

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v2.0

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	H D White Ltd
Activity address	The Factory, Ford Airfield Ind Estate, Rollaston Park, Yapton, West Sussex, BN18 0HY
National grid reference	SU 99038 03099

Document reference and dates for Site Condition Report at permit application and surrender	No Site Condition Report was submitted to support the original permit application. H D White Surrender Site Condition Report v1.0 is the Site Condition Report that relates to this surrender.
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Document references for site plans (including location and boundaries)	H D White Surrender Site Plan v1.0
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Note:

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Geology The site is underlain by Lewes Nodular Chalk formation, Seaford Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation.</p> <p>Hydrogeology The site is not within a Groundwater Source Protection Zone. The site is within an area of medium ground water vulnerability and in a zone containing a principal aquifer designation. There are no boreholes in close proximity to the site. Appendix 1 shows the Hydrogeology at the site.</p> <p>Hydrology There are no surface water features identified within 250m of the site (as shown in Appendix 2).</p>

<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>The surrender application relates to a small area of a currently permitted site (BB3300GN/A001). After this piece of land has been released from the permitted boundary it will be subject to a Bespoke Environmental Permit EPR/BB3300GN/S002 for a manual catalytic converter processing and lead acid battery storage operation taking place within the existing building (that has an impermeable concrete floor). Therefore, the pollution risk of the site will not change.</p> <p>It is intended that this surrender only takes effect when the environmental permit applied for, is issued (assuming it is).</p> <p>The site is historically associated with industrial uses. There is no visual or olfactory evidence of existing contamination. There is no evidence of damage to pollution prevention measures.</p> <p>There have been no pollution events within the area of the site subject to this surrender application during the duration of the current environmental permit being in effect. This can be evidenced by review of the CAR forms relating to pollution events within the building. It is also evidenced by the fact that the impermeable concrete floor of the part of the site for which this surrender is sought has remained intact throughout and has not required repair.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There is no evidence of historic contamination. However, during the planning application that relates to the change of use of the whole site to metal recycling yard (WSCC/012/12/F) Arun District Council EHO indicated that the whole site may have been contaminated due to the industrial activities that took place on the land in the past, prior to the permit being in place and the concrete being laid. These comments are reproduced in Appendix 3.</p>
<p>Baseline soil and groundwater reference data</p>	<p>Hydrogeology is shown in the above section (Environmental Setting).</p> <p>Specific ground conditions</p> <p>A BSG Borehole (Ref SU90SE34) is located 600m south west of the Site and indicates that ground conditions comprise of the following:</p> <ul style="list-style-type: none"> • Soil to a depth below ground level (bgl) of 0.2m • Clay, silty, mottled grey-brown and reddish brown, with some large angular flints in lower part to 2.0 bgl • Very clayey pebbly sand to 5.9m bgl • Clayey pebbly sand to 6.5m bgl

	<ul style="list-style-type: none"> • Chalk to 7.0m bgl This is shown in more detail in Appendix 4.
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3.0 Permitted activities	
Permitted activities	The permitted activities at the site are the sorting, separation, grading, shearing, baling, compacting, granulating of cables and cutting using hand-held equipment only, of ferrous metals or alloys and non-ferrous metals for recovery as well as the recovery (including storage) of waste motor vehicles. The area subject to this surrender application has been used as a temporary storage area for ELV pending depollution.
Non-permitted activities undertaken	None.
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	A Site Layout Plan is shown in Appendix 5. The environmental risk assessment that relates to the permitted operation taking place at the site is the <i>Generic risk assessment for SR2012 No14: metal recycling, vehicle storage, depollution & dismantling (authorised treatment) facility</i> .

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as ‘dangerous’ under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	No changes.
Have there been any changes to the permitted activities?	
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No dangerous substances identified.

5.0 Measures taken to protect land
Environmental permit BB3300GN/A001 issued by the Environment Agency in 14/02/2014. Pollution prevention measure required by the Site's existing environmental permit have been maintained throughout the operational life of the site on the area of land to which the surrender application relates. The Environment Agency retains copies of inspection records, as has the operator.

6.0 Pollution incidents that may have had an impact on land, and their remediation
None

7.0 Soil gas and water quality monitoring (where undertaken)
None undertaken

8.0 Decommissioning and removal of pollution risk
The area of the site to which this surrender application relates will not be decommissioned as this area will be subject to a bespoke environmental permit for manual catalytic converter processing and lead acid battery storage.

