

Update Sheet for Southern Area Planning Committee 24th June 2021

Agenda Item 7(a) 20/11232/FUL Lime Yard, West Grimstead

Final comments of the Council's Ecologist:-

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Fiona Elphick, Senior Ecologist

Date at start of consultation: 14/6/21

Application No: 20/11232/FUL

Proposal: Change of Use from storage, processing and distribution of lime, to storage, processing and distribution of horticultural products, with the addition of one building.

Site Address: Lime Yard Adjacent To Grimstead Road West Grimstead SP5 3RQ

Case Officer: Lynda King

	No Comment
	Support
	No objection
X	Condition (no objection subject to condition)
	Objection - further information required
	Objection in principle
	HRA required

Further information required:

	Issue	Policy / Legislative compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Ancient Woodland Priority Habitat southern boundary potentially adversely impacted by the proposal	CP50 – no net loss of biodiversity NPPF para 175(d) incorporate biodiversity improvements around developments	Requested ecological survey of site and consideration of impacts specifically on Ancient Woodland Priority Habitat and the wildlife species it supports.	Site Layout (Prelim) – Dr No. WG-SITELAYOUT, 10/2020 Ecological Appraisal, Malford Environmental Consulting, 10th May 2021

Matters Considered:

Following telephone discussion with the consultant ecologist, Stephen Dangerfield of Malford Environmental Consulting, the proposed location of the building has been adjusted to ensure that it will not impact on the integrity of trees at the southern boundary of the site. These trees contribute to the Ancient Woodland Priority Habitat. Joint guidance from Natural England and the Forestry Commission on development adjacent to Ancient Woodland has been taken into account in the proposed siting of the building and in the proposal for root protection zones.

Sufficient ecological appraisal of the application site as a whole has been undertaken by Malford Environmental Consulting and I am satisfied that all sensitive ecological features have been identified and suitably addressed within the design.

I note that the site layout drawing is labelled as “preliminary” however, I would request that this should be made final and should be the version included in any permission you are minded to give the application.

The Ecological Appraisal gives recommendations for Mitigation and Enhancement at Section 6. If these recommendations are followed, the proposal will not result in adverse impact to ecology within or adjacent the site and the proposed additional planting and bat boxes will deliver an appropriate level of enhancement for biodiversity. In order for those recommendations to form an enforceable part of the planning permission, the following conditions should be applied to any permission given to this application and the requested documents should be constructed from the information supplied at Section 6 of the Ecological Appraisal.

Conditions:

1. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
 - a) Location of tree and hedgerow root protection areas and details of physical means of protection.
 - b) Working method statements for protected/priority species, such as nesting birds and reptiles.
 - c) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
 - d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

2. Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON:

To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

3. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on the functionality of habitat likely to be utilised by wildlife.

REASON:

To avoid illumination of habitat used by wildlife.

Final sign off – all matters addressed:

Ecologist	Date
Fiona Elphick	14/6/21

Information sent to local residents who commented on the application by the applicants

14 June 2021

Dear XXXXX

REF: WEST GRIMSTEAD PLANNING APPLICATION 20/11232/FUL

We were hoping to have had the opportunity to introduce ourselves in person but with the Covid-19 crisis and uncertainty if the full lockdown restrictions would be lifted this month, we felt we would miss our chance if we did not do something now. Therefore, please accept our apologies this communication is in writing rather than in person.

As you may be aware, we have applied to take over Lime Yard on Grimstead Road, changing the use from storage, processing and distribution of lime to the storage, processing and distribution of horticultural products, along with the addition of one more building.

We can understand that many residents within the local communities would like to know more about us and our intentions for the site, and so we have written a short piece that will hopefully do just that, as well as answering some of the questions raised through the Wiltshire Council online portal.

NEW MILTON SAND AND BALLAST

New Milton Sand and Ballast produce and supply:

- Aggregate and concrete
- Sporting and horticultural sands, soils, and compost
- Merchanted supplies
- Waste management services.

Expanding on 85 years' experience of supporting our local community to build, we have established a strong company and a reliable reputation. We truly care about our local neighbourhood's, sustainability, and employ careful consideration to all operations, to ensure a balance between the need for raw materials and protection of the environment.

