

Herefordshire Council
Minerals & Waste Division
PO Box 230
Hereford
Herefordshire
HR1 2ZB

Our ref: SV/2015/108404/02-L01
Your ref: 150598
Date: 01 May 2015

FAO: Matt Tompkins

Dear Sir

FURTHER INFORMATION RELATING TO RETROSPECTIVE WORKS TO IMPROVE AND EXTEND THE ACCESS ROAD TO THE FARMSTEAD AND WORKS TO IMPROVE DRAINAGE OF THE ACCESS TRACK AT LYONSHALL FARM STOCKLEY HILL PETERCHURCH HEREFORDSHIRE

I refer to the additional information which was received on 14 April 2015, including email dated 14 April 2015 from Mr Phil Plant of Mid West Planning Ltd.

I also acknowledge the 'map indicating stone use' which was received on 27 April 2015.

Further to a review of the above information we have no objection to the proposed development and make the following comments:

Groundwater impacts

Based on the latest information presented, the materials used in the road construction consist of 6F2 materials which as stated are used in standard road construction, including farm roads, and have been certified with the supplied laboratory certificates provided.

6F2 are materials which usually consist of crushed brick/concrete/ fines made from recycled material usually a result of surplus demolition material for use as road base materials. This specification is confirmed in the certificates provided.

We understand that road scalpings then layer over the top of this 6F2 material at the application site.

The applicant has confirmed the quantity of materials received and their provenance. The further details confirm no evidence of the materials being contaminated when it was in stockpiles.

The applicant also makes reference to the historical use of the track that has been maintained over the past 50 years+ by people with recycled building materials.

We agree from the information provided that the materials used by the applicant are 6F2 aggregate materials and are not of a contaminative nature. Therefore we would not expect these to pose a risk of contamination to aquifer and private water supplies.

With regard to the historical use of recycled building materials over the last 50 years+ we would agree that if they are/were of contaminative nature any adverse impact would have already been picked up in the water quality (sampling) of the spring systems by now. To verify this further, water quality sampling could be undertaken to reaffirm this. However, we have been monitoring the spring water quality at Peterchurch (referred to as St Peters Well) on our 'groundwater quality network' for 9 years. Following an evaluation of this data, we can confirm that there is no evidence for contamination of this source over an extended sample period (2005 to 2014) for a number of chemical determinands tested. No failures have been flagged with this dataset.

Therefore, based on the information presented, the materials used are suitable for use for the intended purpose as road materials on a farm track and do not appear to present any risk to controlled waters in the spring system.

Pollution Prevention

We would reiterate our previous comments (as outlined in our previous response of 9 April 2015) on drainage relating to water quality. We confirmed that the road has the potential to create runoff from drainage which can potentially lead to alterations in the water quality of the springs through the release of suspended solids into the water and other chemical constituents from vehicles tracking over the roadway, particularly after rainstorm events.

We have previously advised that your drainage officer (flood and water management section) provide comments on the surface water quantity considerations and impacts relating to the un-modelled 'ordinary watercourse'.

We would advise that the drainage from the road construction should not create any pathways into the spring system and appropriate mitigation measures to avoid this, where necessary, should be put in place to prevent pollution of the spring waters.

Informative:

Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice which includes Pollution Prevention Guidance Notes (PPG's) targeted at specific activities. Pollution prevention guidance can be viewed at: <https://www.gov.uk>

Environmental Permitting Regulations (EPR)

The material used for the construction of the track appears to have been obtained from two waste management businesses, located in Hereford, that are known to handle recovered 'secondary aggregates' – these are deemed a waste material.

Consequently a suitable authorisation for the use of these materials would be required. Currently there are no waste exemptions registered for Lyonshall Farm. This means that these activities constitute an offence under the Environmental Permitting (England and Wales) Regulations 2010.

In order to regularise the development, we would recommend the registration of a 'U1 – Cont/d..

Use of waste in construction' exemption. This would be suitable for the type and quantity of waste materials indicated within the planning application. The applicant should contact Lyndon Essex, in our EPR Waste team, on telephone: 01562 534130 to apply for this permit.

NOTE: We note that two laboratory certificates have been produced by the applicant representing the analysis of the materials used. It is noted that the first of these certificates headed 'celtest' appears to be for the material provided by "Wye Valley Metals" – this is dated 07/08/2012 which significantly pre-dates the date of material use. It is understood that the second certificate has been provided by the other supplier, "Quickskip". The date of this test is given as 17/01/2014, which is more recent.

Yours faithfully

Mark Davies
Planning Specialist

Direct dial 01743 283405

cc Mid West Planning Ltd