FAIRMAN KNIGHT SUSTAINABILITY STATEMENT

NOV 2025

1. Introduction

This Sustainability Statement has been prepared in support of a planning application for **Fairman Knight and Sons UK Limited** at:

4 Washway Road, Fleet, PE12 8LT

The proposal is for an **insect farming facility** (black soldier fly–based organic waste upcycling and protein production), together with associated infrastructure, servicing and storage.

The development is designed to:

- Upcycle organic by-products into **high-value insect protein** and **residual soil-improving material** (subject to all relevant regulatory and permitting requirements).
- Support the **circular economy**, diverting material away from lower-value disposal routes.
- Deliver local **green jobs** and skills.
- Operate with a **low environmental footprint**, using efficient buildings, responsible sourcing and robust environmental management.
- Generate 30,000 t CO2e per year for avoidance of methane by diversion of food waste from landfill to a decentralized waste servicing lant.

This statement explains how the proposal contributes positively to sustainable development and aligns with national and local planning policy objectives on climate change, circular economy, environmental protection and community benefit.

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2. Sustainable Development & Policy Alignment

The proposal contributes to the three pillars of sustainable development:

- **Economic** – new investment, innovation in agri-tech/biotech, and creation of skilled local employment.
- **Social** – local jobs, supply-chain opportunities for nearby farms and businesses, and contribution to UK food security and resilience.

- **Environmental** – reduced waste to landfill or low-value routes, lower carbon footprint compared with imported feed ingredients, and careful management of emissions, noise and traffic.

At a high level, the scheme supports:

- UK commitments to **net zero** and **resource efficiency**.
- The **waste hierarchy**, by diverting suitable organic by-products from disposal toward productive use.
- National ambitions for **sustainable agriculture** and **alternative protein** sources.

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3. Site & Land Use Sustainability

- The site at **4 Washway Road** is already in **commercial/agricultural use** and is well related to the existing pattern of development along Washway Road, reducing the need for development on undeveloped greenfield land elsewhere.
- The proposal makes **intensive, contained use** of a relatively modest land footprint to generate high-value products (protein and soil-improving outputs), delivering a high **productivity per hectare** compared to many traditional uses.
- Site layout prioritises:
    - Efficient circulation for service vehicles to minimise idling and manoeuvring.
    - Compact built form to reduce heat loss and surface water run-off.
    - Retention and enhancement of existing boundary planting where practicable.

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4. Circular Economy & Resource Efficiency

4.1 Organic By-Product Upcycling

- The facility will accept **suitable organic by-products** from approved suppliers (e.g. carefully controlled pre-consumer food chain materials) in accordance with all relevant animal by-product, feed and environmental regulations.
- These inputs are currently at risk of going to **lower-value uses** (such as energy-recovery only) or longer-haul processing. Insect farming provides a **higher-value, local circular option**.

- Outputs include:
    - **Insect protein** that can displace more resource-intensive feeds.
    - A **residual material** (frass/processed residue) that may be used as a soil-improving input where permitted by relevant regulations and quality controls.

All handling will be undertaken within controlled environments to minimise odour, pests or litter.

4.2 Waste Minimisation On-Site

- The operation is designed for **high conversion efficiency**, reducing residual waste streams.
- Segregated waste storage will promote **recycling and recovery** (cardboard, plastics, metals, etc.) with only minimal residues going to disposal.
- Process design aims for high **feed-to-output efficiency** and robust stock management to minimise spoilage.

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5. Energy & Carbon

5.1 Low-Energy Process Design

- Insect farming operates at **moderate temperatures** and does not require the high energy inputs of many traditional livestock systems.
- The proposal will use:
    - **Insulated building fabric** to reduce heating/cooling demand.
    - **Efficient LED lighting** with controls appropriate to insect biology and staff welfare.
    - **High-efficiency motors, pumps and fans**, selected to minimise electricity consumption.
    - Where cooling/ventilation is required, systems will be sized appropriately and equipped with controls to avoid unnecessary run-time.

5.2 Potential for Renewable & Low-Carbon Energy

- The roof form and orientation are suitable for **future installation of rooftop solar PV**, subject to detailed structural and electrical design and any further consents as required.
- The company will explore opportunities to:

- Purchase **green electricity tariffs**, and/or
- Implement on-site renewable generation in phases as the business scales.

5.3 Carbon Benefits in the Wider System

- Insect protein can **replace imported soy and fishmeal** in certain feed markets. These conventional ingredients are associated with higher land-use change and transport emissions.
- Localised processing of inputs within the region **reduces transport distances** compared with sending materials to more distant facilities.

