



Site Condition Report

Chertsey Green Waste Transfer Station: Environmental Permit Application

Envar Composting Limited

Prepared by:

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Basis of Report

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1.0 Introduction

Envar Composting Limited has retained SLR Consulting Limited (SLR) to prepare a bespoke Environmental Permit (EP) application under the Environmental Permitting (England and Wales) Regulations (as amended) 2016, for the Chertsey Green Waste Transfer Station (WTS) located in Chertsey, Surrey, KT16 0EF.

Envar currently operate a green waste bulking and transfer operation at Chertsey Green WTS under a T6 Waste Exemption (*Treating Waste Wood and Waste Plant Matter by Chipping, Shredding, Cutting or Pulverising*). The conditions of the T6 waste exemption are due to change which will reduce the waste storage limits below what is commercially viable for this site. It will also significantly restrict the local authority's ability to use the site, which is key to serving the green waste transfer requirements for the county. The local authority relies on the ability to transfer green waste in bulk to prevent excessive travel and carbon emissions in smaller vehicles. Therefore, Envar wish to apply for a bespoke EP to facilitate the continued green waste bulking and transfer activities on site prior to transfer to suitably permitted composting sites for further treatment. There will be no change to the existing waste types, activities, or storage arrangements at the site as a result of the EP application, and therefore it is not considered that the proposed EP application will increase the risk of the site.

The Site Condition Report (SCR) has been prepared in accordance with the Environment Agency's (EA) H5 Guidance Note on SCR¹. The SCR aims to record and describe the condition of the land at the site prior to the commencement of any operations. The SCR will capture the conditions of the site at the start of the EP.

This will provide a point of reference and baseline environmental data so that when the EP is surrendered it can be demonstrated that there has been no deterioration in the condition of the land as a result of the proposed operations and ensure that the condition of the land is in a 'satisfactory state' on surrender of the EP.

The location of the site is illustrated on Drawing 001, the EP boundary and site layout on Drawing 002, and the environmental site setting on Drawing 003.

Sections 1 to 3 of the EA's SCR template have been completed within this document and comprise the following aspects:

- Site details;
- Condition of the land at permit issue;
 - Geology;
 - Hydrology;
 - Hydrogeology;
 - Pollution history; and
 - Evidence of historic contamination.
- Permitted activities.

Sections 4 to 7 of the SCR template will be maintained during the life of the EP and Sections 8 to 10 will be completed and submitted in support of the application to surrender the EP.

¹ Environment Agency – H5 Site Condition Report – guidance and templates, Version 3.0, April 2013



2.0 Site Condition Report H5 Template

1.0 SITE DETAILS	
Name of the Applicant	Envar Composting Limited
Activity Address	Chertsey Green WTS Envar Kitsmead Lane Chertsey Surrey KT16 0EF
National Grid Reference	SU 99323 66260
Document reference and dates for Site Condition Report at permit application and surrender	Bespoke Environmental Permit Application Site Condition Report – (reference: 402.065376.00001/SCR), August 2024.
Document references for site plans (including location and boundaries)	<ul style="list-style-type: none"> • Drawing 001 Site Location Plan • Drawing 002 Environmental Permit Boundary and Site Layout • Drawing 003 Environmental Site Setting

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	
<p>Environmental Setting Including:</p> <ul style="list-style-type: none"> • Geology • Hydrogeology • Surface waters 	<p>2.1.1 Geology</p> <p>The British Geological Survey (BGS) GeoIndex (onshore) Map² indicates that the site is underlain by a bedrock of Bagshot Formation – Sand.</p> <p>There are no records of superficial deposits underlying the site.</p> <p>2.1.2 Hydrogeology</p> <p>2.1.2.1 Aquifers</p> <p>The Multi-Agency Information for the Countryside (MAGIC) website³ identified the bedrock underlying the site as a Secondary A Aquifer.</p> <p>2.1.2.2 Groundwater Vulnerability</p> <p>A review of the MAGIC map revealed that the site lies within an area of ‘medium’ groundwater vulnerability.</p> <p>2.1.2.3 Source Protection Zone</p> <p>The site does not lie within a Source Protection Zone (SPZ).</p> <p>2.1.3 Hydrology</p> <p>A pond is situated approximately 60m to the south of the site. In addition, a small pond lies approximately 280m south west, and a further pond lies approximately 210m north, beyond the M3.</p> <p>The EA’s Flood Map for Planning⁴ confirms that the site lies within a Flood Zone 1, meaning the site has a low probability of flooding from rivers and the sea.</p>
<p>Pollution History Including:</p> <ul style="list-style-type: none"> • Pollution incidents that may have affected land • Historical land-uses and associated contaminants 	<p>2.1.4 Pollution History</p> <p>Envar have operated a Green WTS operation at the site under a T6 waste exemption since May 2022. Whilst Envar have operated the site there have been no recorded pollution incidents on site.</p>

