

## **Details for the Business prepared by the Applicant**

Westcorn Environ Waste Ltd. was listed as a limited company in 2007. Previous to 2007, its director operated as a sole trader business in conjunction with the Wessex Incineration company, who work within the animal by-products industry.

Westcorn Environ Waste Ltd. collect Category 1, 2 and 3 animal by-products from its customers. Our customers range from farmers (all varieties of fallen stock) butchers, abattoirs, cutting plants, kennels, local authorities, regulatory authorities etc.

We provide an essential service to customers and provide them with a range of containers, suited to their needs.

The containers are sealed, lidded, leakproof and labelled to show their category for disposal.

The products collected in the containers are usually chilled/refrigerated or frozen. They have no odour. We have total of 80 cubic metres of cold store that can be refrigerated or freezed, plus a refrigerated lorry of @ 70 cubic metres in capacity. These will be used and will further ensure that no odours will be created. that we can use to assist with any possible odour issues.



The containers are collected as required, at a frequency to suit the customer needs but most commonly on a weekly basis.

The vehicles used are either transit size/type vans or lorries - again depending on the customer needs & also our collection routes as to which vehicle is used.

'Certain' vehicles are driven to the customer's premises & the containers are tipped directly into the lorry. This type of lorry would be a 'toploader' refuse type wagon. This type of vehicle is sealed to prevent any liquids escaping and it would be fitted with up to three bin emptying compartments. Each of these internal compartments is sealed and lidded and has a hydraulic system that automatically lifts the bin, opens the lorry lid, empties the bin contents and lowers the bin again. Usually these vehicles return to our premises park outside and continue their journey to the waste receiver the next day (this is due to driver's hours regulations & in line with ABP regulations).

A few more details in regard to the animal by-products. We collect and dispose of Category 1, 2 and 3 animal by-products. We collect these from our customers, using a variety of leakproof containers deliver them to an appropriate waste receiver. Our future aim is to be able to bulk up the materials in these containers, either from one container to another or from containers into another trailer. If all goes to plan, we will only have wash down materials, from cleaning out the containers; albeit very diluted. This would be something to look at in the future and this wash down material will drain into tanks where it can be pumped out and disposed of elsewhere. (Possibly back into the trailer).

The animal by-products are taken to a range of sites for disposal. These sites can be processing sites, for example Anaerobic digestion plants, rendering plants, incineration plants, composting facilities etc. where the animal by product is processed or recycled to reclaim further products like compost, biogas, fertilisers, biodiesel, fats & proteins for animal feeds, other oil based products for certain cosmetics etc. None of these processes occur on the site.

Our customers have a duty of care to dispose of their ABP waste legally and in accordance with strict regulations. This is where we come in. We provide a valuable and necessary service to farmers, abattoirs, cutting plants, game dealers etc. throughout the south west.

As a company, being in the waste & recycling industry, we are committed to reducing our carbon footprint and making our collections and delivery process more environmentally friendly.

As part of our ongoing commitment to improving environmental performances and operational efficiency, the company is seeking to improve and develop a more sustainable approach to the collection and transportation of animal by-products and associated materials.

At present, individual loads are collected from the waste producer and transported directly to the receiving plants and processing plants, via our

premises, using multiple smaller vehicles. This method results in higher fuel usage, greater mileage which increases the carbon footprint. We want this to change.

To address these challenges we propose to return collected materials to our premises where they will be managed within the proposed facility at the application site. Here the containerised material would be safely transferred and consolidated into larger transport vehicles. Once the load is assembled, a single vehicle could undertake delivery to an appropriate processing plant. No processing occurs on the site.

This revised operation would deliver several key benefits:

*Environmental Sustainability:*

By reducing the number of journeys required, we would significantly cut vehicle emissions and overall fuel consumption, helping to lower our carbon footprint.

*Operational efficiency:*

The use of larger consolidated loads will streamline transport operations, reducing vehicles movements and time on the road. This would have beneficial impacts on the local highways.

*Economic benefits:*

Lower fuel and labour costs will help maintain or reduce costs to customers, ensuring continued competitive pricing which would improve the viability of the business.

*Sustainable Development contribution:*

The proposal supports national and local sustainability objectives by promoting reduced emissions and efficient resources used.

*Site Operations and Management*

The proposed use of the building will be used for the temporary holding and transfer containers of ABP waste.

Operations will be carried out in a controlled environment to meet all relevant environmental standards.

Vehicles movements will be carefully managed to minimise on-site congestion and ensure safe access and egress.

All loading and transfer activities will take place within the building to reduce noise and any potential, albeit unlikely, odour release.

We currently have various spill kits located around the site i.e. on the rare occasion that a spill or leak happens. You will appreciate that, although this is highly unlikely to happen, these kits are required to control and prevent the spread in case there was a spill/leak.

No processing of materials will occur on-site.

The site layout has been designed to ensure that vehicles can manoeuvre efficiently, reducing idling time and associated emissions.

The use of this facility will therefore have a minimal impact on local traffic and surrounding amenities while contributing to a more sustainable logistics operation overall.

In summary, this change represents a positive step towards a more efficient, cost-effective and environmental responsibility transport process.

It is intended that the building will be will contain independent/separate drainage (for Units 1 and 2 and the Units 3 - 5 as shown on the plans) to contain any possible contaminants, which shall flow into separate tanks. Also, the design of the units incorporate a floor that slopes to a central drain. The slope increases to the door point so that if any liquid is present, this will not flow out of the door and is contained within the building to flow to the drainage pipes and into one of the two tanks.

