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STOREFIELD GROUP LIMITED

PHOENIX PARKWAY

AMENITY AND ACCIDENT RISK ASSESSMENT

JANUARY 2024

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AMENITY AND ACCIDENT RISK ASSESSMENT

JANUARY 2024

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CONTENTS

DRAWINGS	TITLE	SCALE
GM10604-014	Application Site Location	As shown on drawing

1 INTRODUCTION

1.1.1 The Storefield Group Ltd (Storefield) has commissioned Wardell Armstrong LLP to prepare an environmental permit application for their proposed development in Corby, North Northamptonshire.

1.1.2 The site is situated north of Willowbrook Industrial Estate, near to Corby Town, North Northamptonshire. The site is centred at SP 90128 90860 and the nearest postcode is NN17 5BE.

1.1.3 The Site has been identified as a strategic site for employment development within local planning policy. In order to make the site suitable for use as an industrial and commercial development, Storefield propose to raise and level the site to create a suitable load-bearing development platform.

1.1.4 The site was formally a liquid waste treatment facility, for which the permit has been surrendered. Additionally, the site is also partially located on a landfill site which is currently in formal closure. Prior to this, the site was quarried to remove material for use in the Corby Integrated Iron and Steel works.

1.1.5 It is proposed that the development platform will be constructed of approximately 686,000m³ of suitable imported waste materials. The scheme has been designed to require the minimum volume of suitable waste materials, which will be recovered through the permanent deposit of these materials.

1.1.6 This Amenity and Accident Risk Assessment identifies the potential environmental hazards that may arise through site activities and the mitigation measures that will be implemented. The risk assessment follows the source-pathway-receptor model, as outlined in the Environment Agency guidance on 'Risk Assessments for your Environmental Permit'[1].

1.1.7 Section 2 of this document provides details of the site location and provides a description of sensitive receptors within 2km of the site.

1.1.8 The Accident and Amenity Risk Assessment is provided in Section 3. This provides the potential risks from the activities on site, who may be affected and how (pathway), the mitigation measures that will be implemented and an assessment of the overall risk.

[1] Risk assessments for your environmental permit - GOV.UK (www.gov.uk)

1.1.9 Sensitive habitats have been identified in proximity of the site, including an area of protected deciduous woodland, and a number of Local Wildlife Sites. A Habitats Risk Assessment has been prepared as part of the permit application, separate to this risk assessment, to assess the potential risk to sensitive habitats and mitigation measures for the proposed activities.

2 SITE SETTING AND ENVIRONMENTAL RISK

2.1 Site Location and Setting

2.1.1 The site is situated north of Willowbrook Industrial Estate, near to Corby Town, North Northamptonshire. The site is centred at SP 90128 90860 and the nearest postcode is NN17 5BE.

2.1.2 The site location is shown on drawing GM10604-014.

2.1.3 The site is approximately 20.5 ha in size, and currently comprises of scrubland, incorporating a closed former landfill (Corby Tubeworks), which is in formal closure. Additionally, there is an area of land which was formerly permitted as a liquid waste treatment facility. The Waste Management Licence originally issued for the landfill did not require the landfill to be capped nor specify a final restoration profile.

2.1.4 The site is bound to the south by the river Willow Brook North, with Willowbrook East Industrial Estate adjacent to the southern boundary of the site. An area of scrubland with a commercial development sits between the area and the Phoenix Parkway Road. Earlstrees Industrial Estate sits approximately 370m west of the permit boundary.

2.1.5 To the north, Mitchell Road runs parallel to the site boundary and forms a route from Phoenix Parkway to Rockingham Motor Speedway. Beyond Mitchell Road there are several industrial and commercial premises, breaking into more rural setting beyond these. An area of vegetation borders the east of the site.

2.2 Sensitive Receptors

2.2.1 The site is situated in a predominantly commercial and industrial area. Earlstree Industrial Estate is located approximately 370m west from the site boundary. Willowbrook East Industrial Estate is located approximately 650m to the south, and Weldon North Industrial Estate to the 900m south east.

2.2.2 The nearest residential properties are located approximately 750m southwest of the site boundary on Pen Green Lane.

