

Haye Down Waste Transfer Station

784-B033235

Environmental Risk Assessment

Environmental Permit Application

West Devon Borough Council

November 2025

Document prepared on behalf of Tetra Tech Limited. Registered in England number 01959704



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1.0 Introduction

1.1 Report Context

- 1.1.1 This Environmental Risk Assessment has been prepared by Tetra Tech on behalf of the Operator, West Devon Borough Council (The Council), to support an environmental permit application.
- 1.1.2 The application relates to The Council's facility at Haye Down Industrial Estate (the site), Haye Down, Tavistock, Devon, PL19 0NN, at approximate National Grid Reference SX 44645 79630. The site location and permit boundary are presented on Drawing Number WDB/B033235/PER/01.
- 1.1.3 The site is currently operated by FCC Recycling (UK) Ltd on behalf of The Council. At present the site is being operated under a number of exemptions (S1 Storing wastes in secure containers, S2 Storing wastes in a secure place, T10 Sorting mixed wastes and T4 preparatory treatments (baling, sorting, shredding, etc) but there is no environmental permit.
- 1.1.4 However, following changes to the methodology for collection whereby cans and plastics are co-mingled rather than collected as separate streams the site is no longer eligible to operate under the exemptions. As such, the operator (FCC) and The Council have identified that the exemptions which the site currently operates under are no longer suitable and a full Environmental Permit should be obtained.
- 1.1.5 Consequentially, The Council are seeking to apply for a new bespoke permit for the operation of a Household, Commercial and Industrial Waste Transfer Station that will process a maximum of 25,000 tonnes per annum of non-hazardous waste.
- 1.1.6 This Environmental Risk Assessment (ERA) is limited to a qualitative assessment of the potential risks to the environment and human health specifically related to the proposed changes at the site. This report will identify any significant risk and demonstrate that the risk of pollution will be acceptable by taking the appropriate measures to manage the risk.

2.0 Environmental Risk Assessment

2.1 Methodology

2.1.1 This report has been prepared following the Environment Agency's (EA) Risk Assessment guidance and takes into consideration the potential risks associated with the following risk types: -

- Amenity and Accidents;
- Surface water discharges;
- Air;
- Groundwater.

2.1.2 There will be no direct emissions to groundwater, surface water or air as a result of this proposal. In addition, the EA's 'Assess the impact of air emissions on global warming' guidance indicates that the global warming impact assessment is only required if the proposal comprises emission points to air. Subsequently, it's considered that no further assessment is required for groundwater, surface water, air, and global warming potential.

2.1.3 This report addresses the risks associated with site waste and amenity and accidents.

2.1.4 This risk assessment addresses the above, and is based on the following methodology: -

- Identification of potential sources of risk;
- Identification of all potential receptors to risk; and,
- Risk assessment of each risk type.

2.1.5 The ERA is a tool used to identify the pollutant linkage i.e., source – pathway – receptor. For most risks, the atmosphere is the main pathway and will always exist. Therefore, the ERA deals primarily with the sources and receptors.

2.1.6 A 'Nature and Heritage Conservation Screen' (EPR/NP3327SH/P001), was requested from the EA. The screen determines the presence of any site of nature and heritage conservation, or protected species or habitats that may be impacted by the proposal. A copy of the results is provided as Appendix B of this document.

2.2 Sources

2.2.1 The potential sources of risks have been considered for each risk type and summarised below: -

Odour

- Acceptance of odorous waste materials.

Noise and vibration

- Engine noise from vehicles;
- Use of reverse vehicle warnings;
- Loading/unloading of waste from bulk collection vehicles.

Fugitive Emissions

- Particulate matter i.e., dust;
- Scavenging birds, pests and vermin;
- Mud; and,
- Litter.

Accidents

- Fire;
- Leaks and spillages; and,
- Unauthorised access.

