MUNDAYS HILL QUARRY RESTORATION

Environmental Permit Application

Non-Technical Summary

Prepared for: Fox (Owmby) Limited

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1.0 Introduction

Fox (Owmby) Limited (Fox) has instructed SLR Consulting Limited (SLR) to prepare an Environmental Permit (EP) application. The application seeks approval for the use of suitable waste in the restoration of Mundays Hill Quarry (the site), located near Heath and Reach, Bedfordshire LU7 9LE as a waste recovery operation under the Environmental Permitting (England and Wales) Regulations 2016.

This non-technical summary (NTS) provides a summary of the regulated facilities, an explanation of exactly what is being applied for, and a summary of the key technical standards and control measures that will be implemented at the site.

To support this application, the following documentation is submitted in addition to this NTS:

- **Application Forms (Parts A, B2, B4 and F1)** and supporting documentation including WAMITAB Certificates and Certificates of Continuing Competence;
- **Drawings;**
- **Approved Waste Recovery Plan;**
- **Environmental Setting and Site Design Report;**
- **Environmental Risk Assessment;**
- **Stability Risk Assessment;**
- **Emissions (Dust) Management Plan;**
- **Hydrogeological Risk Assessment;**
- **Operating Techniques and Environmental Management System; and**
- **Noise Impact Assessment.**

1.1 The Site

Mundays Hill Quarry forms part of Eastern Way Quarries which is a complex of active and worked mineral extraction sites along with their associated processing and manufacturing works. The site is situated approximately 700m east of the village of Heath and Reach and approximately 2000m north of the town of Leighton Buzzard. The total area of the site to be restored measures approximately 21 hectares. The site is accessed from a roadway off Eastern Way which runs to the north of the site. The National Grid Reference (NGR) for the site is SP 93611 28087.

The majority of the land surrounding the site is characterised by arable fields and working and disused sand quarries with their associated processing plant. Two geological Sites of Special Scientific Interests (SSSIs) are located within close proximity of the site. Nine Acres Pit SSSI (now backfilled as required by the ROMP) is located immediately to the south east of the western depression and Double Arches Pit SSSI is situated approximately 750m to the north. Kings and Bakers Wood and Heaths SSSI, which is designated for its broadleaved, mixed and yew woodland, lies approximately 1100m to the north west.

Two depressions from past sand quarrying activities remain at the site. The western depression (Mundays Hill West) has an area of approximately 160,824m^2 and is irregularly shaped, covering an area of land that runs from Eastern Way to the north along the western edge of the quarry boundary and extends towards the southern edge of the quarry. The eastern depression (Mundays Hill East/Nash Hole) is smaller with an area of 48,683m^2. It is more regularly shaped and sits towards the north eastern end of Mundays Hill Quarry, close to Mile Tree Road. It is proposed that both areas will be regulated under the same EP but given the distance between the areas, each will have a distinct EP boundary as shown on Drawing 001.

The site's location is illustrated on Drawing 003, and the EP Boundary on Drawing 001.

The surrounding land uses and local receptors within 500m and the ecological, cultural and natural heritage receptors within 2km are identified on Drawing 003.

Table 1-1: Surrounding Land Uses

Boundary	Description
North	Eastern Way, followed by areas of open ground and multiple quarries with their associated processing and manufacturing works including Riddys Quarry, Checkleywood Quarry, Double Arches Quarry, Reach Lane Quarry and Bryant's Lane Quarry.
East	Mile Tree Road runs in a north-south direction to the east of the site. A number of farms and a small number of residential properties are situated along this road. The closest is Kingsway Farm which lies approximately 15m from the site. Beyond this lies open ground and the A5.
South	Nine Acres Quarry (now backfilled as required by the ROMP) followed by open/agricultural land and Leighton Buzzard Household Waste and Recycling Centre. A small commercial/industrial area lies in this direction including BMI Group UK Limited, Stonehenge Work Station and Cash for Cars & Vans & Caravans. This is followed by Shenley Hill Road.
West	Open/agricultural land with small areas of woodland. Beyond this lies the village of Heath and Reach.

1.2 Approved Waste Recovery Plan

A Waste Recovery Plan (WRP) was submitted to the Environment Agency (EA) and approved on 17th December 2021. The approved WRP and the RVD Pre-Application Advice Letter is included in Section 4 of this EP application.