² [BGS maps portal - British Geological Survey](#), accessed July 2024

³ [Magic Map Application \(defra.gov.uk\)](#), accessed July 2024

⁴ [Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](#), accessed July 2024



<ul style="list-style-type: none"> Any visual/olfactory evidence of existing contamination Evidence of damage to pollution prevention measures 	<p>Prior to Envar operating on site, the site was used as a set down area for the M3 construction and is surfaced with disturbed ground/gravel.</p> <p>Approximately 100m to the east of the site lies a historic landfill.</p> <p>2.1.5 Historical Maps</p> <p>Google Earth Pro and Old Maps Online⁵ have been used to identify the historical uses of the site and its surroundings.</p> <p>1806: The site and its' surroundings consisted of farms, and open/agricultural land. The site was undeveloped.</p> <p>1864: The site remained undeveloped, and the open/agricultural surroundings were defined as Chertsey Common, Bog Wood and Dickens Wood. The Staines and Wokingham Railway line ran in an approximately east-west direction to the north.</p> <p>1912: No change. The site continued to be undeveloped, and was surrounded by Chertsey Common, Bog Wood and Dickens Wood with the Staines and Wokingham Railway line to the north.</p> <p>1934: No change. The site remained undeveloped, and the surrounding land included Chertsey Common, Bog Wood and Dickens Wood with the Staines and Wokingham Railway line to the north.</p> <p>1938: No change. The site remained undeveloped, and the surrounding land included Chertsey Common, Bog Wood and Dickens Wood with the Staines and Wokingham Railway line to the north.</p> <p>1956: The site was undeveloped, with the surrounding land consisting of Chertsey Common, local roads, and the Staines and Wokingham Railway line to the north.</p> <p>1971: The M3 was built to the north of the site on the nearside of the Staines and Wokingham Railway line.</p> <p>Present Day: The site operates as a green waste bulking facility under a T6 waste exemption, consisting of undeveloped ground, and a green waste stockpile area to the north. Facilities by ADF Video Production Services is situated to the south, along with Morris Leslie Plant Hire and Sales, and Severn Trent Green Power West London AD Facility.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment,</p>	<p>N/A – no historic ground investigation reports.</p>

⁵ [Old maps of England \(oldmapsonline.org\)](http://oldmaps.org), accessed July 2024.



remediation and verification reports (where available)	
Baseline soil and groundwater reference data	N/A – baseline data not required for the type of waste operation undertaken on site.
Supporting information	N/A



3.0 PERMITTED ACTIVITIES	
Permitted Activities	<p>Chertsey Green WTS</p> <p>The activities that will be carried out at the site as defined under Annex II of the Waste Framework Directive can be summarised as follows:</p> <ul style="list-style-type: none"> • R13: Storage of wastes pending the operation numbered R3; and • R3: Recycling or reclamation of organic substances which are not used as solvents.
Non-Permitted Activities Undertaken	There are no non-permitted activities are undertaken on site.
Document references for: <ul style="list-style-type: none"> • Plan showing activity layout; and • Environmental risk assessment. 	Drawing 001 – Site Location Plan Drawing 002 – Environmental Permit Boundary and Site Layout Environmental Risk Assessment, SLR Consulting Limited (prepared in support of Bespoke EP Application) (Reference: 402.065376.00001/SCR), dated August 2024.

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.





