

February 2023

London Luton Airport Expansion

Planning Inspectorate Scheme Ref: TR020001

Volume 5 Environmental Statement and Related Documents
**5.02 Appendix 17.1 Preliminary Risk Assessment of Land
Contamination - Part F**

Application Document Ref: TR020001/APP/5.02

APFP Regulation: 5(2)(a)

The Planning Act 2008

**The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009**

**London Luton Airport Expansion Development Consent
Order 202x**

**5.02 ENVIRONMENTAL STATEMENT APPENDIX 17.1
PRELIMINARY RISK ASSESSMENT OF LAND CONTAMINATION -
PART F**

| | |
|--|--------------------|
| Regulation number: | Regulation 5(2)(a) |
| Planning Inspectorate Scheme Reference: | TR020001 |
| Document Reference: | TR020001/APP/5.02 |
| Author: | Luton Rising |

| Version | Date | Status of Version |
|----------------|---------------|--------------------------|
| Issue 01 | February 2023 | Application issue |
| | | |
| | | |
| | | |

Appendix B – Correspondence

B1 Environment Agency

██████████
London Luton Airport
Navigation House Airport Way
London Luton Airport
Luton
LU2 9LY

Our ref: NE/2017/126879/01-L01

Date: 6 June 2017

Dear ██████████

Review of desk study and meeting at Airport Way, Century Park, Luton, Bedfordshire.

Following our joint meeting on the 12th May 2017 thank you for sending us a copy of the document *London Luton Airport Limited Former Eaton Green Landfill Assessment of Potential Ground Risks* (Ove Arup & Partners Ltd ref: 245580 issue 2 dated 21 April 2017). I apologise for the delay in getting these comments back to you.

The report provides a review and preliminary risk assessment for the ground conditions in the vicinity of the site based on the currently available information and we agree with the conclusions and recommendations presented therein. It is evident from the report and the discussions during the meeting that you appreciate the potential challenges that may arise during the project given the history of waste disposal on site, the nature of the waste in the landfill and the site location (over a Principal aquifer that is abstracted locally for potable supply).

We have the following general comments relating to the proposed scheme:

- The waste identified during the site walkover is consistent with the limited amount of information we have relating to the landfill site. We have concerns about the unknown history of the site. We note that the site was receiving waste while the Luton Laporte chemical works were operational and the destination of the waste arising from the chemical works is not fully documented. As such, we have concerns that the site may have received waste arising from that location.
- The groundwater flow regime beneath the landfill (or the airport) is not fully understood. Groundwater data from the airport indicates large fluctuations in the water level and groundwater flow direction beneath the airport that may be influenced by the nearby groundwater abstractions.
- Groundwater abstractions in the Luton area are impacted with chlorinated volatile organic compounds (CVOC) and the source of this contamination is unknown. Whilst it is considered likely that the source is associated with automotive manufacturing in the area it is not possible to rule out the Elton Green Landfill as a potential source.

Cont/d..

- The groundwater Source Protection Zones (SPZ) around Luton are being remodeled as part of an ongoing long term project. We have been advised that the SPZ in the vicinity of Luton Airport will be changed and that the current zones are indicative only. The Chalk aquifer beneath the site is considered to be very sensitive and you have correctly noted that a public supply boreholes has been lost in Hertfordshire due to groundwater contamination.
- Could groundwater samples from the vicinity of the landfill site be analysed for bromide, bromate and boron in addition to the other potential contaminants of concern identified in the report.
- Please note that Perfluorooctanoic acid (PFOA) and Perfluorooctanesulfonic acid (PFOS) have historically been stored and used on the airport.
- The Chalk beneath the airport is impacted with hydrocarbons and dicing agents which enter the groundwater via the soakaways on the airport. The airport is working towards resolving this issue.
- Infiltration Sustainable Drainage Systems (SUDs) will need to be located away from the landfill area. Also, given the sensitivity of the aquifer in the vicinity of the site we are unlikely to accept the use of deep borehole soakaways. If no other alternative can be identified we would expect a deep borehole soakaway to be operated under an Environmental Permit.
- In line with good practice can you please ensure that any boreholes / monitoring well installations are installed to prevent the possibility of cross contamination of the strata and aquifer units beneath the site. If this is not done they can act as preferential pathways for contaminant migration.
- A risk assessment for drilling and piling works within the landfill will be required so that mitigation measures for drilling / piling through contaminated waste materials (potentially including liquids and sludges) have been considered before drilling / piling works are undertaken in the area.
- Can you please ensure that any redundant boreholes are decommissioned promptly to prevent them accidentally being damaged or acting as preferential migration pathways for mobile contaminants during follow up works.

To follow on from your request for clarification regarding enabling earth works on the historical landfill. We have consulted our Permitting Specialist and it will not be possible to complete the enabling earthworks at the site under a CL:AIRE/ DoWCOP arrangement.

Restoration of historical landfills is subject to the Environmental Permitting Regulations and we believe that a bespoke permit for the works will be the best approach for this site. We can arrange a meeting or conference call if you would like to discuss this matter further.

Given the uncertainty with respect to the historical landfill, the sensitivity of the underlying aquifer and the anticipated complexity of the construction phase we welcome your request for continued dialogue with ourselves throughout the project. Requests for consultations and meetings outside of the normal planning regime would be subject to cost recovery in line with our pre application charging scheme. We also request that we are provided an outline programme of likely submissions / and requests for meeting so

that we can provide timely responses to any requests within the context of our current workloads.

Should you have any queries please do not hesitate to contact me.

Yours Sincerely

[REDACTED]
Sustainable Places Planning Advisor

Tel: [REDACTED]

E-mail [REDACTED]

██████████
Luton Borough Council
Development Control
Town Hall George Street
Luton
Bedfordshire
LU1 2BQ

Our ref: NE/2018/128012/01-L01
Your ref: 17/02300/EIA
Date: 16 February 2018

Dear ██████████

London Luton Airport, Land North and East of London Luton Airport, Luton, LU2 9JB

1. Outline permission for a new business park comprising office space (class b1), warehouse and industrial space (class b2 and b8), mixed employment space (class b1/b2/b8), a hotel (class c1), café space (class a3); energy recovery centre (sui generis), internal access roads; car parking, landscaping
And associated works including earthworks, utility diversions, sustainable drainage systems, tree removal and tree protection; and relocation of the airport car hire centre.

2. Full permission for the construction of a 2km century park access road incorporating a new junction on the a1081, alterations to the existing airport way roundabout, alterations to Frank Lester Way, a newly created access from Eaton Green Road, demolition of buildings, provision of replacement car parking (temporary and permanent), associated earthworks, landscaping, surface water drainage and utilities diversions; the creation of new public
Open space including footpaths, landscaping and ecological mitigation; extension and alterations to Wigmore pavilion building to provide café (class A3) and additional community space; construction of a new skate park and children's play area; and construction of a replacement airport technical services building and associated parking.

Thank you for consulting us on this application. The previous use of part of the development site as a landfill receiving mixed inert, industrial, commercial and domestic wastes presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Other areas of the site, including beneath the proposed route of the Century Park access road, have also been used for potentially contaminative land uses including historical aviation manufacturing and airport support activities. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Principal aquifer.

The information presented in Appendix GCC of the Environmental Statement report (GL Hearn Ltd, December 2017) including the document *Century Park Development, Airport Way – Landfill Area, Contamination Quantitative Risk Assessment* (Ove Arup and Partners, 21 September 2017) submitted in support of this planning application provides

Cont/d..

us with confidence that it will be possible to suitably manage the risk posed to controlled waters by this proposed development.

Preliminary environmental site assessment works have been completed across the proposed development site, however further detailed environmental assessment works will be required to refine the conceptual site model such that robust risk management / remediation strategies can be developed for the entirety of the proposed development. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority.

In light of the above, the proposed development will be acceptable if the following planning conditions are included. Without these conditions we would object to the proposal in line with paragraph 109 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition 1

Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors considering both the current condition and proposed future usage of the site; and
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors (current and future) that may be affected, including those off site. This must include a detailed hydrogeological risk assessment using site specific groundwater level and quality data to assess risks to controlled waters considering the current site conditions and the anticipated conditions post development. In addition, the hydrogeological risk assessment must assess the potential for leachate mobilisation / expulsion caused by disturbance and changes in loading in the historical Eaton Green landfill area that may occur as a result of the development.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

The proposed development overlies land that has been historically utilised for potentially contaminative land uses. This condition is required to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.

Condition 2

Prior to each phase of development brought into use a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons

The proposed development overlies land that has been historically utilised for potentially contaminative land uses that may have resulted in soil and or groundwater contamination. Where such contamination is identified to present an unacceptable risk to groundwater within the context of the conceptual site model (CSM), controlled waters risk assessment, remediation strategy and verification plan (Condition 1), a verification report (Condition 2) is required to demonstrate the remediation of the site has been successful and that residual contamination at the site no longer presents a risk to controlled waters. This is in line with paragraph 109 of the National Planning Policy Framework.

Condition 3

The development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reasons

The Environmental Statement report (GL Hearn Ltd, December 2017) submitted in support of this application indicates that groundwater beneath the proposed development site is already impacted with contaminants associated with the historical usage of the site. The groundwater monitoring and maintenance programme will provide data to demonstrate that no further deterioration of groundwater quality beneath the site has occurred as a result of the proposed development.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons

No site investigation can completely characterise a site and contamination may exist or in areas where contamination was not expected and therefore not included in the original remediation proposals. To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

Condition 5

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in

accordance with the approved details.

Reasons

The previous use of part of the proposed development site as a landfill receiving mixed inert, industrial, commercial and domestic wastes presents a high risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system (SuDS) leading to pollution of controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Principal aquifer.

In light of the above, we do not believe that the use of infiltration SuDS is appropriate in the vicinity of the historical landfill. We therefore request that the above planning condition is included in any permission granted. Without this condition we would object to the proposal in line with paragraph 109 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition 6

Piling and other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

Piling using penetrative methods can result in risks to groundwater from by introducing pollutants / turbidity, mobilising contamination, drilling through different aquifers and creating preferential pathways. Groundwater is particularly sensitive in this location because the proposed development site is located upon a Principal aquifer. The above condition is recommended to ensure that the proposed piling works do not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework

Condition 7

A scheme for managing any redundant boreholes, shafts, tunnels and adits including boreholes installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes, tunnels, shafts and adits are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to of each phase of development.

Reason

To ensure that redundant boreholes, shafts, tunnels and adits are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 109 of the National Planning Policy Framework and Position Statement A8 of the Environment Agency's Groundwater Protection: Principles and Practice. If these ground penetrations are not decommissioned correctly they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is located upon a Principal aquifer.

Advice to Applicant

Condition 3 - The groundwater monitoring plan should include boreholes that intercept the groundwater to enable seasonal groundwater flow patterns to be established and

the collection of groundwater samples from across the site for laboratory analysis throughout the lifecycle of the proposed development (e.g. prior to, during and post development). The long-term monitoring plan should also refer to contingency actions that may be required should groundwater quality beneath the site be noted to deteriorate as a result of the proposed development works. This is in line with paragraph 109 of the National Planning Policy Framework. That states that the planning system should contribute to and enhancing the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

Condition 6 - A piling risk assessment and appropriate mitigation measures should be submitted with consideration of the EA guidance (<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>). Groundwater quality monitoring should be undertaken in the vicinity of proposed piling works prior to, during and subsequent to the completion of the piling works to demonstrate that the activity has not detrimentally impacted on groundwater. The piling risk assessment should include reference to mitigation measures that will be employed should a deterioration of groundwater quality be noted as a result of piling activities.

Environmental site assessments must be prepared by a Competent Person. The Planning Practice Guidance defines a "Competent Person (to prepare site investigation information): A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation." (<http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>)"

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the [Environment Agency Guiding principles for land contamination](#) for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
4. Refer to the [contaminated land](#) pages on GOV.UK for more information.

We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination (e.g. British Standards and current industry guidance) with reference to the following documents:

- BS5930:2015 Code of practice for site investigations;
- BS 10175:2011 A1:2013 Code of practice for investigation of potentially contaminated sites;
- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points;
- BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to

- establish the groundwater levels, flow patterns and groundwater quality.)
- Use MCERTS accredited methods for testing contaminated soils at the site.

A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out. This increased provision of information by the applicant reflects the potentially greater risk to the water environment. The DQRA report should be prepared by a “Competent person” (e.g. a suitably qualified hydrogeologist).

In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment. Please refer to the guidance presented in The Environment Agency’s Approach to Groundwater Protection (Version 1.1 November 2017) for guidance on setting compliance points in DQRAs. Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m.

Where leaching tests are used it is strongly recommended that BS ISO 18772:2008 is followed as a logical process to aid the selection and justification of appropriate tests based on a conceptual understanding of soil and contaminant properties, likely and worst-case exposure conditions, leaching mechanisms, and study objectives. During risk assessment one should characterise the leaching behaviour of contaminated soils using an appropriate suite of tests. As a minimum these tests should be:

- upflow percolation column test, run to LS 2 – to derive kappa values;
- pH dependence test if pH shifts are realistically predicted with regard to soil properties and exposure scenario; and
- LS 2 batch test – to benchmark results of a simple compliance test against the final step of the column test.

Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11.

The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works. E.g. monthly monitoring before, during and for at least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period.)

Where SUDs are proposed; infiltration SUDs should not be located in unsuitable and unstable ground conditions such as land affected by contamination or solution features. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SuDS are not permitted without an environmental permit. Further advice is available in the updated CIRIA SUDs manual

Environmental Permit

This development will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency, unless a waste exemption applies. The applicant is advised to contact us on 03708 506 506 to discuss the issues likely to be raised.

We advise the applicant to seek the services of a suitably qualified environmental consultant who is familiar with redevelopment activities at former waste disposal sites and environmental permit applications.

We consider that there would be benefits to parallel tracking the planning and environmental permit applications and advise joint discussions with the applicant, planning authority and ourselves to consider this further. Parallel tracking planning and environmental permit applications offers the best option for ensuring that all issues can be identified and resolved, where possible, at the earliest possible stages. This will avoid the potential need for amendments to the planning application post-permission.

Should you have any queries please contact me.

Yours sincerely

[REDACTED]
Sustainable Places Planning Advisor

Tel: [REDACTED]

E-mail [REDACTED]



Receipt Hertfordshire and North London Customers and Engagement

VAT Registration Number: GB 662 4901 34

Date: 03 March 2016

Environment Agency Reference:
HNL/4252/JH

Customer Name and Address:

██████████
██████████ Arup.com

Accepted by:

████████████████████
████████████████████

Print Name: ██████████

Remittance Details

Credit/Debit Card £60.00

Cheque

Net Amount Received £50.00

VAT for Licence only £10.00

Total amount received £60.00

Our ref: 4252JH

Date: 9 March 2016

Email: [REDACTED]

Dear [REDACTED]

Enquiry regarding Luton Airport Landfill, Eaton Green Road, Luton.

Thank you for your enquiry which was received on 11 February 2016 and subsequent payment received 3 March 2016.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please find attached a map of the landfill site and a spreadsheet of the details we hold on the landfill. The site closed in 1978 prior to our formation in 1996, the local waste authority (usually the local, borough or county council) may hold more detailed records or waste deposits and remediation steps.

This site never had an environmental permit, all records should be held by Luton Unitary Authority, we have no additional information in the Installations team (regarding Gas or any other monitoring. As the site was operated by Luton Borough Council they should hold results from the monitoring of the landfill but also records of the waste inputs and commissioning of the gas control measures which our data indicates were put in place.

We have no landfill site permits relating to the historic landfill site. Located on the landfill site, see attached map, there is a waste site WML80489. Please find attached the permit details available. If you require more details on the permitted site please contact me. (Inspection reports/ annual returns data)

Below is a summary of the ground water investigation information held on 8 sites within approximately 1km of the Luton Airport (I have taken NGR 512430 , 221545 as the centre, which corresponds with one the CL/26 site locations). In all cases the Local Planning Authority (LPA) is Luton Borough Council.

CL/2731:

Our records show that this review was in response to a planning consultation, with the requested groundwater monitoring results showing mercury and solvents to be present, as well as other heavy metals. This file is classed as closed, and as such it is advisable to contact the LPA who should hold further details.

CL/3331:

Our records show that this review was in response to a planning consultation, and was classed as fit for purpose in 2007. As such I advise you to contact the Local Planning Authority who should hold further details.

CL/00007:

Our records show that this review was in response to a planning consultation, with the only information we hold relating to correspondence from 1996 regarding proposed ground and groundwater investigations, due to the sites close proximity to the Eaton Green Road landfill site. As such I would advise you to contact the LPA who should hold further information.

CL/3942:

Our records show that this review is part of an ongoing planning consultation for the expansion of Luton airport, including a groundwater monitoring report covering 2013-2014 provided by Luton Airport, with regards to the drainage scheme in use. As this review was part of a planning application, I would advise you to contact the LPA who should hold further details.

CL/00052:

Our records show this review was in relation to a planning application and was signed off fit for purpose in 2002. The only records on file are a summary of various correspondence regarding planning conditions and an Environmental Evaluation (ref SSE/EM/2). As such, I advise you to contact the LPA, who should hold further details.

CL/3657:

Our records show that this review was in relation to a pre-planning application consultation regarding the demolition of an existing structure and building of a new two storey structure. Records indicate that a site investigation report has been submitted, but no copy is held on our systems. As such I would advise you contact the LPA, who should hold further details.

CL/2541:

Our records show that this review was in relation to a planning consultation, passed fit for purpose in 2006. Unfortunately, most of the records were destroyed during a file review in 2013. The only file on record is a semi annual monitoring report 2006, completed in relation to the loss of a known quantity of aviation fuel. As such I would advise you to contact the LPA, who should hold further details.

CL/4006

Our records show that this review was in relation to a planning consultation, and states that a Preliminary Risk Assessment was accepted and conditions set. Unfortunately we have no documents on file, so I would advise you to consult LPA, who should hold further information.

Please be aware that we only consider risks to groundwater. Risks to other

receptors (Human Health, Property, Ecology etc.) are the province of the Local Environmental Health Department and they should be contacted for further information.

We have no records of enforcement action on the landfill site, please also contact the local authority for additional details.

Please contact the local planning authority for details of any building and development conditions for the landfill site.

We only monitor groundwater levels in Principal Aquifers, which have significant water resource implications. In your area, the Principal Aquifer is the Chalk. Measured levels are dependent on a variety of factors, including aquifer properties, local geological and terrain conditions, time of measurement, seasonal variations and abstractions.

The depth to groundwater map shows the distance measured from the ground level to the top of the water in the borehole in the chalk aquifer. It is recorded as metres below ground level. Please see the attached Ground Water map.