2.3 Pathways

2.3.1 The pathways have been identified for each risk type as shown in Table 1: -

Table 1: Potential Pathways

Risk Type	Pathway
Odour	Atmosphere
Noise and Vibration	Atmosphere
Fugitive Emissions	Atmosphere
Accidents	Atmosphere
	Surface water run-off
	Infiltration
	Percolation

2.4 Receptors

2.4.1 Receptors within 1km of the site, have been listed in Table 2 and are shown on Drawing Number WDB/B033235/REC/01. No statutory designated sites or protected species have been identified within the Nature and Heritage Conservation Screen (EPR/NP3327SH/P001), a copy of the results is provided as Appendix B. A deciduous woodland is located to the immediate east of the site. The main pathway for the identified sources will be the atmosphere and as such, atmospheric conditions

can affect dispersion rates and hence potential risk. As a result, the location of each receptor in relation to the site may influence the potential impact of the risk, as summarised in Table 2.

Table 2: Environmental Receptors Within 1km of the Site

ID	Receptor	Direction from Operational Area	Minimum Distance from the site (approx. m)
Domestic Dwellings			
1	Haye Down Industrial Estate Dwellings	E	55
2	Haye Down Farm Residencies	E	360
3	Beech Farm Residencies	S	640
4	Higher Haye Residencies	S	970
5	Haye Comb Farm Residencies	SW	520
6	Longcross Properties	SW	840
7	Quither Down Farm Residencies	NW	680
8	Residency (Near A&M Pallets)	W	70
Commercial and Industrial Premises			
9	J A McLaughlin	E	290
10	Haye Down Industrial Estate	-	Adjacent
11	A&M Pallets	W	125
12	Industrial Property	N	610
13	Industrial Property (Haye Down Farm)	SE	240
14	Industry (Beech Farm)	S	755
15	Industry – Higher Haye	SW	970
16	Longcross Industry	SW	875
17	Industry	NW	745
18	Commercial Lamp Supplies	NE	410
19	Week Cottages Road Industry	NE	980
Highways or Minor Roads			
20	Week Cottages	NE	995
Sensitive Land Uses			
21	Haye Down Farm	E	365
22	Beech Farm	E	665
23	Quither Down Farm	NE	515
24	Haye Combe Farm	SW	515
25	Longcross Farm	SW	825
Priority Habitats			
26	Haye Down Industrial Estate Deciduous Woodland	-	Adjacent
27	A&M Pallets Deciduous Woodland	W	95
28	Quither Down Farm Deciduous Woodland	NE	620
29	Beech Farm Deciduous Woodland	S	470
30	Haye Combe Farm Deciduous Woodland	SW	355
31	Longcross Deciduous Woodland	W	900
32	River Lumburn Deciduous Woodland	SE	990
Listed Buildings and Scheduled Monuments			

33	Bowl barrow	E	735
34	Bowl barrow 2	E	960
Surface Water e.g. rivers and streams			
35	Small Pond	N	395
36	Quither Common Stream	NE	420
37	River Lumburn Tributary	SW	295
38	River Lumburn	SE	750

Groundwater (sensitivity)

According to the Multi-Agency Geographic Information for the Countryside's (MAGIC) website, the site is not situated within a Source Protection Zone). With regards to aquifers, the MAGIC website shows that the majority of the site overlies Secondary A Bedrock aquifer. The Superficial Drift Aquifer also comprises a Secondary A Aquifer.

