

Barracks Farm

Environmental Permit Application

Non-Technical Summary

Oaks Land Management Limited

July 2021

Prepared on Behalf of Tetra Tech Environment Planning Transport Limited.

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1.0 INTRODUCTION

1.1 APPLICATION REQUIREMENTS

- 1.1.1 Tetra Tech have been commissioned to prepare and submit an Environmental Permit Application on behalf of Oaks Land Management Limited (Oaks Land Management) for Barracks Farm, in accordance with the requirements of the Environmental Permitting (England and Wales) Regulations 2016 as amended.
- 1.1.2 Barracks Farm is owned by F Conisbee and Son who are an independent family run business who specialise in producing high quality, environmentally sustainable agricultural produce for local consumption. The farm is currently used by the business for the rearing of beef, sheep and turkey.
- 1.1.3 In July of 2017, a planning permission (reference MO/2017/1198) was granted by Mole Valley District Council to allow the erection of two livestock buildings at Barracks Farm, construction of a bunded manure store and a wetlands drainage scheme comprising of reed beds. In addition, the permission allows the importation of 30,000m³ of inert materials to raise to ground levels up to the plateau that the existing farmyard sits on.
- 1.1.4 Oaks Land Management seek to gain a waste recovery permit on behalf of Oaks Land Management for the permanent deposit of inert waste to land at Barracks Farm to raise the ground level to the level of the plateau (Drawing Number BKP042017/BRK/004). The proposed development seeks to utilise imported inert waste materials rather than using 'virgin' soils for the restoration.

2.0 NON-TECHNICAL SUMMARY

2.1 PERMIT APPLICATION

- 2.1.1 This Environmental Permit Application is submitted to the Environment Agency (EA) by the operator, Oaks Land Management, under the requirements of the Environmental Permitting (England and Wales) Regulations as amended in 2016. It is a requirement of these Regulations that any application is accompanied by a Non-Technical Summary of the submitted documentation.
- 2.1.2 Barracks Farm is located approximately 1.4km north from the village of Fetcham and is centred at approximate National Grid Reference (NGR) TQ14277 57075. Access to the site is achieved from Emerton Road located to the south of the application site. The immediate surroundings of the site are largely agricultural with the nearest residential property located approximately 60m south of the application site off Emerton Road. The existing site is situated on higher ground to the surrounding fields and is used for the rearing of beef, sheep and turkeys. The environmental permit boundary is provided on Drawing Number OLM/A115247/PER/01.
- 2.1.3 In July of 2017, planning permission was approved by Mole Valley District Council (reference MO/2017/1198) to allow the erection of two livestock buildings at Barracks Farm as well as the construction of a bunded manure store and a wetlands drainage scheme comprising reed beds. As shown on the Proposed Site Plan (Drawing Number BKP042017/BRK/003), the proposed development will be situated in an area to the north of the existing farm complex. As part of the development, the permission allows the importation of 30,000m³ of inert materials to raise ground levels in the proposed development area up to the plateau that the existing farm yard sits on.
- 2.1.4 In order to facilitate the development approved under planning permission MO/2017/1198, Oaks Land Management seeks to import inert waste materials to raise the ground levels to the required levels.
- 2.1.5 A volume of 30,000m³ of imported material is required in order to achieve the final profiles provided on the Proposed Site Plan (BKP042017/BRK/003) approved under planning permission MO/2017/1198.
- 2.1.6 This application is accompanied by all relevant documentation, as required by the aforementioned Regulations, and in the format set out in the Environment Agency guidance documents. In summary, these documents comprise:-
- Application Forms A, B2, B4 and F1;

- Operating Techniques;
- Environmental Setting and Site Design;
- Environmental Risk Assessment;
- Hydrogeological Risk Assessment;
- Dust Management Plan;
- Waste Recovery Plan; and
- Environment Agency Pre-application Advice Letter

2.1.7 Prior to this application, a Waste Recovery Plan (Appendix G) was submitted to the Environment Agency for assessment as part of their pre-application service (reference EPR/GB3204CY/A001). On 10th July 2020, the Environment Agency issued a pre-application advice letter to confirm that they agree that the proposed activity is a recovery activity. A copy of this advice letter is provided as Appendix H.

2.1.8 Specific details on the operations of the site are provided in the Operating Techniques (Appendix B), which describes both the operational techniques and management procedures carried out at the site. In summary, this document provides details of:-

- Waste types and waste acceptance criteria;
- Site records;
- Emissions control;
- Incidents and non-conformance procedures;
- Accident management; and
- Emergency procedures.

2.1.9 The Environmental Setting and Site Design (Appendix C) describes the regulated facility in relation to the environmental setting, identifying the source terms, pathways and receptors that will be used as the basis for the risk assessments provided.

2.1.10 The Environmental Risk Assessment (Appendix D) is concerned with the nature and extent of any linkages

between the source of any environmental hazards, and the receptors, which may be susceptible to harm, such linkages being termed pathways. Where potential for harm is identified, the assessment identifies engineering or management technique, which will mitigate such impacts. A Nature and Heritage Screening report (Ref. EPR/JB3302KX/A001) was produced by the Environment Agency detailing important sites for Nature and Heritage Conservation within the vicinity of the application site. The Nature and Heritage Screening Report can be found in Appendix B of the Environmental Risk Assessment.

- 2.1.11 The Hydrogeological Risk Assessment (Appendix E) provides the geological and hydrogeological setting of the site allowing the development of a conceptual model to determine the risk that the facility will pose to underlying groundwater.
- 2.1.12 The Dust Management Plan (Appendix F) implements the source, receptor and pathway model to determine the impact of dust arising from the proposed activities and provides a management plan to minimise/prevent the likelihood of the potential effects becoming significant.