



This form will report compliance with your permit as determined by an Environment Agency officer

Site	Ken Thomas Site Clearance Ltd			Permit Ref	67266		
Operator/ Permit holder	KEN THOMAS SITE CLEARANCE LIMITED						
Date	06/05/2026			Time in	10:00	Out	10:35
What parts of the permit were assessed	Engineering for Prevention & Control of Pollution, Management Systems & Operating Procedures, Storage, Handling, Labelling & Segregation						
Assessment	Site Inspection	EPR Activity:	Installation	Waste Op	X	Water Discharge	
Recipient's name/position	Director						
Officer's name	Chris Chase, Paul Whitehill			Date issued		19/05/2026	

Section 1 - Compliance Assessment Summary

This is based on the requirements of the permit under the Environmental Permitting Regulations (EPR). A detailed explanation and any action you may need to take are given in the Detailed Assessment of Compliance (section 2) and the Actions (section 4). This summary details where we believe any non-compliance with the permit has occurred, the relevant condition and how the non-compliance has been categorised using our [Compliance Classification Scheme](#) (CCS). CCS scores can be consolidated or suspended, where appropriate, to reflect the impact of some non-compliances more accurately. For more details of our CCS scheme, contact your [local office](#).

Permit Conditions and Compliance Summary			Condition(s) breached
a) Permitted activities	1. Specified by permit	N	
b) Infrastructure	1. Engineering for prevention & control of pollution	*C3	2.1.1
	2. Closure & decommissioning	NA	
	3. Site drainage engineering (clean & foul)	N	
	4. Containment of stored materials	N	
	5. Plant and equipment	N	
c) General management	1. Staff competency/ training	N	
	2. Management system & operating procedures	C3	1.1.1
	3. Materials acceptance	N	
	4. Storage handling, labelling, segregation	A	
d) Incident management	1. Site security	N	
	2. Accident, emergency & incident planning	N	
e) Emissions	1. Air	N	
	2. Land & Groundwater	N	
	3. Surface water	N	
	4. Sewer	N	
	5. Waste	N	
f) Amenity	1. Odour	N	
	2. Noise	N	
	3. Dust/fibres/particulates & litter	N	
	4. Pests, birds & scavengers	N	
	5. Deposits on road	N	
g) Monitoring and records, maintenance and reporting	1. Monitoring of emissions & environment	N	
	2. Records of activity, site diary, journal & events	N	
	3. Maintenance records	N	
	4. Reporting & notification	N	
h) Resource efficiency	1. Efficient use of raw materials	N	
	2. Energy	N	

KEY: C1, C2, C3, C4 = CCS breach category (* suspended scores are marked with an asterisk),

A = Assessed (no evidence of non-compliance), **N = Not assessed**, **NA = Not Applicable**, **O = Ongoing non-compliance – not scored**

MSA, MSB, TCM = Management System condition A, Management System Condition B and Technically Competent Manager condition which are environmental permit conditions from Part 3 of schedule9 EPR (see notes in Section 5/6).

Number of breaches recorded	2	Total compliance score (see section 5 for scoring scheme)	4
If the Total No Breaches is greater than zero, then please see Section 3 for details of our proposed enforcement response			

Section 2 – Compliance Assessment Report Detail

This section contains a report of our findings and will usually include information on:

- the part(s) of the permit that were assessed (e.g. maintenance, training, combustion plant, etc)
- where the type of assessment was 'Data Review' details of the report/results triggering the assessment
- any non-compliances identified
- any non-compliances with directly applicable legislation
- details of any multiple non-compliances
- information on the compliance score accrued inc. details of suspended or consolidated scores.
- details of advice given
- any other areas of concern
- all actions requested
- any examples of good practice.
- a reference to photos taken

This report should be clear, comprehensive, unambiguous and normally completed within 14 days of an assessment.

Introduction

The purpose of this inspection was to assess the ongoing infrastructure improvements being altered in line with the Regulation 36 notice issued on 2 April 2026.

Officers arrived on site and were met by the site manager.

Personal authorisations were shown and the reason for the inspection discussed before being shown around the site. A notice of powers and rights was issued during the inspection.

Photographs were taken during the inspection.

