

# **Environmental Setting and Site Design Report**

**Prepared on Behalf of**

**4 Lad Group Ltd**

**For the site at Simba business park, Portsmouth Road,**

**Fishers Pond, Southampton SO50 7HF**

**July 2021**



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Long Ashton




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Pond, Southampton SO50 7HF

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## QUALITY MANAGEMENT

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## EXECUTIVE SUMMARY

*This document represents the application Environmental Setting and Site Design Report (ESSD) and also includes Non-Technical Summary, Conceptual Site Model and Site Condition Report information. The EP is sought to permit the Physical Treatment of waste. This allows the baling of end-of-life tyres in accordance with PAS108:2007 so that they can be used in civil engineering activities such as landfill or for export. Or shredding of end-of-life tyres in accordance with PAS107:2012 so that the end-of-waste status is achieved.*

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# 1. REPORT CONTEXT

## 1.1 Introduction

Abricon Limited has been commissioned by 4 Lad Group Ltd to prepare a bespoke Environmental Permit for the physical treatment of end-of-life tyre waste at the Client's premises at Simba business park, Portsmouth Road, Fishers Pond, Southampton SO50 7HF.

4 Lad Group Ltd is a well-established company offering collection, sorting and physical treatment by baling of end-of-life tyres. They cover a wide area including Hampshire and beyond from this base on the outskirts of Winchester using a fleet of 10 modern vehicles.

The proposed works include engineering operations to alter existing ground levels to accommodate the new hardstanding; erection of additional security fencing to supplement the comprehensive video security measures; provide a self-contained drainage system which prevents surface water run-off leaving the site.

## 2. SITE DETAILS

### 2.1 Location

4 Lad Group Ltd's premises lies approximately 6 km north-east of Eastleigh and occupies approximately 1 hectare of land to the south of the B2177 near the village of Fishers Pond.

The proposed new permitted area will lie within 4 Lad Group Ltd's existing premises. It is this area which is the subject of this application.

The site's location and application site boundary are shown on the SITE OPERATIONAL PLAN 001/AGTR/01 and SITE LOCATION PLAN 001/AGTR/02. The site is situated at grid ref SU 49154 20740.

The site classification is the physical treatment of waste.

The 4 Lad Group Ltd's premises are secured with fencing complete with CCTV overlooking the project site.

### 2.2 Site Context

The application site is located close to the rural settlement area of Fishers Pond; open, sloping agricultural land to the east and south; deciduous woodland to the north of the B2177 which borders Simba Business Park; and to the west of the site there are further industrial premises.

There are no SPA, RAMSAR, SAC or SSSI Habitat features within 1km of the site.

In addition, there are no Nature and Heritage conservation interests within 1000m of the site.

There are 14 ancient woodland and deciduous woodlands within 1km of the proposed site, see ESSD 1 below.

There is a Scheduled Monument comprising medieval earthworks known as Park Pale, south west of the proposed site.

The application site of approx. 0.5Ha. is primarily low impact industrial land. A drainage ditch runs in a southerly direction along the west of the site and no part of the site lies with any flood zone.

The site is near a groundwater source protection zone, defined as a Nitrate Vulnerable Zones within 2017 Designations.

### 3. RISK ASSESSMENT BASIS

#### 3.1 Source Site development

##### Historical development

Prior to the current use, historically the land has been agricultural and there are no known incidents of contamination on site.

##### Proposed Physical Treatment of Waste

The proposed waste type to be accepted at the site are those detailed in the Environmental Permit Application.

The waste, end-of-life tyres is an inert solid and stable waste type, which will be sorted and physically treated by manufacturing PAS108:2007 compliant bales on site. This site has a hardstanding within all process and storage areas and will prevent run-off of potentially contaminated surface water leaving the site.

End-of-life tyres will be collected by the site operator or brought to site by the other suppliers. These will be stored ahead of inspection. Tyres are inspected and pressure tested and marked up in accordance with Regulation 7 of The Motor Vehicle Tyres (Safety) Regulations 1994 should they be suitable for resale as 'Part Worn'. These will be stored prior to being sold on to retailers. Those which are obviously damaged or fail inspections are moved to separate storage awaiting physical treatment. These tyres are baled and the moved away from the treatment shed for storage in suitably sized stacks with the requisite spacing (to comply with the Company's Fire Prevention Plan). On a regular basis these are either exported or sold on to specialist Civil Engineering Contractors for use in landfills and the like.

The total treatment capacity will not exceed 100 tonnes each day and the total storage capacity, i.e. the maximum amount of waste in tonnes stored on the site at any one time will not exceed 5,000 tonnes. The maximum Annual throughput for the site will be 22,000 tonnes each year.

#### 3.2 Groundwater Activity

The term 'groundwater activity' covers, in summary:

- a discharge of a pollutant that results in or might lead to a direct or indirect input to groundwater;
- any other discharge that might lead to a direct or indirect input of a pollutant to groundwater;



- an activity in respect of which a notice under Schedule 22 has taken effect;
- an activity that might lead to a discharge mentioned above where that activity is carried on as part of the operation of a regulated facility of another class.

