

Barracks Farm

Environmental Permit Application

Operating Techniques

Oaks Land Management Limited

July 2021

Prepared on Behalf of Tetra Tech Environment Planning Transport Limited.

Registered in England number: 03050297

Document Control

Document:	Operating Techniques
Project:	Barracks Farm
Client:	Oaks Land Management Limited
Job Number:	A115247
File Origin:	N:\Projects\Oaks Land Management Ltd\A115247 (Barracks Farm)\Reports

Revision:	-	Status:	Final – Submission to the Environment Agency
Date:	July 2021		
Prepared by:	Isabelle Mills	Checked by:	Alice Shaw
		Approved by:	Andrew Bowker
Description of revision:			

Revision:		Status:	
Date:			
Prepared by:		Checked by:	
		Approved By:	
Description of revision:			

Revision:		Status:	
Date:			
Prepared by:		Checked by:	
		Approved By:	
Description of revision:			

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1.0 INTRODUCTION

1.1 REPORT CONTEXT

- 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.
- 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 In order to facilitate the works, Oaks Land Management seek to gain a waste recovery permit on behalf of F Conisbee and Son 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).
- 1.1.5 This section of the Environmental Permit application corresponds to Section 3 of Part B4 of the Environmental permit application forms and specifically details the operating and management procedures that will be in place at the site.

1.2 SITE SETTING

- 1.2.1 Barracks Farm is located approximately 1.4km north from the village of Fetcham and is centred at approximate National Grid Reference (NGR) TQ14277 57075. The environmental permit boundary is provided on Drawing Number OLM/A115247/PER/01.
- 1.2.2 The existing site is situated on higher ground to the surrounding fields and is used for the rearing of beef, sheep and turkeys.
- 1.2.3 Access to the site is located on the eastern side of the site and is achieved from a road located off of Cobham Road. The immediate surroundings of the site are largely agricultural with the nearest residential property located approximately 60m south of the application site off Cobham Road.

2.0 OPERATING TECHNIQUES

2.1 PERMITTED ACTIVITIES

- 2.1.1 The proposal entails the importation of inert waste to raise ground levels of the to the required levels. The works will be completed in accordance with the final profiles provided on the Proposed Site Plan (Drawing Number BKP042017/BRK/003) and cross sections (Drawing Number BKP042017-BRK-004) approved under planning permission MO/2017/1198.
- 2.1.2 It is considered that the proposed activities on the site will fall under the following Recovery and Disposal operations, provided for in Annex II to the Directive 2008/98/EC of The Council of 29th November 2008 Waste.

Table 1: Proposed Permitted R/D Codes

R/D Code	Description of Activity
R5	Recycling/reclamation of other inorganic materials
R13	Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection on the site where the waste is produced)
R10	Land treatment resulting in benefits to agriculture or ecological improvement.

2.2 WASTE TYPES

- 2.2.1 Waste is defined as ‘Any substance or object the holder discards, intends to discard or is required to discard’ under the Waste Framework Directive (European Directive 2008/98/EC), which repeals the European Directive 75/442/EC as amended.
- 2.2.2 Permitted wastes accepted at the site will be strictly inert as classified under the Landfill Directive (1999/31/EC) and Council Decision (2003/33/EC) of 19th December 2002 ‘establishing criteria and procedures for the acceptance of waste landfills.’
- 2.2.3 Inert waste is defined in Article 2 of the Landfill Directive 1999/31/EC as follows:-

‘Inert waste’ means waste that does not undergo any significant physical, chemical or biological transformations. Inert waste will not dissolve, burn or otherwise physically or chemically react

biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm to human health. The total leachability and pollutant content and the ecotoxicity of its leachate are insignificant and, in particular, do not endanger the quality of any surface water and/or groundwater. Table 2 lists those wastes that may be accepted at the site which do not require

Waste Acceptance Criteria (WAC) testing under Council Decision (2003/33/EC), provided that they are inert and from a single source only (mixed loads from more than one site cannot be accepted without testing).'

- 2.2.4 Table 2 lists those wastes that may be accepted at the site which do not require Waste Acceptance Criteria (WAC) testing under Council Decision (2003/33/EC), provided that they are inert and from a single source only (mixed loads from more than one site cannot be accepted without testing).