Appendices

Appendix A – Environmental Risk Assessment

Table A1: Odour Risk Assessment and Management Plan

What do you do that can harm and what could be harmed?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk?
What has the potential to cause harm?	What is at risk? What do I wish to protect?	How can the hazard get to the receptor?	What measures will you take to reduce the risk? If it occurs – who is responsible for what?	How likely is this contact?	What is the harm that can be caused?	What is the risk that still remains? The balance of probability and consequence.
Receipt and storage of odorous waste streams	<p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Workforce in commercial and industrial properties identified in Table 2.</p> <p>Occupants in schools, amenities and recreational areas identified in Table 2.</p> <p>Habitats identified in Table 2.</p>	Atmosphere	<p>The Council do not propose that any putrescible wastes will be accepted at the site. All waste accepted on site will be inert and non-hazardous in nature.</p> <p>Should putrescible waste be accepted at the site, the wastes will be quarantined, and arrangements will be made to transfer the waste off site as soon as practicable, storage will be limited to 72 hours from the date of receipt.</p> <p>Waste that's accepted will be accepted at manageable volumes to avoid a backlog of wastes. In the event of odorous materials being received at the site, or materials becoming odorous during storage, these will be prioritised before other materials already stored at the site.</p> <p>Due to the nature of waste, it is determined that the risk of odour is minimal and therefore an Odour Management Plan has not been produced for the site.</p>	Unlikely due to the nature of the proposed waste types and the measures in place.	Odour annoyance	Not significant due to management techniques employed.

Table A2: Noise Risk Assessment and Management Plan

What do you do that can harm and what could be harmed?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk?
What has the potential to cause harm?	What is at risk? What do I wish to protect?	How can the hazard get to the receptor?	What measures will you take to reduce the risk? If it occurs – who is responsible for what?	How likely is this contact?	What is the harm that can be caused?	What is the risk that still remains? The balance of probability and consequence.
Vehicle movements to and from the site.	<p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Workforce in commercial and industrial properties identified in Table 2.</p> <p>Occupants in schools, amenities and recreational areas identified in Table 2.</p> <p>Habitats identified in Table 2.</p>	Atmosphere.	<p>Loads will only be delivered to the site during the sites operating hours.</p> <p>The delivery of waste will take place in a controlled manner to keep noise/vibration to a minimum.</p> <p>All vehicle drivers will comply with the speed limits within the site and on the access roads.</p> <p>All plant and machinery will have effective silencers where practicable and be maintained in accordance with the manufacturer’s requirements to minimise the generation of noise.</p> <p>An anti-idling policy will be employed on site which requires all vehicles and plant to be switched off when not in use.</p> <p>All noise and vibration generating activity will be monitored closely and site</p>	Intermittent during operating hours.	Intermittent noise and vibration disturbance.	Not significant if managed correctly.

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			operatives will be vigilant and report any excessive noise or vibration issues to the Site Manager (or a nominated deputy).			
Noise from reverse vehicle warnings.	<p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Workforce in commercial and industrial properties identified in Table 2.</p> <p>Occupants in schools, amenities and recreational areas identified in Table 2.</p> <p>Habitats identified in Table 2.</p>	Atmosphere.	<p>All noise generating activity will only be undertaken during the operating hours.</p> <p>Utilisation of low-level warning signals.</p> <p>All noise and vibration generating activity will be monitored closely and site operatives will be vigilant and report any excessive noise or vibration issues to the Site Manager (or a nominated deputy).</p> <p>An anti-idling policy will be employed on site which requires all vehicles and plant to be switched off when not in use.</p> <p>All plant and machinery will have effective silencers where practicable and be maintained in accordance with the manufacturer's requirements to minimise the risk of mechanical failure which could result in increased noise emissions.</p> <p>All noise and vibration generating activity will be monitored closely and site operatives will be vigilant and</p>	Intermittent during operating hours.	Intermittent noise disturbance.	Not significant if managed correctly.

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			report any excessive noise or vibration issues to the Site Manager (or a nominated deputy).			
Noise and vibrations from loading and unloading waste.	<p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Workforce in commercial and industrial properties identified in Table 2.</p> <p>Occupants in schools, amenities and recreational areas identified in Table 2.</p> <p>Habitats identified in Table 2.</p>	Atmosphere	<p>All noise generating activity will only be undertaken during the operating hours.</p> <p>An anti-idling policy will be employed on site which requires all vehicles and plant to be switched off when not in use.</p> <p>All vehicles will utilise low level reversing signals where possible</p> <p>All plant and machinery will have effective silencers where practicable and be maintained in accordance with the manufacturer's requirements to minimise the generation of noise.</p> <p>The loading/unloading of wastes will be undertaken in a controlled manner to keep noise/vibration to a minimum. Vehicles will be directed by site operatives to minimise the drop height when depositing loads at the site.</p> <p>All noise and vibration generating activity will be monitored closely and site operatives will be vigilant and</p>	Intermittent during operating hours.	Intermittent noise disturbance.	Not significant if managed correctly.