I have attached our Standard Notice which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive:

[Redacted link]

Yours sincerely

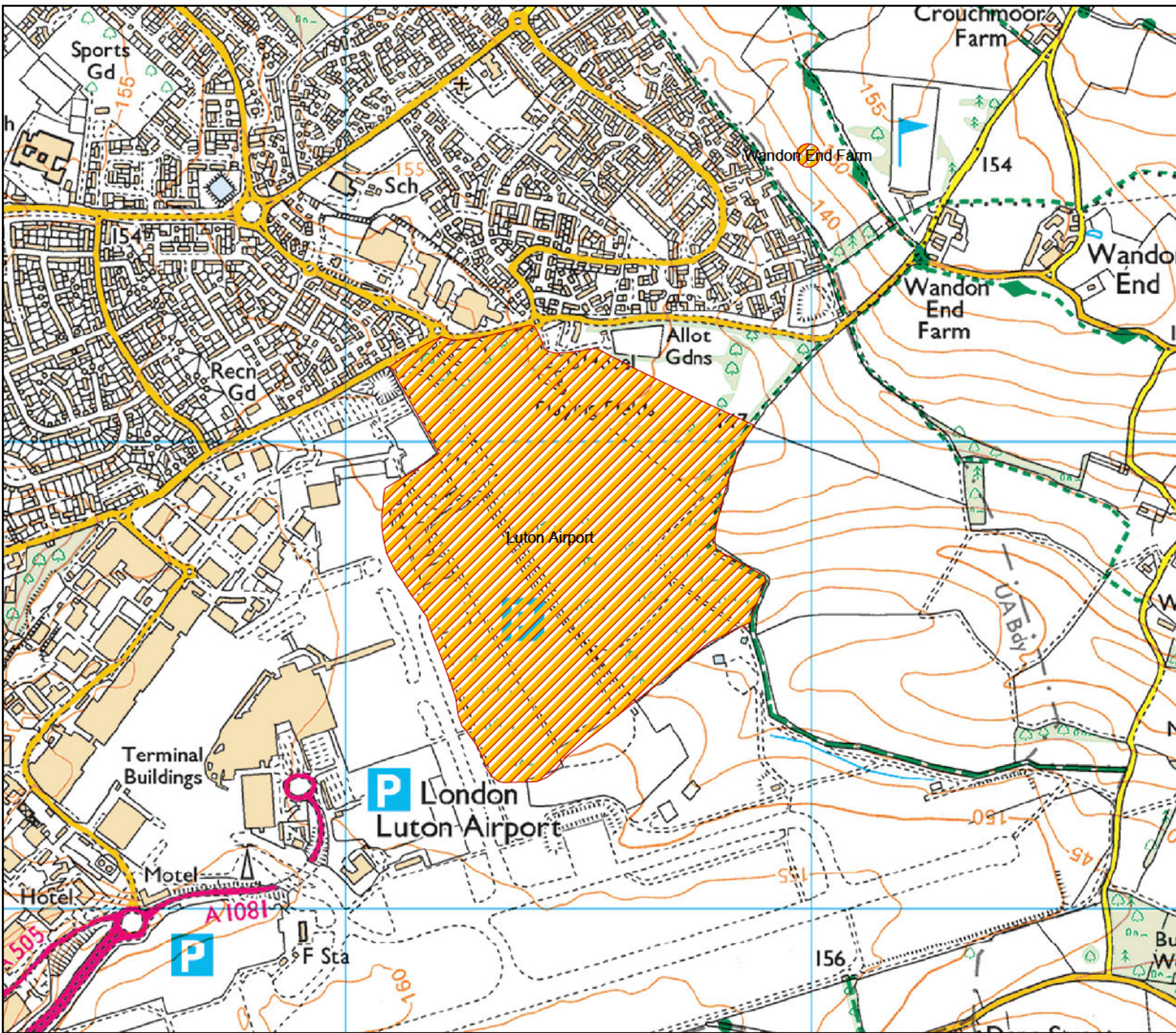
[Redacted signature]

Customers and Engagement Officer

Direct dial [Redacted]

Direct fax [Redacted]

Direct email HNLenquiries@environment-agency.gov.uk



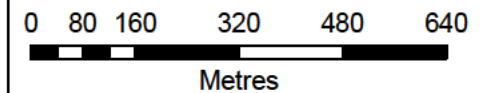
Environment Agency
 2 Bishops Square Business Park
 St Albans Road West
 Hatfield
 Hertfordshire
 AL10 9EX

Enquiry Ref: 4252JH
 Luton Airport

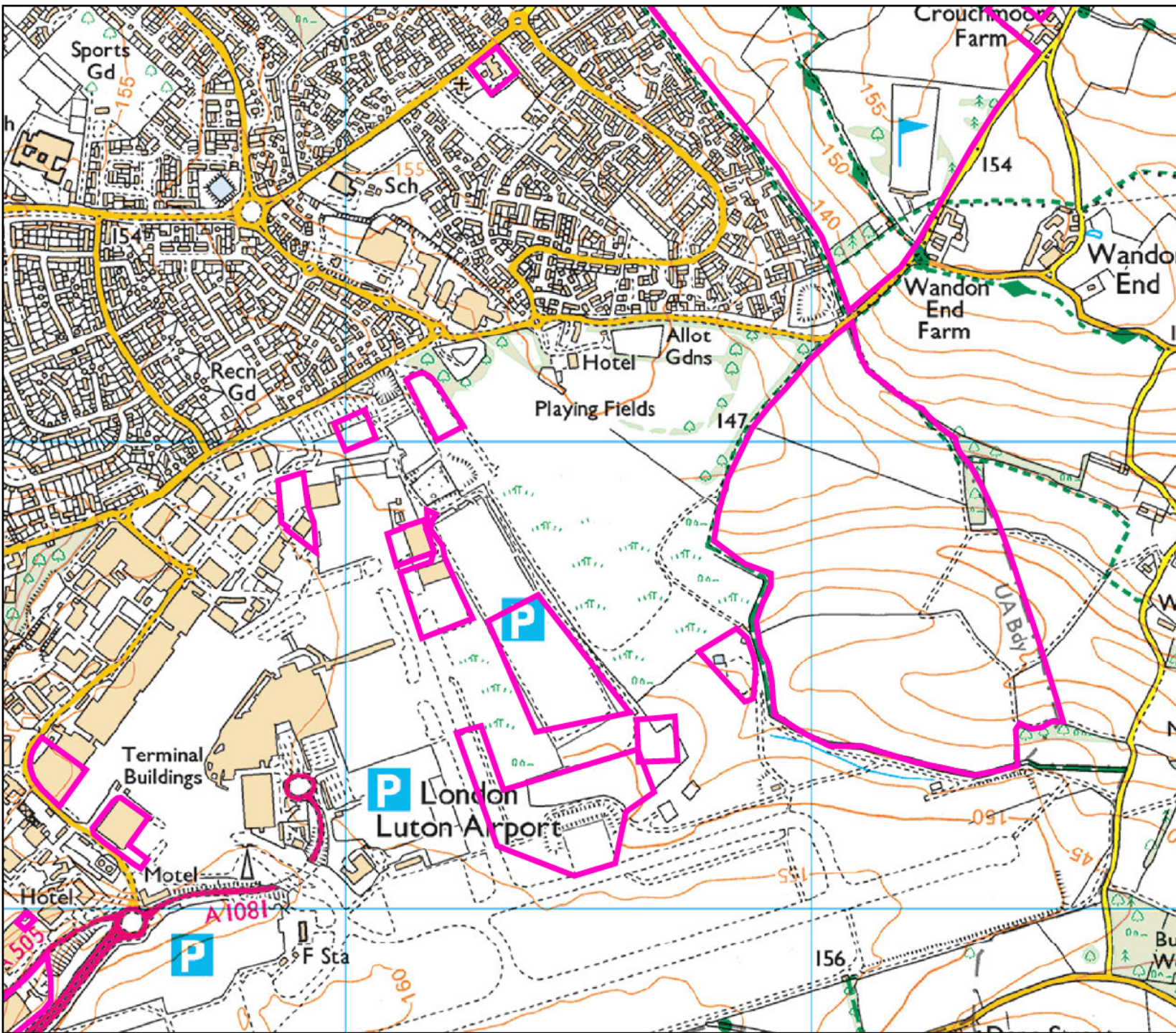
3 March 2016

Legend

 Old Landfill



Produced by:
 Customer and Engagement
 Hertfordshire and North London



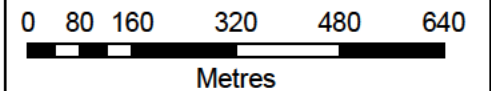
Environment Agency
 2 Bishops Square Business Park
 St Albans Road West
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 Hertfordshire
 AL10 9EX

Enquiry Ref: 4252JH
 Luton Airport

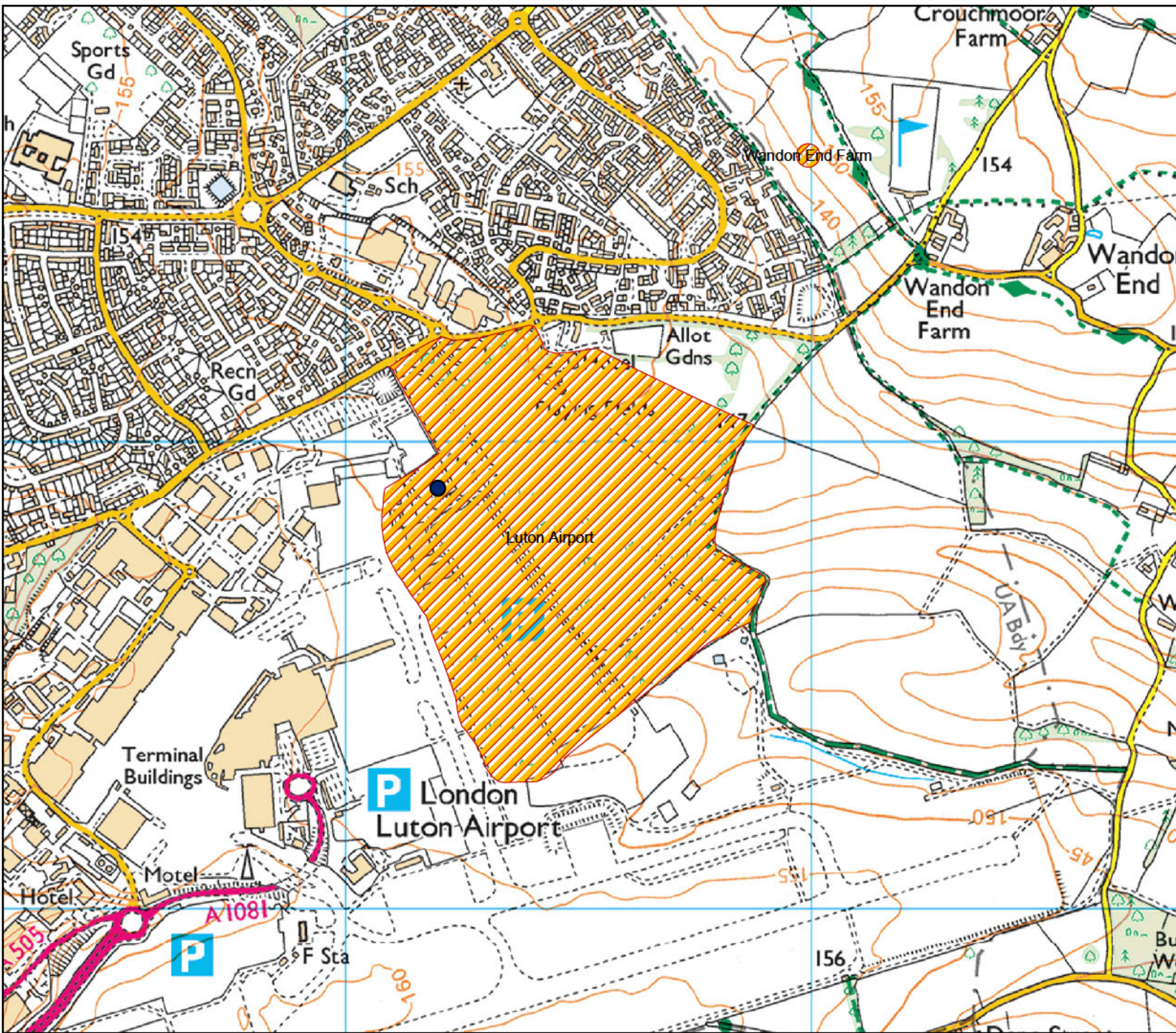
3 March 2016

Legend

 CL_Sites



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 Hertfordshire and North London



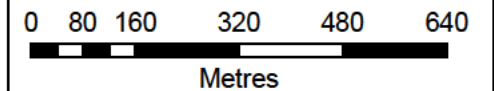
Environment Agency
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Enquiry Ref: 4252JH
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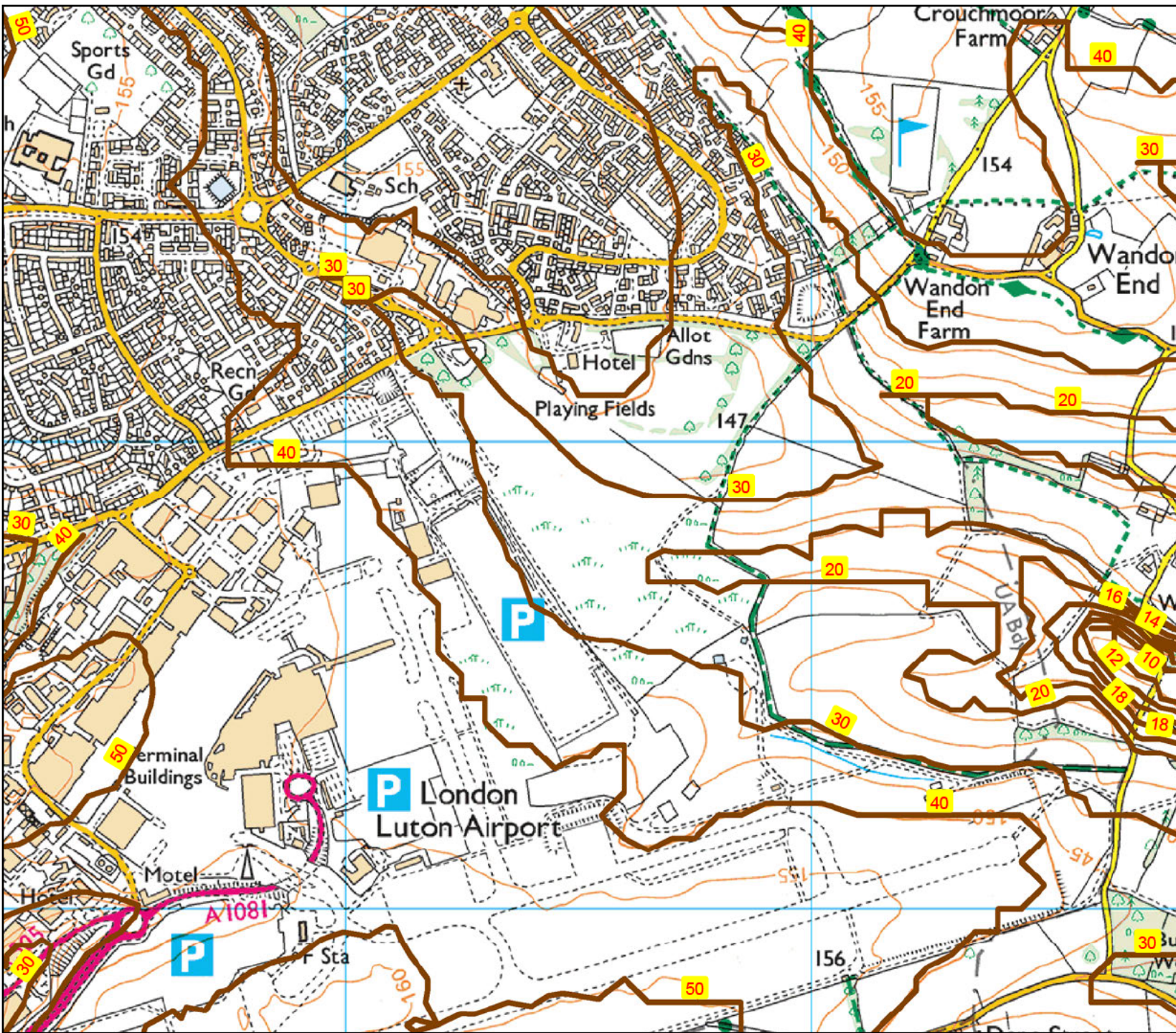
3 March 2016

Legend

-  Old Landfill
-  All Current WML



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Environment Agency
 2 Bishops Square Business Park
 St Albans Road West
 Hatfield
 Hertfordshire
 AL10 9EX

Enquiry Ref: 4252JH
 Luton Airport

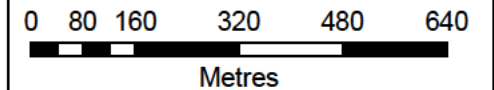
3 March 2016

Legend

Groundwater_flooding

Geology

- London Clay
- Superficial aquifer overlying London Clay
- Depth to Groundwater (m)



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 Hertfordshire and North London



**ENVIRONMENTAL PROTECTION ACT 1990.
SECTION 37
WASTE MANAGEMENT LICENCE
NOTICE OF MODIFICATION**

| | |
|---|---|
| LICENCE REF No:- WML80489 LICENCE HOLDER:- The Company Secretary Waste Recycling Limited Ground Floor West 900 Pavilion Drive Northampton Business Park Northampton NN4 7RG Company Reg No 2674166 | FACILITY TYPE: A11 (Transfer station) LICENSED FACILITY:- Civic Amenity Site Eaton Green Road Luton Bedfordshire LU2 9JD |
|---|---|

WHEREAS on the 10 November 1993 the Bedfordshire County Council granted a disposal licence (now to be treated as a waste management licence) in pursuance of its powers under Part I of the Control of Pollution Act 1974 for the above named facility.

AND WHEREAS on the 1 April 1995 the powers and duties of all waste regulation authorities in England and Wales being transferred to the Environment Agency ("the Agency") by virtue of section 2 of the Environment Act 1995.

AND WHEREAS on 31 March 1997, 29 October 1998 and 31 May 2001 the Environment Agency modified the conditions of the said licence

AND WHEREAS on 30 April 2004 the said licence was transferred to you.

AND WHEREAS on the 17 July 2006 you applied to the Environment Agency to modify the conditions of the said licence

NOTICE IS HEREBY GIVEN that the Agency modifies the conditions of the said licence in accordance with section 37(1)(a) and (b) of the Environmental Protection Act 1990 and as set out in the Schedule attached to this notice.



Dated 6 December 2006

Team Leader – Regulatory Waste

This modification shall take effect on **7 December 2006** at 00.01 hours

YOUR ATTENTION IS DRAWN TO THE RIGHTS OF APPEAL AT THE END OF THIS NOTICE.



SCHEDULE

CONDITIONS RELATING TO THIS MODIFICATION

Modification of conditions under section 37(1)(a) and (b) of the Environmental Protection Act 1990 are as follows:

Any references in this licence to "Special Waste" shall now be read as "Hazardous Waste".

Conditions modified under section 37(1) (b)

Conditions 1.3, 3.26 are deleted

Conditions modified under section 37(1) (a)

Condition 1.1 is deleted and replaced as follows:

1.1 Specified waste management operations

1.1.1 No waste management operations shall be authorised by this licence unless:

- a) specified in and undertaken in accordance with the limitations in the following table (Table 1.1), or
- b) otherwise required by the conditions of this licence as being an integral part of those operations

| Table 1.1 Specified waste management operations | | |
|--|--|---|
| Specified Waste Management Operation | Permitted Waste Types which may be subject to the Specified Operation | Limits on Specified Waste Management Operations |
| <p>D15 : Storage of waste pending any of the operations listed in paragraphs 1 to 14 of Part III of Schedule 4 of the 1994 Regulations (as amended), but excluding temporary storage, pending collection, on the site where the waste is produced.</p> <p>D9:Physico-Chemical Treatment of waste not listed elsewhere in this part of this schedule which results in final compounds or mixtures which are discarded by means of any of the operations listed in paragraphs 1 to 12 of this part of this schedule(for example evaporation, drying calcination).</p> <p>D14: Repackaging of waste prior to the waste being submitted to any of the operations listed in paragraph 1 to 13 of this part of this schedule.</p> <p>R3:Recycling or reclamation of organic substances which are not used as solvents, including composting and other biological transformation processes.</p> <p>R4: Recycling and reclamation of metal and metal compounds.</p> <p>D5: Recycling and reclamation of other inorganic materials.</p> | <p>Permitted waste types shall only be in accordance with Section 3.1 of the working plan.</p> | <p>Maximum storage capacity 250 tonnes at any one time.</p> <p>Included in the above figure, no more than 10 tonnes of hazardous waste destined for disposal shall be stored at any one time.</p> <p>Fluorescent tubes shall only be stored in clearly labelled containers located in a dedicated area.</p> <p>Refrigerators shall only be stored in a dedicated area and not exceed a height of 2.5 metres or 2 fridge units high.</p> <p>Waste mineral, synthetic and readily bio-degradable engine, gear and lubricating oils shall only be stored in accordance with conditions 2.4, 2.9 and 3.2</p> <p>All hazardous waste of a solid nature shall be stored in appropriately labelled container in accordance with conditions 2.9, 3.2 and 3.3.</p> <p>All hazardous wastes of a liquid nature shall be stored in accordance with conditions 2.9, 3.4 3.5 and 3.6.</p> <p>Containers holding waste shall only be stored on an impermeable concrete surface.</p> |

Condition 1.1.2 and Appendix A are added pursuant to section 37(1)(a)

Condition 1.1.2 Permitted Quantities of waste.