Table 2: Proposed Waste Types

EWG Code	Description
01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING, AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 01	Wastes from mineral extraction
01 01 02	Wastes from mineral non-metalliferous excavation
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
10	WASTE FROM THERMAL PROCESSES
10 12	Wastes from manufacture of ceramic goods, bricks, tiles and construction
10 12 08	Waste ceramic bricks, tiles and construction products (after thermal processing)
17	CONSTRUCTION AND DEMOLITION WASTES (EXCLUDING EXCAVATED SOILS 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 05	Soil (excluding excavated soil from contaminated sites) soil and dredging spoil
17 05 04	Soil and stones other than those mentioned in 17 05 03
19	WASTES FROM WASTE MANAGEMENT FACILITIES
19 12	Wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 09	Minerals (for example sand, stones) only
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES INCLUDING SEPARATELY)
20 02	Garden and park wastes
20 02 02	Soil and stones

2.3 WASTE QUANTITIES

- 2.3.1 In order to achieve the required levels of the proposed design, a volume of 30,000m³ of imported material

would be required. When using a bulk conversion factor of 2 tonnes/m³, this equates to 60,000 tonnes.

2.4 WASTE ACCEPTANCE PROCEDURES

2.4.1 Wastes will only be accepted onto the site if they comply with the list of wastes included in the permit.

2.4.2 All vehicles delivering waste will be licensed waste carriers and each delivery must be accompanied by a relevant Waste Transfer Note, consistent with fulfilling the company's responsibilities under the provisions of the Duty of Care.

Basic Characterisation (Level 1)

2.4.3 Basic characterisation will ensure that the waste is suitable for acceptance at the regulated facility. The information to be supplied at this stage includes:-

- Source and origin of the waste;
- Information on the process producing the waste;
- All reasonably identifiable previous uses of the site and any site generating excavation or demolition waste;
- Appearance of the waste, e.g. physical form;
- The quantity of waste to be imported;
- The List of Wastes (England) Regulations 2005 code; and
- Details of any treatment used to remove unsuitable waste.

2.4.4 The wastes detailed in Table 2 will be accepted at the site without testing, provided that there is confirmation that they are single stream loads from known and reliable sources and that they are accompanied by the required information.

2.4.5 Different wastes contained in the list will be accepted together provided they are from the same source.

On Site Verification

2.4.6 Each load of waste delivered to the site shall be, where possible, visually inspected before unloading. Each load will be inspected after unloading. These inspections will ensure that the wastes comply with the permit and conform to the description provided in the Waste Transfer Note.

- 2.4.7 Loads containing wastes from multiple streams may be accepted together, provided they are from the same source, are in compliance with the waste types specified in the permit and are accompanied by the required information.
- 2.4.8 If there is uncertainty regarding the acceptance of wastes at the site, testing may be required. No wastes will be accepted onto the site if there is uncertainty as to its source, conformance with the conditions in the permit and/or its suitability for the intended use.
- 2.4.9 All site staff will be made aware of the waste acceptance procedures in place at the site and will be trained in the procedures with dealing with non-conformances. The Site Manager will be responsible for ensuring that the procedures are implemented appropriately.

2.5 UNAUTHORISED AND REJECTED WASTES

- 2.5.1 In the event that a load is identified as unacceptable upon discharge of the load, the waste shall be reloaded into the container if possible and isolated.
- 2.5.2 In the event that any load is identified as unacceptable upon discharge of the load when the haulier has exited the site, the waste shall be isolated or quarantined on the site.
- 2.5.3 If necessary, the Environment Agency will be contacted to agree the most appropriate course of action.
- 2.5.4 If a load is rejected, the following information shall be recorded;
- Time and date of incident;
 - Haulier and the vehicle registration number;
 - Producer of the waste;
 - Waste type; and
 - Reason for rejection.
- 2.5.5 Records will be kept of all rejected loads and these will be made available to the Environment Agency.

3.0 EMISSIONS CONTROL

3.1 POINT SOURCE EMISSIONS TO AIR

3.1.1 There will be no point source emissions to air as a result of this application.

3.2 POINT SOURCE EMISSIONS TO WATER

3.2.1 There will be no point source emissions to water as a result of this application.

3.3 POINT SOURCE EMISSIONS TO GROUNDWATER

3.3.1 There will be no point source emissions to groundwater as a result of this application.

3.4 POINT SOURCE EMISSIONS TO SURFACE WATER AND SEWERS

3.4.1 There will be no point source emissions to surface water or sewers as a result of this application.

3.5 FUGITIVE EMISSIONS

3.5.1 Fugitive emissions have been identified as a potential environmental risk resulting from the proposal, as detailed in the Environmental Risk Assessment that accompanies this application as Appendix D.

4.0 ACCIDENT MANAGEMENT

- 4.0.1 All necessary measures will be taken to prevent the occurrence of accidents. The types of accidents and the potential environmental consequences associated with them have been identified in the Environmental Risk Assessment that accompanies this application.
- 4.0.2 It is considered that the most significant risk associated with the site is the unauthorised acceptance of non-compliant waste types. The waste acceptance procedures listed in Section 2 of this document aim to control and minimise this risk.

