

gardenscape



Odour Management Plan

Gardenscape Direct Ltd
Newenden Bridge Depot
Station Road
Northiam
East Sussex
TN31 6QA
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1. Introduction

- 1.1 Gardenscape Direct Ltd proposes to operate a small Waste Transfer Station (WTS), ancillary to their main operation, in their yard in Northiam, Sussex. This Odour Management Plan (OMP) outlines the odour management mitigation and controls for operation of the WTS;
- 1.2 This OMP forms part of the Environmental Permit application.
- 1.3 The waste that Gardenscape is proposing to bring in to the site consists of general DIY/construction waste (brought in in bulk bags), garden (green) waste, soil and 'clean' horse manure. The volume of waste will be less than 75,000t per year;
- 1.4 The OMP considers day to day operations and all foreseeable circumstances (eg adverse weather conditions) which may exacerbate odour conditions;
- 1.5 The OMP includes:
 - Consideration and identification of all activities capable of generating odour;
 - Identification of sensitive receptors;
 - Site and activity specific mitigation measures
- 1.6 The OMP has been prepared with reference to Environment Agency guidance from 'Environment Agency – Control and Monitor Emissions for your Environmental Permit' and 'Environment Agency H4 Odour Management: How to comply with your Environmental Permit'

2. Site description and proposals

- 2.1 The WTS is located on Station Road, Northiam. The site is bordered on three sides by a well established line of leylandii. To the south of the site is a campsite, to the south west the A268 and to the west the River Rother;
- 2.2 The site is currently used for the storage, processing and sale of natural horticultural products such as soils, composts and barks. Aggregates are also kept in concrete bays on the site. There currently exist some buildings on the site used to store the horticultural products;
- 2.3 As part of the proposal an area of the site will be used for waste transfer as an ancillary activity on site. An additional building will be erected (in accordance with Planning Permission RR/2018/3144/P) along with 2 sealed concrete bays. All DIY/construction waste (entering the site via hiab lorry in bulk bags) will be deposited and separated inside the building;
- 2.4 Bays will be located on site to hold separated waste, ready for disposal or recycling off site;
- 2.5 Manure and green waste will be stored outside in sealed concrete bays. All leachate and run off will be directed towards a drainage pipe running from the bays to a bespoke aerated reedbed;
- 2.6 No hazardous material will be kept on site.
- 2.7 The site layout is shown in Drawing 1 attached to the OMP. This shows the locations of the buildings, concrete bays and reedbed.

3. Meteorology

- 3.1 The prevailing wind direction is from a south westerly direction (indicated on Drawing 1). The sensitive receptors are to the north, north west and south of the site. Any odour that is emitted on site would be blown across the fields to the north east of the site during these prevailing wind conditions. Therefore the effect of meteorology to cause odour dispersal and effect is low;

4. Potentially sensitive receptors

- 4.1 The site is located on the edge of a small village over 125m away from the main residential area. There is a campsite and café to the south of the site. To the west is the River Rother, and across the river are the offices of The Bourne Group (of which Gardenscape is a part);
- 4.2 The receptors considered sensitive for odour are shown in Table 1:

Table 1: Receptors in proximity of the WTS

Name of Receptor	Type of Receptor	Approx distance from site
Lime Wharf Café/ Bodiam Boating Station/ Campsite	Commercial	40m+
Bourne Group Offices	Commercial (offices)	100m
Residence at Lime Wharf Café	Residential dwelling	100m
Residential Properties on Lossenham Lane	Residential Dwellings	125m+

5. Potential Odour Sources

- 5.1 The WTS will handle inert material. This will include DIY/construction waste, hardcore, garden waste, plasterboard, scrap metal etc. No hazardous waste will be brought onto site;
- 5.2 DIY/construction waste will be stored and separated in bays in a covered building;
- 5.3 Green waste will be transferred to / stored in a sealed concrete bay (indicated on Drawing 1). Once the bay is full (40t) the material will be loaded into a lorry by a front loading shovel and taken to a composting site;
- 5.4 All manure brought onto the site is well rotted and therefore should emit minimal odour. This will be stored in the manure bay before being bagged / loaded and taken away for delivery;
- 5.5 DIY/construction waste will be brought onto the site in bulk bags on our own lorries and unloaded via crane into the waste separating building. The waste will be manually separated inside this building. Telehandlers will then be used to move the separated waste to the appropriate holding area (ie green waste bay, metal bay, waste bay etc) to be removed from site;
- 5.6 Manure/soil will be brought onto the site in one of our own lorries (Both Gardenscape and the parent company John Bourne & Co have waste carriers licences). This will be tipped in close proximity to the manure/soil bay and then a telehandler/ shovel used to push the material into the bay;
- 5.7 Odour generation may arise from:
 - Lorries loading and unloading;
 - Telehandlers / front loading shovels;
 - Sorting building;
 - Stockpiles