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			report any excessive noise or vibration issues to the Site Manager (or a nominated deputy).			
Noise and vibrations from engineering works	<p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Workforce in commercial and industrial properties identified in Table 2.</p> <p>Occupants in schools, amenities and recreational areas identified in Table 2.</p> <p>Habitats identified in Table 2.</p>	Atmosphere	<p>All noise generating activity will be undertaken during the operating hours.</p> <p>All plant and machinery will have effective silencers where practicable and be maintained in accordance with the manufacturer's requirements to minimise the generation of noise.</p> <p>The use of modern plant and regular maintenance shall be practiced to minimise the risk of mechanical failure which may result in increased noise emissions. All plant and equipment will be maintained in accordance with a preventative maintenance programme which will be defined by the manufacturer's requirements.</p> <p>All plant and equipment will be switched off when not in regular use.</p> <p>All vehicles will utilise low level reversing signals where possible</p>	Intermittent during operating hours.	Intermittent noise disturbance.	Not significant if managed correctly.

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			All noise and vibration generating activity will be monitored closely and site operatives will be vigilant and report any excessive noise or vibration issues to the Site Manager (or a nominated deputy).			
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Table A3: Fugitive Emissions Risk Assessment and Management Plan

What do you do that can harm and what could be harmed?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk?
What has the potential to cause harm?	What is at risk? What do I wish to protect?	How can the hazard get to the receptor?	What measures will you take to reduce the risk? If it occurs – who is responsible for what?	How likely is this contact?	What is the harm that can be caused?	What is the risk that still remains? The balance of probability and consequence.
To Air						
Dust from vehicle movements and dust from haul road.	Occupiers of domestic dwellings listed in Table 2 above. Workforce in commercial and industrial properties identified in Table 2. Occupants in schools, amenities and recreational areas identified in Table 2. Habitats identified in Table 2.	Atmosphere	<p>Wastes being delivered will be covered or sheeted or delivered within enclosed bodied vehicles to prevent the emission of dust whilst the waste is in transit.</p> <p>Vehicle speeds will be limited on site and access road to 5 mph to prevent re-suspension and entrainment of dust. The site has access to a road sweeper for cleaning of hard surfaces when required.</p> <p>The Site Manager (or a nominated deputy) will undertake a daily visual assessment of dust levels and all site operatives will be vigilant and report any problems to the Site Manager (or a nominated deputy).</p> <p>An anti-idling policy will be employed on site which requires all vehicles and plant to be switched off when not in use This will minimise the risk of dust that's typically associated with idling.</p> <p>The surfaces on site will be visually inspected on a daily basis by site management and swept clean in accordance with the strict housekeeping regime.</p>	Dust could potentially reach the nearby dwellings when a strong wind blows in their direction. Management actions should prevent this happening.	Smothering. Nutrient enrichment. Nuisance – dust on cars, clothing, vegetation, etc.	Not significant.