2.2.3 There are no schools, hospitals or care homes within 1km of the site.

2.2.4 Table 2.1 below provides the receptors within 2km of the site boundary, the receptor type, the direction from the site and the approximate distance from the site boundary.

Table 2.1: Receptors within 2km of the Site		
Receptor	**Receptor Type**	**Distance/Direction**
Deciduous Woodland (Priority Habitat Inventory)	Habitat	<5m, east, west and south
Deichmann UK Distribution Centre	Commercial	Adjacent to site
Northern Stream (of Willow Brook)	Surface Waters	Runs along southern site boundary
BakeAway, food manufacturer	Industrial	75m, southwest
The WEB, Wincanton Distribution Centre	Commercial	100m, north
Screwfix Corby	Commercial	150m, west
Network Q, warehouse and associated car park	Commercial	178m, north
Corby Power Station	Industrial	180m, northwest
Toolstation Corby, building materials supply	Commercial	230m, southeast
Phoenix Parkway Road (A6116)	Infrastructure	240m, west
Corby MOT Centre	Commercial	262m, west
J.B Rubber Tyre Shop	Commercial	265m, west
Travis Perkins	Commercial	265m, west
Gretton Brook (culverted) (Part of Willow Brook (Nene))	Surface Waters	300m, north
Baileys Skip Hire & Recycling Ltd, waste management service	Industrial	300m, west
Gretton Brook Road	Infrastructure	310m, north
Brookfield Plantation LWS	Habitat	335m, north
Jackson's Bakery, food manufacture	Industrial	345m, south
Ford & Slater, truck dealership	Commercial	365m, north
Earlstrees Industrial Estate	Industrial/Commercial	370m, west
Rockingham distribution centre, logistics hub and business centre with associated car park	Commercial	410m, northeast
Corby Commercials, truck repair shop	Commercial	410m, north
Synergy Packaging Solutions Ltd, packaging company	Commercial	450m, southwest
PDI (EMEA) Ltd, chemical manufacturer	Industrial	457m, southeast
Breedon Corby Asphalt Concrete & Ready-Mixed Concrete Plant	Industrial	464m, northwest
Universal Training Services (Midlands) Ltd, training centre	Commercial	465m, north
Northants MX5 Vehicle Repair	Commercial	525m, north
Steel Road	Infrastructure	530m, south
Pen Green Bridge, historical landmark	Recreational/historical	585m, southwest
Brookfield Plantation Cutting LWS	Habitat	640m, northwest
Willowbrook East Industrial Estate	Industrial/Commercial	650m, south
Bailys Skip Hire & Recycling	Commercial	715m, west

Table 2.1: Receptors within 2km of the Site		
Receptor	**Receptor Type**	**Distance/Direction**
Corby Tunnel Quarries LWS	Protected Habitat	740m, northwest
Houses off Gretton Brook Road	Residential	780m, northeast
Smartscan Ltd, electronics manufacturer	Industrial	790m, southeast
Weldon North Industrial Estate	Industrial/Commercial	900m, southeast
Fresh Direct, Corby, fruit and vegetable wholesaler	Commercial	950m, east
Cheeky Monkees Children's Amusement Centre	Recreational	975m, south
TATA Steel Corby	Industrial	1km, south
Keepers Lodge Farm	Residential	1.1km, northeast
Pen Green Centre for Children and their families, Non-profit organisation	Nursery	1.2km, southeast
The Figure of Eight, fishing pond	Recreational/environmental	1.2km, northwest
West Cutting LWS	Protected Habitat	1.3km, northwest
Rockingham Primary School	School	1.3km, southwest
Playing Fields/bowling green	Recreational	1.3km, southwest
Properties at Priors Hall Park	Residential	1.3km, east
Bright Beginnings, Montessori School	School	1.3km southwest
Seagrave House Care Home	Nursing/care home	1.3km southwest
Morrisons Corby Distribution Centre	Commercial	1.3km, east
Allotments	Recreational	1.4km, southwest
Corby Business Academy, secondary school	School	1.4km, east
Rockingham Wood LWS	Protected Habitat	1.5km, northwest
Plantation Meadow LWS	Protected Habitat	1.5km, northwest
Corby Old Village	Residential	1.5km, southwest
Corby Old Village Primary School	School	1.5km, south
Be Jolie Beauty, beauty salon	Commercial	1.5km, east
Gretton West Plantation	Habitat	1.6km, northwest
Boundary Plantation	Habitat	1.6km, northwest
Rockingham Wood	Habitat	1.6km, northwest
West Glebe Park	Recreational	1.6km, southwest
Lloyds Horizon Data Centre, corporate office	Commercial	1.6km, northeast
Priors Hall A Learning Community, primary school	School	1.7km, east
Corby Rugby Stars, children's club	Recreational	1.7km, east
St John The Baptist's Church	Recreational	1.7km, south
Adrenaline Alley, Skate park	Recreational	1.7km, southeast
Gretton East Plantation	Habitat	1.7km north
Studfall Infant School and nursery	School	1.8km, West
Corby Old Quarry Gullet LWS	Protected Habitat	1.8km, east