Previous Actions from CAR Form 67266/0597014 issued on 10 April 2026:

Action One: Step 1 of the Regulation 36 Notice served on the site on 2 April 2026 required the operator to install impermeable surfacing and sealed drainage in Areas 4,5,6 and 7 as shown in the site plan or remove all non-hazardous waste from the Areas marked as 4, 5, 6, and 7 in the Plan from the regulated facility to an appropriately authorised facility. The deadline for this action was 30 April 2026.

Outcome: The inspection confirmed that these areas now benefit from impermeable surfacing and that the sealed drainage is now in place and connected to the sump underlying area 1 of the site (see Images 1, 2 and 3). The operator also confirmed that Step 3 of the Notice would be completed by the 30 June 2026 as shown in the Notice. **Action Ongoing**

Action Two:

- Ensure that all combustible waste stockpiles are stored at least 6 metres from other combustible waste streams and from any potential sources of ignition.
- Store combustible wastes to a maximum height of 4m and ensure a 1m freeboard is maintained below the structure containing the waste.

Outcome: During the inspection officers noted the trommel fines were not being stored in a manner which follows the Fire Prevention Plan guidance. This is discussed in Breach Two below. **Action Incomplete.**

Action 3: Review and update your current EMS to show how the site will store non-hazardous waste on an impermeable surface with sealed drainage. Send the new EMS through to your regulating officer.

The site activities are not in compliance with the EMS which has resulted in non-hazardous waste being stored without an impermeable surface and sealed drainage. The non-hazardous waste is also being stored which does not follow the FPP guidance. This is discussed further in Breach Three below. **Action Incomplete.**

The following non-compliance was identified during the inspection.

Breach One

Criteria: B1 – Engineering for prevention & control of pollution

CCS Categorisation: Category 3 (Suspended)

Permit Condition breached: 2.1.1

2.1.1 The licence holder is authorised to carry out the activities specified in schedule 2, Table 2.1 ("the activities"):

- Non-hazardous waste must be kept or treated on an impermeable surface with sealed drainage.
- Non-hazardous wastes must be kept in a building or within a secure container.

Suspended Score

As the site was issued with a Regulation 36 notice on 2 April 2026, the scores associated with this breach have been

suspended, as detailed in Section 1 of this CAR form. If the requirements of the Regulation 36 notice are met in full, these suspended scores will remain in place. However, failure to comply with the notice will result in all suspended scores relating to this breach being reinstated.

Reason for Breach

The site is in breach of Permit Condition 2.1.1, as non-hazardous waste is being stored in areas that do not benefit from an impermeable surface with sealed drainage. Although waste is stored within a bay inside the temporary building on a concrete surface, this area does not have sealed drainage and therefore does not meet permit requirements.

To address this non-compliance, Step 3 of the Regulation 36 notice requires the installation of an impermeable surface with sealed drainage in Areas 3 and 8. These areas must be connected to the collection sump underlying Areas 1 and 2, in accordance with the plan in Appendix 1 or the remove all non-hazardous waste in the Areas marked as 3 and 8 in the Plan from the regulated facility to an appropriately authorised facility.

Reason for Categorisation

As Areas 3 and 8 do not yet benefit from an impermeable surface with sealed drainage, there is a foreseeable risk of pollution. Contaminated surface runoff has the potential to impact the on-site river, and there remains a risk to groundwater due to the current condition of the hardstanding in these areas.

This breach has been assessed as a Category 3 non-compliance, reflecting that recent actions have reduced the quantity of combustible waste on site, and that the operator has completed the initial step required under the previously issued Regulation 36 notice to improve site surfacing.

Action One: Complete Step 2 of the Regulation 36 Notice served on the site on 2 April 2026.

Deadline: 30 June 2026

Breach Two

Criteria: C4 – Management system and operating procedure

CCS Categorisation: Assessed

Permit Condition breached – This permit condition breach has been captured in C2.

Reason for Breach

Combustible Waste Pile Sizes

During the inspection, it was observed that trommel fines stored within the bays inside the processing building were exceeding permitted storage limits. Material was spilling out of the bays, with stockpile heights exceeding 4 metres and without the required 1 metre freeboard. Markers are present on the bay walls to assist site staff in maintaining the 1 metre freeboard; however, these were not being adhered to at the time of the inspection (see Images 4 and 5).