The total quantity of waste accepted at the site per year shall not exceed 24,999 tonnes.

**APPENDIX A
LIST OF WASTES THAT CAN BE ACCEPTED AT THE SITE:**

| Waste Code | Description |
|-------------------|---|
| 03 | Wastes from wood processing and the production of panels and furniture, pulp paper and cardboard |
| 03 01 | Wastes from wood processing and the production of panels and furniture, pulp, paper and cardboard |
| 03 01 01 | Waste bark and cork |
| 03 01 05 | Waste bark and cork sawdust, shavings, cuttings, wood, particle board and veneer other than those mentioned in 03 01 04 |
| 13 | Oil wastes and wastes of liquid fuels |
| 13 02 | Waste engine, gear and lubricating oils |
| 13 02 04* | Mineral-based chlorinated engine, gear and lubricating oils |
| 13 02 05* | Mineral-based non-chlorinated engine, gear and lubricating oils |
| 13 02 06* | Synthetic engine, gear and lubricating oils |
| 13 02 07* | Readily biodegradable engine, gear and lubricating oils |
| 13 02 08* | Other engine, gear and lubricating oils |
| 15 | Waste packaging; absorbents, wiping cloths, filter materials and protective clothing not otherwise permitted |
| 15 01 | Packaging |
| 15 01 02 | Plastic packaging |
| 16 | Wastes not otherwise specified in the list |
| 16 01 | End-of-life vehicles and waste from dismantling of end-of life vehicles and vehicle maintenance |
| 16 01 03 | End of life tyres |
| 16 01 07* | Oil filters |
| 16 06 | Batteries and accumulators |
| 16 06 01* | Lead batteries |
| 17 01 | Concrete, bricks, tiles and ceramics |
| 17 01 01 | Concrete |
| 17 01 02 | Bricks |
| 17 01 03 | Tiles and ceramics |
| 17 01 07 | Mixtures of concrete bricks, tiles and ceramics other than those mentioned in 17 01 06 |
| 17 02 | Wood, glass and plastic |
| 17 02 01 | Wood |
| 17 02 02 | Glass |
| 17 02 03 | Plastic |
| 17 04 | Metals (including their alloys) |
| 17 04 01 | Copper, bronze, brass |
| 17 04 02 | Aluminium |
| 17 04 03 | Lead |
| 17 04 04 | Zinc |
| 17 04 05 | Iron and steel |
| 17 04 06 | Tin |
| 17 04 07 | Mixed metals |
| 17 04 11 | Cables other than those mentioned in 17 04 10 |
| 17 05 | Soil (including excavated soil from contaminated sites), stones and dredging spoil |
| 17 05 04 | Soil and stones other than those mentioned in 17 05 03 |
| 17 05 06 | Dredging spoil other than those mentioned in 17 05 05 |
| 17 06 | Insulation materials and asbestos-based construction materials |
| 17 06 04 | Insulation materials other than those mentioned in 17 06 01*(insulation materials containing asbestos) and 17 06 03*(other insulation materials consisting of or containing dangerous substances) |

| | |
|--------------|---|
| 17 08 | Gypsum based construction material |
| 17 08 02 | Gypsum based construction materials other than those mentioned in 17 08 01 |
| 17 09 | Other construction and demolition waste |
| 17 09 04 | Mixed construction and demolition waste other than those mentioned in 17 09 01, 17 09 02 and 17 09 03 |
| 19 | Wastes from waste management facilities, off-site waste water treatment plants and preparation of water intended for human consumption/industrial use |
| 19 12 | Wastes from the mechanical treatment of wastes (for example sorting, crushing, compacting, pelletising) not otherwise specified |
| 19 12 01 | Paper and cardboard |
| 19 12 02 | Ferrous metal |
| 19 12 03 | Non-ferrous metal |
| 19 12 04 | Plastic and rubber |
| 19 12 05 | Glass |
| 19 12 07 | Wood other than that mentioned in 19 12 06 |
| 19 12 08 | Textiles |
| 19 12 09 | Minerals (for example sand, stones) |
| 19 12 12 | Other wastes (including mixtures of minerals) from mechanical treatment of wastes other than those mentioned in 19 12 11 (from mechanical treatment of waste containing dangerous substances) |
| 20 | Municipal wastes (Household waste and similar commercial, industrial and institutional wastes) including separately collected fractions |
| 20 01 | Separately collected fractions (except 15 01) |
| 20 01 01 | Paper and cardboard |
| 20 01 02 | Glass |
| 20 01 10 | Clothes |
| 20 01 11 | Textiles |
| 20 01 13* | Solvents |
| 20 01 19* | Pesticides |
| 20 01 21* | Fluorescent tubes and other mercury containing waste |
| 20 01 23* | Discarded equipment containing chlorofluorocarbons |
| 20 01 25 | Edible oil and fat |
| 20 01 27* | Resins containing dangerous paint, inks, adhesives and substances |
| 20 01 28 | Paint, inks, adhesives and resins other than those mentioned in 20 01 27 |
| 20 01 33* | Batteries and accumulators included in 16 06 01, 16 06 02 or 16 06 03 and unsorted batteries and accumulators containing these batteries |
| 20 01 34 | Batteries and accumulators other than those mentioned in 20 01 33 |
| 20 01 35* | Discarded electrical and electronic equipment other than those mentioned in 20 01 21 and 20 01 23 containing hazardous components |
| 20 01 36 | Discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35 |
| 20 01 37* | Wood containing dangerous substances |
| 20 01 38 | Wood other than that mentioned in 20 01 37 |
| 20 01 39 | Plastics |
| 20 01 40 | Metals |
| 20 02 | Garden and park wastes (including cemetery waste) |
| 20 02 01 | Biodegradable waste |
| 20 02 02 | Soil and stones |
| 20 02 03 | Other non-biodegradable wastes |
| 20 03 | Other municipal wastes |
| 20 03 01 | Mixed municipal waste |
| 20 03 02 | Waste from markets |
| 20 03 03 | Street cleaning residues |

EXPLANATORY NOTES - RIGHTS OF APPEAL

Section 43(1) of the Environmental Protection Act 1990 provides that —

Where, except in pursuance of a direction given by the Secretary of State,

- (a) an application for a licence or a modification of the conditions of a licence is rejected
- (b) a licence is granted subject to conditions,

the applicant may appeal from the decision to the Secretary of State. Therefore if you feel aggrieved by the decision or any of the conditions to the licence as granted you may obtain the appropriate form on which to give written notice of an appeal from:-

Environmental Appeals Administration
The Planning Inspectorate
Room 4/19
Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel: 0117 372 8726
Fax: 0117 372 8139

This notice of appeal should be accompanied by the following information: a copy of the licence; a copy of any correspondence relevant to the appeal; a copy of any other document relevant to the appeal including, in particular, any relevant consent, determination, notice, planning permission, established use certificate or certificate of lawful use or development; and a statement indicating whether you wish the appeal to be in the form of a hearing or on the basis of written representations. You are also required to serve a copy of your notice of appeal, together with copies of any of the above documents that have accompanied your notice of appeal, on the Environment Agency, Apollo Court, 2 Bishop Square, St Albans Road West, Hatfield, Herts. AL10 9EX. You should appeal within 6 months of the date that this notice takes effect but the Secretary of State may allow notice of appeal to be given after the expiry of this time period.

**ENVIRONMENTAL PROTECTION ACT 1990.
SECTION 37
WASTE MANAGEMENT LICENCE
NOTICE OF MODIFICATION**

| | |
|---|---|
| LICENCE REF No:- WML80489 LICENCE HOLDER:- The Company Secretary Waste Recycling Limited Ground Floor West 900 Pavilion Drive Northampton Business Park Northampton NN4 7RG Company Reg No 2674166 | FACILITY TYPE: A11 (Transfer station) LICENSED FACILITY:- Civic Amenity Site Eaton Green Road Luton Bedfordshire LU2 9JD |
|---|---|

WHEREAS on the 10 November 1993 the Bedfordshire County Council granted a disposal licence (now to be treated as a waste management licence) in pursuance of its powers under Part I of the Control of Pollution Act 1974 for the above named facility.

AND WHEREAS on the 1 April 1995 the powers and duties of all waste regulation authorities in England and Wales being transferred to the Environment Agency ("the Agency") by virtue of section 2 of the Environment Act 1995.

AND WHEREAS on 31 March 1997, 29 October 1998, 31 May 2001 and 6 December 2006 the Environment Agency modified the conditions of the said licence

AND WHEREAS on 30 April 2004 the said licence was transferred to you.

NOTICE IS HEREBY GIVEN that the Agency modifies the conditions of the said licence in accordance with section 37(1)(a) of the Environmental Protection Act 1990 and as set out in the Schedule attached to this notice.



Dated 30 March 2007

Team Leader – Regulatory Waste

This modification shall take effect on 30 March 2007 at 00.01 hours

YOUR ATTENTION IS DRAWN TO THE RIGHTS OF APPEAL AT THE END OF THIS NOTICE.



SCHEDULE

CONDITIONS RELATING TO THIS MODIFICATION

Condition modified under section 37(1) (a) of the Environmental Protection Act 1990 is as follows:

Condition 1.1 is deleted and replaced as follows:

1.1 Specified waste management operations

1.1.1 No waste management operations shall be authorised by this licence unless:

- a)** specified in and undertaken in accordance with the limitations in the following table (Table 1.1), or
- b)** otherwise required by the conditions of this licence as being an integral part of those operations

Table 1.1 Specified waste management operations

| Specified Waste Management Operation | Permitted Waste Types which may be subject to the Specified Operation | Limits on Specified Waste Management Operations |
|---|--|---|
| <p>D15 : Storage of waste pending any of the operations listed in paragraphs 1 to 14 of Part III of Schedule 4 of the 1994 Regulations (as amended), but excluding temporary storage, pending collection, on the site where the waste is produced.</p> <p>D9:Physico-Chemical Treatment of waste not listed elsewhere in this part of this schedule which results in final compounds or mixtures which are discarded by means of any of the operations listed in paragraphs 1 to 12 of this part of this schedule(for example evaporation, drying calcination).</p> <p>D14: Repackaging of waste prior to the waste being submitted to any of the operations listed in paragraph 1 to 13 of this part of this schedule.</p> <p>R3:Recycling or reclamation of organic substances which are not used as solvents, including composting and other biological transformation processes.</p> <p>R4: Recycling and reclamation of metal and metal compounds.</p> <p>R5: Recycling and reclamation of other inorganic materials.</p> <p>R13: Storage of waste pending any of the operations listed in paragraph 1 to 12 of this part of this Schedule, but excluding temporary storage, pending collection on the site where it is produced (R13).</p> | <p>Permitted waste types shall only be in accordance with Section 3.1 of the working plan.</p> | <p>Maximum storage capacity 250 tonnes at any one time.</p> <p>Included in the above figure, no more than 10 tonnes of hazardous waste destined for disposal shall be stored at any one time.</p> <p>Fluorescent tubes shall only be stored in clearly labelled containers located in a dedicated area.</p> <p>Refrigerators shall only be stored in a dedicated area and not exceed a height of 2.5 metres or 2 fridge units high.</p> <p>Waste mineral, synthetic and readily bio-degradable engine, gear and lubricating oils shall only be stored in accordance with conditions 2.4, 2.9 and 3.2</p> <p>All hazardous waste of a solid nature shall be stored in appropriately labelled container in accordance with conditions 2.9, 3.2 and 3.3.</p> <p>All hazardous wastes of a liquid nature shall be stored in accordance with conditions 2.9, 3.4 3.5 and 3.6.</p> <p>Containers holding waste shall only be stored in accordance with conditions 2.3, 3.2, 3.4 and 3.7</p> |

EXPLANATORY NOTES - RIGHTS OF APPEAL

Section 43(1) of the Environmental Protection Act 1990 provides that —

Where, except in pursuance of a direction given by the Secretary of State,

- (a) an application for a licence or a modification of the conditions of a licence is rejected
- (b) a licence is granted subject to conditions,

the applicant may appeal from the decision to the Secretary of State. Therefore if you feel aggrieved by the decision or any of the conditions to the licence as granted you may obtain the appropriate form on which to give written notice of an appeal from:-

Environmental Appeals Administration
The Planning Inspectorate
Room 4/19
Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel: 0117 372 8726
Fax: 0117 372 8139

This notice of appeal should be accompanied by the following information: a copy of the licence; a copy of any correspondence relevant to the appeal; a copy of any other document relevant to the appeal including, in particular, any relevant consent, determination, notice, planning permission, established use certificate or certificate of lawful use or development; and a statement indicating whether you wish the appeal to be in the form of a hearing or on the basis of written representations. You are also required to serve a copy of your notice of appeal, together with copies of any of the above documents that have accompanied your notice of appeal, on the Environment Agency, Apollo Court, 2 Bishop Square, St Albans Road West, Hatfield, Herts. AL10 9EX. You should appeal within 6 months of the date that this notice takes effect but the Secretary of State may allow notice of appeal to be given after the expiry of this time period.



ENVIRONMENT
AGENCY

ENVIRONMENTAL PROTECTION ACT 1990
WASTE MANAGEMENT LICENCE

NOTICE OF MODIFICATION

SECTION 37

TO: Luton Borough Council
of: Town Hall
Luton
Bedfordshire
LU1 2BQ

LICENCE No: 32/1993 (WML80489)

WHEREAS on the 10 November 1993 Bedfordshire County Council granted a disposal licence (now to be treated as a waste management licence) relating to land at Luton Tidy Tip Civic Amenity Site, Eaton Green Road, Luton to Mr R J Miller of 2 Close Road, Pavenham, Bedford

AND WHEREAS on 29 October 1998 the Environment Agency (the powers and duties of all the waste regulation authorities in England and Wales being transferred to the Environment Agency by virtue of section 2 of the Environment Act 1995) transferred the said licence to Mr R Taaffe trading as CA Management Services of Marsh Farm, Salford Priors, Evesham, Worcestershire, WR11 5SG

AND WHEREAS on 31 May 2001 the Environment Agency transferred the said licence to you,

AND WHEREAS on 31 March 1997 and 29 October 1998 the Environment Agency modified the conditions of the said licence

AND WHEREAS on 16 August 2000 you applied to the Environment Agency to transfer the said licence

NOW the Environment Agency **HEREBY GIVES NOTICE** of modifying the said conditions as shown on the attached schedule.

This modification is made pursuant to the Environmental Protection Act 1990 section 37(1)(a) and shall take effect at 00.01 hours on 1 June 2001.



Date: 31 May 2001.

Team Leader – Waste Licensing

YOUR ATTENTION IS DRAWN TO THE RIGHTS OF APPEAL DETAILED IN THE NOTES AT THE END OF THIS MODIFICATION

The Environment Agency, Apollo Court, 2 Bishop Square, St Albans Road West, Hatfield, Herts. AL10 9EX
Tel: 01707 632300 Fax: 01707 632500



Schedule

Condition 3.26 is deleted and replaced as follows

Maintenance of financial provision

- 3.26 The financial provision for meeting the obligations under this Licence set out in the Agreement made between the Licence Holder and the Agency dated 31 May 2001 shall be maintained by the Licence Holder throughout the subsistence of this Licence and the Licence Holder shall produce evidence of such provision whenever required by the Agency.

EXPLANATORY NOTES – RIGHTS OF APPEAL

Section 43(1) of the Environmental Protection Act 1990 provides that

Where, except in pursuance of a direction given by the Secretary of State —

- a) an application for a licence or a modification of the conditions to the licence is rejected
- b) the conditions of a licence are modified

the applicant may appeal from the decision to the Secretary of State.

Therefore if you feel aggrieved by the decision or any of the conditions to the licence as granted you may obtain the appropriate form on which to give written notice of an appeal from:

Environmental Appeals Administration
The Planning Inspectorate
Room 4/19
Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel: 0117 372 8235/8812

Fax: 0117 372 6093

This notice of appeal should be accompanied by the following information: a copy of the licence; a copy of any correspondence relevant to the appeal; a copy of any other document relevant to the appeal including, in particular, any relevant consent, determination, notice, planning permission, established use certificate or certificate of lawful use or development; and a statement indicating whether you wish the appeal to be in the form of a hearing or on the basis of written representations. You are also required to serve a copy of your notice of appeal on the Environment Agency at Apollo Court, 2 Bishop Square, St Albans Road West, Hatfield, Herts, AL10 9EX. You should appeal within 6 months of the date that this notice takes effect but the Secretary of State may allow notice of appeal to be given after the expiry of this time period.



**County
Engineers**

WASTE REGULATION

CONTROL OF POLLUTION ACT 1974 PART I (WASTE ON LAND)

DISPOSAL LICENCE NUMBER:
32/1993

HOLDER OF LICENCE
(Name and Address)



LOCATION OF FACILITY
**LUTON TIDY TIP
EATON GREEN ROAD LUTON**

NATURE OF FACILITY
CIVIC AMENITY SITE

**SEWRAC
Member**

Waste Regulation Unit
County Engineer's Department
County Hall
BEDFORD MK42 9AP

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APPENDICES

SCHEDULE OF CATEGORIES OF WASTE
APPEALS PROCEDURES

Dated 10 NOV 1993

BEDFORDSHIRE COUNTY COUNCIL

THE CONTROL OF POLLUTION ACT 1974 - PART 1

THE COLLECTION AND DISPOSAL OF WASTE REGULATIONS 1988

THE CONTROL OF POLLUTION (SPECIAL WASTE) REGULATIONS 1980

DISPOSAL LICENCE FOR CONTROLLED WASTES

TO: (a) R J Miller (a) Licence Holder

(b) (b) (Agents or local representatives of Licence Holder)

The Bedfordshire County Council, the Disposal Authority for Bedfordshire under the Control of Pollution Act, 1974, in pursuance of its powers under the aforementioned Act and Regulations HEREBY GRANTS A DISPOSAL LICENCE to:-

[REDACTED] (herein called the Licence Holder) for those activities described in Section 3(1) of the said Act and in paragraph (2) hereunder, upon the land hereinafter described while in the occupation of the licence holder, and in accordance with the conditions specified in this licence.