It is not the intent for Westcorn Environ Waste Ltd. to cause any issue or loss of amenity to any neighbour. I feel we are also included as a neighbour as we own both Downs View and Knoll Farm Bungalow (Downs View). We live and run a holiday let from Downs View which is regularly booked up and has many bookings going forwards. I feel this holiday let would provide the most independent reviews available. It looks to me that some of the local reviews can seem personal rather than constructive. The holiday makers coming to use of our holiday let come from all over the country and many from outside of the UK, from all different occupations and social backgrounds. These tourists/people would not hesitate to give the most independent review of our site, yet not one has ever mentioned odour or yet any other activity causing them problems. We have had no complaints.

This income stream is very important to us and will work tirelessly to protect it.

We work to and are regulated by APHA/DEFRA, Environment Agency and have secures various licences and permits for our current transport activities that have been issued to us at this site since 2019 - this includes an Operators licence to enable us to base & operate heavy goods vehicles from this site. This licence is advertised locally and is also sent to local authorities/highways etc. for determination. The ABP Registration and Certificate of Registration of Waste (England and Wales) Regulations 2011 from the Environment Agency have been included with the application submission. If we were not following the correct procedure or received compalints then the registration and licences would be revoked.

We would continue to come under the existing licences and should we be granted permission to use the existing barn in the proposal for our activities we would come under more strict rules and observations and would be required to receive more regular APHA site inspections to monitor our paperwork to include a log of all of our collections and disposals of our waste

streams. It also involves inspections of premises. We will continue to adhere to all requirements.

Buildings used for animal by-products also have to be built and maintained to a certain standard which includes inaccessibility to birds, rodent control, sanitation log, to name but a few. The Build Standards will be fully adhered to and can be provided to the LPA on request and if required.

We are not proposing to construct any new buildings or extend the existing building for the proposed use, we are making good use of a suitable and sound existing building that is no longer needed for agriculture. This will minimising any impact on the AONB.

The excavations already undertaken at the site initially started to control flooding on this part of the land which was caused by lack of maintenance and farming practices by others (e-mail available as evidence on request by the LPA). The building to that involves the change of use as part of this application submission had a lower floor level at the three bays closest to the road. These three bays often flooded during winter rainstorms. The floor has been excavated & a network of drainage has been installed in this end of the barn and links up with existing and further new drainage on the premises. We have instructed a drainage report which is enclosed with the application. I would be happy to discuss this with the officer if it helps.

A new pipeline has been installed across to our existing ditch, at our eastern hedge line, which has also been cleared and dredged. This ditch may be piped at a later date once our drainage has been proved to be adequate. If it is required, a lagoon or pond etc. could be installed in the flow line, to hold back any excess water that may be present to prevent further areas from flooding down the line of flow. This will be discussed as and if needed.

The excavated ground level within the building will be filled with hardcore and clean stone to assist with the installed drainage and the floor concreted over again. The immediate area outside of and to the north of this building/barn has been excavated in readiness to install the required drainage, hardcore and clean stone for further flood protection - this area will also provide better and clearer access to the barn.

Westcorn Environ Waste Ltd. has a proven history and considerable experience in this industry. Following the closure of Wessex Incineration around 2009, we continued to operate but had to find new partners and waste receivers. Following the upcoming sale of the Wessex site we knew we would have to eventually look for new premises.

This took several years to find and when we finally found Knoll Farm, it seemed to tick all the boxes. It was a predominantly rural location, very good access to trunk roads (without having to drive along many lanes), it had an existing use; a working pig breeding farm; containing slurry's/many pig farming associated odours (having worse smells than our work could produce).

Initially we rented the site (August 2019), to ensure it worked for us, with the current owners still in residence. We eventually purchased the site in March of the the following year and continued our business with no issues from anyone.

At present, there is very little hedging and planting around the site and it is immediately aside a main road with almost unobstructed views into the site. This means that we are not intentionally hiding or carrying out operations secretly (as one third party comments). The application includes planting along the roadside and to the eastern boundary with the mature vegetation to the south-east to remain. This will prevent views in and out of the site from further afield and, importantly, from the AONB. The proposals have been designed to improve the setting of the surrounding landscape and AONB. We are happy to discuss planting with the officer during the determination process.

In November 2023 we received an email from Wiltshire County Council (WCC) highways following an accusation that we had blocked up the existing drainage and that it was causing flooding on the highway. As it turns out, following WCC and their contractors investigations, there was indeed no exiting drainage to block up or any blame on us, but the blame was passed back to the person who objected and another land owner. An e-mail was submitted to the LPA with this application submission.

Finally , I would like to add that we are a family run, independent business that provides jobs and an essential service that is required by the British farming campaign by helping local agricultural businesses manage waste and food produce sustainably and responsibly. We provide a crucial service to British farms and businesses that reduces environmental impact, prevents pollution, and ensures compliance with environmental regulations, all of which are key to protecting soil health, water quality, and biodiversity in rural communities. By recycling agricultural by-products and converting waste into reusable resources, we not only minimise landfill use but also contribute to a circular economy that strengthens the long-term sustainability and productivity of British farms. Our work directly supports the national goal of building a greener, more resilient farming industry for future generations.

Without the service our business provides, the success of the 'Back British Farming' campaign would be severely hindered. As a reminder, the campaign exists to highlight:

- **Economic benefits:** Buying British supports the local economy, grows rural businesses, and contributes to the £120 billion food and farming sector, which sustains over 4 million jobs.
- **Environmental benefits:** British food travels shorter distances, resulting in a lower carbon footprint compared to imported goods. British farmers are also committed to sustainable practices, with over a third using renewable energy.
- **High standards:** The UK upholds some of the most environmentally responsible, sustainable, and high animal welfare standards in the world.

- **Food security:** Supporting local producers is essential for national food security, ensuring a stable and reliable supply of food for the nation.

Many thanks and if you have any queries or questions please do not hesitate to contact our planning agent for our contact details so we can speak directly.