Table 2.1: Receptors within 2km of the Site		
Receptor	**Receptor Type**	**Distance/Direction**
Our Lady of Walsingham Roman Catholic Primary School	School	1.8km, southwest
Shire Lodge Nursing Home	Nursing/care home	1.8km, west
Town Gardens Play Area	Recreational	1.9km, east
Priors Hall Care Home	Nursing/care home	1.9km, east
Priors Hall Dental Practice	Medical	1.9km, east
Southern Stream (of Willow Brook)	Surface Waters	2km, south

2.3 Habitats and Species

2.3.1 An assessment has been carried out using the DEFRA Magic Map Tool to identify any nearby protected habitats and species.

2.3.2 There are no European Sites including Ramsar Sites, Special Areas of Conservation (SACs), Special Protection Areas (SPAs), or Sites of Special Scientific Interest (SSSIs) within 2km of the site. The nearest SSSI is Cowthick Quarry SSSI, located approximately 3km to the southeast.

2.3.3 There are seven Local Wildlife Sites (LWS) located within 2km of the site, the closest being Brookfield Plantation LWS located approximately 340m to the north of the site.

2.3.4 Areas of protected deciduous woodland are adjacent to the site boundary, to the east, south and west of the site.

2.3.5 A number of field surveys were undertaken in 2018 and 2019 and focussed on reptiles, amphibians (great crested newts), and invertebrates. The surveys have found that great crested newts are present within the pond adjacent to the site. The site has suitable terrestrial habitat for newts, but no suitable breeding habitat was identified. Impacts to great crested newts will be mitigated under licence. Habitats on land adjacent to the east will be enhanced and managed in the long-term, with connectivity between enhanced and existing habitats will be strengthened. Mitigation to reduce impacts to the invertebrate assemblage will also be undertaken during enabling works.

2.3.6 A Habitats Risk Assessment has been prepared in addition to this Amenity and Accident Risk Assessment to assess the potential impact of the proposed activities to nearby habitats and protected species.

3 RISK ASSESSMENT

3.1.1 Table 3.1 below identifies the potential environmental risks that may arise from the deposit of the waste and considers the possible receptors and pathways. The risk assessment shows how these risks are minimised by preventing the hazard at source or by providing measures to break the pathway and prevent pollution migrating toward receptors.

3.1.2 The risk assessment demonstrates how all identified hazards that could cause harm will be subject to strict preventative control measures. The scheme has been designed to ensure that potential emissions of particulates, noise and odour are minimised to be contained within the site boundary as far as possible and will not cause harm to local sensitive human and ecological receptors.

3.1.3 Table 3.1 also provides the Accident Management Plan. Potential accidents which could result in pollution have been identified, along with the likelihood of the accident happening, consequences of the accident happening and measures taken to avoid the accident from happening and measures to be taken to minimise the impact if the accident does happen.

3.1.4 The site will be subject to frequent monitoring and inspection to ensure mitigation measures are keeping dust emissions to a minimum. Records will be kept of inspections and any actions taken to resolve any identified emissions.

3.1.5 Staff will be trained to understand the potential environmental risks associated with the site and their role in managing those risks. An induction will also be provided for any contractors working on site, so that they are aware of any environmental considerations and requirements.