Although our company covers all the areas mentioned above, the intended use for Lime Yard is for our specialist horticultural and sporting product operations. This area of our business requires strict quality control procedures to ensure that certain specifications of growing media design are achieved, and no cross contamination can occur from construction sands or gravels.

This part of the business was previously referred to as Roffey Brothers which started operations in the village of Throop. When we acquired the business ten years ago it was easier to move things closer to our head office so the site was moved to our quarry in Downton village, Milford on Sea. It has operated in the village for the past few years, but we have struggled for both confinement away from the quarry operations and the need for more undercover storage. Both required to produce the quality of growing media and soils, and hence the reason that a dedicated site is now needed.

Our customers for these products include local councils and sporting facilities with many local golf courses customers of ours. It also includes use on equestrian tracks, football pitches, and bowling greens. We would like to confirm no harmful products or plastic type materials are used. It is just our primary sands, soils and accredited composts. Our horticultural soils are among some of the finest in the area used by many commercial garden centres and local authorities. Again, with no harmful products used or mixed on site.

We recognise that our business has consequences for people and the environment. It is a key focus for us to balance these impacts with the need to build a more sustainable future. Each site operates an Environmental Management System (EMS) based on the principles of ISO 14001:2015 and we have a dedicated Environmental Manager overseeing and supporting the site teams across the entire business. We hope that this document will help answer some of the questions raised and alleviate concerns. We would like to reassure you that we are very mindful of the local communities' welfare and will endeavour to be good neighbours with little interference to the normal way of life of residents.

Kind regards
Rob Flower
Managing Director – New Milton Sand and Ballast
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RESPONSES TO QUESTIONS RAISED ON THE WILTSHIRE ONLINE PORTAL

1. Will the site generate a lot of noise?

In accordance with BS: 4142 2014, we have carried out a robust noise assessment and the noise generated from the site will be considered “low impact”.

Soil is not a noisy product to screen. Currently our operations in Downton are surrounded by residents on two sides and we have never received a complaint about the noise of our horticultural processing plants.

Most of the site's operations will be done within one of the barns. However, we will also be installing a noise attenuation bund for good measure on the East boundary, to reduce any impact for any operations within the yard area.

2. Will there be a lot of dust coming from the site?

No, the operations planned for the site are not considered to be dusty. Again, in accordance with our EMS ISO 4001 management system, the site managers are constantly required to monitor dust and noise and act accordingly should there be an issue. Our Environmental Manager also carries out regular audits to ensure sites are adhering to all environmental policies and procedures.

At our construction sites we operate dust suppression systems such as rain guns and water bowsers as well as use of wheel washes. We do not think this is necessary at the Lime Yard site, but this could be considered if a problem were to arise.

3. Is there potential to pollute the environment due to operations on site? How will water runoff be managed?

As mentioned above, we are certificated to ISO 14001:2015 which requires us to put systems and procedure in place to prevent pollution. We are pleased to report that in the last 12 years since we started monitoring pollution, across the entire business, we have not had any pollution issues or concerns.

Any operations on site will be dry screening only, we will not be carrying out any washing of product on this site.

The canteen and toilet facility will be self-contained and emptied by a certified company, much like emptying a cesspit on a residential property. The ground water will run into a catchment pit before leaving the site and the site staff are trained in oil spill clean-up procedures if there were ever a spillage.

4. Will there be a lot of HGVs using the site and what route will they take?

The transport movements equate to around two per hour, so not significant. The drivers will be instructed to come off the A36 at Southampton Road and then follow Grimstead Road to the site. We track all our vehicles so can monitor their route and speed.

Our core business is based within the New Forest and our drivers are very experienced in operating within the parameters of the area (considerate and aware of pedestrians, cyclists, and horse riders) and are courteous to local needs. We regularly work with local communities to help improve road awareness (i.e., slow down for ponies campaign or with local authorities to help safety awareness of HGV's). We have also recently invested in our HGV fleet and the majority are now Euro 6 compliant.