9.0 Reference data and remediation (where relevant)

The information from sections 3, 4, 5 and 6 of this Site Condition Report shows that the condition of the land has not deteriorated and therefore collection of land and groundwater data was not considered necessary.

10.0 Statement of site condition

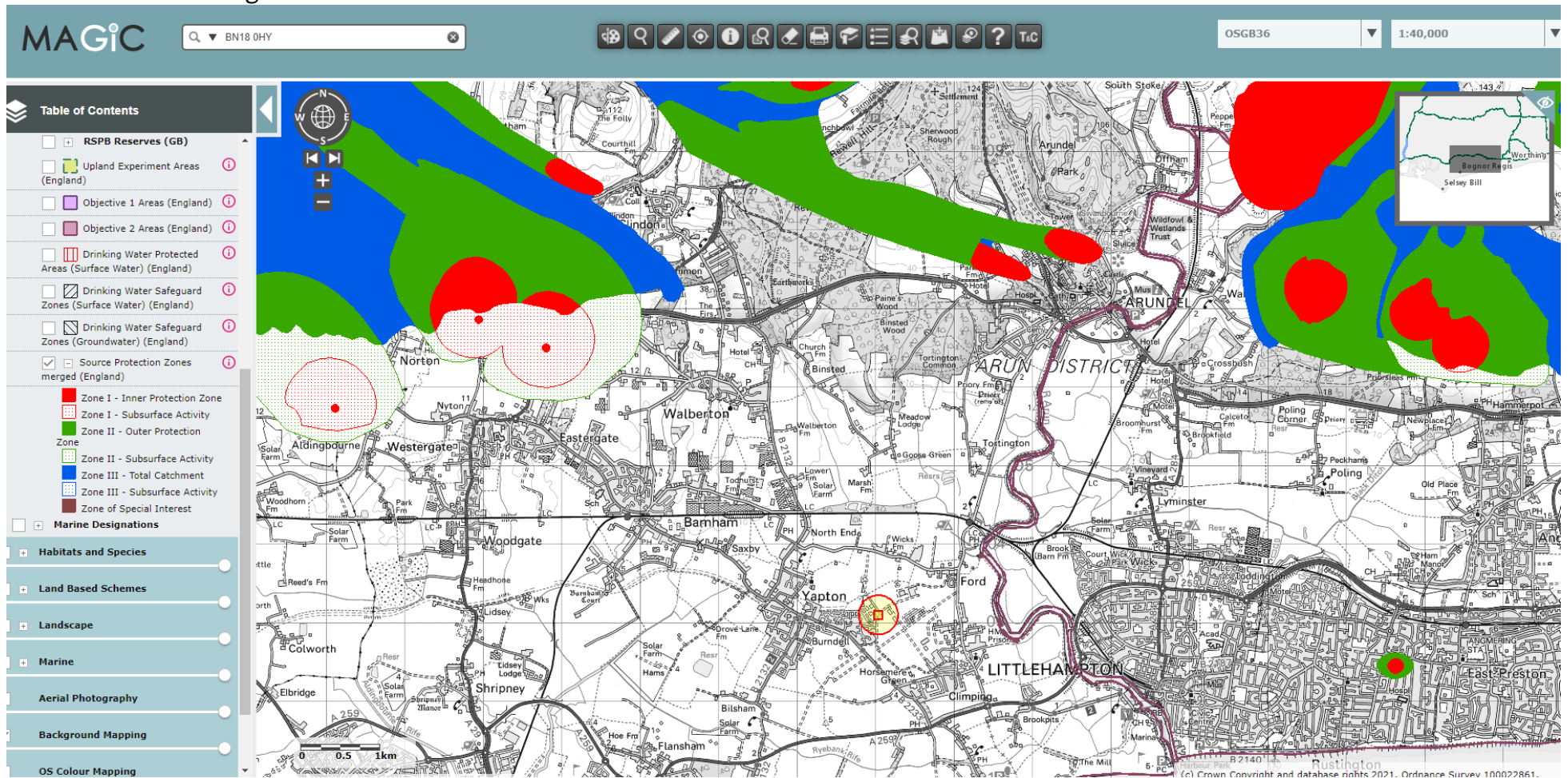
We confirm that:

- The activities that rely on the existing environmental permit BB3300GN/A001 on the specific parcel to which this application relates will cease upon grant of the bespoke environmental permit.
- Any pollution risks associated with activities conducted under the existing environmental permit BB3300GN/A001 on the land parcel will be subject to a Bespoke Environmental Permit once granted.
- The area of land subject to this application is in a satisfactory condition for the partial surrender of the existing environmental permit BB3300GN/A001 subject to the application for a Bespoke Environmental Permit.

