

# HEDGERLEY PARISH COUNCIL

## SLADE FARM SITE MEETING - Tuesday 21<sup>st</sup> May 2019 A MEETING BETWEEN INGREBOURNE VALLEY LIMITED, HEDGERLEY PARISH COUNCIL AND THE RESIDENTS OF HEDGERLEY

(THE ENVIRONMENT AGENCY AND BUCKINGHAMSHIRE COUNTY COUNCIL WERE INVITED TO ATTEND THE MEETING)

*Present:*

Andy Clark (*Managing Director of Ingrebourne Valley Limited*)  
Douglas Symes (*Planning Consultant at D.K.Symes Associates*)  
Amy McDonagh (*Planner at Ingrebourne Valley Limited*)  
David Brown (*Site manager for Ingrebourne Valley Limited*)  
Paul Dormer (*Site Manager of Slade Farm for Ingrebourne Valley Limited*)  
Giles Wordsworth (*Land Agent and Director of Savills*)  
Susanne Winkels (*Planning & Enforcement Manager at Buckinghamshire County Council*)  
Thomas Broom (*Chairman of Hedgerley Parish Council*)  
Derek Baker (*Hedgerley Parish Council*)  
Tom Webb (*Parish Member*)  
Marcus Orchard (*Parish Member*)  
Derek Bealus (*Parish Member*)  
Rob Devonshire (*Geotechnical Specialist at the Environment Agency*)  
Rajesh Mottey (*Regulation Officer at the Environment Agency*)

Please see the items addressed at the meeting outlined below:

### **1. BRIEF OVERVIEW OF ITEMS DISCUSSED:**

- 1.1 Andy Clark asked everyone who attended the meeting to introduce themselves and state where they are from. Amy McDonagh made a note of all the attendees names.
- 1.2 Andy Clark gave a brief overview about what is currently happening on the site.
- 1.3 The attendees were shown that the far side of the site has been dug and material has been placed into topsoil and subsoil bunds. It was explained that the site is currently being excavated to 88m AOD, the compound area and processing plant will be located at this level. The cabins for site have been ordered and are likely to be onsite within the next 3-4 weeks. The weighbridge is currently on site and the wheel wash has been ordered. The access track into the site will descend to this level so the visual impact of the site is minimised.
- 1.4 It was explained that the subsoil store to the south of the site will likely be filled within the next month due to the site being excavated to 88m AOD. Once the subsoil store is full, this will be seeded with a grass seed and allowed to green over.
- 1.5 Ingrebourne Valley Limited (IVL) have submitted a section 278 Application to Buckinghamshire County Council (BCC) which is close to being permitted. The section 278 agreement will allow IVL to carry out works to the public highway. These works will be focused around the site access. The access into the site has been designed to prevent exiting vehicles from turning right onto Hedgerley Lane. As stated in the permission, all exiting vehicles must turn left onto the public highway. Any vehicles turning right will be in breach of planning. IVL explained that lorries may queue along Hedgerley Lane waiting for the site to open. IVL have had this happen at other sites and have mitigated against this accordingly. Giles Wordsworth confirmed that the potential of queuing lorries is not covered in the lease agreement.
- 1.6 It was explained that groundwater from borehole N (to the south of the site) will be abstracted and stored on site in lagoons, under permitted development rights only 20m<sup>3</sup> of water will be abstracted per day. This water will be used to wash the sand and gravel via the processing plant. IVL have engaged with SLR Consulting (Hydrologists) to formally undertake an abstraction permit for the site.
- 1.7 It is expected that the low-level sand and gravel will need to be excavated to satisfy the EA and permit regulations. IVL do not have permission to remove the extra reserve and therefore will not be excavating to these depths. However, there is a possibility that an application requesting to extract this 'extra' reserve may be submitted. If the EA and IVL agree that the excavation of the low-level reserve is required, then the application to do so will be submitted.
- 1.8 Several trees have been removed from the coppice to the west of the site to make space for the perimeter bunds as permitted by the planning permission. If IVL do not erect these bunds, they will be in breach of the planning permission.
- 1.9 Permitted lorry movements are likely to begin in October 2019 as it takes about 3-4 months after the processing plant has been installed to start being able to process material efficiently. IVL are speaking with HS2 with the potential of exporting 'as raised' material (material not put through a processing plant) to their site, if IVL agree to provide HS2 with the unwashed material then there is a potential that lorries will be on the road by August 2019. (It has been requested by Tom Broom that IVL inform him of when lorry movements start to pick up, so he can inform the fellow Parish members. This requested has been noted by Amy McDonagh.)

