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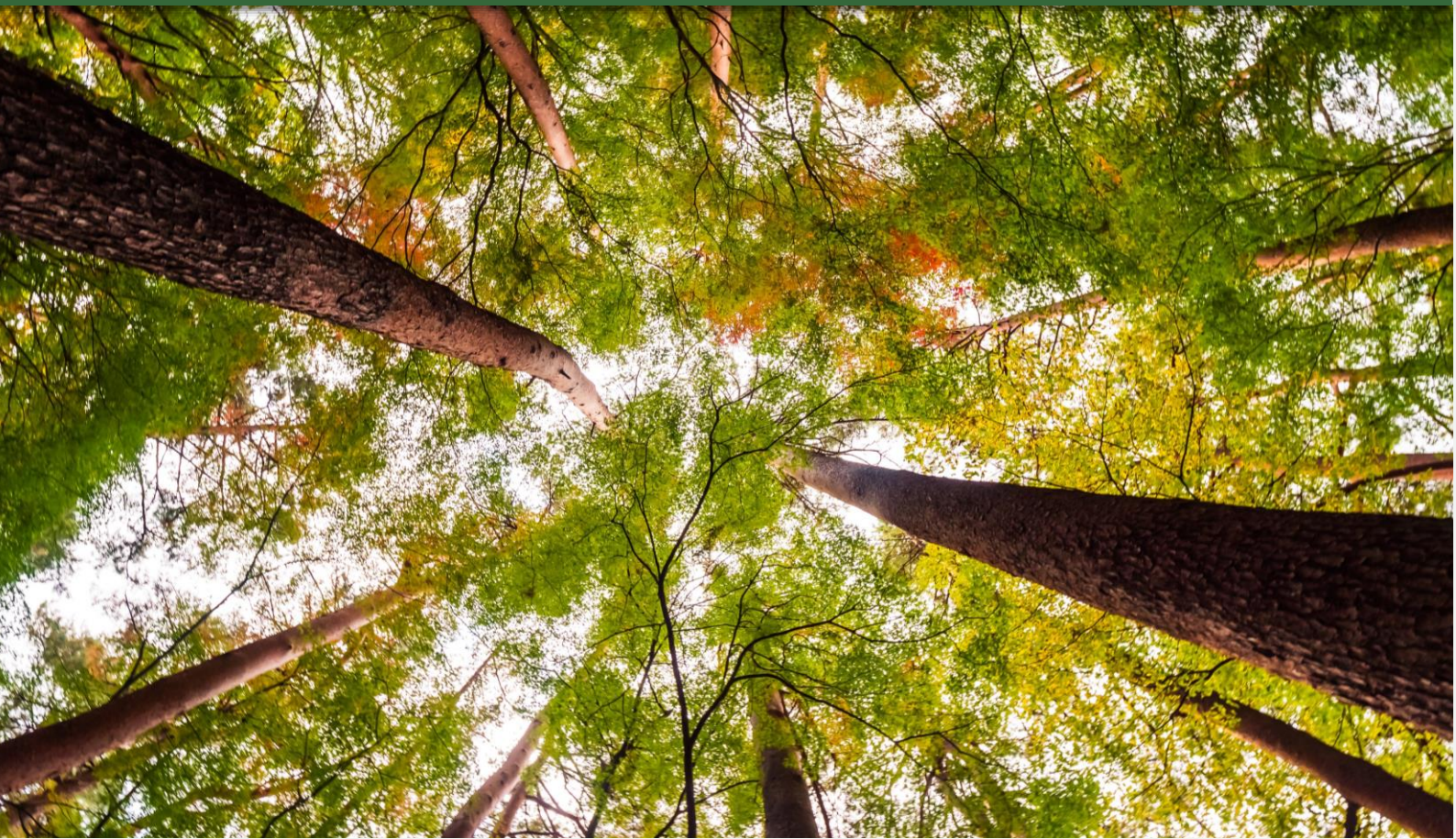
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Site Condition Report

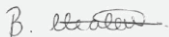
v1.0

Environmental and sustainability solutions provided to

Enva Scotland Ltd



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REVISION LOG

Revision	Details	Date
0.1	Initial Draft	13/01/2026
0.2	Update Following Information Return	19/02/2026
1.0	Version for submission	25/02/2026

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1.0 INTRODUCTION

Name of the applicant	Enva Scotland Ltd
Activity address	West Shaw Farm Barnard Castle County Durham DL12 8UT
National grid reference	NZ 08300 16981
Document reference and dates for Site Condition Report at permit application and surrender	Date at application: Site Condition Report – 25/02/2026
Document references for site plans (including location and boundaries)	The following figures and drawings are included in the accompanying documents: • EPR-001_Site_Plan • Site Layout Drafts

2.0 CONDITION OF LAND AT PERMIT ISSUE

Environmental setting

The site previously held a Standard Rules Permit SR2008No 19 - 75kte-Non-Hazardous Sludge Biological, Chemical and Physical Treatment Site which has now been withdrawn upon review of several Standard Rules Permits by the EA. The site is now seeking a Bespoke Environmental Permit for the operation of a biosolids liming facility.