6. Site Odour Management

- 6.1 All waste received at the WTS is reviewed by our operator to ensure that it meets the permitted waste type. Any non permitted or overly odourous waste will be rejected;
- 6.2 Any windblown waste will be collected and placed inside the processing building;
- 6.3 The volume of waste received and stockpiled will be kept at an appropriate level for the size of the bays with the same being emptied and the material taken off site on a regular basis;
- 6.4 Waste is processed on a first in first out basis;
- 6.5 Generation of odour will be limited. We have identified manure as being the most likely to generate odour however this is well rotted before it arrives on site which means that it will not be overly odorous. Manure is processed on a first in first out basis;
- 6.6 If any highly odourous material is identified after offloading it will be fast tracked, processed and removed from site promptly;
- 6.7 All waste will be dealt with in a systematic fashion meaning that no waste will remain on site for extended periods of time;
- 6.8 There will be regular inspection and cleaning of the operational areas;
- 6.9 Generation of odour will be further limited by maintaining aerobic conditions;
- 6.10 In the event that a complaint should occur the management will implement a strategy to reduce/eliminate the odour as soon as possible;

7. Vehicles

- 7.1 All DIY/construction waste entering the site is contained (in bulk bags) in the back of high sided lorries with sheets thereby minimising the possibility of any waste coming out of the lorry body. Waste leaving the site in the back of the lorries will be sheeted;
- 7.2 Manure, green waste and soil that is brought in loose will be covered by a sheet in the back of the high sided lorries;

8. Odour Survey

- 8.1 The WTS manager will carry out a daily odour survey. The prevailing wind will carry any odour away from all of the identified sensitive receptors. The survey shall consider the site, boundary and offsite locations to ensure that adverse odours are not escaping the boundary;
- 8.2 A weather vane is installed on the site to allow operators to monitor the wind direction;
- 8.3 The odour assessor will be a member of staff who does not work for extended periods of time in the site area in order that there is no risk of odour fatigue. They will ensure that they remove themselves from the site for at least 30 minutes before conducting the odour survey;
- 8.4 The result of the survey shall be recorded in an Environmental Logbook which will be kept on site at all times. The logbook will be made available to the Environment Agency (or other regulatory body) upon request. Information recorded in the logbook shall include quality assurance details (date, time, signature of completion and inspector), meteorological conditions and the results of the survey & actions taken if necessary, and any odour management implemented that differs from day to day operation.
- 8.5 During operational hours an awareness of wind direction shall be maintained in order to monitor the possible transportation of odour to sensitive receptors;

9. Complaints

- 9.1 In the event that complaints are received, details of the same will be recorded in the Environmental Logbook;
- 9.2 On receipt of a complaint the Site Manager will conduct an odour assessment in the vicinity of the complainant location. The results of this survey will be recorded (see Appendix 1) and any necessary remedial measures taken immediately. The results of the investigation, including any measures taken, shall be conveyed to the complainant where the complaint has not been made anonymously;
- 9.3 Any complaint received shall be recorded and investigated in accordance with the company's EMS;