2.0 Waste Recovery – Environmental Permit Application

This EP application seeks to authorise the use of suitable imported waste materials, in the restoration of the site as a waste recovery operation, to reinstate the land close to historic, pre-extraction levels with finished contours that will marry into that of the adjoining land. Mundays Hill West will be restored to mostly broadleaf woodland with an area of lowland grassland mosaic. Mundays Hill East will be restored to create a surface water basin, reed fringe habitat and an area of lowland grassland mosaic. The site will be restored in a series of four phases.

Mundays Hill West will be restored first using approximately 1,960,000m^3 of suitable waste/site won material, followed by Mundays Hill East with approximately 465,070m^3 of suitable waste/site won material. In total, 2,425,070m^3 of imported suitable waste/site won material will be required to restore the site. This includes a 300mm layer of imported waste topsoil which will be placed over the entire site to act as a growing medium. This will be achieved by importing approximately 1,700,000m^3 of suitable fill and using site won material.

Table 2-1 Material Sources

Material source	Approximate Volume
Total Volume required for fill / upper 300mm	2,425,070m^3
Maximum amount of suitable waste to be imported for general fill and upper 300mm layer	1,700,000m^3

In accordance with condition 3 of the planning permission, infilling activities are expected to take 14 years with an additional year for (final) restoration (greening of the site).

The Approved Restoration Concept is illustrated on Drawing 1-74_201.C and phases 2 to 5 of the restoration are illustrated on Drawings C17011/D/400, C17011/D/401, C17011/D/402 and C17011/D/403. Phase 1 includes buttressing work; therefore Phase 2 is the first phase of restoration. The illustrative cross sections are shown on Drawing 002.

2.1 Waste Types and Quantities

2.1.1 General Fill

Only suitable waste material or site won material will be used for general fill in the restoration of the site. The clean, suitable waste types will come from multiple sources. The site will accept 3,740,000 tonnes of suitable waste material at a rate of 550,000 tonnes per annum.

The waste types which will be used for the development are detailed in Tables 2-2 and 2-3 below with their associated European Waste Catalogue (EWC) code. These waste types have historically been accepted by the EA as being potentially suitable for recovery (and are listed as acceptable in the Standard Rules SR2015 No39 Use of Waste in a Deposit for Recovery Operation and/or Check if Your Waste is Suitable for Deposit for Recovery Guidance).

All waste accepted for general fill will be suitable for the activity, and no contaminated materials will be accepted. Documentation will accompany all waste material accepted, which will be reviewed in accordance with the site's waste pre-acceptance and acceptance procedures, included within the Operating Techniques (OT) and Environmental Management System (EMS), to ensure any materials used are suitable for use in the restoration operations.

The waste categories which will be accepted on site as general fill are detailed in Table 2-2 below.

Table 2-2 Proposed Waste Types for General Fill

European Waste Code	Description
01	WASTES RESULTING FROM EXPLORATION MINING, QUARRYING AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 01	Wastes from mineral excavation
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 containing dangerous substances
01 04 09	Waste sand and clays
10	WASTES FROM THERMAL PROCESSESS
10 01	Waste from power station and other combustion
10 01 01	Bottom ash, slag and boiler dust (excluding boiler dust mentioned in 10 01 04)
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)
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
17 03	Bituminous mixtures, coal tar and tarred products
17 03 02	Bituminous mixtures other than those mentioned in 17 03 01
17 05	Soils Stones and Dredging Soil
17 05 04	Soil and Stones
17 05 06	Dredging spoil other than those mentioned in 17 05 05
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS AND THE PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION AND WATER FOR INDUSTRIAL USE
19 12	Wastes from the mechanical treatment of waste
19 12 09	Minerals (excluding residual fines)
19 12 12	Other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11 – excluding trommel and residual fines
20	MUNICIPAL WASTE (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATEY COLLECTED FRACTIONS
20 02	Garden and Park Wastes

European Waste Code	Description
20 02 02	Soil and Stones

2.1.2 Topsoil

The waste categories which will be accepted as topsoil to supplement the site's shortfall in topsoil are detailed in Table 2-3 below.

Only materials suitable for forming topsoil will be used. Mundays Hill West is intended to be restored to predominantly broadleaf woodland with some areas of lowland grassland mosaic and Mundays Hill East is intended to be restored to a lowland grassland mosaic with a surface water basin and reed fringe habitat. There will also be areas of restored agricultural land. Therefore, a healthy growing medium will be required for the trees and grass to grow.