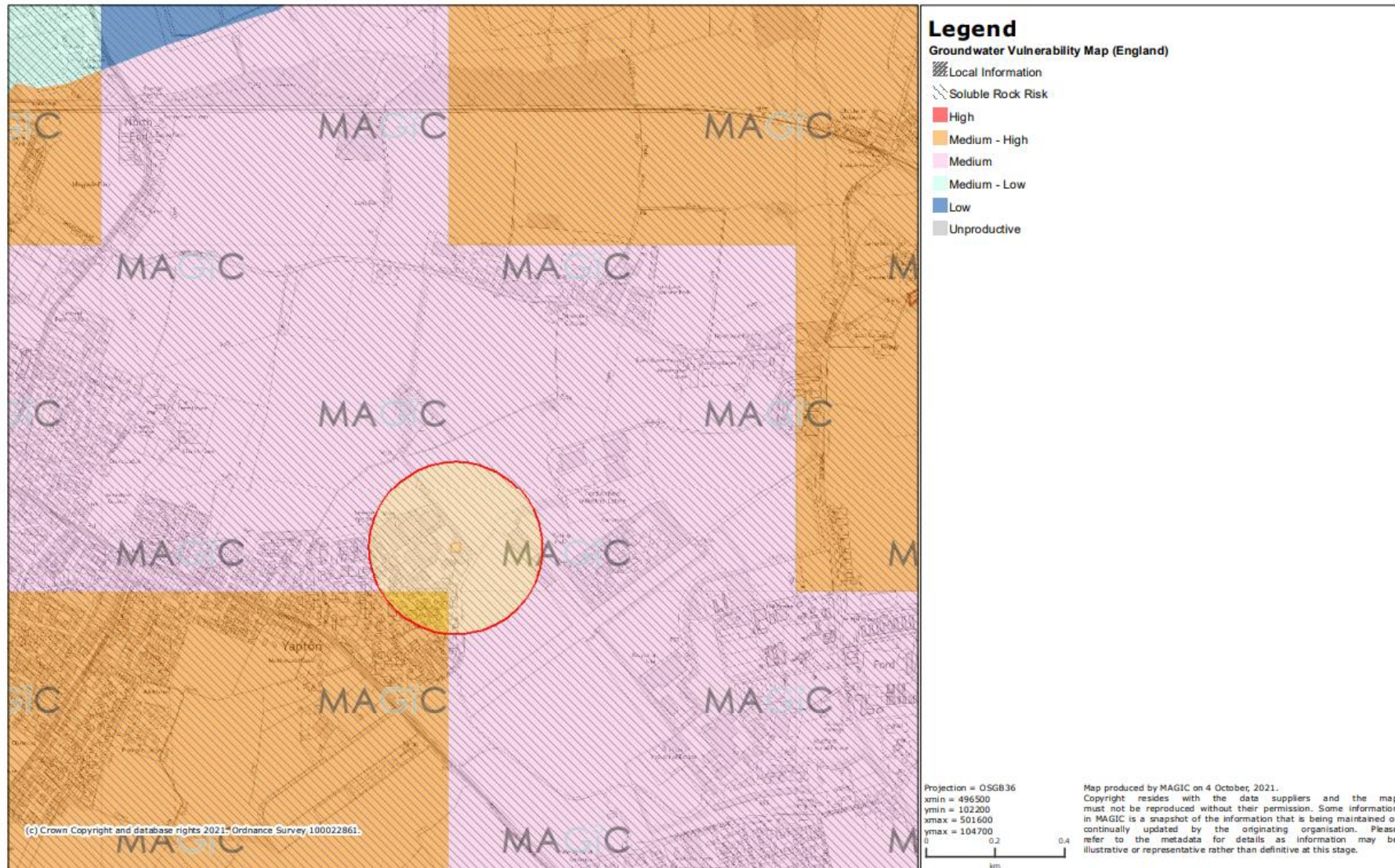
Appendix 6 includes the confirmation from Hayley Korczynski confirming the site as a 'low-risk' surrender.

