

SITE CONDITION REPORT (FROM H5 TEMPLATE)

Farm Warley Hall Lane, Little Warley Hall Lane, West Horndon, Upminster, CM13 3EN

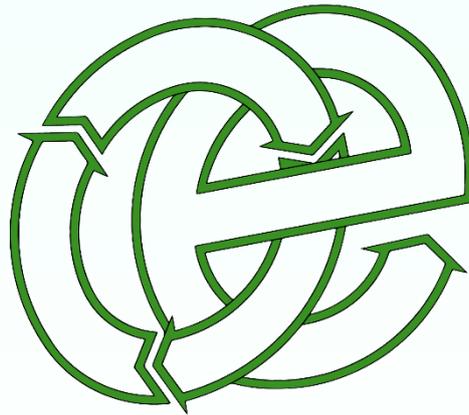
Martin Chinnery T/A A and C Tyres Collection Services

Version:	1.0	Date:	05 January 2026		
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Waste, Planning & Environmental Consultants



Document History:

Version	Issue date	Author	Checked	Description
1.0	05/01/2026	JU	CP	Application Copy

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	Martin Chinnery T/A A and C Tyres Collection Services
Activity address	Farm Warley Hall Lane, Little Warley Hall Lane, West Horndon, Upminster, CM13 3EN
National grid reference	TQ 60634 88481
Document reference and dates for Site Condition Report at permit application and surrender	3594-LWHF-SCR Dated 05 January 2026
Document references for site plans (including location and boundaries)	Permit Boundary Plan 3594-LWHF-02 Site Layout & Fire Plan 3594-LWHF-03

Note:

In Part A of the application form you must give us details of the site’s location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology 	No artificial ground is recorded as present at the site based on information from the British Geological Survey (BGS). There is no underlying superficial geology designation, the bedrock geology comprises London Clay Formation- Clay, silt and sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.

<ul style="list-style-type: none"> • hydrogeology • surface waters 	<p>Based on the nearest available borehole log in the general vicinity of the site (TQ 68NW/44), the initial 0.7m of ground comprises of topsoil and gravel fill. From 0.7m to 2.0m consists of Firm 1, grey, brown/orange, brown mottled, silty clay. From 2.0m to 2.3m comprises firm brown silty clay with gravel. From 2.3m to 7.4m comprises firm-stiff fissured silty orange, brown clay, from 7.4m to 10.05m (end of borehole) consists of firm becoming very stiff and fissured blue grey silty clay.</p> <p>The underlying aquifer designations comprise of a Secondary B undifferentiated superficial aquifer. The underlying bedrock aquifer comprises is designated as an unproductive aquifer.</p> <p>The site is not situated within a groundwater source protection zone or drinking water safeguard zone with respect to groundwater.</p> <p>There are no recorded Environmental Permits to discharge to surface or ground water within 250m of the site.</p> <p>The nearest surface water features unnamed brook which is approximately 392m from the site.</p> <p>The information provided by the EA and GOV.UK Flood Mapping indicated that the site lies within a flood zone 1 which has a low probability of flooding from rivers and the sea.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • historical land-uses and associated contaminants 	<p>The review of publicly available mapping is summarised below:</p> <ul style="list-style-type: none"> • The earliest available mapping (1888) indicates that the site itself was undeveloped with the Little Warley Hall located just north of the site. Warley Hall Wood is labelled to the north however, much of the surrounding land comprises agricultural premises. • Between 1937-1961 mapping the A127 has been built located north the site still remains undeveloped, however there is outlines of buildings and housing located to the north.

	observed. On this basis there is no evidence of damage to pollution prevention measures.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None available.
Baseline soil and groundwater reference data	None
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	Proposed Bespoke Environmental Permit for a Tyre Recycling Facility
Non-permitted activities undertaken	Sale of car tyres

Document references for:	Plans located in Appendix I of EMS (Doc. Ref. 3594-LWHF-EMS)
<ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	Environmental Risk Assessment (3594-LWHF-ERA)

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	If yes, list of them
Checklist of supporting information	<ul style="list-style-type: none"> • Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5.0 Measures taken to protect land	
Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
Checklist of supporting information	<ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Checklist of supporting information	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7.0 Soil gas and water quality monitoring (where undertaken)	
Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.	

Checklist of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)
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8.0 Decommissioning and removal of pollution risk

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

Checklist of supporting information	<ul style="list-style-type: none"> • Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)
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9.0 Reference data and remediation (where relevant)

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

Checklist of supporting information	<ul style="list-style-type: none"> • Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)
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10.0 Statement of site condition

Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.