Table 2-3 Proposed Waste Types for Topsoil

European Waste Code	Description
17 05	Soils Stones and Dredging Soil
17 05 04	Soil and Stones
20	MUNICIPAL WASTE (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATEY COLLECTED FRACTIONS
20 02	Garden and Park Wastes
20 02 02	Soil and Stones

The waste types specified in Tables 2-2 and 2-3 have historically been described in EA guidance (for example RGN13 and/or Standards and Measures for the Deposit of Inert Waste on Land) as being potentially suitable for landscaping improvement schemes. As landscape improvements are the primary objective of the restoration works at the site, these waste types are thus considered as being suitable for the restoration of the site.

The Waste Acceptance Criteria (WAC), based on IWAC, that will apply to the soils being accepted. A derogation to 3 x IWAC has been requested for selenium and sulphate for the acceptance of London Clay.

Strict Waste Acceptance Procedures (WAP) will be implemented at the site to ensure that only uncontaminated materials that are suitable for infill are used in the recovery operation. Procedures will be in place to inspect imported materials at the weighbridge as they enter the site, and again when the materials are tipped in the landfill site.

2.2 Site Engineering

The site will be developed as detailed within the approved WRP and in accordance with the associated planning consent.

The recovery activities will be supervised by technically competent persons who hold the necessary Certificate of Technical Competence (CoTC) under the Waste Management Industry Training and Advisory Board (WAMITAB).

The operations and activities to be carried out will be managed and operated in accordance with the OT and EMS document included as Section 10 of this EP application.

Consequently, operational procedures for the management of the site will ensure that all appropriate pollution prevention and control techniques are delivered reliably and on an integrated basis. The OT and EMS assists in maintaining compliance with regulatory requirements and managing environmental impacts.

Restoration operations will be conducted in accordance with an approved method statement and risk assessment, to ensure that the work is carried out to an appropriate standard and in accordance with the requirements set out in part VI of the 1999 Quarry Regulations for formation and compaction. An earthworks methodology will be set out in detail in an engineering specification that will be completed prior to undertaking any works. This will set out requirements for:

- Material acceptance testing and classification;
- Requirements for placement trials;
- Material placement and compaction requirements (method or end product placement);
- Requirements for in-situ testing during and following placement of materials;
- Procedures to be followed where materials or compaction are deemed not to have met the specification; and
- Requirements for any monitoring of the compaction/engineering works.

The site will be engineered to satisfy the requirements of the Landfill Directive. Each depression will have a minimum 0.5m thick basal and sidewall geological barrier constructed from imported clay with a permeability equivalent to 0.5 metre at 1 x 10^{-8} $m.s^{-1}$. Where considered necessary any imported clay will be subject to Waste Acceptance Criteria (WAC) testing to confirm it is inert.

2.3 Environmental Monitoring

The monitoring of groundwater quality around the perimeter of each depression will be carried out using the existing network of eight monitoring boreholes (four at each depression) as illustrated on Drawing HRA1. The proposed monitoring schedule is outlined in the Hydrogeological Risk Assessment (reference: 416.00583.00012/HRA) and ESSD (reference: 416.00583.00012/ESSD) prepared for this EP application and included in Sections 9 and 6 respectively.

There are not considered to be any surface water receptors at immediate risk from the site therefore it is not proposed that any surface water monitoring is required.

Daily monitoring will also be undertaken for amenity issues such as noise and dust, in accordance with the OT and EMS Document included as Section 10 of this EP application.

2.4 Specified Waste Management Activities

The specified waste management activities that will be carried out at the site as part of the waste recovery operations are as follows:

- R5: Recycling / reclamation of inorganic compounds – **for the use of waste for the purpose of restoration of land**.

3.0 Application Contents

3.1 Application Forms

3.1.1 Application for a New EP – Waste Recovery

Parts A, B2, B4 and F1 of the EA's application forms have been completed. The forms are accompanied by the following additional information:

- Appendix A-1 List of Directors and Directors DOB;
- Appendix B WAMITAB Certificates and Certificates of Continuing Competence; and
- Appendix C EMS Summary.

The application forms are included in Section 2 of this EP application.

3.2 Application Fee

This application is for a new bespoke EP to allow the use of waste in the restoration of the site as a waste recovery operation. This EP application includes several components to which the EA application charges apply.

Therefore, under the EA's Environmental Permitting and Abstraction Licensing (England) Charging Scheme 2022, the fee for this EP application is as follows:

- Application for a new bespoke permit for the deposit of waste for recovery, Table 1.17.9 of the charging scheme: £9,207;
- Emissions (Dust) Management Plan: £1,241; and
- Habitats Assessment: £779.

Therefore, the total application fee will be: **£11,227**.