It was also noted that combustible non-hazardous waste was spilling out of its designated bay (see Image 6). In addition, different piles of combustible waste were not being adequately segregated and separated in accordance with Fire Prevention Guidance. Specifically, the required minimum 6 metre separation distance between adjacent waste stockpiles was not being maintained. This increases the risk of fire spread between stockpiles and represents a foreseeable fire hazard on site.

Waste stored outside within the temporary structure (see Image 7) was also above the required 4m height, without a 1m freeboard and was seen to be spilling out of this bay. As two sides of this building are open ended, there is an increased risk of wind-blown litter escaping the site and impacting nearby neighbours.

Reason for Categorisation

Combustible waste is being stored on site at heights and with separation distances that are less than those set out in Fire Prevention Plan (FPP) guidance. This increases the risk of a fire starting and the potential for fire to spread more quickly across the site.

The breach has been assessed as Category 3 (minor). This is because improvements have already been made to how waste is stored and the overall amount of waste on site has been reduced.

Action Two:

- Ensure that all combustible waste stockpiles are stored either within the dedicated bays or at least 6 metres from other combustible waste streams and from any potential sources of ignition.
- Store combustible wastes to a maximum height of 4m and ensure a 1m freeboard is maintained below the structure containing the waste.

Deadline: 30 June 2026

Root Cause Breach

Criteria: C2 – Storage, Handling, Labelling and Segregation

CCS Categorisation: Category 3
Permit Condition breached – 1.1.1

1.1.1 The operator shall manage and operate the activities:

- a) In accordance with a written management system that identifies and minimises the risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints;
- b) By sufficient persons who are competent in respect of the responsibilities to be undertaken by them in connection with the operations of the activities.

Reason for Breach

This breach has been identified as the root cause of the non-compliances detailed within this report. The operator is failing to implement its Environmental Management System (EMS, dated May 2025), specifically the requirement for waste to be stored and treated on an impermeable surface with sealed drainage. As a consequence, non-hazardous, combustible waste has been stored in areas that do not meet these requirements.

The EMS also fails to adequately address fire risks. This has resulted in combustible waste being stored in a manner that does not comply with Fire Prevention Guidance, including exceeding maximum permitted storage heights and failing to maintain appropriate separation distances between stockpiles.

Reason for Categorisation

At present, the site's Environmental Management System (EMS) is not being effectively implemented. As a result, there is an increased risk of contamination to both groundwater and surface waters. In addition, the failure to properly manage waste in accordance with the EMS has led to an elevated fire risk, arising from waste being stored at excessive heights and with insufficient separation distances between stockpiles.

Action Three:

- Review and update your current EMS to show how the site will store non-hazardous waste on an impermeable surface with sealed drainage. Send the new EMS through to your regulating officer.

Deadline: 30 June 2026

Section 2 – Photographic Evidence

Image 1 shows newly installed impermeable surface



Image 2 shows newly installed impermeable surface



Image 3 shows the newly installed sealed drainage



Image 4 shows combustible waste without 1m free board and spilling out of the bay



Image 5 shows combustible waste without 1m free board and spilling out of the bay



Image 6 shows combustible non-hazardous waste spilling out of the bay



Image 7 shows treated waste stored without a 1m freeboard



Section 3- Enforcement Response**Only one of the boxes below should be ticked**

You must take immediate action to rectify any non-compliance and prevent repetition.

Non-compliance with your permit conditions constitutes an offence* and can result in criminal prosecutions and/or suspension or revocation of a permit. Please read the detailed assessment in Section 2 and the steps you need to take in Section 4 below.

**Non-compliance with MSA, MSB & TCM do not constitute an offence but can result in the service of a compliance, suspension and/or revocation notice.*

Other than the provision of advice and guidance, at present we do not intend to take further enforcement action in respect of the non-compliance identified above. This does not preclude us from taking enforcement action if further relevant information comes to light or advice isn't followed.

In respect of the above non-compliance you have been issued with a warning. At present we do not intend to take further enforcement action. This does not preclude us from taking additional enforcement action if further relevant information comes to light or offences continue.

We will now consider what enforcement action is appropriate and notify you, referencing this form.

X

Section 4- Action(s)

Where non-compliance has been detected and an enforcement response has been selected above, this section summarises the steps you need to take to return to compliance and also provides timescales for this to be done.