Due to the waste type accepted the hydrogeological risk assessment should not normally have to progress beyond the risk screening stage. Inert waste ought not to pose a hydrogeological hazard; the emphasis in the risk assessment should therefore be placed on the Waste Acceptance Procedures and particularly the compliance monitoring measures introduced to ensure that only acceptable waste is brought to the site.

If these measures can be shown to be robust then any hydrogeological impact should be demonstrably negligible.

4 Lad Group Ltd proposal is for only for end-of-life tyres which are a solid, stable, inert wastes.

Waste will be stored on hardstanding and in the event of a fire, the contaminated fire water will be retained on site and prevented from entering groundwater hence the need for a hydrogeological risk assessment is removed.

There is a comprehensive and robust waste acceptance procedure in place (see Permit Application Supporting Documentation 4 Lad Group Ltd ~ Waste Acceptance). This will ensure that only wastes allowed within the permit enter the site.

### 3.3 Pathway

#### Geology

A discussion of the geology of the area are shown in ESSD 2 below.

#### Hydrology

The site is located in the River Test catchment. A spring rises to the west of the site, which flows in a southerly direction.

The proposed development aims to improve the water management on site by preventing any run-off from the site impacting the existing watercourses and drainage channels.

#### Hydrogeology

Aquifer Characteristics: The site is in a groundwater source protection zone, defined as a Nitrate Vulnerable Zones within 2017 Designations.

Vulnerability and aquifer status as shown on published groundwater vulnerability maps is provided in ESSD 2 below. For the location of licensed abstractions, private water supplies see ESSD11.

Groundwater Flow: the site drains to the south and it is anticipated that the groundwater flow will be in the same direction.

Man-made subsurface pathways: It is understood that there are no man-made pathways such as buried services, mine workings or boreholes within the site, other than field drains.

Other pathways: There are a number of pathways between source and receptor including land, surface water and air. Pathways at this site could potentially include:

Water infiltration through the waste to groundwater:

- Water run off over land to surface water
- Aerial emissions such as dust and noise
- Movement over ground such as mud

### 3.4 Potential receptors

Groundwater: See ESSD2 There are no public water supplies within the vicinity of the site - the site is in a groundwater source protection zone, defined as a Nitrate Vulnerable Zones within 2017 Designations.

The groundwater features identified (see hydrology above) would be a potential receptor, however the infrastructure and hardstanding installed removes the pathway.

Surface Water: The surface water features identified (see hydrology above) would be a potential receptor, however the drainage infrastructure and hardstanding installed removes the pathway

Amenity (Nuisance and Health Issues): There are a number of properties to the west of the site in the village of Fishers Pond, and to the east there is a farm house. Residents and visitors could be receptors.

There is the B2177 Portsmouth Road which directly accesses the site which could potentially have mud and debris tracked onto them..

Conservation: There are no SPA, RAMSAR, SAC or SSSI Habitat features at the site or within 1km of the site. However, there are natural heritage interests near site - see ESSD1 below and pre-application screening.

### 3.5 Risk Assessment

A comprehensive site-specific risk assessment has been undertaken as part of the application to assess the potential impact of the proposed activities on the potential receptors. Details relating to the specific receptors and compliance points that need to be considered are details within the site-specific risk assessment. The compliance points are detailed within the risk assessment and the Environmental Management System for the site.

### 3.6 Pollution Control Measures

Site Engineering: Due to the nature of the proposed site, i.e. waste types accepted and controls in place and as already described, it is considered that no basal and side slope engineering or capping is required.

Surface water management: Surface water management will not be a problem post-construction as the surface of the storage area will be impermeable and not allow surface water to percolate to adjacent ditches.

Restoration and Post Closure Controls: Due to the nature of the proposal i.e. physical treatment of waste no after care requirements will be required.

### 3.7 Monitoring

Weather: Meteorological information will be recorded in accordance with the Environmental Management System via on site observations.

Groundwater, Gas Monitoring Infrastructure and Gas Monitoring: No in waste gas monitoring or perimeter monitoring is required. Due to the nature of the waste types it is proposed to only to accept end-of-life tyres and the fact that there will be no connection to any water body or sub water table it is proposed that no groundwater or gas monitoring will be required.

Surface water monitoring: Surface water monitoring will be undertaken and recorded in accordance with the Environmental Management System via on site observations.

Amenity monitoring: Amenity monitoring such as noise and dust emission monitoring will be undertaken and recorded in accordance with the Environmental Management System via on site observations.

## ESSD 1

### The land-uses and the relative distances from the site and the historical activities that have occurred on-site prior to development

#### Site setting

The site has been previously used as agricultural land. To the east of the small village of Fishers Pond. To the north of the permitted area is 4 Lad Group Ltd's company premises and various areras which are let to other businesses.