3.3 Drawings

The following drawings are included in this EP application:

- Drawing 001 Proposed Permit Boundary;
- Drawing 002 Illustrative Cross Sections;
- Drawing 003 Environmental Site Setting;
- Drawing C17011/D400 Phase 2;
- Drawing C17011/D401 Phase 3;
- Drawing C17011/D402 Phase 4;
- Drawing C17011/D403 Phase 5;
- Drawing 1-74_201.C Concept Restoration Plan Revision C.
- Drawing HRA1 Hydrogeological Conceptual Site Model;
- Drawing HRA2 Hydrogeological Cross Sections.

The drawings are included in Section 3 of this EP application.

3.4 Approved Waste Recovery Plan

A WRP has been prepared in accordance with the specific requirements laid down in the EA guidance on Waste Recovery Plans and Permits (EA Waste Recovery Guidance)[1]. The WRP seeks agreement from the EA that the proposed activity satisfies all principles of recovery.

The WRP was approved on the 17th December 2021.

The approved WRP (reference: 416.00583.00012/WRP) is included in Section 4 of this EP application.

3.5 Environmental Risk Assessment

An Environmental Risk Assessment (ERA) has been carried out to assess the environmental risk posed by the waste recovery operation on site. The assessment has been carried out in accordance with the EA's Environmental Risk Assessment technical guidance dated August 2022[2].

The aim of the assessment is to identify any significant risks and demonstrate that the risk of pollution or harm will be acceptable by taking the appropriate measures to manage these risks.

Operational procedures at the site have been developed to monitor and manage amenity risks from the proposed activities and include provision for the monitoring of scavenging birds, vermin, insects, litter, mud on roads, dust, odour and noise. The potential impact of the proposed development on surrounding human and environmental receptors is assessed in the risk assessment and the receptors illustrated on Drawing 003.

Subject to the implementation of management measures, the conclusion of the assessment is that the proposed activities are unlikely to result in a significant risk to the amenities of the local environment.

The ERA (reference: 416.00583.00012/ERA) is included in Section 5 of this EP application.

3.6 Environmental Site Setting and Site Design Report

An Environmental Site Setting and Site Design Report (ESSD) report has been prepared in support of this EP application. The ESSD defines the site's conceptual model including the potential source, pathway and receptor linkages. It provides details on the site's environmental setting, and the proposed design of the site.

The ESSD report has been written in reference to EA guidance[3] relating to disposal by landfill of inert waste.

The ESSD (reference: 416.00583.00012/ESSD) is included in Section 6 of this EP application.

3.7 Stability Risk Assessment

As part of the EP application, SLR has undertaken a geotechnical Stability Risk Assessment (SRA). This document describes the manner in which the assessment has been carried out and presents the overall findings of the work.

The methodology adopted for the SRA generally follows the principles outlined in the EA R&D Technical Report P-385, volumes TR1 and TR2[4]. Where additional analytical techniques have been used, these are described within the text.

The SRA has considered the stability of all relevant components of the site including basal and sidewall subgrade, basal and sidewall geological barrier, waste and capping system.

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[1] Guidance: Waste recovery plans and permits; gov.uk; published 18th October 2016.
[2] EA Website – Environmental Risk Assessments, https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit
[3] Landfills for inert waste - Landfill operators: environmental permits - Guidance - GOV.UK (www.gov.uk)
[4] Environment Agency R&D Technical Report P1-385/ TR1 and TR2, 'Stability of Landfill Liner Systems', March 2003.

The SRA also includes the following appendices:

- Appendix SRA1: Side Slope Geological Barrier Analysis; and
- Appendix SRA2: Waste Mass Analysis.

The SRA (reference: 416.0000583.00012/SRA) is included in Section 7 of this EP application.

3.8 Emissions (Dust) Management Plan

The EA's guidance[5] requires that all facilities for the 'recovery of household, commercial or industrial waste by deposit for recovery' and are located 'within 500m of a sensitive receptor such as a home', need an Emissions (Dust) Management Plan (DEMP) to be prepared in support of an EP application.

It is recognised that activities on site could lead to the release of fugitive emissions of dust particles and therefore a DEMP (reference: 416.00583.00012/DEMP) has been prepared and is included in Section 8 of this EP application.

The DEMP will be incorporated into the site procedures and will be revised as necessary to ensure that it remains appropriate to the activities occurring on site and that any changes in conditions relating to dust management are dealt with as part of those revisions. In particular, the monitoring procedures and compliance actions will be updated as required by the procedures within the DEMP.

3.9 Hydrogeological Risk Assessment

SLR has undertaken a Hydrogeological Risk Assessment (HRA) to assess the risk to surface water and groundwater.