- | | |
|--|---|
| (1) Description and location of land to which licence relates: | Civic Amenity Site, Eaton Green Road, Luton as outlined in red on the plan attached to this licence |
| O. S. Map No. | TL12SW |
| Grid Reference. | TL122219 |
| (2) Deposit or use to which the licence relates. | Sorting, storing & transfer of household waste. |

For the purpose of this licence the term "Special Waste" shall have the meaning assigned to it by Regulation 2 of the Control of Pollution (Special Waste) Regulations, 1980 and the term "Clinical Waste" shall have the meaning assigned to it by " The Collection and Disposal of Waste Regulations 1988

This Disposal Licence took effect on 7 October 1993 and is issued subject to the following conditions:-

SECTION 1: ACCEPTABLE WASTES AND QUANTITIES

1.1 The type and quantity of waste in respect of which the deposit or use is authorised shall only be as follows:

| <u>Category of Waste</u> | <u>Maximum Storage</u> |
|--------------------------|------------------------|
| Household waste only | |
| Comprising A, B & C | 250 Tonnes |
| Comprising D & E | 0.1 Tonnes |

1.2 Notwithstanding condition 1.1 above, the quantities of waste accepted shall not exceed the operational capacity of the facility.

1.3 Only household wastes as defined in The Controlled Waste Regulations 1992 shall be accepted at the site.

SECTION 2: SITE PREPARATION

2.1 At least one month prior to operations commencing, a working plan shall be submitted to the Waste Regulation Authority (WRA) showing how the facility is to be operated and the methods to be used in implementing these conditions.

2.2 The site shall be fenced with security fencing not less than 1.8 m high around the entire perimeter. Double steel gates shall be provided of similar height in the locations indicated in the working plan. Gates and fencing shall be maintained to the reasonable satisfaction of the WRA and all reasonable precautions taken to prevent unauthorised access.

2.3 The operational areas as detailed in the working plan, shall be surfaced in concrete or tar macadam. All surfaced areas shall be drained into oil/petrol interceptors of a design and in a location approved by the WRA.

2.4 Tanks used for the storage of waste oil shall be sited on an impervious base and bunded such that all valves, drain and fill pipes are contained and the bund shall have a capacity of 110% of the tank.

- 2.5 A site control office/messroom shall be provided with toilet and washing facilities and telephone.
- 2.6 A store shall be provided for tools, materials and equipment used on the site.
- 2.7 A site identification board of durable materials and finish shall be displayed at the site entrance showing, in letters not less than 25mm high, the name and telephone number of the site, the hours of opening, the name, address and telephone number of the Licensing Authority, telephone number, to contact outside normal opening hours in case of emergency.
- 2.8 Lighting shall be provided such that all operational areas are adequately lit during the hours of darkness. Adequately lit shall mean a 10 Lux average at ground level.
- 2.9 All containers, tanks, enclosures and other storage facilities shall be of an appropriate design and construction and be marked to show their contents.

SECTION 3: OPERATIONS

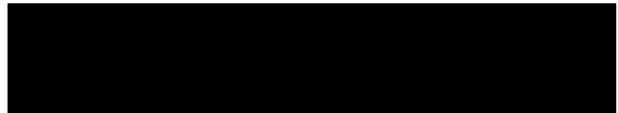
- 3.1 The quantity of waste accepted shall at no time exceed the cumulative capacity of the containers on the site.
- 3.2 All wastes shall be placed directly into the appropriate container. No wastes shall be stored other than in the appropriate container or enclosure as described in the approved working plan.
- 3.3 Wastes shall be segregated to maximise recycling potential and shall be placed in the container designated for that material.
- 3.4 A sealed, compartmentalised, waterproof, lockable container shall be provided for the storage of chemicals, pesticides or other dangerous substances brought to the site. The base of the container shall be lined with absorbent material suitable for the use with chemicals, to a depth of 75mm. The container shall be kept locked at all times other than when materials are being placed in or taken out of the container. Only the site operator and persons authorised by the WRA shall have access to the container. The container shall be marked 'CHEMICALS' and shall have the appropriate warning signs affixed in accordance with COSHH Regulations.
- 3.5 Incompatible chemicals and other dangerous substances placed in the chemical container shall be segregated according to their hazard. The chemical container shall be accommodated in a secure position as detailed on the approved working plan.
- 3.6 The chemical container shall not be allowed to become full. The WRA shall be notified in advance and where appropriate, in accordance with the Special Waste Regulations, when the chemical container is to be emptied, which in any event shall be at not greater than three monthly intervals.
- 3.7 Waste once placed in any container or compactor shall not be removed or sorted over except by the site operatives.

- 3.8 All waste containers shall be emptied in sequence as soon as practicable after they are filled but in any event within three working days.
- 3.9 The approaches to the site and operational area and general environs of the site shall be cleared of litter and fly tipped refuse daily. The site shall be kept in a clean and tidy condition at all times.
- 3.10 Any spillage on the site shall be immediately cleared up utilising absorbent material where appropriate. A supply of not less than 10 kg of absorbent material shall be kept on site at all times.
- 3.11 All compactors, containers, tanks and surfaced areas shall be washed down at least once a month to remove all excessive dirt and grease.
- 3.12 The facility shall be operated such that no smells or obnoxious odours are generated. In the event that odours inadvertently occur they shall be immediately dealt with by the methods stated in the working plan, such that the odour is eliminated within two hours.
- 3.13 No waste shall be burned within the boundaries of the site. A fire at the site shall be regarded as an emergency and immediate action shall be taken to extinguish it. Fire fighting equipment to the standard required by the Fire Safety Officer shall be provided at the site.
- 3.14 All equipment used on the site shall be kept in good repair and regularly serviced and used only in accordance with the manufacturer's instructions.
- 3.15 Staff and supervision shall be provided during all opening hours adequate to carry out all site operations, the requirements of these conditions and to direct and assist users of the site.
- 3.16 A copy of the site licence and operational procedures shall be displayed in the site control office.
- 3.17 A record shall be kept in the form required by the Controlled Waste (Duty of Care) Regulations of all waste materials removed from the site. A return shall be submitted quarterly to the WRA, on the form provided by the Authority, of all waste disposed of or recycled from the site.
- 3.18 In the case of chemicals or other dangerous substances brought to the site, a record shall be kept of the date, name, address and telephone number of the person delivering the waste also the nature and quantity of the waste. These records shall be returned to the WRA at least monthly.
- 3.19 The site shall be inspected daily for evidence of rodents or insects. Any infestation shall be immediately treated in accordance with the procedures detailed in the working plan such that the nuisance is eliminated.

3.20 The terms and conditions of this licence shall be made known to all persons who are given responsibility for the management or control of the site.

3.21 Operating hours will be as follows:-

0900 to 2000 hrs Mon - Sun, from 1 May to 30 Sept
0900 to 1700 hrs Mon to Sun, 1 October to 30 April
Except Christmas, Boxing and New Years Days

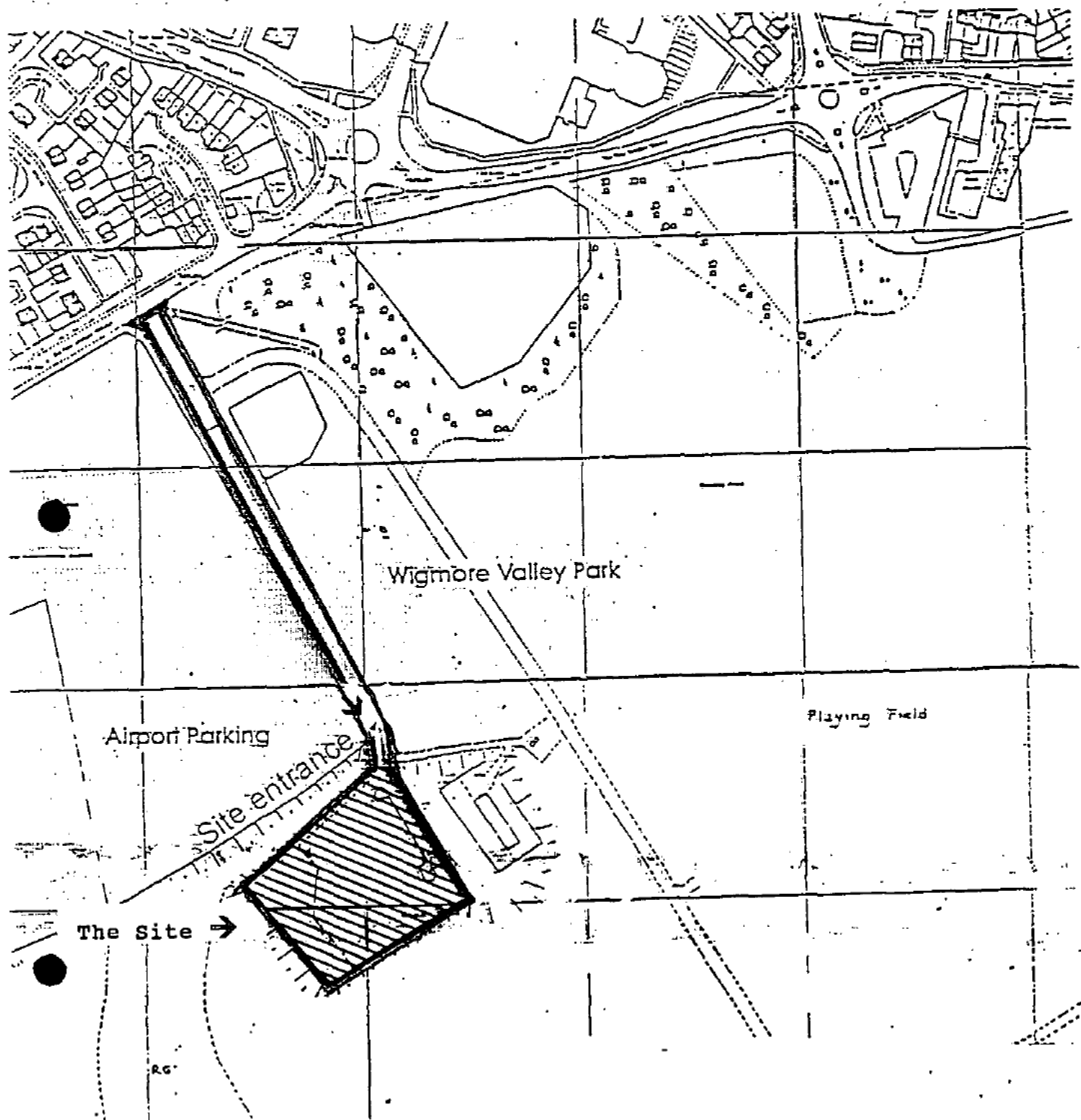


County Solicitor

Dated... 10 NOV 1993.....

Advisory Notes

- i In the event of any accident resulting in the death or serious bodily injury to any person as a result of operations on the site, the licensee should notify the enforcing authority for the purposes of the Health and Safety at Work etc. Act 1974. In most cases this will be the Health and Safety Executive, but for offices, shops and distribution centres will be the Environmental Health Department of the Local Authority.
- ii Any liquid discharge into watercourses and drainage systems requires the approval of the National Rivers Authority (Anglian Region).
- iii In complying with the licensing provisions of the Control of Pollution Act 1974 the site occupier is not absolved from his responsibilities under other requirements of the Act and any other relevant legislation, including the Health and Safety at Work etc. Act, the Town and Country Planning Acts, the Public Health Acts, the Clean Air Acts, the Alkali etc. Works Regulations and Orders, the C.O.S.H.H. Regulations and the Environmental Protection Act 1990.



| | | | |
|---|---------------------------|---|------------------|
| | | County Engineer County Hall Cauldwell Street Bedford. MK42 9AP | |
| TITLE Tidy Tip Eaton Green Road Luton | | | |
| DATE September 1993 | DRAWN BY G.E.J. | DRAWING No./REF Plan to Schedule No. 6 | NORTH |
| SCALE 1:2500 | | | |

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Notice of variation with introductory note

The Environmental Permitting (England & Wales) Regulations 2010

FCC Recycling (UK) Limited

Eaton Green Household Waste
Recycling Centre
Eaton Green Road
Luton
Bedfordshire
LU2 9HB

Variation application number

EPR/XP3597NS/V004

Permit number

EPR/XP3597NS

Eaton Green Household Waste Recycling Centre

Permit number **EPR/XP3597NS**

Introductory note

This introductory note does not form a part of the notice

The following notice gives notice of the variation of an environmental permit.

The permit has been varied to change the company name from Waste Recycling Limited to FCC Recycling (UK) Limited. The company registration number will not change.

The status log of a permit sets out the permitting history, including any changes to the permit reference number

| Status log of the permit | | |
|---|-------------|--|
| Description | Date | Comments |
| Licence Issued to [REDACTED] | 10/11/93 | Issued by Bedfordshire County Council |
| Modification | 31/03/97 | |
| Licence modified and transferred to [REDACTED] | 29/10/98 | |
| Licence modified and transferred to Luton Borough Council | 31/05/2001 | |
| Licence transferred to Waste Recycling Limited | 17/07/06 | |
| Modification | 07/12/06 | |
| Modification | 30/03/07 | |
| EPR/XP3597NS allocated | | |
| Notified of change of company name | 13/09/12 | Name changed to FCC Recycling (UK) Limited |
| Variation issued EPR/XP3597NS/V004 | 27/09/12 | Varied permit issued to FCC Recycling (UK) Limited |

End of introductory note

Notice of variation

The Environmental Permitting (England and Wales) Regulations 2010

The Environment Agency in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2010 varies

permit number
EPR/XP3597NS

issued to
FCC Recycling (UK) Limited (“the operator”)

whose registered office is

Ground Floor West
900 Pavilion Drive
Northampton Business Park
Northampton
NN4 7RG

company registration number **02674166**

to operate a regulated facility at

Eaton Green Household Waste Recycling Centre
Eaton Green Road
Luton
Bedfordshire
LU2 9HB

as follows

Change of operator name from Waste Recycling Limited to FCC Recycling (UK) Limited.

The notice shall take effect from 27/09/2012.

| Name | Date |
|---|------------|
|  | 27/09/2012 |

Authorised on behalf of the Environment Agency

B2 Bedfordshire Archives and Record Services

file 14/3/67 #1/X/14/3/6F

~~Joint Meeting of Policy & Resources and Environmental Services Committee~~

13th January 1978

~~Subsequently~~
Agenda Item 3.

WASTE DISPOSAL - LUTON CIVIC AMENITY SITE

Report of ~~Chief Executive and~~ ^{the} County Surveyor

made at the
meeting on 23
September 1977
(Minutes)

REPORT

1. REASON FOR ~~MEETING~~

The Policy & Resources Committee on 24 November referred back ~~the~~ Recommendation of the Environmental Services Committee that the Luton Civic Amenity Site at Luton should be withdrawn from the moratorium on Locally Determined Sector projects in the 1977/78 Capital Programme and that the scheme should go ahead. Virement and a Supplementary Estimate to meet the estimated cost were also required.

The Environmental Services Committee, whose Advisory Group had visited the site, prior to their ^{purchase} consideration on 28th October, determined at their meeting on 25 November to ask Policy & Resources Committee for a Special Meeting so that the Council at their ^{its} meeting on 15 December ~~may~~ could debate the subject. ~~(This procedure meets the requirements of Standing Order 49).~~

Insert
A from
attached
letter

The Environmental Services Committee took the view that it was important that Council had the opportunity to consider the issues on the 15 December in view of the situation which would arise if no alternative arrangements were made before the Council's next meeting on February 23rd.

2. BACKGROUND

Civic Amenity Sites are provided under the Civic Amenities Act 1967 by Local Authorities for members of the public to deposit their own garden and domestic waste.

The Council's policy contained in the Waste Disposal Plan endorsed as a basis of the Council's Waste Disposal activity, has been to provide purpose built Civic Amenity Sites in the major urban areas. Phase I was to make provision for the Luton, Dunstable and Bedford areas, with provision in Ampthill, Leighton Buzzard and Biggleswade following in Phase II.

Sites in Dunstable (French's Avenue) and Bedford (Barkers Lane) were opened in 1975 and 1976 respectively. Both are extensively used.

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In Luton, a Civic Amenity Site has been operated by the Luton Borough Council (since 1974 as the County Council's Agent) at the Airport Waste Disposal site.

The Waste Disposal site at Luton Airport is now approaching completion and it is necessary to provide alternative facilities before the site closes on 31 March 1977.

~~The Joint Report of the County Surveyor/County Treasurer to the Committee on 1977 is attached.~~

3. PRESENT FACILITY

As indicated above, the present facility for Civic Amenity waste in Luton is sited at the Luton Airport Waste Disposal site (tip) which is due to close in March 1978.

The present facility comprises an area set aside for waste adjacent to the tip where members of the public can ^{dispose of} their waste, which is then bulldozed on to the tip.

This arrangement has a number of serious disadvantages. Firstly, the access road is often inches deep in mud, smells and flies result from the uncovered waste. [REDACTED] cause constant problems, including nuisance and assault on members of the public and Borough Council staff.

The conditions have become so unsatisfactory that a noticeable increase in roadside dumping has occurred.

The provision of a purpose built facility for Luton was programmed to follow Dunstable and Bedford, firstly to take full advantage of the Airport site, where Civic Amenity waste could be dealt with at a very ^{economic} ~~cheap~~ rate because of the adjacent tip and secondly, to allow a final decision to be reached on the Sundon ^{disposal} site which would take the place of the ^{Luton} Airport tip when this had been filled.

4. PROPOSED FACILITY

The Joint Report of the County Surveyor and County Treasurer to the Environmental Services Committee on 23 September is attached. It sets out the details of the proposals and the financial statement required to comply with Standing Order No. 44. - Appendix A.

From the alternative solutions considered the Environmental Services Committee, with the advice of the Luton Borough Council, decided that the purpose built provision was the correct solution.

In reaching this conclusion they were most concerned at the Capital cost and consequent Revenue costs and deferred a decision until their Advisory Group had made a site inspection.

The possibility of siting the Civic Amenity site at Sundon, thus reducing the Capital cost and the transport element which forms a large part of the Revenue cost, was debated at length.

The Committee were advised by the Borough Council that Sundon could only be considered in addition to Airport site rather than in place of it.

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The catchment areas were considered and the fact that dumping would continue uncontrolled if no provision is made at that ~~site~~ *airport site - see attached map - Appendix B*

The Committee were also concerned at the commitment given to the Sundon Parish Council, when the decision to site the Waste Disposal site at Sundon was taken, that there were no proposals for a Civic Amenity Site at Sundon, with its attendant traffic problems.

The proposed layout of the proposed Civic Amenity Site at Lund
To be attractive to users, a Civic Amenity site at Sundon would require to be sited in Common Lane which would be unacceptable to the residents. The distance to the cheaper and more acceptable alternative of a provision on the disposal site would deter users.

Airport is shown on the attached plan - Appendix C.

5. ACCESS ARRANGEMENTS AT SUNDON

At the Policy & Resources Committee meeting on 24 November comment was made on the access arrangement to the Sundon site which requires clarification.

In determining the Sundon Waste Disposal site, the Environmental Services Committee considered the access arrangements on a number of occasions. They finally decided that a short loop road to Common Lane was the correct solution, but instructed that negotiations should continue with APCM to see if a satisfactory agreement could be reached to use an access through the Cement Works which have recently been demolished. As no agreement could be anticipated by the time the Sundon site becomes operative early in 1978, work has proceeded towards the link road at Common Lane. There has been no change in this situation.

~~The attached plan shows the site at Sundon and access arrangements, plus the APCM Cement Works route.~~

6. FINANCIAL IMPLICATIONS

The costs of alternative solutions are set out in the attached report to Environmental Services Committee.

If the scheme is to go ahead, the moratorium on 1977/78 LDS Capital Programme schemes will have to be waived. Authority for virement and a supplementary ^{capital} estimate are required.

The Capital Programme for 1977/78, now the subject of the moratorium made provision for the scheme in the sum of £53,000. Due to detailed design, increased costs of statutory undertakers, the total cost is now £84,000.