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			<p>As such, it is unlikely that any vehicles will track over any hardstanding/unmade ground and therefore the risk of dust is considered to be low.</p> <p>Dust will be managed in accordance with the Dust Management Plan that's provided as Appendix G of the environmental permit application.</p>			
<p>Dust generated during loading/unloading of waste</p>	<p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Workforce in commercial and industrial properties identified in Table 2.</p> <p>Occupants in schools, amenities and recreational areas identified in Table 2.</p> <p>Habitats identified in Table 2.</p>	<p>Atmosphere</p>	<p>The loading/unloading of wastes will be undertaken in a controlled manner to keep dust emissions to a minimum. Extra care will be taken with the deposit of waste during periods of prolonged dry weather or high winds.</p> <p>With the exception of glass, all materials will be loaded and unloaded within the building.</p> <p>Drop heights will be minimised to reduce the generation of dust whilst the waste is being handled.</p> <p>Waste types accepted at the site do not include dusts, powders, or loose fibres so it is anticipated this will keep the risk of dust minimal.</p> <p>The site is situated in an industrial site in a predominantly rural area, it is not anticipated these sites will be at an increased risk of dust emissions.</p> <p>General site housekeeping will ensure that dust does not build up on site and all dust generating activities will be monitored closely and site operatives will be vigilant and report any excessive dust issues to the Site Manager to be dealt with at the next available notice.</p> <p>The site manager or supervisor will be responsible for visually monitoring dust levels and implementing any necessary remedial action as required.</p>	<p>Dust could potentially reach the nearby dwellings when a strong wind blows in their direction. Management actions should prevent this happening.</p>	<p>Local nuisance</p> <p>Potential respiratory health risk to public and staff.</p> <p>Smothering</p>	<p>Not significant due to management techniques employed.</p>

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			<p>Extra care will be taken during periods of prolonged dry weather or high winds.</p> <p>Dust will be managed in accordance with the Dust Management Plan that's provided as Appendix E of the environmental permit application).</p>			
Dust emissions from the storage of wastes	<p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Workforce in commercial and industrial properties identified in Table 2.</p> <p>Occupants in schools, amenities and recreational areas identified in Table 2.</p> <p>Habitats identified in Table 2.</p>	Atmosphere	<p>Waste types accepted at the site do not include dusts, powders, or loose fibres so it is anticipated this will keep the risk of dust minimal.</p> <p>The majority of wastes will be stored within the Waste Transfer Station. will minimise the risk of dust to impact receptors beyond the site boundary.</p> <p>General site housekeeping will ensure that dust does not build up on site and all dust generating activities will be monitored closely and site operatives will be vigilant and report any excessive dust issues to the Site Manager to be dealt with at the next available notice.</p> <p>Further dust suppression measures will be identified and implemented if there is any risk identified of dust emanating past the site boundary, with attention to meteorological conditions which may exacerbate potential dust issues.</p> <p>The Site Manager will undertake daily visual assessments of dust levels and all site operatives will be vigilant and report any problems to the Site Manager.</p> <p>Dust will be managed in accordance with the Dust Management Plan that's provided as Appendix E of the environmental permit application.</p>	Dust could potentially reach the nearby dwellings when a strong wind blows in their direction. Management actions should prevent this happening.	<p>Nuisance – dust on cars, clothing, vegetation, etc.</p> <p>Smothering.</p> <p>Nutrient enrichment.</p> <p>Contamination.</p>	Not significant due to management techniques that will be employed.
To Water						