The site will only accept suitable inert waste streams therefore leachate management will not be required. The assessment concluded that a minimum 0.5m thick basal and sidewall geological barrier constructed from imported clay with a permeability of less than 1×10^{-8} $m.s^{-1}$ would be sufficient at the site.

The HRA provides an assessment of the hydrogeological conceptual site model, which has been developed based upon the proposed landfill engineering and environmental site setting detailed within the associated ESSD submitted with this EP application. The HRA provides the following:

- Review of detailed site information, including geology, hydrology and hydrogeology;
- The hydrogeological conceptual site model;
- Associated HRA; and
- Requisite surveillance including surface water and groundwater monitoring requirements.

The HRA modelling results demonstrated that the proposed importation of suitable waste at the site will remain compliant with the Environmental Permitting Regulations 2016 (as amended) provided that the waste meets inert WAC limits (or 3 x IWAC limits for selenium and sulphate for London Clay). The site should comply with the relevant requirements of Schedule 10 and Schedule 22 (Groundwater Activities) of the Environmental Permit Regulations 2016 (as amended).

The HRA (reference: 416.00583.00012/HRA) is included in Section 9 of this EP application.

[5] Control and monitor emissions for your environmental permit - GOV.UK (www.gov.uk)

3.10 Operating Techniques and Environmental Management System

The site will be operated in accordance with the OT and EMS document. This document sets out best practice for operating the site, based on legislation and best available techniques in the industry. Fox will also operate their own ISO14001 accredited management system (see appendix 01).

The management system and OT and EMS 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 the OT;
- Performance against the management system is audited at regular intervals; and
- The EP is complied with.

The OT and EMS (reference: 416.00583.00012/OT) is included in Section 10 of this EP application.

3.10.1 Waste Acceptance Procedure

The purpose of the WAP is to ensure that the site only accepts waste that is:

- Suitable for the activity;
- Allowed by the EP; and
- Appropriately considered by the ERA.

The WAP will also assist with:

- Ensuring the activities do not cause pollution;
- The waste sourcing decision making process; and
- Preventing the receipt of non-permitted wastes.

The WAP (reference: 416.01994.00002/WAP) is included as Appendix 02 to the OT and EMS.

3.11 Noise Impact Assessment

A Noise Impact Assessment was prepared in support of the planning application. The noise assessment was based on a baseline sound survey undertaken over a 5-day period at a single location, considered representative of the nearest noise-sensitive receptor to the development site. The assessment considered the potential noise impacts of the operation of the development and was undertaken in conjunction with BS 5228:2009+A1:2014.

The assessment concluded that during landfilling operations, the calculated noise levels are not expected to exceed the current permissible ambient noise level (55 dB $L_{Aeq, 1hr}$) for individual plant operations at any receptor.

The Noise Impact Assessment is included in Section 11 of this EP application.

3.11.1 Noise Management Plan

As noise was assessed not to have a severe impact on the wider environmental setting, a management plan was not deemed to required either, for the reasons detailed in the following bullet points;

- There will be no treatment of waste at the facility;
- There will be no storage of waste material;

- Only intermittently used mobile plant will be operational during daylight hours;
- The site lies within an area subject to quarrying activities; and
- No operations will be undertaken at night.

However, to ensure that noise does not become an issue in the future, mitigation and management measures proposed to be implemented on site, have been included in the ERA, and OT and EMS submitted with this application.

4.0 Management System and Operating Techniques

The key technical standards laid out in the following documents govern the design and operation of the site:

- Environmental Permitting Regulations: Inert Waste Guidance. Standards and Measures for the Deposit of Inert Waste on Land;
- The Environmental Permitting (England and Wales) Regulations 2016 (as amended);
- Risk assessments for your environmental permit, EA website, updated 31st August 2022;
- Risk Assessments for specific activities, EA website, dated 2nd February 2016;
- Environment Agency Guidance on Monitoring of Landfill Leachate, Groundwater and Surface Water; and
- Developing a management system: environmental permits.

The site will be managed and operated in accordance with Fox's ISO14001 accredited management system and the OT and EMS.

The management system 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;
- Performance against the management system is audited at regular intervals; and
- The EP is complied with.

The control measures relevant to the proposed activities are described in the OT and EMS Document submitted with this EP application.

The proposals have been assessed against these standards and are all considered to meet the relevant technical standards.

The overall conclusion is that there is unlikely to be a significant environmental impact as a result of the proposed activities on site.

Fox is fully committed to ensuring the highest standards are met and will undertake its activities in a manner consistent with best industrial practices and in accordance with the Company's OT and EMS and associated procedures.

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