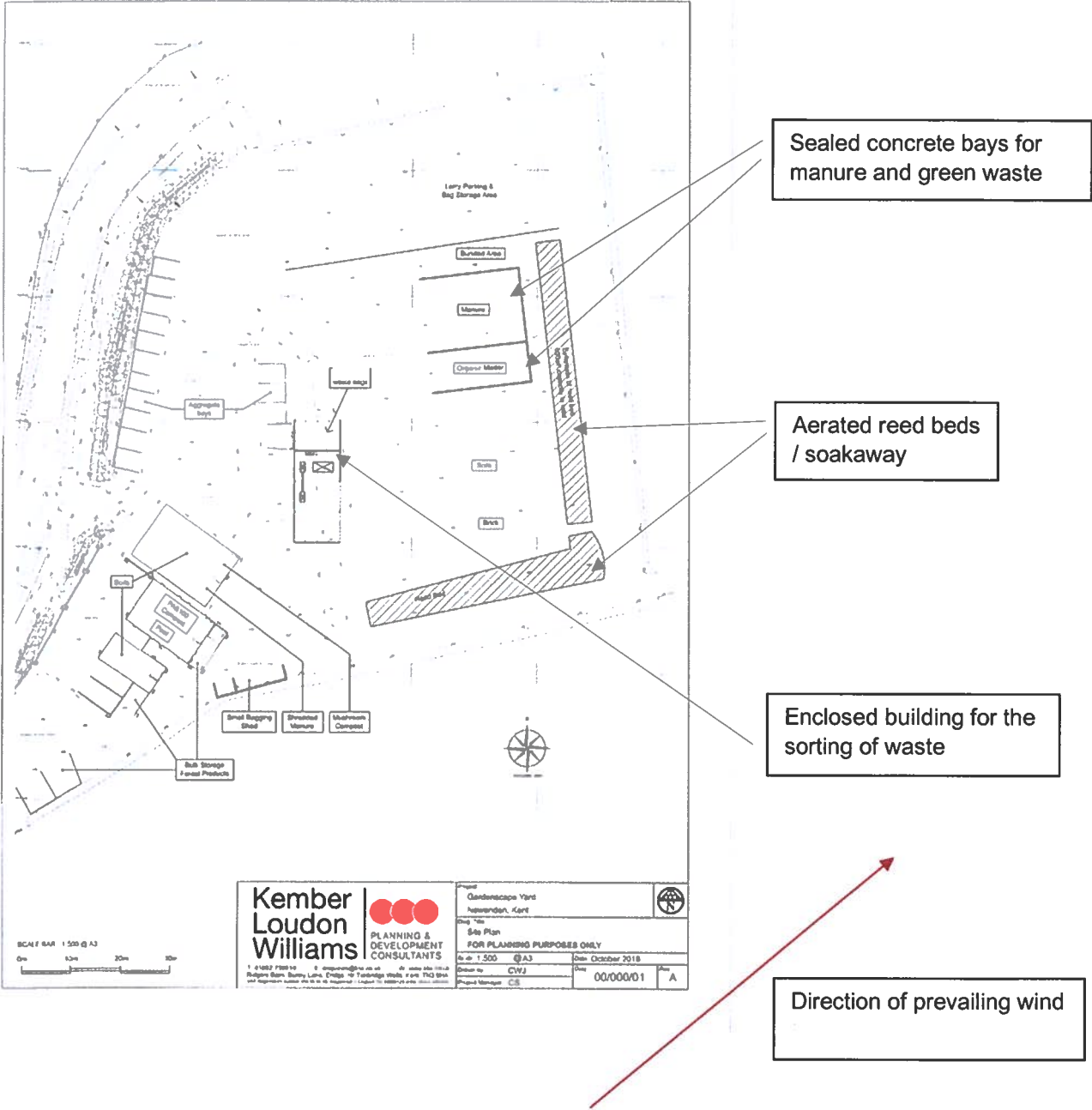
10. Distribution & Training

- 10.1 A physical copy of the OMP will be kept onsite at all times and made available to employees. A digital copy will also be held at Head Office;
- 10.2 The Site Manager will ensure that every employee on site is familiar with the control measures and procedures outlined in the OMP, as well as being aware of their individual role in reducing emissions;
- 10.3 Staff training shall be provided to all new employees including making the employee aware of wider odour control and minimisation procedures;
- 10.4 All training will be recorded in the employees file.

11. Review and Responsibility

- 11.1 The OMP will be reviewed by the Site Manager annually. New versions of the OMP will be issued as and when necessary with the mitigation and/or operational changes highlighted;
- 11.2 It is the responsibility of the Site Operator and Site Manager to ensure that the OMP is enforced and that all employees are suitably trained.

Drawing 1: Site Plan



Appendix 1 – Odour Complaint Form

Odour Complaint Form

Date complaint reported	
Name and address of complainant (if obtained)	
Time and date experienced	
Duration of offending odour	
Description of odour	
Any other comments	
Weather conditions at time of complaint	
Wind direction if known	
Details of any other complaints relating to same odour	
Any other relevant information	
Operation at time of complaint (ie what was going on – mixing, loading etc)	
Potential source of odour (on or off site – could be neighbor?)	
Follow up actions taken	
Date and time complainant was contacted and reaction of complainant	
Any follow up or further comment	