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# GEO - PLAN CONSULTANTS LIMITED, APPENDIX A

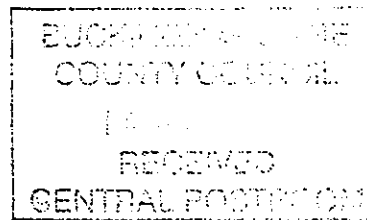
TOWN AND COUNTRY PLANNING ADVISORS

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ARK/318a/00

13th November 2000

R Wilkinson Esq  
Environmental Services  
Bucks County Council  
County Hall  
Aylesbury  
Bucks HP20 1UY



Dear Richard

re: **Unit 13, Bison Estate, Iver - Application by R Butler**

Thankyou for your time and understanding at the recent site visit. I've not been able to get the formal letter out of BWB as yet but have sent copy sketch layout to them for "consultation" response to be sent to you direct (copy of letter herewith so you can prepare report on basis of expected reply). We want to make 3 specific points for you on this:

1. The layout sketch sent herewith has to be seen by your committee as illustrative rather than binding in this sense - the Environment Agency as Waste Regulator will require freedom to impose their own conditions. These will relate to, for instance, size and height of retaining walls on tipping bay, exact siting of receptor tanks for drainage, construction materials for litter fencing on top of boundary fence and therefore positioning of dust suppression nozzles and pipes.
2. We confirm that the intent is to provide the dust suppression by a combination of fixed boom and nozzles plus system integrated on the processing machine as designed by the manufacturers (probably Extec). Enclosed is manufacturers illustration of a crusher which shows dust suppression fitted over the conveyor (lower picture).
3. Whilst our client cannot produce long-term contract to process and return Bison's waste we do wish to confirm that a key element of the proposal is to provide the service described to you, i.e. some 30,000 tonnes of reject product will be moved from Bison to the site, crushed to their specification and returned to them for re-use in

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Director: S. Kimber, Secretary: M. R. W. Brooke

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production. That equates to 1500 lorry loads p.a. which will not go out onto the highway system as has been the case up to now. Bison can't do this "on site" as they do not have the stockpile room within their area. It is expected this will be an on-going contract but as it is a commercial contract, can't be formally guaranteed beyond each year.

Additionally, we should make it clear that the new road our client pointed out to you will be a contract he will execute for the landlords. This means that the material required for it can be the unused proportion of the Bison "reject" which will go into the road sub-base in the first year.

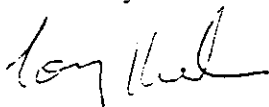
Further we would take up again the Green Belt point which you have emphasised. What must be understood is that this site is within the area that has been commercial for 30 years or more. It is true the landlord's agents failed to make representations at the last Local Plan Review and stand to be criticised for their lack of action. Nevertheless the facts are:

- (a) the whole "Maxicom" area has been developed for upwards of 30 years as extension of the industrial area
- (b) O.S. plans of 25 years standing describe the site as "builders yard"
- (c) the adjoining area has consent and is used for industrial processes - at least for last 20 years
- (d) to the south (also in Green Belt area) is modern building used by packaging company - presumably consented by South Bucks in the knowledge this is Green Belt.
- (e) as our client is asking only for tipping consent his purpose does not prejudice return to "openness" of Green Belt in the longer term. To this end he would be prepared to accept a five year consent on the understanding this would enable him to make positive submissions at the next Local Plan Review i.e. he would take the risk that in effect he's "at appeal" at that time.

Finally we refer to the list of sites you have from the Environment Agency. Our research suggests that the list you have shows the sites entered on the register. It does not reveal the "one product" sites, those that have ceased operation or those operated on an "own use" basis only. As far as we can discover only 4 are open to all and of those only 2 are truly recycling centres - the others are merely adjuncts to major landfills. Bearing in mind the landfills are of limited life by their very nature it is true to say that a recycling centre of this nature does indeed serve a local need and this should be given weight in its consideration.

Please advise when report is available and let us know what facilities there are for us to attend and address the committee.

Yours sincerely



A R Kimber

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