Deliveries and collections will be predominately made through our own fleet. Therefore, we are confident that our drivers will respect the route to use to access the site. We have no need to come through any other surrounding villages, including West Grimstead, unless of course we are delivering to a customer of which the appropriate vehicle would be used.

5. Will there be trucks queuing to get into the site.

No, if a couple of trucks turn up at the same time we can accommodate them on site off the main road, so we have no need to have trucks queuing and it would be an unlikely event that we have more than one arrive at once.

6. Will any disease, weed and pest control products be used or stored on site?

The only products used on site will be soils from green field sites, specialist sands, grass seeds and fertilizer. We do not use weed or pest control products within the production process of our products.

7. What is meant by “used for Horticultural purposes”?

The product we make are growing media and are specialist mixes of soil, sand, seed and compost. The various products can be used in, your garden, at professional nurseries, golf courses and other sporting grounds.

8. Can you give more details on what activities will be happening on site day to day and what will happen in the start-up process should planning permission be granted?

Initial start-up:

Before we go about preparing the site for use, we will carry out a full audit to ensure we are not disturbing any wildlife. The site will be levelled out and an appropriate drainage system will be installed to capture surface water runoff. We will also remove any unwanted chalk and lime.

We will construct the additional noise attenuation bund on the East boundary. The existing barns will be repaired, and a concrete floor will be put down. We will also construct the new barn which will be steel framed with cladded sides and roller shutter door. The wheel wash and canteen unit will also be installed.

Day to day operations:

Different base materials will arrive by truck and will be put into holding bays. We then screen and dry some of these and mix others together. The different end products that have already been made invariable go out on a truck that has brought something in. Some of the products will go out loose or some will be bagged up in either 20kg bags or bulk bags.

9. Why this site?

The site has good road access for us to our customer base and back to our other sites. It is screened by trees very well. The site also provides a good yard area together with good material undercover storage facilities, which is very hard to locate.

Soil needs to be stored in the dry so it can be screened all year around, at our current site location we do not have the undercover storage capacity and generally run out of dry soil in the Winter months halting operations.

10. Will the surrounding wildlife be affected by the operations on site and does the applicant have any previous experience with managing wildlife around operational sites?

We carry out a thorough investigation before we do any work on the land, so that we know what wildlife we have about, if there is any doubt, we call in a specialist. As Quarry Operators we are used to following strict planning obligations, we have successfully rehomed badgers, put up bat and owl boxes, stocked our lakes with fish, sponsored tern rafts on our lakes and recently planted 30,000 SqM of wildflower meadows over all our operational Quarries. We are very proud of what we achieve in creating improvements within the biodiversity around our sites.

11. Will the applicant employ local people?

Yes, we like to employ local people whenever possible and even if they have no experience in our business, we will train the right person.

12. Can the proposed new building be seen from outside the site?

No, the new barn will be low lying and smaller than the existing barns and the screening from the surrounding trees is very good.

13. What if any security measures will be taken?

All machinery will be locked away in the barns, there will no audible alarms, but the site will be monitored by CCTV with infrared cameras. There will be no need for night lighting other than some downward pointing lights during the Winter for late afternoons.

14. Will the applicant add to the biodiversity in the area in a positive way?

We plan to put up bat boxes and plant wildflowers on the noise attenuation bund. The new barn will be over 5m from the tree canopy to the South (behind the barn). We would be happy to work with the local community in helping to enhance other net gain projects which we may be able to support with our knowledge and expertise.

15. Has there been any activity on the site in the past 2 years from the owners?

Yes, the site was active in July and August 2020.

16. Will there be anyone we can talk directly to if we have a problem.

In the unlikely event there is a problem at the site during operations we will have a manager present on site, but if you do need to talk with a Senior Manager then the best number to call is our Head Office 01425 610566. The call can then be either transferred to the right person or if they are unavailable a message can be taken.

Any environmental problems will be dealt with by our Environmental Manager. We will make sure we have any contact numbers clearly visible at our entrance.

17. Will there be any smell associated with the operations?

There are no smells of any kind associated with the materials that will be produced on site.