

Planning Statement

Site Description

The proposed operation is to be within an existing barn, one of several in the farm complex and at the northern edge of the site. The floor plan (drawing A1) and photographs are part of the submitted application; these details were agreed at pre application stage to be adequate in terms of the building information. Adjacent to the barn is an existing concrete pad used to store processed material after composting. There are no significant tree areas close to the operation and apart from Hazelhead House and Hall there are no residential properties within 250 metres of the site. The residential properties are generally not visible as a result of land levels and existing buildings. The only independent business is a farm shop in fields 200 metres from the site. The only water course is the River Don 140 metres from the site. The land is generally in Green Belt.

Policy Statement

The BMBC UDP contains policies on waste disposal WD1-WD7. Policy WD2 seeks to achieve the maximum amount of reuse and re-cycling of potential waste material. The Council's strategic objective is broadly to ensure sufficient sites are available to meet the overall needs of the Borough for all types of waste material. The material to be composted is ultimately spread on land. The proposal is environmentally friendly and causes no conflict with the UDP policies. Government policy on waste management is set out in PPS10. The basic principle is managing waste material re-use, recycling and *composting*, using waste as a source of energy. The planning system is pivotal to adequate facilities being provided.

Regional strategies should aim to deliver sustainable development through driving waste management up the waste hierarchy addressing waste as a resource and disposal as the last option. Regional planning bodies are required to work with Planning Authorities to develop a realistic and responsible approach to waste management taking into account PPS10. Waste management authorities are required to identify suitable sites and areas (paragraph 20-21 PPS10) the current Hazelhead proposal meets the assessment criteria. The applicant works closely with the Environment Agency who licences/permits/exemptions the activities. These are recorded in the current application and are active and supported. The planning system does not require involvement in pollution control where this is the role of the Pollution Control Authority.

Composting Process

On arrival the green waste will be tipped outside on a concrete pad. The material is taken and stacked inside the shed (approx 200ft long) Filling the shed then starts 50ft from the

doorway working back towards the doorway. When the shed appears full the material heap will be turned forwards from the other end pulling the heap forward 50ft. This process both allows the shed to be filled properly and allows aeration of the compost. The shed on site currently is used for cattle before it is to be adapted it would be enclosed.

The new nitrate vulnerable zone rules mean that from 1 October until 1 March nothing can be spread on the land therefore the compost will be stacked outside on the concrete pad. Cattle manure will be added to the green waste during the winter. That is the complete composting process. The applicant has been composting for over 10 years and farmers have been composting for 1000 years. This is not a new technology. The wet cattle manure helps keep the compost damp and reduces aspergillus spores blowing about in the atmosphere.

On analysis the compost is 34.9% dry matter and 65.1% wet similar to silage. There is no dust problem with silage or the compost, keeping it in a clamp reduces surface area/volume, only the outside dries as heat moves to coolest areas.

By putting Geo-thermal grids into the ground it is hoped to draw excess heat out of the compost and the renewable heat can be used to heat the proposed office/barn development. The only power required for this process is for the pump, unlike Geo thermal heat pumps which require more electricity the electricity required to drive the pump will be supplied by an Archimedes screw. There are 2 weirs on the River Don below the farm which can provide enough electricity for the equivalent of 15 homes.

This energy will be used to supply the farm and 3 other properties with green energy. My client has submitted an Expression of Interest with Yorkshire Forward and hopes to apply for planning for this green project in the future.

The applicant has been farming for 25 years and composting for 10 years. A farm at this sea level is limited to arable crops but new seed varieties will enable him to grow oil seed rape which can be turned into bio diesel giving carbon neutral energy for tractors and machines. His aim is to turn Hazelhead Hall Farm into an ecologically sustainable farm with little requirement for carbon fuels and prove that modern farming can use green alternatives. The composting operation is a most important link in the whole move to sustainable green farming. It is proven to work, it is safe and with the permissions already granted to him by BMBC he is encouraged to move forward.

The principles outlined above are consistent with Annex C of PPS10.

General Issues

Agricultural and household green waste is acceptable on site. Generally 6 wheeled vehicles are used to import the material it is screened by machinery (Droppstadt Trommel Screens) for unsuitable materials which go to land fill. The process imports 100 tonnes of material per week. (The planning form submitted needs correction) Please note the

correct amount stated in this statement. About 5000 cubic metres are produced annually (5000 tonnes approximately) The storage area outside the building is approximately 60metres x 40 metres and the height of the material stack is restricted by the JCB arm to a maximum of 4/5 metres. The material will be spread ultimately on the farmland.