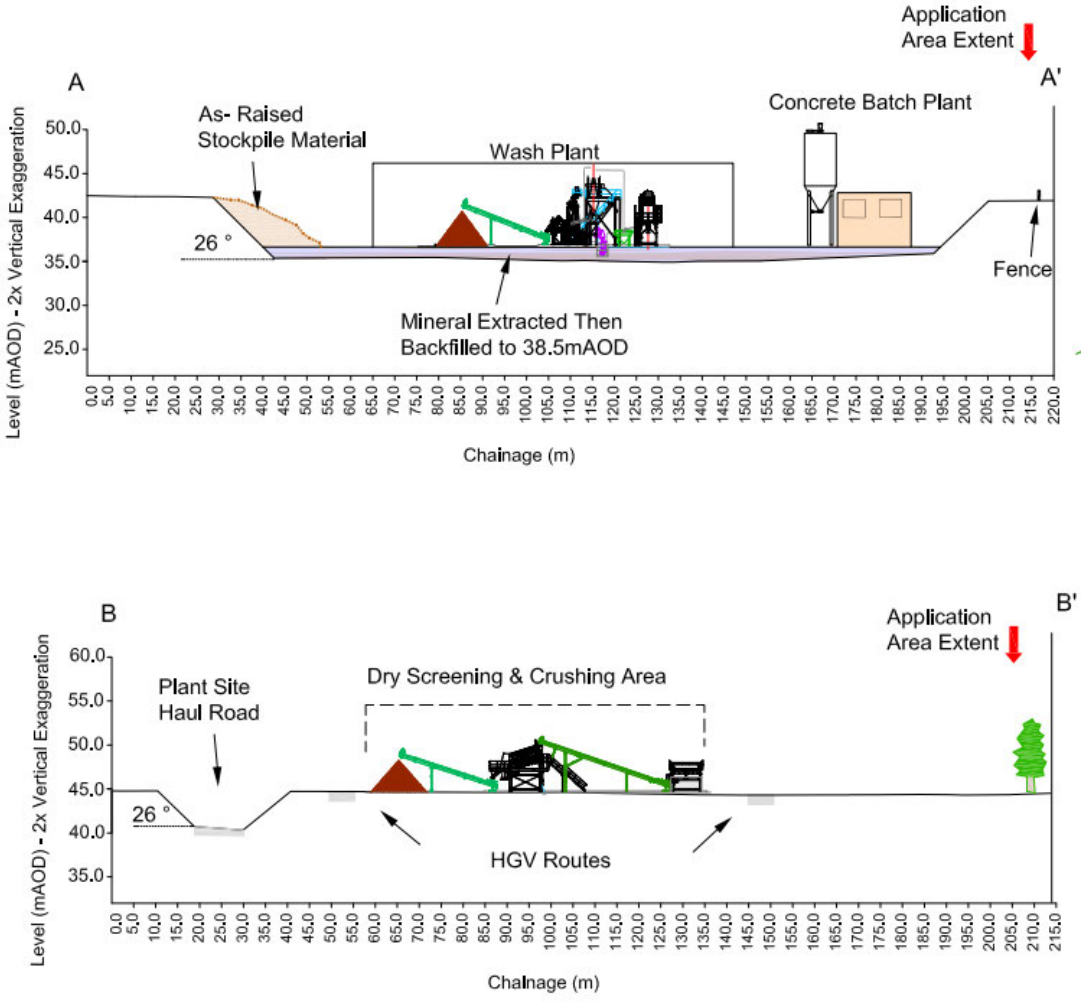
- Use in the restoration operation
- Production in the Aggregate Quality Protocol (Resource Framework)
- Despatched from site as a waste for use under a suitable exemption/waste management operation

Related activities taking place at the entire site are;

- Aggregate extraction (permitted under the Mining Waste Directive)
- Concrete production[1] (permitted by the Local Authority under Section 3.1 B(b) of the Environmental Permitting Regulations 2016)
- Site restoration

The operational area itself will be in an area proposed for sand and gravel extraction, as such it will be below the current ground levels.

Figure 2: Illustration showing site profile



[1] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573004/blending-packing-loading-unloading-and-use-of-cement-process-guidance-note-3-01_12_.pdf

Section 3.0: Summary of permitted waste types

3.1 Permitted waste types

Unless stated otherwise, all waste shall be stored and treated on an impermeable surface with sealed drainage system or on hardstanding.