This sum would be covered as follows:-

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| | |
|--|---------|
| Capital Programme provision | £53,000 |
| Virment of Site Reclamation Works not now able to proceed | £11,000 |
| Supplementary Estimate | £20,000 |
| Total Capital Cost | £84,000 |

The Revenue costs amount to £63,800 per annum.

It has to be accepted that once the Airport tip has closed Civic Amenity waste will cost a lot more to dispose of, once it is no longer possible to bulldoze the waste onto an adjacent tip. The conditions under which this is now done are not considered acceptable, ~~nor possible of implementing at Sunders~~ *because of its impact on the district which is the* *handwritten*

7. IMPLICATIONS

The Policy & Resources Committee's referral back would in the normal course of events mean that the matter could not reach the Council for determination under February 1978, which would leave five weeks in which to make alternative arrangements for March 31st when the Airport facility is due to close.

Discussions with Luton Borough Council will be necessary and any progress will be reported to the Committees orally.

8. ENVIRONMENTAL SERVICES COMMITTEE

At their meeting on 25 November, the Environmental Services Committee passed the following RECOMMENDATION

7. FURTHER CONSULTATIONS

Subsequent to the Policy + Resources Committee referral back, the Chairman and Vice Chairman of the Committee have discussed the matter with the Chairmen + Vice Chairmen of the appropriate Committees of the Luton Borough and South Bedfordshire District Councils

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Both Councils expressed the view that a Civic Amenity site at Sundon would not be a satisfactory solution.

~~Luton Borough Council, being more directly affected.~~

The Chairman of the Luton Borough Council Public Works Committee, Councillor, [REDACTED] has

written to the Chairman and a copy of his letter dated 30th November is attached - Appendix D.

The Chairman has invited [REDACTED] and the Borough Engineer, [REDACTED], to attend the meeting of the Committee and to take part in the discussion.

8. RECOMMENDATION

1. That the Policy + Resources Committee be advised that this Committee has taken due note of the concern

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Hi/X/14/3/6F

County Surveyor

Waste Disposal

445

14/3/6

FILE →

County Planning Officer

For the Attention of

7/S/U3

14. October 1975

CIVIC AMENITY SITE, CADDINGTON

Further to your memo of the 3rd October the information you requested is as follows:-

General

The Waste Disposal Authority are required to provide facilities where the public may deposit their refuse. This facility has been provided up till now mainly at the entrance to land fill sites, however, many of the sites are now nearing completion and the new sites would be more remote from the urban areas.

The south of the County is particularly short of suitable land fill space, Blue Water site Houghton Regis has closed, French's Avenue, Dunstable will close in two months time, and Luton Airport in 18 months time. The volume of civic amenity refuse accepted at these sites is considerable, it is not considered convenient for the public to take their refuse to Sundon which is one of the chosen allocations for the new land fill site to replace those mentioned.

It is envisaged that the County as a whole will need some 14 civic amenity sites, four of these which will need to be in the south of the County. The following locations have been discussed with the appropriate District Councils and are considered suitable:-

French's Avenue Dunstable (utilisation of infilled land fill site) - serving north Dunstable and Houghton Regis.

→ Luton Airport (as above) - serving east Luton.

Caddington Site. Serving south Dunstable ^{South} and central Luton and Caddington.

North Luton. Site location to be determined.

Shenley Hill (Land fill site) - serving Leighton Buzzard area.

Brogborough (Land fill site) - serving Aspley Guise, Cranfield and Lidlington areas.

Amphill sewage works New site serving Amphill and Flitwick.

Deepdale Potton (Land fill site) Serving Potton and Biggleswade.

Sandy (former land fill site) - serving Sandy area.

Barkers Lane Bedford New site - serving north and east Bedford.

Elstow (Land fill site) possible further site to serve south Bedford and Kempston.

Bromham (Land fill site) - serving Clapham, Bromham and west Bedford.

Shefford and Langford new site no location yet determined.

The present civic amenities facilities provided by the districts have become notorious, because of the scavenging, litter scatter and general untidiness of sites.

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BOROUGH OF LUTON

BOROUGH ENGINEER

TOWN HALL, LUTON LU1 2BQ



All communications should be addressed to the Borough Engineer

Tel: Luton 31291
S.T.D. 0582

My Ref: DFW/MRJ/C4/3

Your Ref: 14/3/68

When telephoning please ask for



Ext.



6th May, 1977

Dear Sir,

Civic Amenity Site - Eaton Green
Road Refuse Tip

Further to my letter of 20th January, 1977, and your reply in February 1977 a layout of the Civic Amenity Site has been prepared and I now enclose two copies of Drawing 51044 for your comments.

The site including an area for future extension (coloured brown) is approximately 0.47 hectares in area. The first stage (coloured grey) can comfortably accommodate four compactors and the necessary skips, the extension will allow for three additional compactors as necessary. The width of the exit from the compactor area is narrower than that of the incoming road in order to encourage proper circulation of traffic but, on reflection, this width will have to be increased to allow for large collection vehicles. Areas required for services equipment and the storage of further skips could be adequately catered for in the area shown for parking. I understand that the use of a barrier on the inlet is proving unnecessary at similar sites in the County, perhaps you can comment on this.

My Council has given approval to the siting of a civic amenity site off Eaton Green Road on the site B as shown on Drawing 50920. This drawing has been amended to make site B comply with the layout drawing No.51044 and I include a copy with this letter.

With regard to the submission of a planning application under Regulation 4 of the Town & Country Planning Acts I assume you will be submitting this yourself after the detailed layout has your approval. Any necessary plans required can be supplied from this Department.

Further to the recent telephone conversation between [redacted], I also enclose four copies of Drawing No.51401 showing the location of the refuse tip. I understand these plans are required in connection with the new refuse tip licensing procedure. *is this so*

Yours faithfully,



Borough Engineer



County Surveyor,
County Hall,
Bedford.

| | | |
|-----------------------------|-------------|----------------------|
| COUNTY SURVEYORS DEPARTMENT | | |
| Date Received | 10 MAY 1977 | |
| 325 | For Action | Copy For Information |
| | | |
| | G/C | |
| | | |
| | | |
| File No. | Part With | |



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17th November 1975

Dear [REDACTED]

Birdstrike Hazards - Luton Airport

With reference to your letter of the 17th October, I have now had an opportunity of consulting the Airport Director on the terms of your letter and of considering in conjunction with the Airport Director the report submitted by the Pest Infestation Control Laboratory.

Dealing with the letter from the Department of the Environment of the 1st April 1971, this seems to me to be clearly concerned with the consultation procedure to be adopted at a time when an application for planning permission for the provision of a new refuse tip is under consideration. The refuse tip adjacent to the Airport has been in existence for many years and was not provided after the Department of the Environment's letter of 1971. Should there be a proposal in the future by a County Council who are, following local government reorganisation, the responsible authority for the provision of a new tip, I would hope that such County Council would consult this Council as Airport Authority. In this event this Council would, of course, pay very close attention to the advice given by the Department of the Environment and other interested parties.

As regards the existing tip, this has, as stated above, been in existence for many years. Although no final decisions have been taken there is considered to be only a limited tipping life left. This may be as short as two or three years but certainly at the present time it is considered that tipping will have to cease in under five years at the maximum. Bedfordshire County Council are responsible for the provision of further refuse tips and I am aware that they are considering the question of the provision of additional tips throughout the county area. I note that the report of the Pest Infestation Control Laboratory draws attention to the incompatibility of the close proximity of the Airport and the refuse tip and makes certain recommendations. However, the report does not, as far as I can ascertain, state that the existence of the refuse tip is a considerable danger to aircraft as is stated in your letter of the 17th October, and the Airport Director has commented to me that in his reports to the Civil Aviation Authority the birdstrike hazard has been defined as slight. Notwithstanding this, I would not wish to give any impression that the Council are unconcerned with the potential dangers inherent in a birdstrike nor that action is not being taken to deal with the problem.

[REDACTED]
Civil Aviation Authority
Directorate of Aerodrome Standards
Room 205
The Adelphi
John Adam Street
LONDON

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The question of replacing the refuse tip has been dealt with and I am forwarding a copy of this letter together with your letter of the 17th October to Bedfordshire County Council so that they can bear the problem in mind when considering the provision of further tips in the county and in particular the replacement tip which will in any event be required in the fairly near future.

As regards immediate action, the Airport Director informs me that bird distress broadcasting equipment is currently being constructed for which MAFF ornithologists have agreed to provide the various distress tapes. In addition, two signal pistols are being modified in order to accept bird scaring cartridges.

If you have any observations to make on this letter or feel that there is further action arising out of the report of the Pest Infestation Control Laboratory which the Council should consider taking at this time please let me know so that attention can be given to the matter.

Yours sincerely

Borough Secretary

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Date:

Registered remote enquiries

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.....

Civil Aviation Authority

Directorate of Aerodrome Standards
Room 205

The Adelphi
John Adam Street
London WC2N 6BQ
Telephone 01.836x1207-217 5408



your ref:

Borough Secretary
Borough of Luton
Town Hall
Luton LU1 2BQ

our ref: 10H/12/020
10F/1335/052

date: 17th October 1975

Dear Sir

BIRDSTRIKE HAZARDS - LUTON AIRPORT

We have very recently agreed a procedure with the Department of the Environment to control the development of refuse dumps, reservoirs, sewage disposal works and nature reserves or bird sanctuaries arising within an area 3 miles radius from an aerodrome and they are in the process of advising Local Planning Authorities of the details. Unfortunately the procedure is not retrospective so it could well be there are already sites in existence where no previous consultation has taken place and they could be causing a considerable danger to aircraft.

It has been reported that the "Luton Tip" (Grid Ref TL 118 218) could be such a hazard and from the report submitted by Messrs Horton and Rochard of the Pest Infestation Control Laboratory of the MAFF it is apparent that the existence of such a tip is a considerable danger to aircraft using Luton Airport. (Copies of the report were given to your [redacted] when he met the MAFF representatives on 1 October 1975).

Could you please advise me as to what steps are being taken to eliminate this hazard, both immediately and in the future. Also can you confirm whether any consultation was made with the Airport Authorities in accordance with the request made by the D of E in their circular to LPAs of 1 April 1971 under their reference PB1/736/17 in this instance.

Yours faithfully

[redacted signature block]

32 33

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H1/X/14/3/6F

COUNTY COUNCIL AS LESSOR/LESSEE

| | | | | |
|--|---|------------------------|------------------------------------|--|
| TO: County Secretary | | REFERENCES | | |
| COPIES County Treasurer County Surveyor Terrier File | SERVICE DEPT. C.V. & E.O. DEPT. | Waste Disposal | | |
| | | ENV/S/22/1 | | |
| COUNTY VALUER & ESTATES OFFICER'S REPORT ON TERMS PROVISIONALLY AGREED | | | | |
| SUMMARY OF PROPOSAL & STATUTORY AUTHORITY | Lease of land for construction of a Civic Amenities Site | | | |
| NAME AND ADDRESS OF LESSOR/ LESSEE | Luton Borough Council (Recreation Services Committee) Town Hall, Luton | | | |
| AGENT AND ADDRESS | Luton Borough Valuer 7, Gordon Street, Luton | | | |
| SOLICITOR AND ADDRESS | Luton Borough Secretary Town Hall, Luton | | | |
| SITUATION AND DESCRIPTION OF THE PROPERTY AND WHERE RELEVANT, PRESENT CONDITION | Land to the south east of Eaton Green Road, and to the east of the Airport, Luton. | | | |
| DRAWING REF. AND PLOT NO. | PARISH | O.S. SHEET EDN. & NOS. | AREA | COMMUNITY LAND ACCOUNT TRANSACTION |
| SA 511 | Luton | | Approx. 1.16 acre (0.47 ha) | YES/NO YES IF YES, APPROPRIATION REPORT APPROACHED TO FOLLOW XXXXXXXXXX |
| INTEREST HELD BY LESSOR/ LESSEE | Freehold | | | |
| RIGHTS OF WAY EASEMENTS | Right of access for vehicles and pedestrians to be granted along the existing driveway leading from Eaton Green Road, as shown coloured blue on plan | | | |
| RESTRICTIVE COVENANTS RESERVATIONS ETC | None disclosed | | | |
| PUBLIC UTILITIES | As existing | | | |

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| | | |
|--|--|--|
| INCIDENCE OF COSTS WITH AMOUNTS IF AGREED | XXXXXXXXXXXXXXXXXXXX | |
| | SURVEYOR | EACH PARTY TO BEAR OWN COSTS. |
| | SOLICITOR | XXXXXXXXXXXXXXXXXXXX EACH PARTY TO BEAR OWN COSTS. |
| XXXXXXXXXXXXXXXXXXXX RENT | \$200 p.a. | XXXXXXXXXXXXXXXXXXXX QUARTERLY XXXXXXXXXXXX ADVANCE/ XXXXXX |
| OTHER CHARGES | See attached Schedule | |
| COLLECTED BY | Borough Treasurer | |
| COMMENCING DATE | County Secretary to confirm | |
| TERM | 25 years | |
| RENT REVIEWS | End of term and every subsequent fifth year | |
| INSURANCE | XXXXXXXXXX /LESSEE | |
| RATES | XXXXXXXXXXXXXXXXXXXX /LESSEE XXXXXXXXXXXXXXXXXXXX | |
| REPAIRS | XXXXXXXXXXXXXXXXXXXX /LESSEE INTERNAL LESSOR/LESSEE | |
| NOTICE TO DETERMINE | - | |
| SPECIAL CONDITIONS & OTHER INFORMATION FENCING | Please see attached Schedule. | |
| COMMUNITY LAND ACT 1975 DISPOSAL OF LEASE WITH UNEXPIRED TERM OF NOT LESS THAN 7 YEARS | SECRETARY OF STATE CONSENT: XXXXXXXXXXXXXXXXXXXX N/A XXXXXXXXXXXXXXXXXXXX under blanket approval XXXXXXXXXXXXXXXXXXXX individuality. Statement of XXXXXXXXXXXXXXXXXXXX for use of County XXXXXXXXXXXXXXXXXXXX Secretary | |
| COMMITTEE AUTHORITY | Environmental Services Committee - 28/10/77 & 25/11/77 - Standing Orders - | |
| | THIS REPORT SHOULD NOT BE REGARDED AS VALID FOR A PERIOD IN EXCESS OF SIX MONTHS FROM THE DATE BELOW NOR IF THE CIRCUMSTANCES ARE ALTERED. | |
| NOTIFIABLE TRANSACTION | YES /NO | |
| DISTRICT VALUER NOTIFIED | YES /NO | DATE DATE |
| VALUER | INLS. <i>R</i> | DATE |
| | COUNTY VALUER & ESTATES OFFICER | 23 JAN 1978 |

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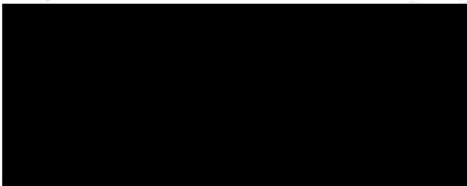
Registered remote enquiries

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Lease of land for Civic Amenities Site Luton Airport

Schedule of Conditions

- a) At each review date, the rent payable to be calculated at ten times the current market rent for agricultural land in the vicinity, of medium quality.
- b) County Council to be responsible for all costs incurred by the Borough Council in the development of the land for the purposes of a civic amenities site, and thereafter to be responsible for its maintenance.
- c) Borough Council to be responsible for the repair to the access road, with the County Council agreeing to meet the cost of repair and maintenance incurred by unreasonable user or by the County Council's default.
- d) County Council to construct perimeter fencing and undertake any landscaping which may be required by the Borough Council as Local Planning Authority.
- e) County Council to reserve the right to park heavy vehicles on the access road in connection with the civic amenities site.


County Valuer and Estates Officer

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There are at present a total of 7,200 spaces in all three long term car parks of which 2,100 spaces will be lost from Car Park No 3 to give a net availability of 5,100 spaces. The predicted future demand for spaces is given in the following table.

TABLE 6.6.3

Future Demand for Long Term Parking

| Year | <u>Number of Spaces</u> | |
|------|-------------------------|---------|
| | Calculated | Rounded |
| 1995 | 11,370 | 14,000 |
| 2000 | 17,275 | 20,000 |
| 2005 | 25,285 | 29,000 |

NOTE: The above rounding of 15% upwards allows for possible present suppressed demand, not included elsewhere, and nominal spare capacity.

The resulting shortfall by the year 1995 will be 9,000 spaces. An area of 100,000 m² to the east of the terminal area has already been set aside, under the North-East Luton Local Plan, as an additional long-term car parking area. This could accommodate 4,500 vehicles, but there would still be a shortfall of 4,500 spaces in 1995. It may be therefore necessary, prior to 1995, to construct multi-storey parking for long term parkers unless additional land can be made available. A decision on this matter can be taken only after further more detailed consideration of planning policy, land availability, land prices and the elasticity of demand with respect to higher charges.

It is assumed for present planning purposes, however, that there will have to be a move towards the provision of multi-storey parking

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for long term parkers. It would be preferable, if it was decided to follow this course, to concentrate the whole of the long term facility at a single site to ensure efficient management arrangements and reduce uncertainty for parkers as to which car park will be available for use.

Of the existing and proposed car parking sites only the future site to the east of the terminal area would have the capacity to accommodate the indicated maximum demand. This will have relatively good road access. It is also some distance from the runway, thus avoiding height restrictions, unlike the existing car park number 8, and is away from existing housing thus avoiding visual intrusion, which could be an objection to development of car park number 9. It is understood however that the proposed location is an old land-fill site and the development of it for multi-storey parking could be more expensive than other sites.

It is clear, nevertheless, that whichever site is used a multi-storey car park for 5000 cars, possibly developed in stages, will be required by 1995 unless there is a significant change in modal access share by car mode.

6.6.5 Coach Parking

A possible future demand for parking up to 50 coaches in the terminal area has been indicated in a previous section. This demand would require a total length for coaches parked end to end of around 750M. It would not be practical to provide for this space requirement in the immediate terminal area, and consideration must be given, therefore, to the creation of a separate facility elsewhere in the terminal area, for at least part of this demand.

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#1/X/14/3/6F

BOROUGH OF LUTON

BOROUGH ENGINEER

TOWN HALL, LUTON LU1 2BQ



All communications should be addressed to the Borough Engineer

Tel: Luton 31291
S.T.D. 0582

My Ref: BE/SC C4/3

Your Ref:

When telephoning please ask for

Ext. 240

28th January 1977

Dear

Civic Amenity Sites

I understand that there is some pressure from the County Treasurer to locate the next Civic Amenity Site at Sundon Tip instead of at Luton Airport Tip.


No doubt the Treasurer has good reasons for this, but in my opinion, if a Civic Amenity Site is to serve Luton residents, there is little point in putting it at Sundon, as I am convinced that the majority of people currently using the Airport Tip Civic Amenity Site will fly-tip anywhere in Luton rather than travel to Sundon.

The existing site at the Airport Tip is in a terrible condition as it is such a poor facility


There is a very urgent need to replace the current site with a proper facility and in my opinion there is an overwhelming case for the location of the facility to be maintained at the Airport Tip which is an established location, the need for which is well proven.

I am enclosing a plan showing possible alternative locations for such a site at the Airport Tip as requested by Mr. McLeod.

