



Site Condition Report

High View Farm Environmental Permit Variation

West London Composting Limited

Prepared by:

SLR Consulting Limited

Treenwood House, Rowden Lane, Bradford on Avon,
BA15 2AU

SLR Project No.: 402.065523.00001

14 February 2025

Revision: V1

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
V1	14 February 2025	KR	GW	GS
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with West London Composting Limited (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



Table of Contents

Basis of Report	i
1.0 Introduction	1
1.1 Permit Application	2
2.0 SITE CONDITION REPORT H5 TEMPLATE	3

Appendices

Appendix A Envirocheck Report

Drawings

Drawing 001 Site Location Plan
Drawing 002 Environmental Permit Boundary and Site Layout
Drawing 003 Site Setting Plan



1.0 Introduction

SLR Consulting Limited (SLR) has been instructed by West London Composting Limited (WLC) to prepare a new bespoke environmental permit variation for High View Farm, Harefield, Middlesex (hereafter referred to as 'the Site').

The proposed site will be regulated as a bespoke waste operation as per the Environmental Permitting (England and Wales) Regulations 2016 (as amended).

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:

- **R3:** Recycling or reclamation of organic substances which are not used as solvents;
- **R4:** Recycling or reclamation of metals and metal compounds;
- **R5:** Recycling or reclamation of other inorganic materials;
- **R13:** Storage pending recovery or disposal.
- **D9:** Physico-chemical treatment not specified elsewhere which results in final compounds or mixtures which are discarded by means of any of the operations numbered D1 to D8 and D10 to D12.
- **D14:** Repackaging prior to submission to any of the operations numbered D1 to 13.
- **D15:** Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced)..

The Site's location is illustrated on Drawing 001, and the EP Boundary and Site Layout are illustrated in Drawing 002. Local receptors within a 500m radius of the Site are shown on Drawing 003.

This SCR relates to the entire proposed permit boundary. The SCR has been prepared in accordance with the Environment Agency's (EA) H5 Guidance Note on SCR¹. The objective of the SCR is to record and describe the condition of the land at the Site prior to operation. The SCR provides 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 operations, and ensure that the condition of the land is in a 'satisfactory state' on surrender of the EP.

Sections 1 to 3 of the EA's SCR template, comprise the following:

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

Sections 4 to 7 of the SCR template will be maintained during the life of the permit 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



1.1 Permit Application

Sections 1 to 3 of the SCR template have been completed as part of this EP application in relation to the entire proposed permit boundary.

Should the application be approved, Sections 4 to 7 of the SCR template will be maintained during the life of the permit.

Sections 8 to 10 will be completed and submitted in support if an application to surrender the EP was ever proposed.



2.0 SITE CONDITION REPORT H5 TEMPLATE

1.0 SITE DETAILS	
Name of the applicant	West London Composting Limited
Activity address	High View Farm Newyears Green Lane Harefield Middlesex UB9 6LX
National grid reference	TQ0697288167.
Document reference and dates for Site Condition Report at permit application and surrender	N/A
Document references for site plans (including location and boundaries)	Drawing 001 Site Location Plan Drawing 002 Environmental Permit Boundary and Site Layout Drawing 003 Site Setting 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	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>2.1.1.1 Geology</p> <p>A review of the British Geological Survey (BGS)² mapping reveals that the site is underlain by a bedrock of clay, silt and sand which is interbedded from the London Clay Formation.</p> <p>Sedimentary bedrock was formed between 56 and 47.8 million years ago during the Paleogene period.</p> <p>2.1.1.2 Hydrogeology</p> <p>Review of the Multi-Agency Geographical information for Countryside (MAGIC)³ map reveals that the bedrock deposits underlying the Site are identified as unproductive.</p> <p>2.1.1.3 Groundwater Vulnerability</p> <p>MAGIC map shows the Site lies in an area of medium-low groundwater vulnerability.</p> <p>2.1.1.4 Source Protection Zones</p> <p>The Site is located within a Zone I and Zone II groundwater Source Protection Zone.</p> <p>2.1.1.5 Hydrology</p> <p>The Flood Map for Planning⁴ identifies the Site as lying in a Flood Zone 1 defined as “Land within flood zone 1 has a low probability of flooding from rivers and the sea”.</p> <p>There are two surface water features within a 500m radius of the site boundary. An unnamed lake is situated to the west of the Site and a stream is located on the eastern side of the Site.</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 • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>2.1.1.6 Pollution Incidents</p> <p>Review of a Envirocheck report (Appendix A) produced for the Site reveals there are five registered pollution incidents within 500m of the Site. Details of the pollution incidents are as follows:</p> <ul style="list-style-type: none"> • A pollution incident involving atmospheric pollutants occurred 10m northeast of the site on the 09/03/2009 and had a category 2 (significant) impact on air with no impact on water or land. This has been noted by WLC as being associated with odour from green waste. • A pollution incident involving atmospheric pollutants occurred 32m southeast of the site on the 16/09/2010 and had a category 2 (significant) impact on air with no impact on water or land.