Table 3.1: Risk Assessment						
Hazard	**Receptor**	**Pathway**	**Consequence**	**Probability of exposure**	**Mitigation Measures**	**Overall Risk**
Dust generation from tipping of waste and vehicle movements	Site staff, local residents, local businesses, nearby local wildlife site	Through the air	Fugitive emissions of dust can cause disturbance and potential respiratory issues to both those on and off site. Dust emissions may affect vegetation by smothering of leaves.	Medium	• Vehicles delivering waste will be sheeted/covered when entering and exiting the site. • A water bowser will be made available on site. • During periods of dry weather and high winds, the site tracks may be sprayed with water to prevent the generation of dust. • Activities that have potential to produce large amounts of dust will be postponed in the event of high winds. • On site speed limits will be enforced to prevent the generation of dust by vehicle movements on entrance/exit roads. • Daily visual monitoring will be undertaken and action implemented where necessary. • The site will operate in accordance with a Dust Management Plan.	Medium
Noise from plant and incoming vehicles	Site staff, local residents, local businesses nearby local wildlife site	Through the air	Disturbance, sustained noise can affect the psychological health of those nearby	Medium	• Plant will be fitted with noise suppression features (e.g. silencers) as appropriate. • Where vehicle reversing alarms are required, 'smart' reversing alarms will be utilised that produce sound at a volume relative to background level. • All plant will be maintained in accordance with manufacturer's recommendations. • Particular attention will be made to noise suppression equipment such as silencers and acoustic panels. • A speed limit of 10mph will be enforced • Site plant will be switched off when not in use • Any noise complaints will be investigated in accordance with the Environmental Management System and recorded in the site diary • The site is located in close proximity to existing industrial receptors, and it is not expected the site operations will	Low

Table 3.1: Risk Assessment						
Hazard	**Receptor**	**Pathway**	**Consequence**	**Probability of exposure**	**Mitigation Measures**	**Overall Risk**
					produce noise levels which exceed existing noise levels. Nevertheless, care will be taken to implement the above mitigation measures, which will be reviewed as necessary.	
Mud on the site roads and tracked out onto highways (Phoenix Parkway (A6116))	Site staff, local residents and businesses, other road users	Tracked on vehicle wheels leaving the site	Potential increase in road traffic accidents, annoyance to road users, loss of amenity	Medium	• Regular inspections will be made of site roads/tracks and the highways outside the site entrance. • If mud is present, site staff will undertake cleaning using the water bowser and/or brushing. • Vehicles will be subject to visual inspection prior to existing the site. • If necessary, vehicles will be cleaned to prevent mud being tracked onto the highway.	Low
Odorous material within the waste	Site staff, local residents, local businesses	Through the air	Disturbance to those on site and local residents, strong odours may cause staff and local residents to feel unwell	Low	• The wastes that are to be accepted present a low risk of odour (inert wastes and incinerator bottom ash), no biodegradable wastes will be accepted. • Any loads containing odorous material will be rejected and removed from site at the earliest possible opportunity, and stringent waste acceptance procedures will be in place. • Olfactory inspections for odour will be undertaken daily as part of the general site monitoring regime. • If any noticeable odours are discovered, an investigation will be undertaken to determine the source and where appropriate remedial action will be undertaken.	Low
Litter	Site staff, local residents and businesses, local wildlife	Windswept, ground	Loss of amenity, annoyance, harm to wildlife, attraction of pests/vermin	Low	• Waste acceptance procedures in place, including pre-acceptance procedures. The permitted wastes will not include litter.	Low