Yours sincerely,


Borough Engineer

Gwas

- 1) Details on the site you want.
 - 2) Then let Verbur get a copy? he has already seen on phone.
 - 3) Please then see map arrangements for design etc I would like design done here - be  will speak it in Nov '78
 - 4) Pl keep me in picture. Progress required.
- 1/2/77

| COUNTY SURVEYORS DEPARTMENT | | |
|-----------------------------|-----------------|-------------|
| Date Received: 28 FEB 1977 | | |
| | Action | Information |
| PROCS | <i>JS/DJS</i> | |
| Improvements Division | | |
| Maintenance Division | <i>SP/ELK</i> | |
| Traffic Division | | |
| Administration | | |
| File No. 14/3/6F | Dealt With Date | |

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5. Planning Issues

5.1 The Chief Planning Officer has stated that provided LIA Ltd. were applying to build the Cargo complex on the Company's own land such a building would be considered "operational" and thus fall within the 1988 Town & Country Planning General Development Order description of "Permitted Development". This means that the application, by letter rather than formal application, would not require a fee.

5.2 It was suggested that the plans to accompany the application should identify the area of our own facility and that to be used by other parties. The following should be included:-

Building heights, floor space and use of areas (both internal and external).

Decanting movements: Monarch to H9
TNT from H125 to new facility
Garrett to H125
Cargo from H9 to new facility

Vehicles: Access, numbers and types

Aircraft: Sizes (and differences to LAC operation); net effect of ATM's at design hour (LAC planning permission included 3700 ATM's/annum).

Contamination: Site considerations; fuel spill interception; Methane from tip (membrane under foundation); statements on Glycol/Urea.

Car Parking: Number of spaces lost from Car Park 9 and policy for replacement; employee areas.

Environment: Lighting, landscaping, noise pollution etc.

Ownership: Of all areas proposed for use.

5.3 Timescales suggested were submission of draft application for comment in mid February and final application to go to Planning Committee on 15th April to be submitted 28 days before.

6. Airside/Airside Road

6.1 Section 9 of the Interim Development Report outlined the need for an Airside/Airside Road link, should:-

B3 Other Correspondence

Record of Verbal Communication

ARUP

Project title Former Eaton Green Landfill

Job number
245580

Communication from

[REDACTED]

File reference
01

Organisation Arup

Date of communication
7 November 2017

Telephone no

Copy to

[REDACTED] [REDACTED]

Record of communication

Action

The record below provides a summary of the key points from the meeting with [REDACTED] to discuss the former Eaton Green Landfill. Meeting held at Luton Borough Council Depot on 07/11/17.

Involvement with Eaton Green landfill?

Worked briefly at the landfill during the 1970s and worked for the waste department at Luton Council, where he was Head of Waste Management.

Waste disposal practice at Eaton Green landfill in the 1970s

The waste came in through the entrance at Eaton Green Road, it was then take to a weighbridge area which was by the current tidy tip area (see attached annotated map). There was no separation based on types of waste. There was a plan in the weighbridge building which showed the areas of the site and then the waste would be directed to different areas from that. Different areas of the site were bunded in a sort of primitive cell structure. The waste was then fanned out with by a bulldozer with a blade. No compaction of the waste material.

Cover Material

Cover material was placed across the waste, which was probably daily. No special measures in place for managing birds at the site.

The cover material was soils from construction projects around the town, for example the Arndale Centre. No shortage of cover material, it was stockpiled for use. No extraction occurred at the site to provide cover material.

Types of waste

During the 1970s the material there was predominately domestic waste, the commercial waste which was deposited there was domestic type waste. Local companies also deposited in the landfill. This included [REDACTED], who deposited trim materials at the site. There was also local engineering companies such [REDACTED] who used to be located in Ley Grove Road, Luton. There were manufacturers of ball bearings and waste such as oils/swarf were deposited at the site. The airport also used to deposit waste at the landfill. [REDACTED] later known as [REDACTED] also used the site for depositing waste. There was no designated areas for the industrial waste, it was mixed in with the rest of the waste. Other

Record of Verbal Communication

| Project title | Job number | Date of Communication | Action |
|-----------------------------|------------|-----------------------|--------|
| Former Eaton Green Landfill | 245580 | 7 November 2017 | |

companies which deposited waste at the site were [REDACTED] who are a waste handling company who are still in operation.

Not thought that any material from [REDACTED] Chemical works was placed there as they had their own waste disposal facilities on their site. Waste from the remediation of [REDACTED] chemical works was thought to have been deposited at Brogborough landfill.

Period of deposition

1938 site opened and replaced an old landfill site in New Bedford Road.

On 1st April 1974 Bedfordshire County Council took over running the landfill, prior to that it had always been under Luton Borough Council. An agency type agreement was made with LBC for them to continue running the tip. The agreement was for 4 years and then in 1978 Sundon Landfill started to be used and Eaton Green landfill was closed.

However in early 1979 there was strike action and Sundon Landfill got picketed during the strike and refuse drivers couldn't access the landfill. So during this dispute waste was deposited at Eaton Green landfill for a period of about 6 weeks, approx. 2,000 tonnes. This was deposited in the area which is now the long stay car park, towards the tidy tip end.

The site has a cap across the site of 0.5-1.0m made of clayey material, which was across the 1970s area of waste after closure. Not sure if older part of landfill was capped.

Scrapyard

Recollection of the scrapyard was that it was not that well run, whole cars were often buried at the landfill.

Also near to the scrapyard was the street cleansing area so possibility for oils there.

Drain through the middle of the landfill

Not aware of the drain. [REDACTED] shared information he had obtained which was that it is for the soakaways to the north of the landfill and is an overflow pipe. He had an anecdotal account [REDACTED] (LLOAL contractor) that they had been doing maintenance on the pipe and there was an explosion. After this manhole covers were installed with ventilation holes. The time period when this incident occurred is unknown and unverified.

Any issues with leachate coming out of the landfill in past

Not thought to be any issue with leachate.

What records were kept?

There is an archive vault in the town hall which could have records. Not a well organised archive and difficult to find records in it. Not a lot of people aware it exists.

[REDACTED] can assist in accessing and finding records in archive

Control/venting of gas?

No provision for gas venting were put in place for the landfill after closure. There was an issue with gas after houses (Keeble Close) were built to the north, with gases in the gardens. A gas venting trench with gravel was installed at the site. Exact location of trench unknown.

Record of Verbal Communication

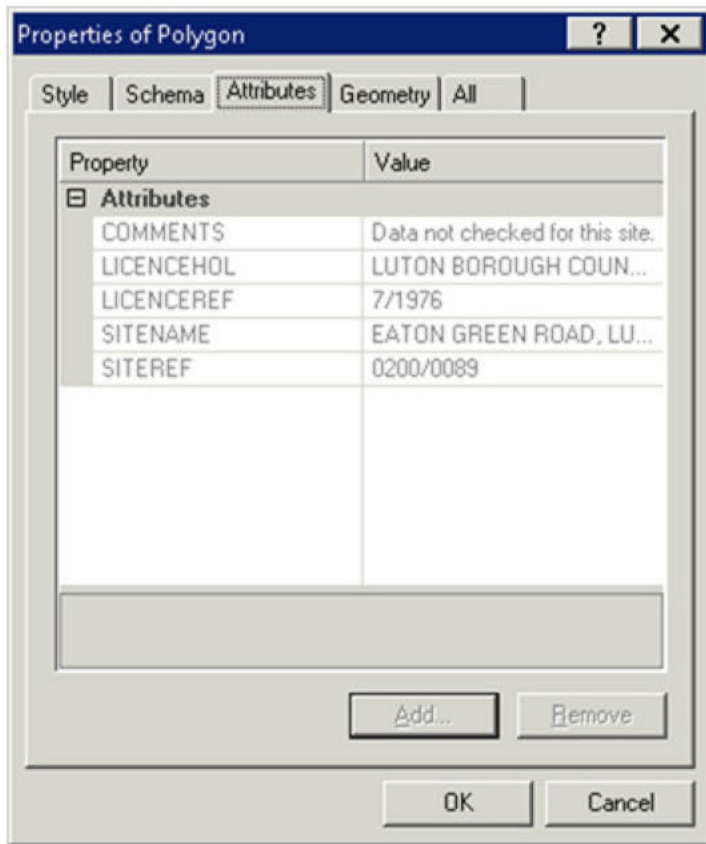
| Project title | Job number | Date of Communication | Action |
|-----------------------------|------------|-----------------------|--------|
| Former Eaton Green Landfill | 245580 | 7 November 2017 | |



From: [REDACTED]
Sent: 25 April 2016 12:46
To: [REDACTED]
Subject: RE: Enquiry regarding Eaton Green Road Landfill

Dear [REDACTED]

Apologies if this was sent through already. The below polygon entry from our GIS suggests Eaton Green is a legacy site that South Beds were at least aware of, from their own legacy days as Luton Rural. However I still can't find any further historic documentation about this feature, but understand from colleagues that any information that may have been lost probably did not contain any significant detail of possible landfill content etc. Apologies for not being able to assist any further.



Regards

[REDACTED]
Public Protection Officer
Contaminated Land - Pollution Team

Central Bedfordshire Council [REDACTED]

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*Information security definitions:
Restricted - Sensitive Data only to be sent via secure email
Protected - Contains personal data covered by the Data Protection Act
Not Protected - General Data

Information in this email is made without prejudice and it is this Authority's view that the responsibility for safe development and secure occupancy of development sites rests with the developer.

From: [REDACTED]
Sent: 07 April 2016 11:09
To: [REDACTED]
Subject: RE: Enquiry regarding Eaton Green Road Landfill

Dear [REDACTED]

Thank you for your request for information relating to the above site. The Environmental Information Regulations 1992 permit local authorities to levy a reasonable charge for sourcing and supplying information held by them, providing the information is not already available under an existing statutory provision.

Central Bedfordshire Council therefore charges £94.00 (no VAT) for undertaking such a search. Cheques should be made payable to Central Bedfordshire Council and referenced on the reverse with 'Eaton Green Road Landfill'..

Trading Standards separately carry out any petroleum searches on tanks and decommissioning etc. and also charge £94.00, payable as above upon request.

On receipt of a cleared cheque for the correct total amount, or payment by card on 0300 300 8136, responses to your enquiries will be sent within 10 working days maximum, but probably much sooner.

Regards

[REDACTED]

[REDACTED]
Public Protection Officer
Contaminated Land - Pollution Team

Central Bedfordshire Council [REDACTED]
[REDACTED]

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Not Protected - General Data

Information in this email is made without prejudice and it is this Authority's view that the responsibility for safe development and secure occupancy of development sites rests with the developer.

From: [REDACTED]
Sent: 06 April 2016 15:43
To: [REDACTED]
Subject: FW: Enquiry regarding Eaton Green Road Landfill

Dear [REDACTED]

As per my previous email, please could you let me know the arrangements for paying the fee for searching the records for information on the former Eaton Green Road landfill.

Many thanks,

Best regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

f +44 (0) 121 213 3001

[REDACTED]

From: [REDACTED]

Sent: 10 March 2016 09:43

To: [REDACTED]

Subject: RE: Enquiry regarding Eaton Green Road Landfill

Dear [REDACTED]

Thank you for your email. The former Eaton Green Road landfill is land belonging to Luton Borough Council, however they hold no records. We were informed that it may have been managed by one of the predecessor councils to Central Bedfordshire Council. We have already made enquiries with the Environment Agency and Bedfordshire Archives, they do not hold any records either. We would be more than happy to pay the £94 fee if you think it would be worth making further internally enquires? Please let me know the arrangements for paying the fee.

Many thanks,

Best regards,

[REDACTED]

[REDACTED]

[REDACTED]

BSc MSc MPH MCIWEM C.WEM CSci CEnv

[REDACTED]

[REDACTED]

[REDACTED]

f +44 (0) 121 213 3001

[REDACTED]

From [REDACTED]

Sent: 08 March 2016 11:13

To: [REDACTED]

Subject: RE: Enquiry regarding Eaton Green Road Landfill

Dear [REDACTED]

From what we can find, that feature is on the EA records as being run by Luton County Borough Council.

If you need me to make more enquiries internally, there will be a £94.00 fee payable.

Regards

[REDACTED]

[REDACTED]

Public Protection Officer
Contaminated Land - Pollution Team

Central Bedfordshire Council [REDACTED]

[REDACTED]

Information security classification* of this email: **Not protected**

*Information security definitions:

Restricted - Sensitive Data only to be sent via secure email

Protected - Contains personal data covered by the Data Protection Act

Not Protected - General Data

Information in this email is made without prejudice and it is this Authority's view that the responsibility for safe development and secure occupancy of development sites rests with the developer.

From: [REDACTED]
Sent: 08 March 2016 10:54
To: Pollution
Cc: [REDACTED]
Subject: Enquiry regarding Eaton Green Road Landfill

Dear Sir/Madam,

We are assisting Luton Borough Council with possible options for the expansion of Luton Airport. We are trying to obtain information on an historical landfill called Eaton Green Road Landfill which we understand from Luton Council was managed by Central Bedfordshire Council at one point in time? Attached is a map of the location of Eaton Green Road Landfill.

We are looking to obtain copies of any records of site investigation reports, gas and groundwater monitoring for the landfill which you may have. In addition any closure reports or other information relating to the condition of the landfill.

Many thanks,

Best regards,

[REDACTED]

[REDACTED]
Senior Contaminated Land Specialist | Geotechnics
BSc MSc MPH MCIWEM C.WEM CSci CEnv

[REDACTED]

[REDACTED]

[REDACTED]

f +44 (0) 121 213 3001

[REDACTED]

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This message has been checked before being sent for all known viruses by our antivirus software. However please note that no responsibility for viruses or malicious content is taken and it is your responsibility to scan this message and any attachments to your satisfaction.

Central Bedfordshire Council reserve the right to monitor e-mails in accordance with the Telecommunications (Lawful Business Practice) (Interception of Communications) Regulations 2000.

Please consider the environment before printing this e-mail. Thank you

[Redacted]

From: [Redacted]
Sent: 11 February 2016 13:38
To: [Redacted]
Subject: Enquiry regarding an old site investigation report

Dear Sir/Madam,

We are trying to track down a copy of a report for a client (Luton Borough Council) which we believe a company that [Redacted] acquired undertook for them. It was by [Redacted] (November 1991) Site Investigation on Eaton Green Road Landfill, Luton. The client cannot locate their copy and has asked us to make enquiries. It's a bit of a long shot but would this report would be in your archives at all? And if so would it be possible to obtain a copy?

Many thanks,

Best regards,

[Redacted]

[Redacted]
Senior Contaminated Land Specialist | Geotechnics
BSc MSc MPH MCIWEM C.WEM CSci CEnv

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

[REDACTED]

From: [REDACTED]
Sent: 08 March 2016 10:10
To: [REDACTED]
Subject: RE: Former Eaton Green Road landfill, Luton Airport

THIS EMAIL ADDRESS IS NOT SECURE FOR THE TRANSMISSION OF UNENCRYPTED SENSITIVE DATA

[REDACTED]

I have had a look at our records but have not been able to find any relevant information.

Not sure where you could try next, our major projects team are working on the schemes at the airport but I understand they do not have any further information

Regards

[REDACTED]

[REDACTED]
Strategic Waste Manager
Luton Borough Council

[REDACTED]

From: [REDACTED]
Sent: 03 March 2016 13:58
To: [REDACTED]
Subject: FW: Former Eaton Green Road landfill, Luton Airport

Dear [REDACTED]

You may recall that I previously contacted you about the Former Eaton Green Road Landfill. We are still undertaking some work on the site and I wondered whether you were able to locate any records at all? As I recall you were going to have a look but you thought it might take some time?

Many thanks,

Best regards,

[REDACTED]

[REDACTED]
Senior Contaminated Land Specialist | Geotechnics
BSc MSc MPH MCIWEM C.WEM CSci CEnv

[REDACTED]

From: [REDACTED]
Sent: 20 October 2015 10:33
To: [REDACTED]
Cc: [REDACTED]
Subject: Former Eaton Green Road landfill, Luton Airport

Dear [REDACTED],

[REDACTED] in Environmental Health suggested I contact you with regards to information on the former Eaton Green Road landfill at Luton Airport. [REDACTED] was unable to locate any information in the archives but he mentioned that you might have some black and white photographs? Any information you have would be really helpful. If you could let me know any costs involved with obtaining copies of any information you may have that would be great.

Many thanks,

Best regards,

[REDACTED]

[REDACTED]
Senior Contaminated Land Specialist | Geotechnics
BSc MSc MPH MCIWEM C.WEM CSci CEnv

[REDACTED]

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Before printing, please think about the ENVIRONMENT!

Appendix C – Site Walkover

SITE WALKOVER-NOTES

Client Luton Rising

PROJECT: Preliminary Risk Assessment

Project No: 245580

SITE DETAILS:

| | |
|--------------------------|--|
| Site: | Area A - Former Eaton Green Landfill |
| Date & Time of Visit: | 29 th October 2015 |
| Visit conducted by: | |
| People met/interviewed: | None |
| Address: | Former Eaton Green Landfill, Eaton Green Road, Luton |
| Postcode: | LU2 9JB |
| (NGR) National Grid Ref: | TL 12461 22038 |

PURPOSE OF SITE VISIT:

The site inspection comprised of a "walk over" to determine the current usage of the site and to visually identify possible sources of pollution, which may have resulted in the release of contamination into the environment. General observations of physical characteristics of the site were made. The survey does not include a structural survey of buildings, ecology or asbestos.

DEVELOPMENT REQUIREMENTS:

| | |
|---------------|--|
| Proposed use: | There are no fixed development plans for the site. Feasibility of different airside development options is currently being explored. |
|---------------|--|

SITE HISTORY:

| | |
|-------------------|---|
| Previous land use | The site was operated as a landfill between 1937 and 1978 under Luton County Borough Council. |
|-------------------|---|

GENERAL SITE DESCRIPTION:

| | |
|---|---|
| <u>General Site Description</u> Areas of buildings, roads and other features. Topography Boundaries General topography General state of repair | <p>The site lies to the east of the airport. It is bounded to the north by Eaton Green Road, farmland to the south and east and the airport to the west. The former landfill boundary was marked by a slope upwards. The northern part of the site is generally level, with some gentle undulations. Towards the south of the site the topography is more uneven with a steep slope down to the farmland in the southeast.</p> <p>There are no buildings on the site. Directly adjacent to the northern boundary is an 'community centre/conference centre' and a former WWII gun turret.</p> |
| <u>Areas of site not visited or inaccessible</u> | All of the site was accessed with the exception of areas which were too heavily vegetated to access. This was limited to the woodland area on the southern boundary of the site and an area near the central part of the former landfill. |

BUILT ENVIRONMENT – GENERAL:

| | |
|---|---|
| <u>Existing Land Use</u> | The site is mainly used as a public open space, an area of the site on the western boundary is used as a long stay car park for the airport. |
| <u>Site Access</u> location; access suitable for GI plant or demolition plant? | There is open access to the site and it is used as a public open space. There is a wire fence on the southeastern boundary. The long stay car park on the western area (which was formerly part of the landfill) is restricted access with security barriers and palisade fencing surrounding the site. |
| <u>Existing Services</u> Type and general location. Could services be affected by a GI? | No services noted on the former landfill itself. Possible leachate collection system was noted by the presence of a line of chambers with manhole covers. Surface water drainage was noted in the long stay car park. |
| <u>Hardstanding</u> Location, type and repair | Site is entirely grass with vegetation (woodland, thicket etc), the long stay car park is entirely hardstanding which comprises roughly 10% of the site area. The hardstanding at the long stay car park generally in good condition with some cracking in areas and possible signs of uneven settlement. |
| <u>Site boundary</u> fences, walls, open, state of repair. | There is open access to the main part of the site. Access is restricted to the long stay car park. |

EXISTING BUILDINGS AND PROCESSES

| | | | |
|---|---|---------------|-----------------|
| Were there any buildings or structures on the site at the time of the walkover? | YES/NO | | |
| Number, type, size, height, material, repair etc. of building(s). | No buildings present on site. | | |
| On going processes - What were they - Raw materials used - Products - waste residues - methods of waste disposal | YES/NO | | |
| Past Processes - What were they - Raw materials used - Products - Waste residues - methods of waste disposal | YES/NO | | |
| Boilers | YES/NO | Number | Location |
| Electrics (including sub stations and transformers) | YES/NO | Number | Location |
| Stores | YES/NO | Number | Location |
| Fuel dispensing (petrol, DERV) | YES/NO | Number | Location |
| Suspected asbestos, Sheeting insulation | YES/NO Although may be present within the former landfill as waste. | Number | Location |

CONTAMINATION ISSUES:

Were any of the following noted?

| | |
|---|-------------------|
| Stressed vegetation | YES/NO |
| Stained ground / discolouration | YES/NO |
| Abandoned drains | YES/NO |
| Odours (indicators of soakaways, sumps, discharges into canals or streams). (Do NOT enter manholes. Do NOT inhale gas from standpipes). | YES/NO |
| Obvious immediate hazards to: public health or safety (including to trespassers); and the environment. | YES/NO |
| Presence, location and condition of surface deposits and made ground and signs of settlement, subsidence or disturbed ground. | YES/NO |
| Any evidence of gas production or underground combustion. | YES/NO |
| Location of sewers etc. | YES/NO |
| Position of outfalls to surface water and the nature/condition of any discharges. | YES/NO |
| Boreholes etc. remaining from previous investigations located and their condition. | YES/NO |
| Fuel tanks, above and below ground | YES/NO |
| Were any leaks, or any evidence of leaks, detected? location, volume, comments, state of repair. | YES/NO |
| Were suitable portable instruments used to determine the presence, and possible concentrations of hazardous gases used? | YES/NO |
| Was any limited sampling of surface deposits, surface waters etc. carried out? | YES/NO |

Comments:

Where YES shown above.