² <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>

³ Multi-Agency Geographical Information for the Countryside Map, available at www.magic.gov.uk, accessed in October 2024

⁴ Gov.uk Flood Map for Planning, available at <https://flood-map-for-planning.service.gov.uk/>, accessed in October 2024



- A pollution incident involving atmospheric pollutants occurred 44m southeast of the site on the 09/09/2010 and had a category 2 (significant) impact on air with no impact on water or land.
- A pollution incident involving atmospheric pollutants occurred 61m northeast of the site on 24/03/2009 and had a category 2 (significant) impact on air with no impact on water or land.
- A pollution incident involving atmospheric pollutants occurred 73m southeast of the site on 23/06/2011 and had a category 2 (significant) impact on air with no impact on water or land.
- A pollution incident involving atmospheric pollutants occurred 137m northeast of the site on 06/03/2009 and had a category 2 (significant) impact on air with no impact on water or land.
- A pollution incident involving organic chemicals occurred 148m northeast of the site on 10/12/2008 and had a category 2 (significant) impact on air with no impact on water or land.
- A pollution incident involving atmospheric pollutants occurred 171m southeast of the site on 10/09/2005 and had a category 2 (significant) impact on air with no impact on water or land.
- A pollution incident involving contaminated water occurred 215m northeast of the site on 04/03/2016 and had a category 2 (significant) impact on water with no impact on air or land.
- A pollution incident involving waste materials occurred 255m northeast of the site on 21/04/2006 and had a category 2 (significant) impact on land with no impact on water or air.
- A pollution incident involving contaminated water occurred 281m northeast of the site on 06/02/2016 and had a category 2 (significant) impact on water with no impact on air or land.

2.1.1.7 Waste Management Activities

Review of an Envirocheck report reveals there are two historical landfills located within 500m of the site.

- New Years Farm, last input date 31/12/1989, located 317m southeast of the site.
- New Years Green Landfill, last input date 31/12/1974, located 445m northwest of the site.

There are twelve licensed waste sites registered within 500m of the site. The closest of which is as follows:

- High View Farm, located on site, Household, Commercial And Industrial Transfer Stations, Waste Management License No: 80037.

Details of the additional licensed waste sites are included within the Envirocheck Report (Appendix A).



2.1.1.8 Industrial Activities

Review of the Envirocheck report reveals that there are twenty contemporary trade directory entries registered within 500m of the Site. The closest of these is Lami Auto Ltd located 30m northwest of the site, which is a commercial vehicle dealer.

2.1.1.9 Control of Major Accidents Hazards (COMAH)

A review of the Envirocheck report reveals that there are no COMAH sites registered within 500m of the Site.

2.1.1.10 Licensed Discharges to Controlled Waters

There are no licensed discharges to controlled waters within 500m of the Site, as identified within the Envirocheck report.

2.1.1.11 Visible Evidence of Contamination

The operator is unaware of any known visible evidence of pollution or contamination in the Site area.

2.1.1.12 Damage to Pollution Prevention Measures

The operator is unaware of any damage to pollution prevention measures in place on Site.

2.1.1.13 Historical Land Uses

A review of the historical mapping provided within the Envirocheck report reveals that the area where the site lies and the neighbouring land was principally used as agricultural land.

2.1.1.14 Historical Mapping

A review of the historical mapping provided with the Envirocheck report indicates the Site area was used for farmland prior to its conversion to a waste transfer site.

The principal land uses of the Site boundary and immediately surrounding area, as summarised below;

- **1868** - The area within the site boundary and immediately surrounding the site consists of open ground. Bayhurst Wood is located approximately 500m north of the site. There is a small woodland located approximately 500m southwest of the site and another woodland located approximately 1000m south of the site. The closest surface water features are a ford located approximately 750m west of the site and a river which is located approximately 750m southeast of the site at its closest point. There are a few unnamed buildings within proximity of the site, located approximately 250m west of the boundary. Crows Nest Farm and the Breakspear Arms pub are located approximately 500m east of the site and Ebenezer Cottage is situated approximately 600m southeast of the site. There are several farms within proximity of the site; Brakenbury Farm is located approximately 1000m south of the site, Beetonswood Farm is situated approximately 800m southeast of the site and there is a farm located approximately 1000m west of the site. There are