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Contaminated rainwater run-off.	<p>Groundwater</p> <p>Surface water features identified in Table 2.</p> <p>Habitats identified in Table 2.</p> <p>Protected species identified in Table 2.</p>	<p>Direct surface water run-off from site.</p> <p>Infiltration.</p> <p>Percolation.</p>	<p>Waste will be stored inside a building on an impermeable surface to prevent surface water run-off.</p> <p>There will be strict waste acceptance procedures in place at the site to prevent the acceptance of non-conforming waste types.</p> <p>All areas of the impermeable concrete surface, covered buildings, fixed/temporary bays, and containers will be visually inspected on a daily basis to ensure continuing integrity and fitness for purpose. In the event that any damage breaches the integrity of the engineered containment so that it no longer meets the required standards, necessary remedial work will be completed as soon as practicable</p> <p>The site will benefit from an impermeable concrete surface and drain closure valves to prevent the transmission of potentially contaminated liquids into groundwater beneath the site.</p> <p>In the event of a major spill and/or flood, pollution control equipment will be used to block drains and/or divert firewater to a containment area and/or operate any pollution control facilities, such as drain closure valves/or penstocks where safe to do so.</p> <p>the drainage closure will be sealed off to prevent discharge in the event of an incident. An agreement has been reached with a local tanker to remove wastewater offsite at short notice.</p> <p>Glass will be stored externally in a dedicated bay. A cut off drain will be provided with a sump to prevent the egress of contaminated water entering the surface water drains. A copy of the</p>	<p>Unlikely due to the nature of the proposed wastes types and the measures in place.</p>	<p>Contamination of surface water bodies and groundwater.</p>	<p>Not significant due to management techniques employed and the inert nature of the waste types.</p>
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			<p>proposed drainage layout is provided with this report.</p> <p>Emergency spillage procedures are in place to ensure any oil, hydraulic fluids etc. are dealt with before they enter the drainage system. A supply of absorbent granules will be stored on site. The drainage system will be sealed off to prevent discharge in the event of an incident</p> <p>Weekly check sheets include a requirement for site staff to undertake visual inspections of the status of the drainage.</p>			
Pests/Scavenging birds						
Birds and Pests	<p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Workforce in commercial and industrial properties identified in Table 2.</p> <p>Occupants in schools, amenities, and recreational areas identified in Table 2.</p> <p>Priority Habitats identified in Table 2.</p>	<p>Air.</p> <p>Ground.</p>	<p>A full list of wastes can be found in Appendix A of the Operating Techniques (Appendix C).</p> <p>There will be strict waste acceptance procedures in place at the site to prevent the acceptance of non-conforming waste types.</p> <p>Food waste is to be accepted at the site These wastes will be stored within a separate container to prevent the attraction of pests and vermin.</p> <p>Waste acceptance procedures will include a requirement for incoming waste to be checked for fly infestation prior to deposition.</p> <p>Any wastes found to contain flies on entry to the site will either be treated appropriately with the fly spray or rejected from the site.</p> <p>Routine inspections are undertaken as required by the IMS and appropriate action will be taken in the event that the inspections indicate the presence of any pests or vermin.</p> <p>The Site Manager (or a nominated deputy) will undertake regular reviews of pests and</p>	Very unlikely.	<p>Nuisance to local residents.</p> <p>Predation of species in Local Wildlife Sites and Priority Habitats.</p>	<p>Not significant due to management techniques employed and the inert nature of the waste types.</p>

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	Local Wildlife Sites identified in Table 2. Protected species identified in Table 2.		scavenging birds at the site. All site operatives will be vigilant and report any problems to the Site Manager (or a nominated deputy). A Pest Control Contractor attends the site at least once a month however where there is a persistent issue the frequency of visits will be increased. Additionally, the pest control contractor will be called to site to deal with any vermin/pest related problems that may arise between scheduled visits			
Mud						
Mud from vehicle movements	Users of local highways	Tracked on vehicle wheels.	Site access is via a shared access with the wider industrial estate which benefits from hardstanding. The internal surfaces within the building and external storage bays are constructed of impermeable concrete surfacing. As such, it is unlikely that any vehicles will track over any hard standing/unmade ground and therefore the risk of mud is considered to be low. The amount of mud on local roads will be monitored daily by site operatives. In the event that mud is deposited on the access road and/or highway then a road sweeper will be employed if necessary.	Unlikely due to measures in place.	Mud on roads is unsightly and can increase the risk of road traffic incidents.	Not significant due to management techniques employed.
Litter						
Wind-blown litter	Receptors identified in Table 2.	Air	Due to the nature of the proposed waste types, litter will not be generated at the site. The proposed waste types are not considered to represent a significant risk of litter. There will be strict waste acceptance procedures in place at the site to prevent the acceptance of non-conforming waste types. Vehicles will be sheeted/netted, if necessary, when entering/leaving the site to prevent fugitive	Very unlikely due to measures in place.	Local nuisance.	Not significant due to the inert nature of waste received and management techniques employed.

