

Report to the Cabinet

Report reference: C/133/2005-06.

Date of meeting: 10 April 2006.



**Epping Forest
District Council**

Portfolio: Environmental Protection.

Subject: Bobbingworth Tip Landfill Remediation Project.

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Recommendations:

That the Bobbingworth Tip Landfill Remediation Project be approved to proceed, after consideration of:

- (a) the Target Cost for the Bobbingworth Remediation Project;**
- (b) the Cleanaway Ltd proposals in relation to the Transportation Impact Study;**
- (c) the Cleanaway Ltd proposals in relation to Environmental Impact Study;**
- (d) the Cleanaway Ltd proposals in relation to Ecological Impact Study; and**
- (e) the estimated cost implications in relation to Planning Conditions imposed.**

Target Price:

1. At the meeting of the Cabinet held on 6 February 2006 the Head of Environmental Services was authorised to agree with Cleanaway Ltd, a target price of not more than £1.35m for the Capital works and that a Supplementary Capital Estimate in the sum of £920,000 (which includes £670,000 for works and £250,000 for contingencies, unforeseen and professional fees) be recommended to the Council for approval.
2. Further design works have been undertaken by Cleanaway Ltd to enable the Capital Target Cost to be determined and the Cost Plan for the project developed by cost construction is as follows:

Target Cost	
	£
Cleanaway Ltd – Target Design Element	331,887
Cleanaway Ltd – Target Construction Element	1,265,108

Total of Cleanaway Ltd Target Cost	1,596,995

Other Costs

Contingencies for Design and Construction	225,560
Non Cleanaway Activities	44,445

Total Project Cost	£1,867,000

Budget Provision

Original Approval	947,000
Supplementary Capital Estimate (works)	670,000
Supplementary Capital Estimate (contingencies)	250,000
Total Available Budget	£1,867,000

3. The cost consultants for the project have identified the risk of possible increases to the quantity of grout wall, and leachate and ground water drains and the fact that the outcome of the Planning Application could produce additional requirements or constraints, but advises that these risks should be contained within the existing approved budget.
4. At the time of drafting this report no cost information relative to the risk factors had been identified however, in the interim further work will be undertaken to enable a cost update to be presented to the cabinet at the meeting.

Environmental Impact Study:

5. The main environmental impacts associated with the development works are traffic, noise, ecological issues, dust and landscape impacts. The majority of these impacts are associated with the site construction phase, which will take a maximum of two summer seasons to complete.
6. For the construction phase, a noise assessment has shown that during daytime, an increase in noise levels in excess of 10dB(A) will occur at most local receptors. Such elevated noise levels are likely to produce an adverse impact and therefore the following mitigation measures are proposed for the construction phase:
 - (a) Adherence to the proposed opening hours for the site, no deliveries will be accepted at the site out of these hours. There will be no operations on Sundays and Public Holidays;
 - (b) All delivery lorries will switch their engines off when not in use;
 - (c) Plant and equipment will be sited in locations that will shield sensitive receptors from noise, i.e. behind soil bunds;
 - (d) Monitoring of the noise levels during the construction and operational phases to ensure compliance with the predictions made in the impact assessment;
 - (e) Use of proprietary low noise plant and equipment.
 - (f) Use of plant and equipment operating with effective silencers that are properly maintained;
 - (g) Wherever practicable, the use of shallow gradients on haul roads to reduce noise levels;

- (h) Where possible, weekend work will be conducted away from site boundaries that border sensitive receptors;
- (i) All site personnel will be informed about the need to minimise noise and the health and safety implications of exposure to excessive noise;
- (j) Local residents will be informed of the work that is to be carried out at the site, including the machinery to be used and the timescales involved; and
- (k) During the operational phase, a blower and pump will be in operation 24 hours a day. A noise assessment shows that even during night time hours, any increase in ambient noise levels will be so minimal that it will be imperceptible even at the closest sensitive receptor.

Transportation Impact Study:

- 7. For the construction phase of the development Cleanaway LTD anticipate that the daily traffic flows to and from the site will increase by up to 100 vehicle movements per day, including cars, light goods vehicles and heavy goods vehicles. However, when the remediation and restoration works are complete daily traffic flow will decrease to a maximum of 1 to 2 vehicles per day consisting mainly of cars and light goods vehicles. The preferred access route for traffic will be along Moreton Road from the B184. However approval for this route is in the gift of ECC as the highway authority. In order to minimise the impact of heavy goods vehicles during the construction phase, the following measures will be implemented:
 - (a) Access for the majority of site vehicles is to be along Moreton Road from the B184;
 - (b) A temporary speed limit of 30mph is to be sought for the full length of Moreton Road;
 - (c) Parking restrictions are to be imposed for the northern section of Moreton Road in the Shelley conurbation;
 - (d) Vehicles approaching the site are to be given priority over vehicles leaving the site;
 - (e) The majority of construction vehicles will access the site from the southern site entrance;
 - (f) The northern and southern site accesses are to be improved to allow access for long vehicles;
 - (g) Turning areas will be provided in the site to allow all vehicles to access and egress the site in forward gear;
 - (h) Hedgerows and overhanging vegetation near the northern and southern site entrances are to be cleared to improve highway visibility; and
 - (i) Improvements will be undertaken to develop vehicle passing places in the narrower road sections.