Table 3.1: Risk Assessment						
Hazard	**Receptor**	**Pathway**	**Consequence**	**Probability of exposure**	**Mitigation Measures**	**Overall Risk**
					• If non-conforming waste is identified it will be rejected or for small quantities in a generally compliant load handpicked and stored in an enclosed receptacle awaiting removal from site. • Wastes that are produced by site operatives will be stored in secure, enclosed containers awaiting removal off site.	
Pests or Vermin	Site Staff	Airbourne, Surfaces, across the ground	Annoyance, Potential spread of disease	Low	• Waste acceptance procedures in place, including pre-acceptance procedures. The permitted wastes will not include wastes that can biodegrade/rot which could attract flies/vermin. • If non-conforming waste is identified it will be rejected or for small quantities in a generally compliant load handpicked and stored in an enclosed receptacle awaiting removal from site. • Wastes that are produced by site operatives will be stored in secure, enclosed containers awaiting removal off site.	Low
Accident Management Plan						
Spills or leaks of hazardous liquids	Site staff, local environment	Through or across the ground	Seepage into the ground causing pollution, contact with hazardous substances can cause irritation	Low	• Fuel and other potentially harmful liquids that will be used in site plant will be stored in a sealed tank or container with secondary containment. • Fuel storage tanks will be bunded. The bund will provide 110% of the capacity of the tank. • All pipes, gauges and valves will be enclosed within the bund wall or secondary containment so that, should a spillage occur,	Low

Table 3.1: Risk Assessment						
Hazard	**Receptor**	**Pathway**	**Consequence**	**Probability of exposure**	**Mitigation Measures**	**Overall Risk**
					it is contained. Where applicable all pipes and valves will be securely locked at the end of each working day. • Spill kits will be provided for use in the event of a spill or leak to limit the risk of pollution. Spill kits will comprise absorbent matting, granules and an absorbent boom for the protection of water courses. After use all containment material will be placed in a suitable skip or container prior to disposal at a suitably licenced facility. • Site plant will be subject to regular inspection and maintained in accordance with the manufacturer's recommendations.	
Failure of plant or equipment	Site staff, local environment	Through or across the ground	Temporary stop of operations, fire outbreak, leak of oil/fuel from plant	Low	• Plant and equipment at the site will be subject to regular inspection and maintenance in accordance with the manufacturer's recommendations and legal requirements. • Site plant will be equipped with handheld fire extinguishers. • In the event that plant or equipment sustains damage or loses function, a suitably qualified engineer will be contacted as soon as possible to undertake repairs. • Damaged plant will be taken out of use until the repairs have been completed. • Site operations may be halted if necessary to prevent the damaged plant or equipment from causing pollution.	Low
Operator error	Site staff, local environment	Through the air, across the ground	Damage to site plant and equipment, acceptance of erroneous waste streams		• Strict waste acceptance procedures will be implemented. All staff will be trained in the procedures. Any erroneous waste streams will be rejected from the site. • Plant and equipment will be operated by suitably qualified staff only.	Low

Table 3.1: Risk Assessment						
Hazard	**Receptor**	**Pathway**	**Consequence**	**Probability of exposure**	**Mitigation Measures**	**Overall Risk**
					• An induction will be provided for contractors that will be working at the site. • The site will be operated in accordance with an Environmental Management System.	
Extreme weather events e.g. flooding, increased storm events	Site staff, local environment	Through the air, across the ground	Run off from the site including to Willow Brook North	Low	• Strict pre-acceptance procedures ensure waste is inert and limit leaching of contaminants. • Rainfall or surface waters will be shed from the site surface and directed to surface water ditches. The fill material will be placed in a series of lifts graded to direct surface water to a series of temporary surface ditches. The ditches shall be excavated into the fill and shall prevent water reaching the surrounding water courses.	Low
Extreme weather events e.g. prolonged dry weather, very high winds	Site staff, local environment	Through the air, across the ground	increase in dust/mud emissions, increase risk of dust being carried by the wind	Low	• If required, a bowser will be deployed to dampen down stockpiles of waste to reduce dust emissions. • Drop heights will be kept to a minimum. • In periods of very high winds or prolonged dry periods, operations will cease until the meteorological conditions present less risk. • The site will operate in accordance with a Dust Management Plan which includes measures to take should dust emissions be detected beyond the site boundary, including periods of prolonged dry weather.	Low
Fire	Site staff, local environment	Through the air, across the ground	Smoke inhalation, fire water run off	Low	• Wastes to be accepted on site for deposit are inert (with IBA which has minor exceedances of inert WAC), which presents very low risk of combustion.	Low

Table 3.1: Risk Assessment						
Hazard	**Receptor**	**Pathway**	**Consequence**	**Probability of exposure**	**Mitigation Measures**	**Overall Risk**
					• Flammable liquids stored on site such as diesel required to operate plant will be stored in suitably bunded containers away from potential sources of ignition. • Plant and equipment will be maintained in accordance with the manufacturer's recommendations. Any repairs will be carried out by a suitably qualified engineer.	