Criteria Ref.	CCS Category	Action Required / Advised	Due Date
See Section 1 above			
B1	C3	Complete Step 2 of the Regulation 36 Notice served on the site on 2 April 2026	30/06/2026
C2	C3	- Ensure that all combustible waste stockpiles are stored either within the dedicated bays or at least 6 metres from other combustible waste streams and from any potential sources of ignition. - Store combustible wastes to a maximum height of 4m and ensure a 1m freeboard is maintained below the structure containing the waste. - Review and update your current EMS to show how the site will store non-hazardous waste on an impermeable surface with sealed drainage. Send the new EMS through to your regulating officer.	30/06/2026

Section 5 - Compliance notes for the Operator

To ensure you correct actual or potential non-compliance we may

- advise on corrective actions verbally or in writing
- require you to take specific actions in writing
- issue a notice
- require you to review your procedures or management system
- change some of the conditions of your permit
- decide to undertake a full review of your permit

Any breach of a permit condition is an offence* and we may take legal action against you.

- We will normally provide advice and guidance to assist you to come back into compliance either after an offence is committed or where we consider that an offence is likely to be committed. This is without prejudice to any other enforcement response that we consider may be required.
- Enforcement action can include the issue of a formal caution, prosecution, the service of a notice and or suspension or revocation of the permit.
- A civil sanction Enforcement Undertaking (EU) offer may also be available to you as an alternative enforcement response for this/these offence(s).

See our Enforcement and Civil Sanctions guidance for further information

A breach of permit condition **MSA, **MSB** & **TCM** is not an offence but may result in the service of a notice requiring compliance and/or suspension or revocation of the permit.*

This report does not relieve the site operator of the responsibility to

- ensure you comply with the conditions of the permit at all times and prevent pollution of the environment
- ensure you comply with other legislative provisions which may apply.

Non-compliance scores and categories

CCS category	Description	Score
C1	A non-compliance which could have a major environmental effect	60
C2	A non-compliance which could have a significant environmental effect	31
C3	A non-compliance which could have a minor environmental effect	4
C4	A non-compliance which has no potential environmental effect	0.1

Operational Risk Appraisal (Opra) - Compliance assessment findings may affect your Opra score and/or your charges. This score influences the resource we use to assess permit compliance.

MSA, MSB & TCM are conditions inserted into certain permits by Schedule 9 Part 3 EPR

MSA requires operators to manage and operate in accordance with a written management system that identifies and minimises risks of pollution.

MSB requires that the management system must be reviewed, kept up-to-date and a written record kept of this.

TCM requires the submission of technical competence information.

Section 6 – General Information

Data protection notice

The information on this form will be processed by the Environment Agency to fulfill its regulatory and monitoring functions and to maintain the relevant public register(s). The Environment Agency may also use and/or disclose it in connection with:

- offering/providing you with its literature/services relating to environmental matters
- consulting with the public, public bodies and other organisations (e.g. Health and Safety Executive, local authorities) on environmental issues
- carrying out statistical analysis, research and development on environmental issues
- providing public register information to enquirers
- investigating possible breaches of environmental law and taking any resulting action
- preventing breaches of environmental law
- assessing customer service satisfaction and improving its service
- Freedom of Information Act/Environmental Information Regulations request.

The Environment Agency may pass it on to its agents/representatives to do these things on its behalf. You should ensure that any persons named on this form are informed of the contents of this data protection notice.

Disclosure of information

The Environment Agency will provide a copy of this report to the public register(s). However, if you consider that any information contained in this report should not be released to the public register(s) on the grounds of commercial confidentiality, you must write to your local area office within 28 days of receipt of this form indicating which information it concerns and why it should not be released, giving your reasons in full.

Customer charter

What can I do if I disagree with this compliance assessment report?

If a permit holder disagrees with the CAR form, they should raise their concerns to the officer or team which issued the form. This must be done within 14 calendar days of receipt. If the response does not resolve the issue, a permit holder can request an appeal of the regulatory decision. This request must be made within 28 calendar days of receipt of the response. More details on our regulatory appeals process can be found at

<https://www.gov.uk/guidance/appeal-a-regulatory-decision-from-the-environment-agency>.

If you are still dissatisfied, you can make a complaint to the Ombudsman. For advice on how to complain to the Parliamentary and Health Service Ombudsman phone their helpline on 0345 015 4033.