The site is situated on an unnamed track off Weston Road (B4035) within the predominantly rural area of Honeybourne, approximately 7km east of Evesham Town Centre. It is surrounded by rural land use with the nearest residential receptor located approximately 500m southwest of the site. Weston Industrial Estate is situated approximately 1km southeast of the site.

The site is located within the farmland of West Shaws Farm near Barnard Castle in Northumberland. The site is remote from neighbours (nearest neighbours being a farm steading, south-east of the site at 560m, and Humbleton, north-west of the site at 970m from the site). The River Tee flows approximately 1.5km south of the site.

The site is not located within;

- 500 metres of a European site, Ramsar, SSSI or Marine Conservation Zone (MCZ);
- 50 metres of a National Nature Reserve, Local Nature Reserve, Local Wildlife Site, Ancient woodland or Scheduled Ancient Monument;
- 50 metres of a site that has species or habitats protected under the Biodiversity Action Plan that the Environment Agency considers at risk to this activity;
- 250 metres within the presence of Great Crested Newts where it is linked to the breeding ponds of the newts by good habitat;
- 10 metres of a watercourse.

The biosolids liming site is used to treat sewage sludge (also known as biosolids) by controlled addition of lime to achieve stabilisation, pathogen reduction, and odour control to produce a stabilised, hygienic material that can be safely and beneficially reused in agriculture. This treatment process helps recycle nutrients, reduce waste sent to disposal, and support sustainable land management.

At the site, the following activities take place:

- Delivery of non-compliant biosolids from wastewater treatment works
- Delivery and secure storage of lime
- Controlled mixing of biosolids and lime using dedicated plant and equipment
- Short-term storage of non-compliant biosolids
- Short-term storage of compliant biosolids
- Loading and removal of compliant biosolids for application to land under The Sludge (Use in Agriculture) Regulations 1989

All activities are undertaken in accordance with an environmental permit and approved management procedures.

Geology

The site is indicated by the British Geological Survey (BGS) online viewer (GeoIndex) and sheet mapping (Sheet No. 32 Barnard Castle 1969 1:63,360) to be underlain by the following sequence:

- **Bedrock geology:** Crow Limestone-Limestone. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coral, shell fragments), forming beds and locally reefs.
- **Superficial deposits:** Till, Devensian-Diamicton. These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary.

There are no publicly available BGS recorded boreholes located on-site.

Hydrology

Whorlton Beck tributaries: The immediate vicinity is drained by a network of agricultural drainage ditches and small streams. Surface water and clean runoff from the local area discharge directly into a field ditch running just north of West Shaws. This ditch flows eastward to feed into the Whorlton Beck, which acts as the primary drainage arterial for this specific pocket of land.

Soil permeability

Low to Moderate Infiltration: The overarching ground composition across this pocket of County Durham is characterized by glacial till (boulder clay) overlying carboniferous limestone and sandstone bedrock.

Poor soakaway suitability: Because clay-heavy superficial deposits dominate the upper layers, the natural soil permeability is generally low. Rainwater does not easily absorb into the ground, leading to higher natural surface runoff toward the local field ditches and tributaries

Groundwater vulnerability status

- **Low to Medium Vulnerability:** Environment Agency and British Geological Survey mapping indicates that the sub-surface layers provide natural protection. The thick, low-permeability glacial clay matrix acts as a geological barrier. This layout naturally cushions deeper aquifers against quick pollution from chemical spills or agricultural runoff at ground level.
- **Unproductive Strata:** The immediate shallow subsurface layers are mostly classed as unproductive or minor aquifers. They have minimal importance for drinking water supplies but do provide minor baseflow to local watercourses like Whorlton Beck.

Hydrogeology

Bedrock hydrogeology (aquifer status)

Secondary A Aquifer: The underlying bedrock consists of the Alston Formation, which is a sequence of Carboniferous limestone, sandstone, siltstone, and shale. The Environment Agency designates these fractured rocks as a Secondary A aquifer.

Water storage and yield: These rocks are capable of supporting water supplies at a local scale rather than a strategic regional level. Groundwater flow occurs primarily through fractures and fissures rather than flowing evenly through the rock pores. It also provides crucial baseflow to the River Tees catchment

Superficial Hydrogeology (Overburden)

Unproductive strata: The bedrock is heavily blanketed by Glacial Till (Boulder Clay) from the Quaternary period. The Environment Agency classes these superficial deposits as unproductive strata due to their high clay content and low permeability.

Perched groundwater: While these deposits do not form a usable aquifer, small, isolated lenses of sand and gravel trapped within the clay can hold localised, shallow "perched" groundwater tables that respond quickly to seasonal rainfall.

Groundwater flow and interaction

Natural confinement: The thick layer of low-permeability glacial clay acts as a confining layer (an aquitard). This layer significantly restricts downward vertical water movement from the surface into the Secondary A bedrock aquifer below.