4 CONCLUSION

4.1.1 The site is situated in a predominantly commercial and industrial area. The nearest residential properties are located approximately 750m southwest of the site boundary on Pen Green Lane. There are no schools, hospitals or care homes within 1km of the site.

4.1.2 The site will operate in accordance with a Dust Management Plan, to ensure that dust emissions are minimised and controlled.

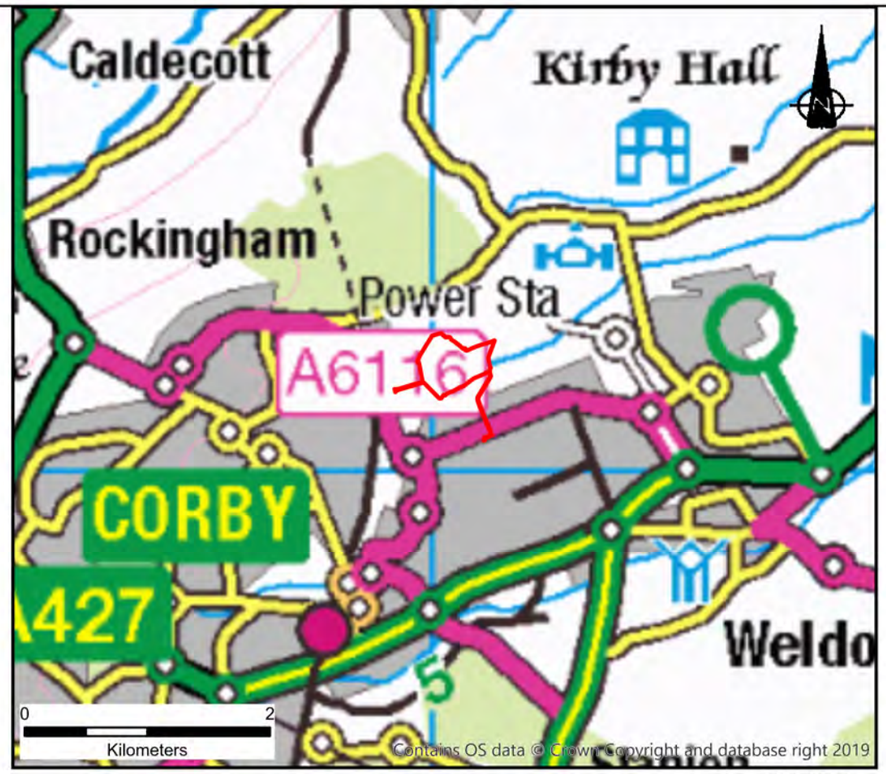
4.1.3 The wastes to be deposited comprise of inert construction and demolition wastes and IBA. These wastes present a low risk to the environment.

4.1.4 A Hydrogeological Risk Assessment has been prepared by Firths Consultants in order to assess the risk from the operations to groundwater.