- Possible stressed vegetation noted on base of landfill slope, grass was yellowing in places.
- Thames Valley Drain noted
- An old oil drum was noted at the surface in the south of the site. Appears to have been recently exposed due to vegetation clearance. Not known if empty or contained liquids. Was present in an area which could be accessed by members of the public.
- Several areas of settlement noted around the surface of the former landfill (see photos). Undulation of the ground surface particularly notable in the south of the site.
- No gas venting measures were noted associated with the former landfill.
- Four boreholes were found on the southern boundary of the site, three of the boreholes were unserviceable with damaged headworks and appeared to be no longer in-situ. One locked and serviceable borehole was found (see photos).

GEOTECHNICAL, HYDROLOGICAL AND HYDROGEOLOGICAL ISSUES:

| | |
|---|---|
| <p><u>Surface Water</u> Location and depth of any standing water, and the direction and rate of flow of water in any rivers, streams or canals.</p> <p>Any evidence of flooding?</p> | <p>Standing water was noted on the surface of the landfill in dips and hollows, particularly in the south of the site. Particularly where more clayey ground conditions were present. Also in this area some of the ground was noted to be marshy, with vegetation indication wet conditions including reeds.</p> <p>There are no rivers present on the site.</p> |
|---|---|

| | |
|---|---|
| <p><u>Groundwater</u> any evidence of depth to water table? Location of any springs or seepages.</p> | <p>No springs or seepages noted.</p> <p>The groundwater is at depth within the chalk.</p> |
|---|---|

| | |
|--|---|
| <p><u>Mining activity and subsidence history.</u> (site observations and desk study).</p> | <p>Unknown if any chalk mining occurred prior to use of the site as a landfill. Differential settlement of the surface of the site was noted (see photographs).</p> |
|--|---|

NEIGHBOURING SITES:

| Information about neighbouring sites | Access | Present site use | Condition of surface cover |
|---|--------------------|--|--|
| <ul style="list-style-type: none"> North | Accessible | Community centre/conference centre, allotments WWII gun turret and open space. | Soft standing grassed areas. Allotments was not accessed as was behind palisade fencing, accessed through a locked gate. Open space areas comprises playground and skate park, which have hardstanding associated with them. |
| <ul style="list-style-type: none"> East | Accessible | Farmland | Used for arable farming, appeared to have been recently ploughed. Soils noted to be clayey in composition. |
| <ul style="list-style-type: none"> South | No access | Fire training area Asphalt production | Fire training area is approx. 30% hardstanding with the remaining areas grassed. Standing water was noted within the grassed areas. Mobile plant associated with asphalt production is present directly to the south of the long stay car park, in LLOAL contractor's compound. This area is all soft standing. |
| <ul style="list-style-type: none"> West | Secure access only | The airport | Mainly hardstanding |

| | |
|--|---|
| <p>Have there been any potentially contaminative uses of adjacent sites?</p> <p>Details:</p> | <p>YES/NO</p> <p>The airport has fuelling facilities and there are tanks noted to be associated with the fire training facility.</p> |
|--|---|

| Photo No | Photograph | Description |
|----------|--|---|
| 1 |  | <p>Looking south towards the airport from children's play park near entrance of Wigmore Park.</p> |
| 2 |  | <p>Southern most slope of the former landfill.</p> |
| 3 |  | <p>Waterlogged grass and some yellowing near the southern most slope of the former landfill.</p> |

4



Yellowing of grass (possible vegetation distress) on the southern slope of former landfill.

5



Wigmore Park looking toward Eaton Green Road, skateboard park in the background near the treeline.

6



View looking south east across Wigmore park.

7



Looking south east across Wigmore Park, the slope of the former landfill can be seen in the background.

8




Concrete pad close to play park area in Wigmore Park.


9






WWII Gun Turret in tree line on northern boundary of Wigmore Park.

| | | |
|----|--|------------------------------|
| 10 |  | Roof of WWII Gun Turret. |
| 11 |  | Entrance to WWII Gun Turret. |
| 12 |  | View of WWII Gun Turret. |

| | | |
|----|--|---|
| 13 |  | Storage compound on northern boundary of Wigmore Park – contained plastic barriers. |
| 14 |  | Allotments on northern boundary of Wigmore Park. |
| 15 |  | Area of woodland on northern boundary of Wigmore Park. |

| | | |
|----|--|---|
| 16 |  | Area of woodland on northern boundary of Wigmore Park. |
| 17 |  | Area of open land in the north of Wigmore Park. |
| 18 |  | Woodland area on the northern boundary of Wigmore Park. |

| | | |
|----|--|---|
| 19 |  | <p>Public footpath/bridleway looking northeast towards Eaton Green Road. Ground slopes gently towards the road.</p> |
| 20 |  | <p>Public footpath/bridleway looking southwest towards the airport</p> |
| 21 |  | <p>Unidentified metal structure just off footpath/bridleway.</p> |

| | | |
|----|--|---|
| 22 |  | Access from footpath/bridleway to farmland to the east. |
| 23 |  | View to the southeast across farmland. |
| 24 |  | Boundary of site with farmland. Elevated ground in the background is part of the former landfill. |

25



Borehole noted in boundary between farmland and site. Borehole was blocked with refuse and was unserviceable.

26



View of southern boundary of former landfill site.

27



View towards the south east down the valley

28



Headworks and concrete of a borehole noted in vegetation at the boundary site.

29



Fence boundary between former landfill and farmland.

30



Old oil drum noted at the base of the former landfill slope.

31



Old bottles noted adjacent to the oil drum.

32



View across adjacent farmland and down the valley.

33



Old tyre noted at the base of the slope of the former landfill.

34



Borehole with damaged headworks and refuse inside.

35



Borehole noted on the southern boundary of the site. Headworks were intact and casing locked with a padlock.

36



The airport training area to the south of the former landfill.

37



Metal parts noted in the surface of the former landfill.

38



Path up to top of former landfill from southern boundary.

39



Oil drum noted on the surface of the site.

40



Close up of oil drum markings.

41






View looking south towards the fire training area.

42



View looking to the east of farmland.

| | | |
|----|--|---|
| 43 |  | Recent tyre tracks on the surface of the site and pooled water noted. |
| 44 |  | Surface of former landfill had ponding of water. Ground conditions noted to consist of chalky clay. |
| 45 |  | Surface of the former landfill noted to be undulating. |

46



Recent vegetation clearance along the southern part of the landfill.

47



Water running off from adjacent site (asphalt production area). Slight sheen noted on water.

48



Water running off from adjacent site.

49



Old car seat noted at the surface in the southwest of the site.

50






Area in the southwest of the site vegetated with woodland.

51



View looking towards the north, change of elevation noted in background.

| | | |
|----|--|---|
| 52 |  | Surface of site noted to be undulating and water logged in places with marshy conditions. |
| 53 |  | Possible clay capping exposed with areas of waterlogging. |
| 54 |  | Undulating surface with marshy conditions. |

55



Undulating surface
of former landfill.

56



Animal burrows
noted.

57



Undulating and
marshy surface of
the site.

58



Settlement of former landfill can be seen around the litter bin.

59



Manhole covers with concrete bases noted in a line across the surface of the site in the northwest. Thames Valley Drain.

60



Close up photograph of manhole covers.

| | | |
|----|--|---|
| 61 |  | View across the site looking north. |
| 62 |  | Manhole covers of Thames Valley Drain. Settlement of surface can be seen around the covers. |
| 63 |  | Car parking adjacent to the north western boundary of the former landfill. |

64



Hangars on airport site to the west of former landfill

65



Long stay car park adjacent on the western area of the former landfill.

66



Long stay car park looking towards the south.

67



Ponded water on the surface of the long stay car park with undulations in the surface noted.

68



Potential settlement noted within the long stay car park area.

69



Area of asphalt production to the south of the long stay car park.

70



Area of asphalt production to the south of the long stay car park.

71



View from long stay car park looking towards the airport.

72



View of long stay car park from the former landfill looking towards the west.

SITE WALKOVER-NOTES

Client Luton Rising

PROJECT: Ground Contamination: Preliminary Risk Assessment **Project No: 245580**

SITE DETAILS:

| | |
|--------------------------|--|
| Site: | Former Eaton Green Landfill |
| Date & Time of Visit: | 14/06/2016 11:00 am |
| Visit conducted by: | ██████████ |
| People met/interviewed: | None |
| Address: | Former Eaton Green Landfill, Eaton Green Road, Luton |
| Postcode: | LU2 9JB |
| (NGR) National Grid Ref: | TL 12461 22038 |

PURPOSE OF SITE VISIT:

The site inspection comprised of a “walk over” to determine the current usage of the site and to visually identify possible sources of pollution, which may have resulted in the release of contamination into the environment. General observations of physical characteristics of the site were made. The survey does not include a structural survey of buildings, ecology or asbestos.

DEVELOPMENT REQUIREMENTS:

| | |
|----------------------|--|
| <u>Proposed use:</u> | There are no fixed development plans for the site. Feasibility of different airside development options is currently being explored. |
|----------------------|--|

SITE HISTORY:

| | |
|--------------------------|---|
| <u>Previous land use</u> | The site was operated as a landfill between 1937 and 1978 under Luton County Borough Council. |
|--------------------------|---|

GENERAL SITE DESCRIPTION:

| | |
|---|--|
| <u>General Site Description</u> Areas of buildings, roads and other features. Topography Boundaries General topography General state of repair | <p>The site lies to the east of London Luton Airport. It is bounded to the north by Eaton Green Road, farmland to the south and east and the airport to the west.</p> <p>The former landfill boundary was marked by a slope upwards. The northern part of the site is generally level, however slightly hummocky. Public bridleway in the north of the country park is located atop a broad bund of gravelly made ground, approximately 0.5 – 1.0m higher than adjacent land. Towards the south of the site the topography is more uneven with a steep slope down to the farmland in the southeast.</p> <p>There are no buildings on the site. Directly adjacent to the northern boundary is an ‘community centre/conference centre’ and a former WWII gun turret.</p> |
|---|--|

| | |
|--|---|
| <u>Areas of site not visited or inaccessible</u> | All of the site was accessed with the exception of areas which were too heavily vegetated to access. This was limited to the woodland area on the |
|--|---|

| | |
|--|---|
| | southern boundary of the site and an area near the central part of the former landfill. |
|--|---|

BUILT ENVIRONMENT – GENERAL:

| | |
|---|--|
| <u>Existing Land Use</u> | The site is mainly used as a public open space, an area of the site on the western boundary is used as a long stay car park for the airport. |
| <u>Site Access</u> location; access suitable for GI plant or demolition plant? | There is open access to the site and it is used as a public open space. There is a wire fence on the south eastern boundary. The long stay car park on the western boundary of the site (which was formerly part of the landfill) is restricted access with security barriers and palisade fencing surrounding the site. |
| <u>Existing Services</u> Type and general location. Could services be affected by a GI? | No services noted on the former landfill itself. Line of Thames Valley drain noted by the presence of a line of chambers with manhole covers. Surface water drainage was noted in the long stay car park. |
| <u>Hardstanding</u> Location, type and repair | Site is entirely grassed with vegetation (woodland, thicket etc), the long stay car park is entirely hardstanding which comprises roughly 10% of the site area. |
| <u>Site boundary</u> fences, walls, open, state of repair. | There is open access to the main part of the site. Access is restricted to the long stay car park. |

EXISTING BUILDINGS AND PROCESSES

| | | | |
|---|-------------------------------|---------------|-----------------|
| Were there any buildings or structures on the site at the time of the walkover? | YES/NO | | |
| Number, type, size, height, material, repair etc. of building(s). | No buildings present on site. | | |
| On going processes - What were they - Raw materials used - Products - waste residues - methods of waste disposal | YES/NO | | |
| Past Processes - What were they - Raw materials used - Products - Waste residues - methods of waste disposal | YES/NO | | |
| Boilers | YES/NO | Number | Location |
| Electrics (including sub stations and transformers) | YES/NO | Number | Location |
| Stores | YES/NO | Number | Location |
| Fuel dispensing (petrol, DERV) | YES/NO | Number | Location |

| | | | |
|---|---|---------------|-----------------|
| Suspected asbestos, Sheeting insulation | YES/NO Although may be present within the former landfill as waste. | Number | Location |
|---|---|---------------|-----------------|

CONTAMINATION ISSUES:

Were any of the following noted?

| | |
|---|-------------------|
| Stressed vegetation | YES/NO |
| Stained ground / discolouration | YES/NO |
| Abandoned drains | YES/NO |
| Odours (indicators of soakaways, sumps, discharges into canals or streams). (Do NOT enter manholes. Do NOT inhale gas from standpipes). | YES/NO |
| Obvious immediate hazards to: public health or safety (including to trespassers); and the environment. | YES/NO |
| Presence, location and condition of surface deposits and made ground and signs of settlement, subsidence or disturbed ground. | YES/NO |
| Any evidence of gas production or underground combustion. | YES/NO |
| Location of sewers etc. | YES/NO |
| Position of outfalls to surface water and the nature/condition of any discharges. | YES/NO |
| Boreholes etc. remaining from previous investigations located and their condition. | YES/NO |
| Fuel tanks, above and below ground | YES/NO |
| Were any leaks, or any evidence of leaks, detected? location, volume, comments, state of repair. | YES/NO |
| Were suitable portable instruments used to determine the presence, and possible concentrations of hazardous gases used? | YES/NO |
| Was any limited sampling of surface deposits, surface waters etc. carried out? | YES/NO |

Comments:

Where YES shown above.

- Well defined edge to landfill, with terrain noted as slightly hummocky.
- Bridleway present atop a bund of gravelly made ground approximately 0.5-1.0m higher than adjacent land.

GEOTECHNICAL, HYDROLOGICAL AND HYDROGEOLOGICAL ISSUES:

| | |
|---|--|
| <p><u>Surface Water</u> Location and depth of any standing water, and the direction and rate of flow of water in any rivers, streams or canals.</p> <p>Any evidence of flooding?</p> | <p>No standing water recorded on site visit.</p> <p>There are no rivers present on the site.</p> |
|---|--|

| | |
|--|---|
| <p><u>Groundwater</u> any evidence of depth to water table?</p> <p>Location of any springs or seepages.</p> | <p>No springs or seepages noted.</p> <p>The groundwater is at depth within the chalk.</p> |
|--|---|




| | |
|--|---|
| <p><u>Mining activity and subsidence history.</u> (site observations and desk study).</p> | <p>Unknown if any chalk mining occurred prior to use of the site as a landfill. Differential settlement of the surface of the site was noted (see photographs).</p> |
|--|---|




NEIGHBOURING SITES:



| Information about neighbouring sites | Access | Present site use | Condition of surface cover |
|---|--------------------|--|--|
| <ul style="list-style-type: none"> North | Accessible | Community centre/conference centre, allotments WWII gun turret and open space. | Soft standing grassed areas. Allotments was not accessed as was behind palisade fencing, accessed through a locked gate. Open space areas comprises playground and skate park, which have hardstanding associated with them. |
| <ul style="list-style-type: none"> East | Accessible | Farmland | Used for arable farming, appeared to have been recently ploughed. Soils noted to be clayey in composition. |
| <ul style="list-style-type: none"> South | No access | Fire training area Asphalt production | Fire training area is approx. 30% hardstanding with the remaining areas grassed. Standing water was noted within the grassed areas. Mobile plant associated with asphalt production is present directly to the south of the long stay car park. This area is all soft standing. |
| <ul style="list-style-type: none"> West | Secure access only | The airport | Mainly hardstanding |

| | |
|--|---|
| <p>Have there been any potentially contaminative uses of adjacent sites?</p> <p>Details:</p> | <p>YES/NO</p> <p>The airport has fuelling facilities and there are tanks noted to be associated with the fire training facility.</p> |
|--|---|

| Photo No | | Description |
|----------|--|---|
| 1 |  | View south from atop the former landfill. |
| 2 |  | View east from atop the landfill. |
| 3 |  | View north east, note the change in level indicating the extent of the former landfill. |

| Photo No | | Description |
|----------|--|---|
| 4 |  | View north west along the former landfill boundary. |
| 5 |  | Vegetation on eastern edge of former landfill. |
| 6 |  | View along bridleway leading towards the former landfill. |

| Photo No | | Description |
|----------|--|---|
| 7 |  | View from bridleway east of site towards landfill, note the embankment covered in vegetation. |
| 8 |  | View south across agricultural land within the dry valley. |
| 9 |  | View south, note the raised earthwork runway platform in background. |


| Photo No | | Description |
|----------|---|--|
| 10 |  | View from Darley road westwards towards bridleway. |
| 11 |  | View westward towards former landfill. |

SITE WALKOVER PROFORMA

Client London Luton Airport Limited

PROJECT: Project No:245580

SITE DETAILS:

| | |
|--------------------------|--|
| Site: | Luton Airport MPT |
| Date & Time of Visit: | 19/10/2016 10:00am – 14:00pm |
| Visit conducted by: |  |
| People met/interviewed: | N/A |
| Address: | London Luton Airport Airport Way Luton |
| Postcode: | LU2 9LY |
| (NGR) National Grid Ref: | TL120212 |

PURPOSE OF SITE VISIT:

The site inspection comprised of a “walk over” to determine the current usage of the site and to visually identify possible sources of pollution, which may have resulted in the release of contamination into the environment. General observations of physical characteristics of the site were made. The survey does not include a structural survey of buildings.