Direction of flow: Regional groundwater flow mirrors the surface topography, moving generally in a south-to-southeast direction toward the River Tees valley, where it naturally discharges.

In addition, the EA provides the following classification and data:

- There are no site sensitivity land uses or source protection zones.

Flooding

The site is indicated by the Environment Agency to be:

- At a very low risk of flooding from rivers and the sea, defined as a 0.1% chance of a flood each year.
- The site is at a very low risk of surface water flooding defined as a 0.1% chance of a flood each year.
- The site is in an area where there is a potential for groundwater flooding to occur at surface.
- The site is in an area where flooding from reservoirs is unlikely.

Pollution history including: pollution incidents that may have affected land historical land-uses and associated contaminants any visual or olfactory evidence of existing contamination evidence of damage to pollution prevention measures	<u>Historical land use</u> Late 17th to 19th Century: Traditional mixed farming: Township affiliation: Historically, East and West Shaws formed a key component of the ancient Westwick Township within the wider parish of Barnard Castle. Parish baptism and burial records: Local parish logs from as early as 1688 list "West Shaws" and "East Shaws" as registered permanent places of residence for local farming families. Agrarian output: Throughout the 1800s, the land operated as a tenant farm. Historical newspapers like the Teesdale Mercury note that the area focused on traditional mixed northern agriculture—including cattle rearing, sheep husbandry, crop cultivation, and seasonal equestrian events (such as the local Westwick Coursing Meetings) 20th Century: Agricultural consolidation Field layout: Throughout the mid-1900s, the land configuration retained its historic, irregular field boundaries defined by hedgerows typical of County Durham's rural landscape. Pasture and silage: The landscape remained predominantly under permanent pasture for dairy or beef livestock, supported by localised arable rotations to produce animal feed. To present: Transition to intensive livestock production: More recently, the historic agricultural footprint has moved toward intensive livestock production. The area is now partly occupied by the West Shaws Piggery. Machinery storage: Previously used as a general store area for agricultural materials and equipment. Permitted area: The area previously operated under Standard Rules Permit SR2008No 19 - 75kte-Non-Hazardous Sludge Biological, Chemical and Physical Treatment Site for the liming of biosolids. <u>Pollution incidents</u> The land has no recorded history of heavy industrial contamination or hazardous chemical use. The subsoil remains clean, reflecting its unbroken history as managed agricultural soil.
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Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	
Baseline Soil and Groundwater Reference Data	There have been no ground investigations carried out on site As such, no baseline levels of contamination have been established. However, rural soil chemistry levels have been estimated for the site as follows: Arsenic – 15 - 25mg/kg Cadmium – <1.8mg/kg Chromium – 60 – 90mg/kg Lead – <100mg/kg Nickel – 30 – 45mg/kg
Supporting Information	• Appendix A: Historical Site Maps • Appendix B: Environmental Setting Maps • Appendix C: Datasheet

3.0 PERMITTED ACTIVITIES

Permitted Activities	Enva Scotland Ltd (hereon 'Enva') currently holds no Environmental Permit for the operation of the site. The site is seeking a Bespoke Environmental Permit for the operation of a biosolids liming facility. All incoming vehicles delivering feedstock to the facility will enter the site via the entrance. Documentation will be checked by the inputs operative to ensure that the material being delivered is of the correct type. The relevant documentation will be signed by the operative to confirm the acceptance/receipt of the material prior to the driver being allowed to proceed to the dedicated unloading area and will be sorted into dedicated storage areas. Biosolids will then be treated using alkaline materials (typically quicklime or hydrated lime) which raises the pH and temperature of the material for a defined period (raise pH to above 12 for at least 2 hours), which: • Reduces pathogens to safe levels • Stabilises the material and slows biological breakdown • Significantly reduces odour potential • Improves handling characteristics The treated material is commonly referred to as lime-stabilised biosolids. When held at such elevated pH for more than two hours, this technique can deliver Enhanced Treated biosolids. The process parameters (lime dosage, mixing effectiveness, retention time) are controlled through documented procedures and operator competence, ensuring consistent outcomes. Compliant biosolids will then be loaded and removed for application to land under The Sludge (Use in Agriculture) Regulations 1989.
Non-Permitted Activities Undertaken	There will be no non-permitted activities undertaken on-site.

**Document References
for:**

- Plan showing activity layout
- Historical land use maps
- Site sensitivity maps

The following figures and drawings are included in the accompanying documents:

- EPR-001_Site_Plan
- Site Layout Drafts

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?	N/A
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A.
Checklist of supporting information	- EPR-001_Site_Plan - EPR-A01_Non-Technical_Summary_v1.0

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	- 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

- 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

- Description of soil gas and/or water monitoring undertaken
- Monitoring results (including graphs)

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

- Site closure plan
- List of potential sources of pollution risk
- Investigation and remediation reports (where relevant)

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 section 4 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

- 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)

10.0 STATEMENT OF SITE CONDITION

Using the information from sections 4 and 5, 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.