Dust:

- 8. Construction activities may result in the liberation of wind blown dust potential receptors to dust are site personnel, the surrounding population and the local

environment. To minimise the amount of dust generated the following mitigation measures will be adopted:

- (a) Where excavation occurs, a water bowser will be on hand to dampen any dry spoil and prevent dust emissions;
- (b) During periods of dry weather, all unpaved roads will be subject to regular wetting using a water bowser fitted with a sprinkler attachment;
- (c) The height of any stockpiles will be kept to a minimum;
- (d) Site operatives should ensure that plant used for the loading and unloading of materials is operated in a careful and responsible manner, minimising the drop height of materials;
- (e) A speed limit of 5 mph shall be imposed for all plant;
- (f) Dust monitoring will be conducted at the site boundary;
- (g) Disturbed areas of contaminated ground will be covered with clean soil as soon as possible;
- (h) The restored surface will be seeded as soon as possible following restoration;
- (i) Tipping vehicles delivering soil to the project will be required to use wheel-cleaning equipment prior to exiting the project area; and
- (j) In the event that mud or debris is observed leaving the area of the site a mobile mechanical vacuum sweeper or similar will be used to remove the deposited materials.

Ecological Study:

- 9. Ecological surveys have revealed the presence of badgers, grass snakes, breeding and nesting birds, and ancient hedgerow, mature trees and Japanese knotweed.

Badgers:

- 10. Where badgers sets are present a badger exclusion zone will be enforced. No construction works will take place in this zone until a license has been obtained to do so. To determine if the construction works have affected the badger population a repeat badger survey will be completed two years after the development works have been completed.

Grass Snakes:

- 11. To ensure that grass snakes remain unaffected by the proposed development works, the following actions are required:
 - (a) Immediately before and during any works that will potentially impact upon the grass snakes ecologists will place basking mats around site one month before works commence; these will be visited at regular intervals up to commencement of construction;
 - (b) Ecologists will also supervise 'habitat manipulation'. This is at the time when potential habitats such as loose rubble are initially disturbed by heavy plant; and

(c) Any reptiles found during the works will be moved to a predetermined safe habitat, located away from the construction site.

Breeding and Nesting Birds:

12. Since large areas of scrub will need to be disturbed during the remediation and restoration works, any scrub that needs to be disturbed will be cleared from the site before the end of February 2006, prior to the bird breeding and nesting season. To mitigate against the long-term impact of the removal of the existing scrub vegetation, large areas of the restored site will be planted with trees and shrubs to encourage bird life back to the site.

Ancient Hedgerow:

13. The northern section of the hedge, which borders Moreton Road, has been classified as an ancient hedgerow. This hedge is to be preserved with only limited pruning and cutting back allowed.

Mature Trees:

14. The mature trees along the south-eastern site boundary will remain unaffected by the development works.

Landscape:

15. With the exception of views from the north and east the application site is effectively screened from the surrounding countryside by woodland and vegetation present at the site boundary. The main visual impact associated with the development will be during the construction phase. Once this has been completed and the site is vegetated the visual aspect of the site, as viewed from Moreton village to the north will be significantly improved. The final landform has been designed to blend and compliment the topography of the surrounding countryside.

Site After Use:

16. When construction works are complete the site surface will be sown to grass and selected areas will be planted with trees and shrubs and a natural wetland will be developed in the south eastern corner of the site. The site will be open for public access and will be developed as a wildlife haven in association with Country Care.
17. The remediation and restoration works are only the first phase of improvements to the site. Management of the landfilled wastes, including the monitoring of the site and the surrounding area and the operation of the leachate treatment plant, will continue for the foreseeable future to ensure that the risks associated with any residual contamination are controlled. In the longer term these risks will be reduced to a level whereby the proposed controls can be removed.

Statement in Support of Recommended Action:

18. The Council has approved finance for the remediation of Bobbingworth Tip in order to manage the leachate and its effect upon the local environment after considering options over an extended period and it is now essential that the project be moved forward. These recommendations in this report, alongside those in earlier reports, enable a mechanism for successful management of the tip itself and the inherent risks. The winter of 2005/2006 has to date proved to be one of the driest since records began which cleared affords near perfect conditions for exaction and construction.

Options considered and rejected:

19. Doing nothing cannot be recommended.

Consultation undertaken:

20. The recommendation is put forward following consultation/discussion with:

- (a) Atkins (External Specialist Consultant, Quantity Surveyor & partnering adviser);
- (b) Cleanaway Ltd (Partnering contractor);
- (c) Enviros Consulting Limited;
- (d) The Environment Agency;
- (e) The relevant Technical Officers within the Council;
- (f) Morton, Bobbingworth and the Lavers Parish Council;
- (g) Public meeting held on 20 March 2006; and
- (h) The local Essex County Council Member.

Resource implications:

Budget provision: As set out in report.

Personnel: Nil.

Land: Remediation of Bobbingworth Tip, appropriate open space byelaws will be made once the site is declared public open space.

Community Plan/BVPP Reference: Key theme “a safe, healthy and attractive place”.

Relevant statutory powers: Environmental Protection Act, Water Resources Act.

Background papers: Previous Committee and Cabinet reports.

Environmental/Human Rights Act/Crime & Disorder Act Implications: Dealing with the potential harmful effects of leachate from the disused refuse tip at Bobbingworth, Moreton and restoring the tip site to an environmental/conservation asset.

Key Decision reference (if required): N/A.