DEVELOPMENT REQUIREMENTS:

| | |
|----------------------|--|
| <u>Proposed use:</u> | The area's are to be developed with the construction of a Mass Public Transport system. Connecting Luton Airport Parkway train station to the London Luton Airport Terminal. |
|----------------------|--|

SITE HISTORY:

| | |
|--|---|
| <u>Previous land use (check if awaiting historical map information).</u> | Airport – Green runway airport Short Term – Green space Medium Term – Green space Stirling Place – Depot & motor works |
|--|---|

GENERAL SITE DESCRIPTION:

| | |
|---|--|
| <u>General Site Description</u> Areas of buildings, roads and other features. Topography Boundaries General topography General state of repair | Airport – Grassed area with some hand standing and bare earth tracks. Wire fence present around the perimeter for the runway restricting access. The material used within the embankment seems to be of poor quality. Short Term – Hardstanding across the car-park, construction works associated with new multi-storey car-park Medium Term – Built up earthwork with Hardstanding across the site, small brick building present in the centre of the car park. Stirling Place – Hard standing with over grown vegetation. Fly tipping present, previous BH with ground water monitoring installation found. Possible GW remediation system found. Tunnel – Concrete structures shown on historical aerial photo's identified, over grown vegetation alongside access. |
| <u>Areas of site not visited or inaccessible</u> | N/A |

BUILT ENVIRONMENT – GENERAL:

| | |
|---|---|
| <p><u>Existing Land Use</u> (photographs required)</p> | <p>Airport Runway is maintained grassland, Short term and medium term car parks are actively used. Stirling Place – Non, currently cleared hardstanding. Tunnel – Non, dead end route.</p> |
| <p><u>Site Access</u> location; access suitable for GI plant or demolition plant?</p> | <p>Airport – Permit required Short Term parking – Easy access for rigs Medium Term parking – Easy access for rigs Stirling Place – Easy access for rigs Tunnel – Easy access for rigs</p> |
| <p><u>Existing Services</u> Type and general location. Could services be affected by a GI?</p> | <p>Drainage identified on all sites, possible active utilities present under parking and Stirling place.</p> |
| <p><u>Hardstanding</u> Location, type and repair</p> | <p>Hardstanding on short and medium term car parks are in moderate condition, poor in places. Hardstanding on Stirling place is in good condition.</p> |
| <p><u>Site boundary</u> fences, walls, open, state of repair. Is boundary shown adequately on site plan?</p> | <p>All sites have fenced perimeters, with vegetation overgrowth present on Stirling place.</p> |

EXISTING BUILDINGS AND PROCESSES

| | |
|--|---|
| <p>Were there any buildings or structures on the site at the time of the walkover?</p> | <p>YES</p> |
| <p>Number, type, size, height, material, repair etc. of building(s).</p> | <p>Medium Term parking – Small single storey brick hut with mast to its rear, good condition, possible utilities hut?</p> <p>Short Term parking – temporary structures such as huts for parking attendants</p> <p>Stirling Place – Low retaining wall which was previously part of loading bay. Good condition.</p> <p>Tunnel – Tunnel in good condition, evidence of recent maintenance visible.</p> |

| | | | |
|---|--|--------------|-----------------------------------|
| On going processes - What were they - Raw materials used - Products - waste residues - methods of waste disposal | NO | | |
| Past Processes - What were they - Raw materials used - Products - Waste residues - methods of waste disposal | YES Stirling place has been historically used as a storage depot. | | |
| Boilers | NO | Number: | Location |
| Electrics (including sub stations and transformers) | NO | Number: | Location |
| Stores | YES | Number: 1 | Location Mid Term Car park |
| Fuel dispensing (petrol, DERV) | NO | Number: | Location |
| Suspected asbestos, Sheeting insulation | Possibly | Number: 1 | Location Airport Embankment |
| Ventilation/air conditioning | NO | Number: 1 | Location |
| Fire extinguishers | NO | Number: 1 | Location |
| Hazchem signs Specify | YES | Number: 1 | Location |

Comments

Chemical store noted was in relation to the fire station present on the airport site. Stores were noted on the mid term car park as likely use of the building identified.

CONTAMINATION ISSUES:

Were any of the following noted?

| | |
|---|-----|
| Stressed vegetation | NO |
| Stained ground / discolouration | NO |
| Abandoned drains | YES |
| Odours (indicators of soakaways, sumps, discharges into canals or streams). (Do NOT enter manholes. Do NOT inhale gas from standpipes). | YES |
| Obvious immediate hazards to: public health or safety (including to trespassers); the environment. | NO |
| Presence, location and condition of surface deposits and made ground and signs of settlement, subsidence or disturbed ground. | NO |
| Any evidence of gas production or underground combustion. | NO |
| Location of sewers etc. | YES |
| Position of outfalls to surface water and the nature/condition of any discharges. | NO |
| Boreholes etc. remaining from previous investigations located and their condition. | YES |
| Fuel tanks, above and below ground | NO |
| Were any leaks, or any evidence of leaks, detected? location, volume, comments, state of repair. | NO |
| Were suitable portable instruments used to determine the presence, and possible concentrations of hazardous gases used? | NO |
| Was any limited sampling of surface deposits, surface waters etc. carried out? | NO |

Comments:

Abandoned drains present on the Stirling Place site, following demolition of the building.

A sweet phenolic odour was encountered atop the Airport earthwork, possible source being offsite car works.

A single borehole was encountered on Stirling Place with ground water standpipe present.

GEOTECHNICAL, HYDROLOGICAL AND HYDROGEOLOGICAL ISSUES:

| | |
|--|--|
| <p><u>Surface features</u></p> <p>eg Topography (any comments in addition to General Description at start of proforma)</p> | |
|--|--|

| | |
|---|--|
| <p><u>Surface Water</u></p> <p>Location and depth of any standing water, and the direction and rate of flow of water in any rivers, streams or canals.</p> <p>Any evidence of flooding?</p> | <p>Minor surface water present on hardstanding, no</p> |
|---|--|

| | |
|--|-----------|
| <p><u>Groundwater</u></p> <p>any evidence of depth to water table?</p> <p>Location of any springs or seepages.</p> | <p>No</p> |
|--|-----------|

| | |
|---|-----------|
| <p><u>Mining activity and subsidence history.</u> (site observations and desk study).</p> | <p>No</p> |
|---|-----------|

NEIGHBOURING SITES:

Aiport Runway Embankment

| Information about neighbouring sites | Access | Present site use | Condition of surface cover |
|---|---|--|--------------------------------|
| <ul style="list-style-type: none"> North of the site | <p>Easy access is possible via road</p> | <p>Mid Term car park and roadways</p> | <p>Hard standing</p> |
| <ul style="list-style-type: none"> East of the site | <p>Restricted access via security gates</p> | <p>Active airport runway/stands</p> | <p>Grass and hard standing</p> |
| <ul style="list-style-type: none"> South of the site | <p>Restricted access via security gates</p> | <p>Active runway beyond is agricultural land</p> | <p>Maintained grass</p> |
| <ul style="list-style-type: none"> West of the site | <p>Via public right of way</p> | <p>Unused</p> | <p>Grassland</p> |

Medium Term Car Park

| Information about neighbouring sites | Access | Present site use | Condition of surface cover |
|---|--------------------------------------|--|--|
| <ul style="list-style-type: none"> North of the site | Easy access via road | Holiday Inn hotel, airport access road | Good condition hardstanding |
| <ul style="list-style-type: none"> East of the site | Restricted access via security gates | Active airport runway/stands | Good condition hard standing |
| <ul style="list-style-type: none"> South of the site | Restricted access via security gates | Active airport runway/stands | Good condition hard standing and managed grassed areas |
| <ul style="list-style-type: none"> West of the site | Easy access via road | Airport access road, Offices beyond that | Good condition hard standing |

Short Term Car Park

| Information about neighbouring sites | Access | Present site use | Condition of surface cover |
|---|--|---|---|
| <ul style="list-style-type: none"> North of the site | Possible access to parts Restricted access via security gate. | Car parking and airport terminal. Airside apron also present | Well maintained hard standing. |
| <ul style="list-style-type: none"> East of the site | Restricted access via security gates for | Active airport runway/stands | Well maintained hard standing and grass |
| <ul style="list-style-type: none"> South of the site | Restricted access via security gates for | Active airport runway/stands | Well maintained hard standing and grass |
| <ul style="list-style-type: none"> West of the site | Access via road | Easy Jet terminal | Maintained hard standing |


Stirling Place




| Information about neighbouring sites | Access | Present site use | Condition of surface cover |
|---|--|----------------------------------|----------------------------|
| <ul style="list-style-type: none"> North of the site | Limited private parking, access via A505 | Business centre & A505 | Maintained hard standing |
| <ul style="list-style-type: none"> East of the site | Via access road and past security | Printing house? Daily express | Maintained hard standing |

| | | | |
|---------------------|-----------------------|--|--------------------------------------|
| • South of the site | Restricted | Active railway | Ballast |
| • West of the site | Restricted Limited | Active railway Railway station and Hilton Hotel | Ballast Maintained hard standing. |




| | |
|--|---|
| Have there been any potentially contaminative uses of adjacent sites? Details: | YES Car production adjacent to the proposed route. |
| Have there been any potentially contaminative uses of sites in the vicinity? Details: | YES Fire Station present on the airport site, with associated chemical stores. |



| Photo No | | Description |
|----------|--|---|
| 1 |  | View north from airside atop runway embankment. |
| 2 |  | Image showing quality of fill material. |



| Photo No | | Description |
|----------|--|---|
| 3 |  | Further evidence of quality of embankment material. |
| 4 |  | Animal burrows present at embankment edge. |
| 5 |  | Looking west from atop the runway embankment, New Airport Way is visible. |

| Photo No | | Description |
|----------|---|---|
| 6 |  A photograph showing several large, cylindrical storage tanks at an airside fire station. The tanks are dark green and black. A white pickup truck with yellow and black hazard stripes is parked in the foreground. The sky is overcast and grey. | Storage tanks at airside fire station. |
| 7 |  A close-up photograph of a pile of rubbish on a dark asphalt surface. The trash includes pieces of plastic, paper, and other debris. | Rubbish left on mid-term car park. |
| 8 |  A photograph showing the quality of the hardstanding (pavement) on a mid-term car park. The surface is uneven, with a large area of loose gravel and dirt. A blue line is painted on the concrete edge. | Quality of hardstanding present on mid-term car park. |




| Photo No | | Description |
|----------|--|--|
| 9 |  | <p>Looking towards air side fire station from mid-term car park.</p> |
| 10 |  | <p>Looking north from mid-term car park, hangars and taxiways visible.</p> |
| 11 |  | <p>Brick structure present in the mid-term car park.</p> |




| Photo No | | Description |
|----------|--|--|
| 12 |  | Looking west from mid-term car park. |
| 13 |  | Looking north towards mid-term car park from New Airport Way, earthworks under construction. |
| 14 |  | Looking west from short-term car park, active construction works underway. |

| Photo No | | Description |
|----------|---|---|
| 15 |  | Quality of hardstanding at short-term car park. = |
| 16 |  | Looking north from Stirling Place. |

| Photo No | | Description |
|-----------------|--|---|
| 17 |  | Looking west from Stirling Place, railway line visible, quality of hardstanding noted as good. |
| 18 |  | Looking south east from Stirling Place, previous borehole and monitoring equipment can be seen. |

| Photo No | | Description |
|----------|--|--|
| 19 |  | View down previous borehole. |
| 20 |  | Evidence of fly tipping at Stirling Place. |
| 21 |  | Further fly tipping at Stirling place. |

| Photo No | | Description |
|----------|--|--|
| 22 |  | Possible groundwater remediation system at Stirling Place. |
| 23 |  | Vegetation along the periphery of Stirling Place. |
| 24 |  | Further vegetation around perimeter of Stirling Place. |

| Photo No | | Description |
|----------|--|---|
| 25 |  A photograph showing a circular manhole cover set into a concrete pavement. A prominent vertical crack runs through the concrete to the right of the cover. The lower-left corner of the image shows the tips of a person's black shoes and blue jeans. | Possible historical borehole location. |
| 26 |  A photograph of the entrance to a brick-lined railway tunnel. The tunnel is arched and built with dark bricks. A white warning sign with a red border and a black symbol is mounted above the entrance. The surrounding area is overgrown with green vegetation. | Railway under bridge adjacent to Stirling Place. |
| 27 |  A close-up photograph of a brick wall. The bricks are dark and appear aged. A section of the wall shows a repair where several bricks have been laid in a new row, slightly offset from the original structure. The mortar is visible between the bricks. | Evidence of repairs carried out on the underbridge. |

SITE WALKOVER PROFORMA

Client Luton Rising

PROJECT: Luton Airport Expansion Development Consent Order **Project No: 261327-05**

SITE DETAILS:

| | |
|-------------------------|---|
| Site: | Area C |
| Date & Time of Visit: | 19/06/19 12.30am |
| Visit conducted by: | ████████████████████ |
| People met/interviewed: | N/A |
| Address: | Land East of Winch Hill Lane Eaton Green Road Luton |
| Postcode: | LU2 9JB |

PURPOSE OF SITE VISIT:

The site inspection comprised of a “walkover” to determine the current usage of the site and to visually identify possible sources of pollution, which may have resulted in the release of contamination into the environment. General observations of physical characteristics of the site were made. The survey does not include a structural survey of buildings.

DEVELOPMENT REQUIREMENTS:

| | |
|----------------------|---|
| <u>Proposed use:</u> | The areas surveyed will form part of the DCO application for the expansion of Luton airport, Area C to form part of the relocated Wigmore Park. |
|----------------------|---|

SITE HISTORY:

| | |
|--|----------|
| <u>Previous land use</u> (check if awaiting historical map information). | Farmland |
|--|----------|

GENERAL SITE DESCRIPTION:

| | |
|--|---|
| <p><u>General Site Description</u></p> <p>Areas of buildings, roads and other features.</p> <p>Topography</p> <p>Boundaries</p> <p>General topography</p> <p>General state of repair</p> | <p>The site comprises two land parcels to the north and south of Winch Hill House, east of Winch Hill Lane.</p> <p>The site is undulating farmland with mature trees and hedgerows to field boundaries and 2No. small woodland areas in the eastern and southern areas.</p> |
|--|---|

| | |
|---|--|
| <p><u>Areas of site not visited or inaccessible</u></p> | <p>Access to the most eastern field block.</p> <p>Site was viewed from Winch Hill Lane as the land was cropped at the time of the visit.</p> |
|---|--|

BUILT ENVIRONMENT – GENERAL:

| | |
|---|---|
| <p><u>Existing Land Use</u></p> <p>(photographs required)</p> | <p>Arable farmland with wheat crop.</p> <p>2No. disused agricultural sheds.</p> <p>Strip of landing lights for Luton airport.</p> |
| <p><u>Site Access</u></p> <p>location; access suitable for GI plant or demolition plant?</p> | <p>The site is generally not publicly accessible, one footpath is noted and accessible from Winch Hill Lane, which cuts through the northern area of the site heading northeast.</p> <p>Vehicle access points from Winch Hill Lane are at Winch Hill Farm into the northern area and access to the southern area from Winch Hill Lane to a vehicle track which provides access to the Luton Airport landing lights.</p> |
| <p><u>Existing Services</u></p> <p>Type and general location.</p> <p>Could services be affected by a GI?</p> | <p>Likely to be field drains and services to the farm sheds at Winch Hill Farm and landing lights.</p> <p>Overhead electric cables cross the northern land parcel, starting just north of Winch Hill Farm and heading northeast from Winch Hill Lane to Darley Road.</p> <p>Second overhead electric cable runs along Winch Hill Lane from Winch Hill Farm to Winch Hill House</p> |
| <p><u>Hardstanding</u></p> <p>Location, type and repair</p> | <p>Small area of hardstanding around the farm sheds, in poor condition.</p> <p>Soil/manure noted to the floor of one of the sheds</p> <p>Internal concrete flooring to sheds in good condition.</p> |
| <p><u>Site boundary</u></p> <p>fences, walls, open, state of repair. Is boundary shown adequately on site plan?</p> | <p>The site is bounded by mature hedgerow and trees, shallow ditches and low earth mounds, some boundaries are open as the site boundary crosses between field boundaries.</p> |

EXISTING BUILDINGS AND PROCESSES

| | | | |
|---|---|--------------------|---|
| Were there any buildings or structures on the site at the time of the walkover? | YES | | |
| Number, type, size, height, material, repair etc. of building(s). | Two large agricultural sheds, constructed from corrugated metal, breeze block/brick and asbestos cement sheeting. One of the sheds had internal lining boards, possibly containing asbestos. | | |
| On going processes - What were they - Raw materials used - Products - waste residues - methods of waste disposal | NO | | |
| Past Processes | NO | | |
| - What were they - Raw materials used - Products - Waste residues - methods of waste disposal | | | |
| Boilers | NO | Number | Location |
| Electrics (including sub stations and transformers) | YES Overhead electric cables | Number 2 | Location Along Winch Hill Lane from Winch Hill Farm to Winch Hill House. From Winch Hill Lane, northeast across northern land parcel to Darley Road. |
| Stores | NO | Number | Location |
| Fuel dispensing (petrol, DERV) | NO | Number | Location |

| | | | |
|---|--|--------------------------|--|
| Suspected asbestos, Sheeting insulation | Possibly Roofing to the sheds appeared to be asbestos cement. Lining boards to one of the sheds possibly contain asbestos | Number unknown | Location Agricultural shed roofs and internal lining |
| Ventilation/air conditioning | NO | Number | Location |
| Fire extinguishers | NO | Number | Location |
| Hazchem signs Specify | NO | Number | Location |

CONTAMINATION ISSUES:

Were any of the following noted?

| | |
|---|---|
| Stressed vegetation | NO |
| Stained ground / discolouration | NO |
| Abandoned drains | NO |
| Odours (indicators of soakaways, sumps, discharges into canals or streams). (Do NOT enter manholes. Do NOT inhale gas from standpipes). | NO |
| Obvious immediate hazards to: public health or safety (including to trespassers); the environment. | Fragile roofs to agricultural sheds |
| Presence, location and condition of surface deposits and made ground and signs of settlement, subsidence or disturbed ground. | Earth/manure on floor to one of the sheds. Made ground to external areas of the agricultural sheds and a low bund at the entrance. Deposit of grass cuttings at southwestern corner of northern land parcel. Small area of flytipping on opposite side of Winch Hill Lane in Area B. |
| Any evidence of gas production or underground combustion. | NO |
| Location of sewers etc. | NO |
| Position of outfalls to surface water and the nature/condition of any discharges. | NO |
| Boreholes etc. remaining from previous investigations located and their condition. | NO |
| Fuel tanks, above and below ground | NO |

| | |
|---|----|
| Were any leaks, or any evidence of leaks, detected? location, volume, comments, state of repair. | |
| Were suitable portable instruments used to determine the presence, and possible concentrations of hazardous gases used? | NO |
| Was any limited sampling of surface deposits, surface waters etc. carried out? | NO |

GEOTECHNICAL, HYDROLOGICAL AND HYDROGEOLOGICAL ISSUES:

| | |
|--|---|
| <u>Surface features</u> eg Topography (any comments in addition to General Description at start of proforma) | No additional comments |
| <u>Surface Water</u> Location and depth of any standing water, and the direction and rate of flow of water in any rivers, streams or canals. Any evidence of flooding? | No watercourses or evidence of flooding |

| | |
|---|----|
| <u>Groundwater</u> any evidence of depth to water table? Location of any springs or seepages. | NO |
|---|----|

| | |
|---|----|
| <u>Mining activity and subsidence history.</u> (site observations and desk study). | NO |
|---|----|

NEIGHBOURING SITES:

| Information about neighbouring sites | Access | Present site use | Condition of surface cover |
|--------------------------------------|-----------------------------------|-----------------------|----------------------------|
| • North of the site | Generally not publicly accessible | Farmland | Arable crop |
| • East of the site | Generally not publicly accessible | Farmland | Arable crop |
| • South of the site | Generally not publicly accessible | Farmland | Arable crop |
| • West of the site | Generally not publicly accessible | Farmland/Airport land | Arable crop/hardstanding |

| | |
|---|---|
| Have there been any potentially contaminative uses of adjacent sites? Details: | YES- airport to the west and former Eaton Green Landfill. |
|---|---|