	<p>several transport connections surrounding the site; the closest transport connections are an unfenced minor road that runs through the site boundary and an unnamed road approximately 100m north of the site.</p> <ul style="list-style-type: none"> • 1881-1883 - The area within the site boundary and the surrounding area remains the same. • 1897 - The immediate site area remains unchanged. The main road adjacent to the northern boundary of the site is now referred to as Newyears Green Lane. The area of woodland to the west of the site is named Newyears Green Covert and the woodland to the south of the site is named Cophall Covert. Willow Farm and Rose Farm have been built north of the site. The Canal Feeder is located approximately 900m the east of the site at its closest point. • 1900 - The area surrounding the site area largely remains unchanged. There are now a few buildings located approximately 100m north of the site. The surrounding transport network continues to develop. • 1916 - The area within the site boundary and the surrounding area remains the same. • 1916-1920 - The local transport network has continued to develop, with the Great Western and Great Central Joint Railway located approximately 750m south of the site. The river running southwest of the site is identified as the River Pinn. • 1932 - The area within the site boundary and the surrounding area remains the same. • 1934 - A sewage works has been constructed approximately 600m east of the site. Oak Cottage is located approximately 550m northeast of the site. Elm Tree Farm and St. Leonard's Farm have been built within 200m of the site. A number of small buildings surround the immediate site boundary. A tramway is located approximately 700m west of the site surrounded by several sand pits that appear to be part of a quarry. • 1935 - A pumping station has been constructed approximately 600m southeast of the site for Rickmansworth and Uxbridge Valley Water Co. • 1938 – 1948 - The area within the site boundary and the surrounding area remains the same. • 1950 - The area within the site boundary and the surrounding area remains the same. • 1960 - Development of residential area to the east of the site. • 1968 - The area within the site boundary and the surrounding area remains the same. • 1975 - The immediate site boundary is surrounded by farms. The residential area to the east of the site continues to be developed. There is a cluster of farms adjacent to the railway line south of the site.
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



	<ul style="list-style-type: none"> • 1989 - A farm building is located within the site boundary. Expansion of the residential area to the east of the site; the nearest point to the site is approximately 600m east. There is a football ground located approximately 850m northeast of the site. The residential area to the south of the site (approximately 900m) continues to expand. The quarry to the northwest of the site is now disused. • 1999 - The area within the site boundary and the surrounding area remains the same. • 2006 - There is a recycling centre located approximately 900m northeast of the site. Willow Tree Camp and Training Centre located adjacent to Willow Tree Farm approximately 900m northeast of the site. • 2024 - More industrial buildings have been constructed adjacent to the site boundary and approximately 550m east of the site.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<ul style="list-style-type: none"> • Appendix A Envirocheck Report
Baseline soil and groundwater reference data	N/A
Supporting information	<ul style="list-style-type: none"> • Appendix A Envirocheck Report

3.0 PERMITTED ACTIVITIES

Permitted activities	<p>The activities at the Site will be regulated as a bespoke waste operation as per the Environmental Permitting (England and Wales) Regulations 2016 (as amended).</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"> • D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced). • R13: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced). • D14: Repackaging prior to submission to any of the operations numbered D1 to 13. • D9: Physico-chemical treatment not specified elsewhere in Annex IIA which results in final compounds or mixtures which are discarded by means of any of the operations numbered D1 to D8 and D10 to D12.
----------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



	<ul style="list-style-type: none"> • R3: Recycling/reclamation of organic substances which are not used as solvents. • R4: Recycling/reclamation of metals and metal compounds. • R5: Recycling/reclamation of other inorganic materials.
Non-permitted activities undertaken	N/A
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<ul style="list-style-type: none"> • Drawing 001 Site Layout Plan • Drawing 003 Site Setting 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?	The boundary has been extended.
Have there been any changes to the permitted activities?	Current permit is for the reception and transfer of household, industrial and commercial waste. The variation is for a waste transfer station that accepts clinical waste and asbestos waste. Proposed waste activities are as follows: D15, R13, D14, R3, R4, R5, D9.
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	Appendix A – Envirocheck Report



5.0 MEASURES TAKEN TO PROTECT THE LAND

The Site operates in accordance with an Environmental Management System (EMS) which contains a number of procedures that are followed to ensure that risks to land are minimised. For example, the Site operates in accordance with a procedure “2.31 – Waste Acceptance, Inspection, Quarantine and Rejection” which will be followed *to “ensure that contamination in loads of deposited material is conforming to the site’s Environmental Permits, the site’s legal requirements and voluntary commitments”*.

In addition, the Site operates with a sealed drainage system in place, and spill kits are accessible should a spillage occur.

Surfacing and drainage will be subject to upgrade.

Checklist of supporting information

6.0 POLLUTION INCIDENTS AND REMEDIATION

No pollution incidents have been recorded as occurring while the Site was operated by L. J. Grundon & Sons Limited.

Checklist of supporting information

7.0 SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)

To be maintained during the life of the permit

Checklist of supporting information





Appendix A Envirocheck Report