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6. Water, Drainage & Pollution Control

6.1 Water Efficiency

- Process design will **minimise water use**, employing:
  - Controlled dosing and careful housekeeping.
  - Re-use of non-contact wash water where practicable and compliant.
- Staff facilities will incorporate **water-efficient fittings** (dual flush WCs, spray taps, etc.).

6.2 Surface Water Management

- Surface water run-off will be managed through existing or upgraded drainage infrastructure.
- Measures may include:
  - Use of **permeable surfacing** where appropriate.
  - Attenuation or controlled discharge to existing systems in line with local drainage requirements.
- There will be **no process effluent** discharged to ground; any liquid waste streams will be handled via appropriate licensed routes.

6.3 Pollution Prevention

- All storage of liquids (e.g. oils, fuels, cleaning chemicals) will be within **bunded areas** or on suitably contained surfaces.
- An **Environmental Management Plan (EMP)** will govern:
  - Spill response.

    - Staff training.
    - Regular inspection of containment and drainage systems.

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7. Odour, Noise & Amenity

7.1 Odour Control

- All organic materials and live insect production processes will be handled within **enclosed buildings**.
- Systems for **ventilation and odour mitigation** (e.g. filtration, biofilters or equivalent) will be specified so that odours at the site boundary remain **within acceptable levels**.
- Deliveries/unloading will occur within controlled areas to minimise exposure to open air.

7.2 Noise Management

- Noise-generating plant (fans, compressors, etc.) will be:
    - Located within buildings where possible.
    - Selected for **low noise output**.
    - Fitted with attenuation or acoustic enclosures if necessary.
- Site operations are expected to be **low impact**, with vehicle movements predominately associated with deliveries and dispatch, similar in scale to other rural commercial/agricultural businesses.

7.3 Lighting

- External lighting will be **limited to what is necessary** for safety and security.
- Luminaires will be:
    - **Downward-directed** and appropriately shielded.
    - Timed and/or sensor-controlled to avoid unnecessary night-time illumination.
- This will help protect **residential and ecological amenity** and reduce light pollution.

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8. Transport & Accessibility

- The location on **Washway Road** provides direct access to the wider road network, allowing efficient routing for deliveries and collections.
- Vehicle movements are expected to be **modest in number**, comparable to other small/medium rural industrial or agricultural operations.
- Measures will include:
    - **Routing agreements** or guidance for HGVs to avoid sensitive locations where appropriate.
    - On-site turning areas to ensure vehicles can enter and leave in a forward direction, increasing safety and reducing manoeuvring time.
- Staff travel will be managed through:
    - Provision of **cycle parking** where feasible.
    - Encouragement of **lift-sharing** and efficient shift patterns to reduce single-occupancy car trips.

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9. Ecology & Biodiversity

- The development uses an existing commercial/agricultural site, thereby avoiding loss of high-value habitats.
- Where opportunities exist, the scheme will seek to **enhance biodiversity**, for example:
    - Planting or reinforcing **native hedgerows** or boundary vegetation.
    - Installing **bird and bat boxes** on suitable structures.
    - Managing any soft landscaping with pollinators and local wildlife in mind.
- Insect farming is fully **contained**, and stock will not be released into the environment; biosecurity measures will be in place to prevent escapes and to protect both on-site operations and surrounding agriculture.

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10. Design, Materials & Construction

- Building fabric will be designed for **durability and energy efficiency**, with good thermal performance.
- Where practicable, materials with **recycled content** or verified environmental credentials will be preferred.

- Construction practices will follow a **Site Waste Management approach**, prioritising:
    - Re-use of excavated materials on site where suitable.
    - Segregation of construction waste to maximise recycling.
    - Minimisation of vehicle trips through efficient logistics planning.

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11. Social & Economic Sustainability

- The facility will create **local employment**, including opportunities for training in agri-tech, animal feed, quality control and operations management.
- It supports local and regional **food and farming supply chains**, offering:
    - A responsible outlet for suitable organic by-products.
    - A local source of innovative feed ingredients.
- The development demonstrates **innovation in sustainable agriculture** and can contribute to the area's profile in green technology and circular economy initiatives.

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12. Conclusion

The proposed insect farming facility at **4 Washway Road, Fleet, PE12 8LT** represents a **sustainable form of rural/agri-industrial development** that:

- Delivers clear **environmental benefits** through circular use of organic by-products, reduced carbon intensity of feed production, and careful management of odour, noise, water and waste.
- Provides **economic benefits** via investment, innovation and local employment.
- Respects **local amenity** through contained operations, appropriate mitigation and modest traffic generation.
- Offers opportunities for **biodiversity enhancement** and responsible land management.