



# **Langley Quarry Inert Landfill**

## **Environmental Permit Application**

### **Site Condition Report**

#### **November 2017**

Prepared on behalf of CEMEX UK Materials Limited





**Document control**

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- P1/739/8 – Indicative Site Layout Plan



## 1.0 Introduction

### 1.1 Report Context

- 1.1.1 This report has been prepared by WYG on behalf of the operator, CEMEX UK Materials Limited (CEMEX).
- 1.1.2 Buckinghamshire County Council granted planning permission (CM/51/16) to allow the extraction of minerals at a site located to the north of North Park Road in Buckinghamshire. Following mineral extraction, the planning permission requires the site to be restored in accordance with the restoration scheme as approved. In order to facilitate the restoration of the site, CEMEX seeks to gain a bespoke waste disposal permit for the permanent deposit of inert waste at the site.
- 1.1.3 In accordance with the Environmental Permitting Regulations – Site Condition Report (H5) guidance, a Site Condition Report (SCR) is not applicable to parts of a permitted facility which comprise the permanent deposits of wastes. However, in accordance with the Environment Agency’s Regulatory Guidance Note RGN 9 – Surrender, a SCR is required for areas within a permitted facility that will not be used for the permanent deposit of waste.
- 1.1.4 As such, this SCR has been prepared in relation to these areas using the Environment Agency’s H5 SCR template.



## 2.0 EA Site Condition Report Template

1.0 Site Details	
Name of the applicant	CEMEX UK Materials Limited
Activity address	Langley Quarry Inert Landfill North Park Road Richings Park Buckinghamshire SL0 9DJ
National grid reference	TQ 02745 79484
Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (November 2017)
Document references for site plans (including location and boundaries)	CEM/A103725/LOC/01 – Site Location  P1/739/8 – Indicative Site Layout Plan

**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"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p><u>Site Setting</u></p> <p>The site is located to the north of North Park Road in Iver, Buckinghamshire. The location of the site is shown on Drawing Number CEM/A103725/LOC/01.</p> <p>Current access to the site is achieved from a field gate off North Park Road located to the south of the site. The immediate surroundings of the site are largely agricultural</p>



with the nearest residential property located approximately 130m south east from the site. To the south of the site, opposite North Park Road is Richings Park golf and country club and to the north is the main Bristol to Paddington railway line. The line is located approximately 420m from the site and runs along the northern boundary of the proposed landfill site.

## Geology

According to the British Geological Survey's (BGS) 'Geology of Britain Viewer', the bedrock geology of the site comprises clay, silt and sand of the London Clay Formation. The bedrock was formed approximately 64 to 56 million years ago during the Palaeogene Period.

The BGS's 'Geology of Britain Viewer' show that there are three areas on site that comprise superficial deposits. The first area is situated to the north east and comprises sand and gravel of the Lynch Hill Gravel Member. These deposits were formed up to 2 million years ago in the Quaternary Period. The second area is located along the Horton Brook and comprises clay, silt sand and gravel deposits which were formed up to 3 million years ago in the Quaternary Period. The third area is located to the north east to the south of the main Bristol to Paddington railway line. The superficial deposits in this area comprise clay and silt of the Langley Silt Member and were formed up to 2 million years ago in the Quaternary Period.

## Hydrogeology

With reference to the Environment Agency's mapping website 'What's in my backyard', the site is not situated within a Groundwater Source Protection Zone (GSPZ).

The site does not overlie any major or minor aquifers, although the north-eastern corner of the site lies in a Major Aquifer High Vulnerability zone, and the western border of the site lies in a major aquifer Intermediate Vulnerability Zone.

## Surface waters



	<p>The closest surface water feature to the site is the Horton Brook which is located approximately 30m west from the site and runs in a north to south direction.</p> <p>The Grand Union Canal Slough Arm is located approximately 320m north of the application site and runs in a west to east direction.</p> <p>A series of ponds are situated within the Richings Park Golf Course which is located to the south of the site beyond North Park Road. The nearest pond is located approximately 220m south from the application site.</p> <p>According to the Environment Agency’s flood maps, the Horton Brook that runs along the western boundary of the site is designated as a Flood Zone 3 area which is land assessed as having 1 in 100 or greater annual probability of river flooding (&gt;1%), or in a 1 in 1,000 or greater annual probability of flooding from the sea (&gt;0.5%) in any year. The maps also show an area to the west of the site, adjacent to the Horton Brook is a Flood Zone 2 area which is land assessed as having less than 1 in 1,000 annual probability of flooding from the river or sea.</p> <p><u>Ecology</u></p> <p>A ‘Nature and Heritage Conservation Screen’ (EPR/FB3404CP/A001) was requested from the Environment Agency.</p> <p>The screen identified one area of deciduous woodland located to the south east of the site which has been designated as a protected habitat.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>With reference to historic maps dated from 1876 to present, the site and the surrounding area has solely comprised undeveloped open greenfield land.</p>



Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There is no evidence of historic contamination within the site boundary.
Baseline soil and groundwater reference data	None provided.
Supporting information	None provided.

3.0 Permitted activities	
Permitted activities	There will be no permitted activities undertaken within the site.
Non-permitted activities undertaken	With regards to the permitted activities that will be undertaken within the wider application site, there will be an access road located to the south of the site. This will be the primary access point to the site. The access road will comprise water sprays and a wheel wash which will be used by HGVs that exit the site. The site office will be located to the north of the site as shown on Drawing Number P1/739/8 as well as the weighbridge which will be used to undertake on site verification checks of incoming wastes. Details of these checks are provided in the Operating Techniques (Appendix B of the main report).
Document references for: <ul style="list-style-type: none"> <li>plan showing activity layout; and</li> <li>environmental risk assessment.</li> </ul>	Drawing Number P1/739/8 – Indicative Site Layout Plan

**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?	N/A
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	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 the 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"> <li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>• Records of maintenance, repair and replacement of pollution prevention measures</li> </ul>
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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.

	<ul style="list-style-type: none"> <li>• Records of pollution incidents that may have impacted on land</li> <li>• Records of their investigation and remediation</li> </ul>
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**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"> <li>• Site closure plan</li> <li>• List of potential sources of pollution risk</li> <li>• Investigation and remediation reports (where relevant)</li> </ul>
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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.



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Checklist of supporting information	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"> <li>• Land and/or groundwater data collected at application (if collected)</li> <li>• Land and/or groundwater data collected at surrender (where needed)</li> <li>• Assessment of satisfactory state</li> </ul> Remediation and verification reports (where undertaken)
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### 10.0 Statement of 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.