4.1.5 A Surface Water Management Plan have been prepared to assess the risk from the activities to surface waters.

4.1.6 Overall the environmental risk from the deposit of materials is considered low.

DRAWINGS



Neighbourhood extract from Ordnance Survey map

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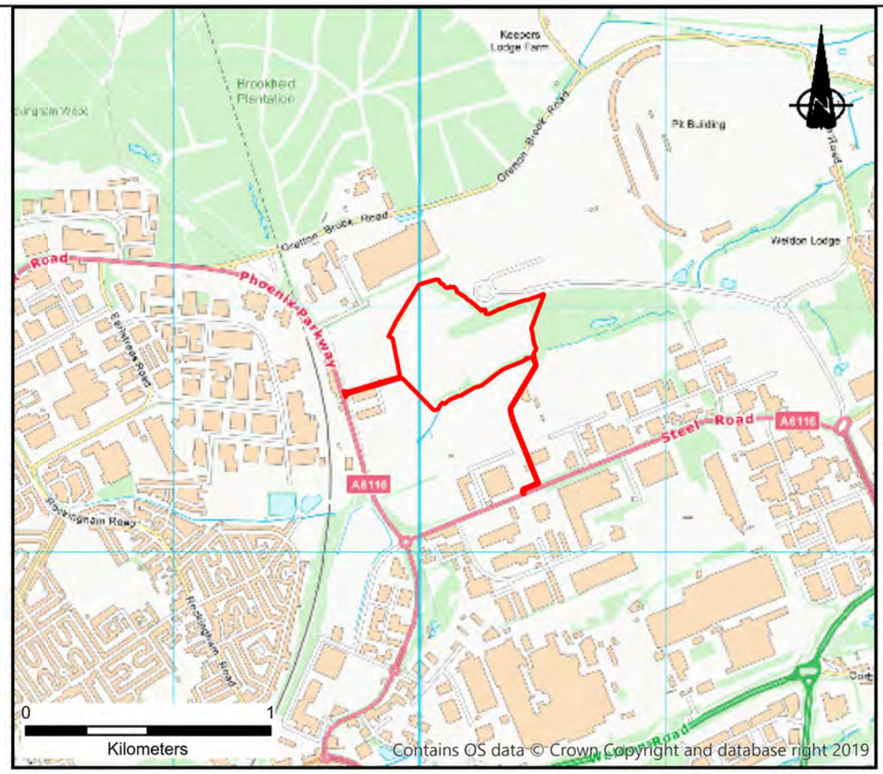

Town extract from Ordnance Survey map

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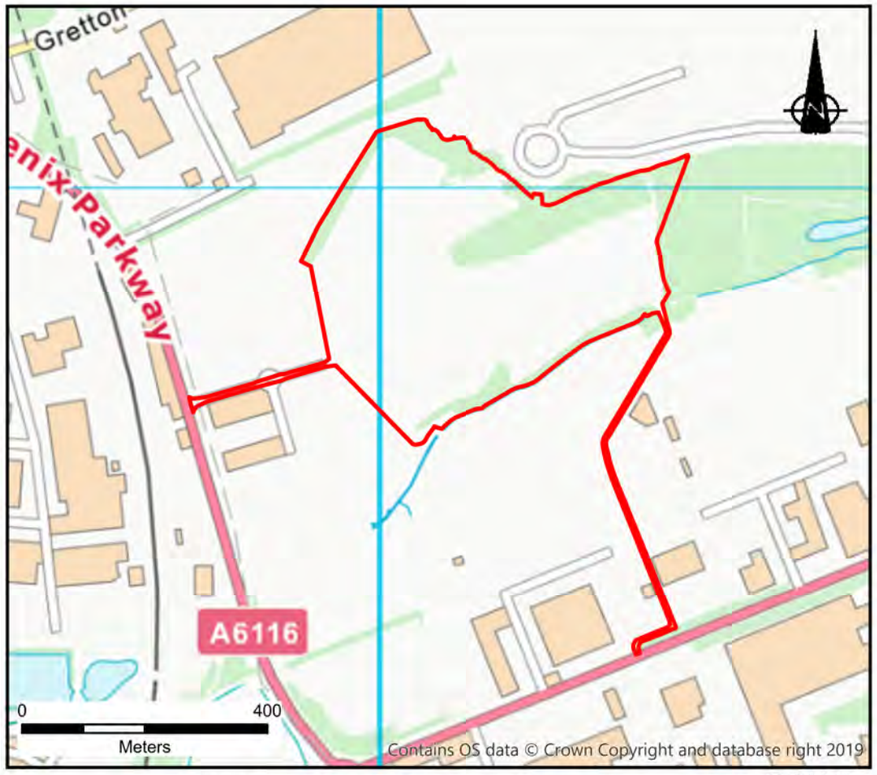

Detail extract from Ordnance Survey map

SCALE
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KEY

Site Boundary

Notes:

Contains Ordnance Survey data.
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REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D

CLIENT

Storefield Group Limited

PROJECT

Land off Phoenix Parkway
Corby

DRAWING TITLE

Application Site Location

DRG No.		REV
GM10604-014		A
DRG SIZE: A3	SCALE: AS SHOWN	DATE: 24/09/2019
DRAWN BY: CT	CHECKED BY: AJM	APPROVED BY: AJM

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