4.1 FIRE CONTROL

- 4.1.1 Fires from the acceptance of inert waste are considered unlikely due to the nature of the waste material. However, there is potential for the operational and/or maintenance activities to pose a potential fire hazard, if precautions are not taken.
- 4.1.2 Fire fighting equipment of a suitable type shall be kept at appropriate locations as advised by the Health and Safety Manager or the local Fire Service. The fire fighting equipment shall be kept in good condition, unobstructed and be serviced at least once a year by a competent person. The site will be designated as a “no smoking area” and signed accordingly.
- 4.1.3 Any fire on the site will be treated as an emergency and will be extinguished at the earliest opportunity. If necessary, the Fire Service will be summoned. Any incidents of fire will be reported to the Environment Agency and recorded in the Site Diary.

4.2 SPILLAGE PROCEDURE

- 4.2.1 Material accepted at the site will be inert. The most likely source for spillages will be from fuel tanks or spillages of fuel or oil associated with plant and machinery.
- 4.2.2 In the event of a spillage of fuel/oil from site machinery or vehicles, the following procedure will be implemented:-
- Clear the area straight away;
 - Lay absorbent granules over the spill to soak up the spillage;
 - Use Personal Protective Equipment (PPE) provided on site if required;
 - Once the liquid has all been absorbed, use a shovel to clear up the waste, put it in a plastic sack

and then place it in the container for non-compliant waste for disposal at a suitably permitted facility; and

- Record the spill incident and remedial action taken in the Site Diary.

4.2.3 Spillage kits will be maintained on site in order to respond to any spillage incident. The spillage kits will be kept securely in the site office.

4.3 MAINTENANCE PROCEDURES

4.3.1 A planned preventative maintenance programme (PPM) will be put in place to minimise the risk to safety, health and the environment by ensuring that all appropriate items and elements within the site are serviced and inspected on a regular basis or to the manufacturers' maintenance schedules.

4.3.2 Details of faults, breakdowns and repairs are documented, and records are maintained at the site office. Faults and breakdowns will be investigated, and the service schedule revised if necessary.

5.0 SITE MANAGEMENT

5.1 TECHNICAL COMPETENCE

- 5.1.1 The site will be supervised by an individual who possesses the required level of technical competence. A copy of the Certificate of Technical Competence is provided as Appendix A.
- 5.1.2 Oaks Land Management have a site specific, written Management System in place which is compliant with the requirements of relevant Environment Agency guidance. Appendix B of this report provides the indicative contents of the Environmental Management System (EMS).
- 5.1.3 All site operatives will be adequately trained in health, safety and environmental issues. Staff will only be permitted to undertake activities that they have been trained for. They will be made aware of the procedures they must follow in the event of an accident or incident and will be able to access any relevant documentation that they may require. All training, experience and qualifications of staff will be recorded and these records will be maintained and kept up to date.

6.0 MANAGEMENT OF DOCUMENTATION AND RECORDS

6.1 RECORD KEEPING

- 6.1.1 Oaks Land Management have a site specific, written management system, and this will include procedures of the management of documentation.
- 6.1.2 Detailed records on all waste deposited at the site will be kept. This will include details on waste types, quantities and the date of deposition. This will be provided to the Environment Agency at three-monthly intervals, within one month of the end of each period. A record of basic waste characterisation and any compliance testing or on-site verification will be maintained in the site office.
- 6.1.3 A site diary will be kept in the site office, and this will be updated when required. The diary will be used to record any accidents, spillages, vandalism, complaints etc. This will provide an ongoing record throughout the period of operation at the site, and this will enable any investigative or corrective action that may be required.
- 6.1.4 The Environmental Permit and other documents containing information regarding the operation of the site will be kept in a convenient location, allowing access for any person that may be working at or visiting the site.

6.2 MAINTENANCE OF RECORDS

- 6.2.1 The site diary will be maintained and updated to include the following:-
- The name of the technically competent person in attendance;
 - Weather conditions; Details of all visitors, including their status and times of arrival and departure;
 - Details of maintenance, modification, repair, replacement, delivery and return, and breakdown of any plant and machinery;
 - Damage to vehicles, fences, gates, etc. and incidents of trespass; and
 - Details of any complaints or environmental/health and safety incident.

7.0 INCIDENTS AND NON-CONFORMANCE

- 7.0.1 Oaks Land Management will have procedures for investigating and recording any incidents and non-conformances at the site, and for taking any corrective action. Oaks Land Management will have a management system in place which is compliant with the Environment Agency's guidance and this will include procedures for handling incidents and non-conformances.
- 7.0.2 The following types of incidents will require investigation:-
- Malfunction, breakdown or failure of plant and equipment;
 - Deviation from site procedures and operating techniques;
 - Near misses; and
 - Complaints from external parties.
- 7.0.3 All staff will be trained to detect and report any such occurrences. Procedures will be taken to allow operations to resume and preventative measures may be put in place to ensure that the incident does not reoccur.