## **2. QUESTIONS:**

2.1 After the brief overview of the site, IVL invited the attendees to ask any questions they may have about the site. All text in *italics* were questions asked, the text that follows the question was the answer given:

- *Does IVL have to undertake a predevelopment survey on Hedgerley Lane?* IVL do have to undertake a pre-development survey on Hedgerley Lane. How the survey will be carried out is currently being discussed between Highways England, BCC and IVL.
- *Who do I contact if I have a complaint about the lorries or mud on the road?* If you have a complaint regarding any activities caused/undertaken by IVL you can contact BCC and make a formal complaint, IVL will notified by BCC about the issue and IVL will address the matter. Alternatively, any issues can be reported to IVL site Manager, Paul Dormer, who will respond to your complaint accordingly. (Paul Dormer's contact details were handed out to all meeting attendees).
- *Will everything be exposed/worked at once?* IVL confirmed the site will be excavated and restored in phases. The area that is currently excavated will home the ancillary components (welfare units, ticket office, weighbridge, wheel wash etc) and the internal haul road that joins Hedgerley Lane. In the next few weeks, IVL will be clearing an area to install the processing plant. The processing plant will take approximately 1 month to build as the plant is modular. IVL plan to work the area of the site they are currently in until it is necessary to move onto the other parts of the site.
- *What level will the processing plant be at?* IVL confirmed the processing plant and the compound area will both be located at 88m AOD, consequently the visual impact of the site will be minimised. IVL can confirm that there will not be a concrete processing plant onsite.
- *When will the first amount of sand and gravel be excavated?* The first amount of sand and gravel to be dug will be from the excavation where the compound area and processing plant will be located. As of present, 4 loads of sand and gravel has already been removed from site. These loads were put through a processing plant similar to the one IVL has ordered for the site to ensure the correct processing plant was chosen for the development. IVL informed BCC of these movement and they were permitted. Any further sand and gravel dug from this excavation will be stockpiled until the processing plant is up and operational. Only then will the stockpiled sand and gravel be sold off site.
- *How long until the processing plant is up and operational?* IVL stated that the processing plant will likely be up and operational by Autumn 2019.
- *I can hear the reversing tone of the plant at my property, what can be done about this?* IVL try to keep the noise of machines to a minimal. From a health and safety stance, IVL use a tonal reversing system to make sure site personnel are aware when a piece of plant is reversing. If this is a persistent problem IVL can investigate having white noise tones subject to the agreement IVL have with the companies Health and Safety advisor.
- *What are the working hours on site?* The site is permitted to work from 07:30 -18:00 Monday to Friday and 7:30- 13:00 on a Saturday. No working on Sunday is permitted.
- *Where is the site boundary?* IVL pointed out that the site boundary is marked by a perimeter fence that was installed by IVL.
- *Is the site locked during the night?* IVL have security on site 24/7 hours of the day. The site is protected against trespassers and squatters. IVL are concerned with the theft of plant and therefore have ensured Slade Farm is secured during out of work hours.
- *How does IVL monitor who comes into site and tips?* All lorries that come into site are documented on a system that can be accessed by IVL's technical team. All lorries that enter the site have their registration number, company name, time of entry & exit, and the type of material they are carrying recorded on the system. All material accepted into Slade Farm will be inert and therefore will not decompose.
- *Will the groundwater be impacted by the planned works?* Rob Devonshire confirmed that the EA do not believe that the groundwater will be impacted by the planned works. The EA have worked with IVL for many years and recognise them as a competent operator who have operated many sites responsibly in the past. The EA have also confirmed that as protocol dictates, IVL will have to have an appropriate permit to undertake some of the planned works and will have to adhere to the guidelines outlined within the document.
- *Will the sites drainage be affected?* The design of restoration will provide the site with adequate drainage to the perimeter ditches and ponds to the south of the site. Rob Devonshire confirmed that previous IVL sites have been successfully restored to a standard that allows for efficient drainage.
- *If IVL do decide to excavate the additional dig, what will the void be filled with?* If excavated, the void would be backfilled with inert material subject to the agreement with the EA.
- *What happens if a haulier comes into site and does not have the right material for the site?* All customers that tip with IVL are registered customers. IVL do not accept lorries from companies who are not an account holder. IVL have approximately 20-30 registered customers. If the wrong type of material i.e. Hazardous material is brought onto site, site operatives will inform the lorry driver why he is being refused access and ask him to leave site with his load. If customers are found to be deliberately hiding material IVL cannot accept, they will be banned from site and dealt with accordingly. Every 30<sup>th</sup> lorry is sampled and sent off for testing, this is done to comply with IVL company standards. The results are sent to our external Hydrological Consultant. The Consultant will contact IVL if the results show there is a problem.

## **3. Next Meeting:**

3.1 IVL suggested the next meeting be scheduled for September/October 2019 as this is when the processing plant is planned to be up and operational. The date of the next meeting is to be confirmed.