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			<p>emissions of litter/waste materials onto the public highways.</p> <p>The site will employ good housekeeping criteria. Any litter that's noticed on site will be removed as soon as is practicable and a check will be undertaken at both the start of the workday and the end of the workday to ensure that there is no litter.</p> <p>The site will be maintained to a high standard of cleanliness: if necessary, litter pickers will be employed when and as necessary.</p> <p>A vigilant watch for litter will be undertaken by site operatives. In the unlikely event that litter is generated by the activity, the Site Supervisor will implement a litter collection as necessary.</p>			
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Table A4: Accident and Incident Risk Assessment and Management Plan

What do you do that can harm and what could be harmed?			Managing the risk	Assessing the risk	
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence
What has the potential to cause harm?	What is at risk? What do I wish to protect?	How can the hazard get to the receptor?	What measures will you take to reduce the risk? If it occurs – who is responsible for what?	How likely is this contact?	What is the harm that can be caused?
Fire or failure to contain firewater	<p>Groundwater.</p> <p>Site Operators</p> <p>Surface water features listed in Table 2.</p> <p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Commercial and industrial units' users in listed Table 2 above.</p> <p>Amenities listed in Table 2 above.</p> <p>Non-statutory ecological sites listed in</p>	<p>Infiltration.</p> <p>Contaminated rainwater runoff.</p>	<p>There will be strict waste acceptance procedures in place at the site to prevent the acceptance of non-conforming waste types. Details of the waste acceptance procedures are provided in the Operating Techniques document (Appendix C of the Environmental Permit Application).</p> <p>All plant to be maintained in accordance with the manufacturer's guidance. This will minimise the risk of mechanical failure which may result in an increased risk of fire.</p> <p>Smoking is only permitted in designated areas.</p> <p>Weekly checks of fire safety equipment will be carried out.</p> <p>The site will benefit from an impermeable concrete surface and drain closure valves to prevent the transmission of potentially contaminated liquids into groundwater beneath the site.</p> <p>In the event of a fire, pollution control equipment will be used to block drains and/or divert firewater to a containment area and/or operate any pollution control facilities, such as drain closure valves/or penstocks where safe to do so.</p>	<p>Low – the management actions should prevent fire</p>	<p>Medium- possible respiratory irritation from smoke inhalation Nuisance from smoke and emissions of particulates</p>

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	<p>Table 2 above.</p> <p>Protected species listed in Table 2 above.</p> <p>Protected habitats listed in Table 2 above.</p>		<p>The drainage closure will be sealed off to prevent discharge in the event of an incident. An agreement has been reached with a local tanker to remove wastewater offsite at short notice.</p> <p>With reference to the EA's 'Fire prevention plans: environmental permits' guidance, a Fire Prevention Plan has been submitted as part of this application and is provided as Appendix F of the Environmental Permit Application.</p>		
<p>Spillage of oil, fuel or hydraulic fluid from plant colliding with infrastructure, mechanical failure, leak during refueling or maintenance</p>	<p>Groundwater.</p> <p>Surface waters listed in Table 2.</p>	<p>Surface run-off.</p> <p>Infiltration.</p> <p>Percolation</p>	<p>All fuel/oil storage on site takes place in accordance with relevant legislation and in suitably bunded containers.</p> <p>The site is provided with impermeable concrete surfaces to prevent the transmission of potentially contaminated liquids into groundwater beneath the site.</p> <p>All plant to be maintained in accordance with the manufacturer's guidance. This will minimise the risk of mechanical failure which will minimise the risk of leaks and/or spillages.</p> <p>The Management System in place will require site staff to check plant and site infrastructure daily to ensure continuing integrity and fitness for purpose. In the event that any defects are identified so that it no longer meets the required standards, necessary remedial work will be completed as soon as practicable.</p>	<p>Low – the Management actions should prevent accidents and the engineered systems and infrastructure are designed to prevent any discharge of contaminated water run off</p>	<p>Medium - Pollution of local water courses, groundwater and aquifers</p>
<p>Flooding</p>	<p>Groundwater.</p> <p>Surface water bodies listed in Table 2.</p>	<p>Infiltration.</p> <p>Contaminated surface water runoff.</p>	<p>In the event of a flood, pollution control equipment will be used to block drains and/or divert firewater to a containment area and/or operate any pollution control facilities, such as drain closure valves/or penstocks where safe to do so.</p> <p>The drainage closure will be sealed off to prevent discharge in the event of an incident.</p>	<p>Low – the management actions should prevent flooding</p>	<p>Medium - Disruption to works on site.</p> <p>Contamination of local groundwater and/or surface water.</p>