There are no SPA, RAMSAR, SAC or SSSI Habitat features within 1km of the site. There are, however, other Nature and Heritage conservation interests within 1000m of the site identified during the initial screening exercise. This includes ancient woodland and deciduous woodland, see below:

Ancient Woodland (England)	
Wood Name	
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1490812
Area (Ha)	0.874183
Wood Name	Blacknell's Copse
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1490902
Area (Ha)	1.816922
Wood Name	Colden Common Wood
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1490852
Area (Ha)	7.016649
Wood Name	Fisher's Pond Wood
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1490836
Area (Ha)	0.236755
Wood Name	Fisher's Pond Wood
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1490882
Area (Ha)	5.099944
Wood Name	Haddock Wood
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1490815
Area (Ha)	2.107147
Wood Name	Haddock Wood
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1490906
Area (Ha)	0.813656
Wood Name	HILL COPSE
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1488698
Area (Ha)	4.031964

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Wood Name	HILL COPSE
Theme Name	Ancient Replanted Woodland
Theme ID	1488222
Area (Ha)	19.23544

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Wood Name	Moreland's Copse
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1490814
Area (Ha)	1.20342

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Wood Name	Park Hill's Wood
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1491368
Area (Ha)	26.300848

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Wood Name	STOKE PARK WOOD
Theme Name	Ancient & Semi-Natural Woodland
Theme ID	1488451
Area (Ha)	1.369467

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Wood Name	STOKE PARK WOOD
Theme Name	Ancient Replanted Woodland
Theme ID	1488801
Area (Ha)	6.423502

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Wood Name	Park Hill's Wood
Theme Name	Ancient Replanted Woodland
Theme ID	1491368
Area (Ha)	1.678472

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#### **NON-STATUTORY DESIGNATED SITES WITHIN 1KM OF THE SITE.**

Biological Heritage Site including Distance from the Site

NONE.

The site currently offers low conservation value, comprising previously developed former farm land.

The surrounding habitats of woodland, hedgerows and banks have conservation value due to their mixture of trees and shrubs and wide range of woodland indicator species in the ground layer.

#### Protected and Notable Species

The current plans for the site involve constructing an area of hard-standing within the business park to accommodate the treatment and storage of waste and does not directly affect any adjacent habitats.

No trees will be felled and no works will be carried out on the hedge banks.

It is therefore considered that there needs to be no restriction on plant and equipment working in the within the permitted area itself.

## **ESSD 2**

### **The regional and local geology and hydrogeology**

#### Geology

The superficial deposits are deposits of clay and silt

#### Hydrogeology

The site is within a source protection zone Superficial Deposits Designations Secondary undifferentiated aquifer

### **ESSD 3**

#### **The site engineering.**

Due to the nature of the waste type it is only proposed to accept end-of-life tyres and the fact that there will be no pathway to any water body or sub water table it is proposed that no engineering or gas or groundwater monitoring will be required.

## **ESSD 4**

### **The proposed management measures and technical controls throughout the site's lifecycle**

The operations at the site will be controlled by the Environmental Management System for the site. This EMS has been developed by taking account of the Environmental Risk Assessment for the site. The controls include of a comprehensive waste acceptance procedure, site inspections, noise and dust monitoring, spillage procedures and an accident management plan.



## **ESSD 5**

### **The nature and location of in-waste gas monitoring points and perimeter monitoring boreholes.**

No waste gas monitoring or perimeter monitoring is required. This is due to the nature of the waste type accepted on site. It is only proposed to accept end-of-life tyres as the sole waste stream and the fact that there will be pathway to any water body or sub water table it is proposed that no engineering or gas or groundwater monitoring will be required.

## **ESSD 6**

### **The presence of man-made pathways (e.g. underground utilities) that could act as potential pathways**

It is understood that there are no man-made pathways such as buried services, mine workings or boreholes within the site, other than field drains which will be covered by an impermeable layer of concrete.

## **ESSD 8**

### **Summary details of groundwater levels and quality**

Due to the nature of the waste type (end-of-life tyres) i.e. it is only proposed to accept solid, inert stable waste and the fact that there will pathway to any water body or sub water table it is proposed that no engineering or gas or groundwater monitoring will be required. The applicant has not therefore undertaken any groundwater monitoring or borehole installation. From a search of the British Geological Survey site there appear to be no existing boreholes within the site area.

## **ESSD 9**

### **Licensed abstractions and private water supplies**

There are no public water supplies within the vicinity of the site - the site is not within a source protection zone.

There are a no licensed abstractions within the vicinity of the site.

## Site Condition Report

### Introduction to the SCR

The site has had little previous industrial usage. There is no evidence of contamination or incidents at the site which could have resulted in contamination.

The following details are required in a site condition report. However, these have been supplied in the main body of this document.

- Site details
- Outline of proposed development
- Any former land-uses that may give rise to potential sources of non-waste related contamination
- Sources of Information
- Geology and hydrogeology
- Archive search and land-use chronology
- Relevant information relating to potential contaminants
- Any history of incidents

### Data interpretation and conclusions:

The proposed of baseline conditions for the site is defined as uncontaminated.