The waste types, listed in Appendix A of this Non-Technical Summary, reflect those listed in Standard Rules permits SR2010_No6 (v6.0) and SR2010_No12 (v6).

Section 4.0: Proposed activities

Treatment will consist only of sorting, separation, washing, screening or crushing of waste into different components for recovery.

The activities carried out at the site as defined under Annex II of the Waste Framework Directive can be summarised as follows:

Table 1: Proposed waste activities

Activity	Code
Crushing	R3 – recycling and reclaiming organic substances which are not used as solvents.
Screening	R3 – recycling and reclaiming organic substances which are not used as solvents.
Sorting	R3 – recycling and reclaiming organic substances which are not used as solvents.
Washing	R5 - Recycling or reclamation of other inorganic materials.
Storage	R13 – storage of wastes pending any of the operations numbered R1 to R12.

4.1 Crushing

This will be carried out using a mobile crusher *Terex Finlay C-1554 (or similar)*

4.2 Screening/sorting

This will be carried out using the following equipment *Warrior 1800 (or similar)*

And Doppstadt SM620 (or similar).

4.3 Washing

To produce a washed aggregate suitable for use in concrete or as a washed aggregate requires a range of sophisticated equipment. The wash plant will consist of the following;

CDE M Series Integrate Wash Plant [M4500 ESS]

CDE R Series Primary Feeding/Screening [P1500]

CDE Aquacycle Water Management Plant [A900]

The Washing Process

After the raw material has been washed and classified, waste is sent to the AquaCycle thickener. In the AquaCycle a small amount of polyelectrolyte flocculent is added to the water from the automatic dosing station which forces fine particles to settle on the bottom of the thickener tank. The clean water on the top overflows the weir and is stored in the AquaStore tank before being re-circulated around the plant, helping to reduce the amount of required fresh water for top up, down to 10%.

The waste sludge is discharged into a buffer tank where a motorised rake in constant rotation ensures the material does not settle and solidify. If further dewatering is required, a filter press or decanter is added to the wet processing solution to eliminate the need for settling ponds

CDE Evowash Processing & Dewatering Plant [Evowash 152]

CDE Aggmax Scrubbing & Grading Plant [AggMax 253SR]

4.4 Storage (pre-treatment)

Prior to processing, the incoming waste materials will be stored within the permit boundary in designated storage areas. Waste shall be stored and treated on an impermeable surface with sealed drainage system or on hardstanding

4.5 Storage (post treatment)

After processing the recovered materials will be stored awaiting dispatch from site. Materials that are Aggregate Quality Protocol (AQP)[2] compliant do not need to be stored within the permit boundary.

4.6 Other equipment

4.6.1 Wheelwash

[2] The Resource Framework for Aggregates, that will replace the AQP, is currently under discussion.

4.6.2 Cement batching plant

The cement batching plant will be located within the permit boundary and regulated by Suffolk County council under a EPR Section 3.1 Part B permit. Its operation will follow Process Guidance Note 3/01(12) Statutory guidance for blending, packing, loading, unloading and use of cement (September 2012).

Section 5.0: Operating techniques

5.1 Operating techniques.

The site will be operated in accordance with the Operating Techniques document which has been drafted to satisfy the requirements of EA Guidance, and details the following:

- management;
- site operations;
- emissions and monitoring; and
- information.

Operational management procedures will ensure that:

- the risks that the activities pose to the environment are identified;
- the measures that are required to minimise the risks are identified;
- the activities are managed in accordance with the management system and operating techniques document;
- performance against the management system is audited at regular intervals; and
- compliance with the environmental permit.

The risk management and mitigation measures employed at the site and identified in the environmental risk assessment are detailed in the sites operating techniques document.

- In summary, the rules and operating procedures employed at the site will ensure the following with respect to the specified waste management activities:
- Unless stated otherwise, all waste shall be stored and treated on an impermeable surface with sealed drainage system or on hardstanding.
- Concrete surfacing falls towards drainage channels ensuring that potentially contaminated runoff is contained on site;
- Strict waste acceptance procedures will be adhered to, to ensure only permitted wastes are accepted on site;
- The site manager will ensure that regular inspections are made of the site. If necessary, remedial measures will be arranged as soon as possible.

Section 6.0: Impact on the Environment

An environmental risk assessment (ERA) has been carried out to assess the environmental risks posed by the proposed activity.

There are no point source emissions to land, air, surface or groundwater from the proposed facility.