Haye Down Waste Transfer Station

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					Contamination of local agricultural land.
Vandalism / theft – damage to waste containment and fuel storage infrastructure	<p>Groundwater.</p> <p>Surface water features listed in Table 2.</p> <p>Occupiers of domestic dwellings listed in Table 2 above.</p> <p>Commercial and industrial units' users in listed Table 2 above.</p> <p>Amenities listed in Table 2 above.</p> <p>Non-statutory ecological sites listed in Table 2 above.</p> <p>Protected species listed in Table 2 above.</p> <p>Protected habitats listed</p>	Unauthorised entry to the site.	<p>Site security, perimeter fencing, and gates will be installed to prevent unauthorised access to the site outside operational hours.</p> <p>A CCTV system, with movement detection, will be installed on site to deter and record any unauthorised activity. In addition, the site will benefit from being monitored by operatives out of hours. Security alarms are also installed on site.</p>	Low – the management actions should prevent unauthorised access, and the engineered systems and infrastructure are designed to prevent any discharge of harmful liquids	Medium - Pollution of local water courses, groundwater and aquifers

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in Table 2 above.				
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Appendix B – Nature and Heritage Screen (EPR/NP3327SH/P001)

Nature and Heritage Conservation

Screening Report: Bespoke Waste

Reference	EPR/NP3327SH/P001
NGR	SX 44659 79625
Buffer (m)	40
Date report produced	02/07/2024
Number of maps enclosed	1

This nature and heritage conservation report

The nature and heritage conservation sites, protected species and habitats, and other features identified in the table below **must be considered in your application**.

In the further information column, there are links which give more information about the site or feature type and indicate where you are able to self-serve to get the most accurate site boundaries or feature locations.

Most designated site boundaries are available on [Magic map](#). Using Magic map allows you to zoom in and see the site boundary or feature location in detail, Magic map also allows you to measure the distance from these sites and features to your proposed boundary. [Help videos](#) are available on Magic map to guide you through.

Where information is not publicly available, or is only available to those with GIS access, we have provided a map at the end of this report.

Protected Habitats within screening distance

Screening distance (m) Further Information

Deciduous Woodland (see map below) up to 50m [Natural England](#)

Unfortunately, we cannot provide you with the details of all protected species. This is because we either have not been given permission by the owner of the species data, or they have asked us not to identify the species as they are

vulnerable. In these instances, you must contact the relevant organisation listed above. A small administration charge may be incurred for this service

Where protected species are present, a licence may be required from [Natural England](#) to handle the species or undertake the proposed works.

The following nature and heritage conservation sites, protected species and habitats, and other features have been checked for, where they are relevant for the permit type requested, but have not been found within screening distance of your site unless included in the list above.

Special Areas of Conservation (cSAC or SAC), Special Protection Area (pSPA or SPA), Marine Conservation Zone (MCZ), Ramsar, Sites of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Local Nature Reserve (LNR), Local Wildlife Sites (LWS), Ancient Woodland, relevant species and habitats.

Please note we have screened this application for features for which we have information. It is however your responsibility to comply with all environmental and planning legislation, this information does not imply that no other checks or permissions will be required.

The nature and heritage screening we have conducted as part of this report is subject to change as it is based on data we hold at the time it is generated. We cannot guarantee there will be no changes to our screening data between the date of this report and the submission of the permit application, which could result in the return of an application or requesting further information