The proposed facility will have drainage infrastructure in place at the site so that all potentially contaminated site drainage is captured and directed via a sealed system, consisting of concrete impermeable pavement with falls towards the drain channels that captures all liquids and directs it to a sealed tank.

Operational procedures at the site will monitor and manage amenity and accident risks from the proposed activities and includes provision for the monitoring of odour, noise, and fugitive emissions.

The impact of the proposed development on surrounding human and environmental receptors has been assessed in the ERA.

As the management measures detailed in the risk assessment will be in place at permit issue, the conclusion has been reached that the proposed waste materials and treatment activities, are unlikely to result in a significant accident risk or risk to the local environment, including from odour and noise, or pollution of surface or ground waters.

Section 7.0: Site Management

Site management will comprise of the following staff members;

- A Technically Competent Manager (TCM); who will manage the operation and regularly attend site in compliance with the defined attendance requirement.
- A site supervisor; who will be responsible for the ongoing operation who may also undertake office and plant operation duties.
- Other trained plant operators as required.

Section 8.0: Site Condition Report

The Site Condition Report (SCR), produced as a part of this application for the proposed operation will be limited in its scope as the current area will be excavated during the proposed sand and gravel extraction operation.

However, the proposed facility will operate with due regard to the conditions of the environmental permit and all relevant environmental legislation to ensure that land and groundwater is protected during the lifetime of the site and that the land is in a satisfactory state when the permit is eventually surrendered.

The possibility of any significant releases to the ground occurring during the lifetime of the permit is therefore limited. Minor spillages, if they occur, will be dealt with immediately by trained staff using appropriate spill response procedure and spill kits located around the site.

Appendix A: Proposed waste types

01	**WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS**
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
02	**WASTES FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING**
02 02	**waste from preparation and processing of meat, fish and other foods of animal origin**
02 02 02	shellfish shells from which the soft tissue or flesh has been removed only
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 03	**wastes from pulp, paper and cardboard production and processing**
03 03 01	waste bark and wood
10	**WASTES FROM THERMAL PROCESSES**
10 01	**waste from power stations and other combustion plants**
10 01 01	bottom ash and slag only
10 01 02	pulverised fuel ash only
10 01 05	gypsum (solid) only
10 01 07	gypsum (sludge) only
10 01 15	bottom ash and slag only from co-incineration other than those mentioned in 10 01 14
10 11	**wastes from manufacture of glass and glass products**
10 11 12	clean glass other than those mentioned in 10 11 11
10 12	**wastes from manufacture of ceramic goods, bricks, tiles and construction products**
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)
10 13	**wastes from manufacture of ceramic goods, bricks, tiles and construction products**
10 13 14	waste concrete only
15	**WASTE PACKAGING**
15 01	**packaging**
15 01 07	clean glass only
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 02	glass
17 03	**Bituminous mixtures, coal tar and tarred products**
17 03 02	bituminous mixtures other than those mentioned in 17 03 01
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 06	dredging spoil other than those mentioned in 17 05 05
17 05 08	track ballast other than those mentioned in 17 05 07
17 08	**gypsum based construction material**
17 08 02	gypsum only other than that mentioned in 17 08 01
19	**WASTES FROM WASTE MANAGEMENT FACILITIES, OFF SITE WASTEWATER TREATMENT PLANTS AND PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION / INDUSTRIAL WASTE**
19 05	**wastes from aerobic treatment of solid waste**
19 05 03	compost from source segregated biodegradable waste only
19 08	**wastes from wastewater treatment plants not otherwise specified**
19 08 02	washed sewage grit (waste from desanding) free from sewage contamination only
19 08 99	stone filter media if free from sewage contamination only
19 09	**wastes from the preparation of water intended for human consumption or water for industrial use**
19 09 02	sludges from water clarification
19 12	**wastes from the mechanical treatment of wastes**
19 12 05	clean glass only
19 12 09	minerals (for example sand, stones)
19 12 12	treated bottom ash including IBA and slag other than that containing dangerous substances only
19 13	**wastes from soil and groundwater remediation**
19 13 02	solid wastes from soil remediation other than those mentioned in 19 13 01
19 13 04	sludges from soil remediation other than those mentioned in 19 13 03
20	**MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS**
20 01	**garden and park wastes (including cemetery waste)**
20 01 02	Clean glass only
20 02	**garden and park wastes (including cemetery waste)**
20 02 02	soil and stones