Appendix 1 Hydrogeology at the Site

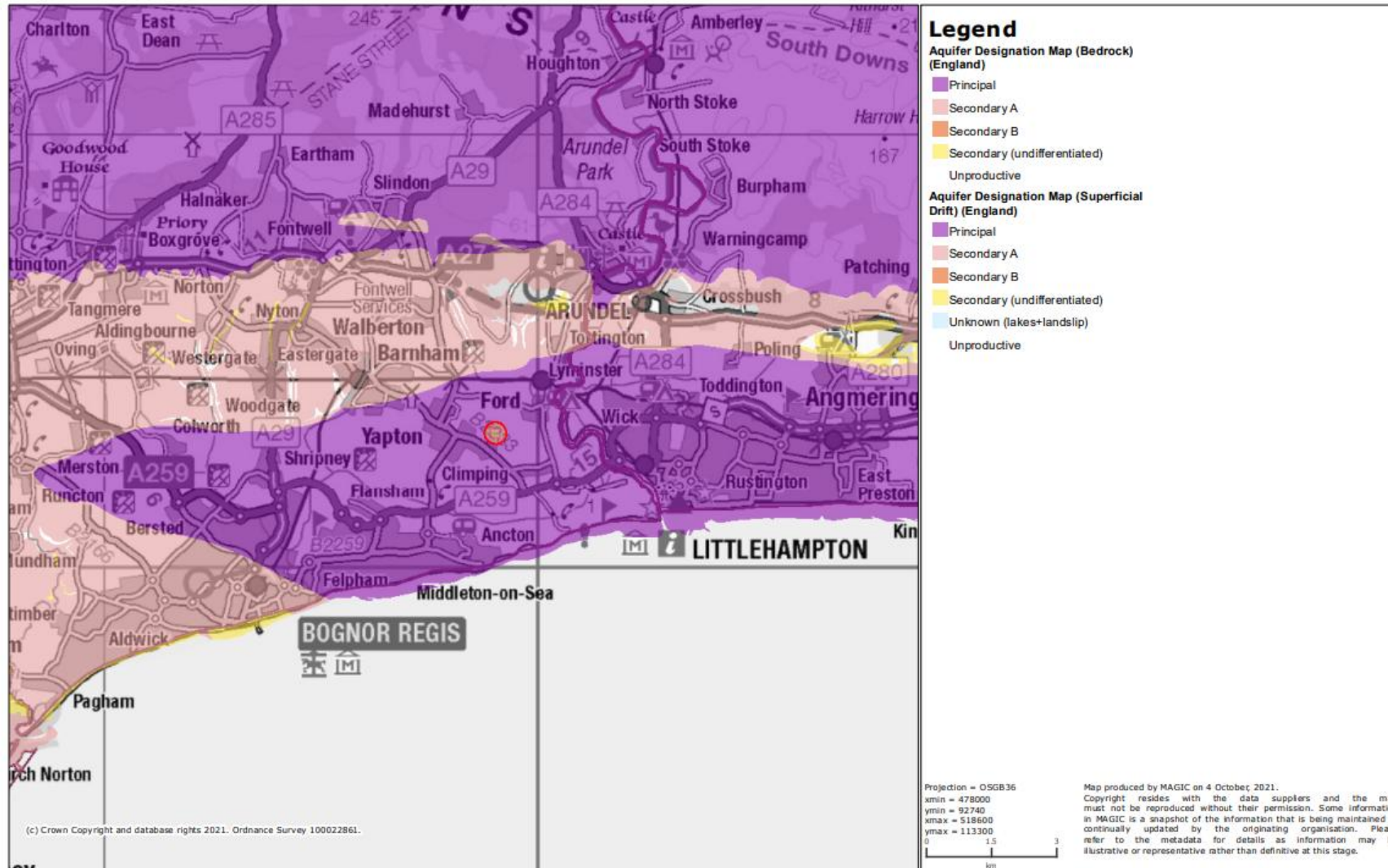
1a. Screenshot showing the Site is not within a Source Protection Zone



1b. Map showing the Site is within an area of medium ground water vulnerability.

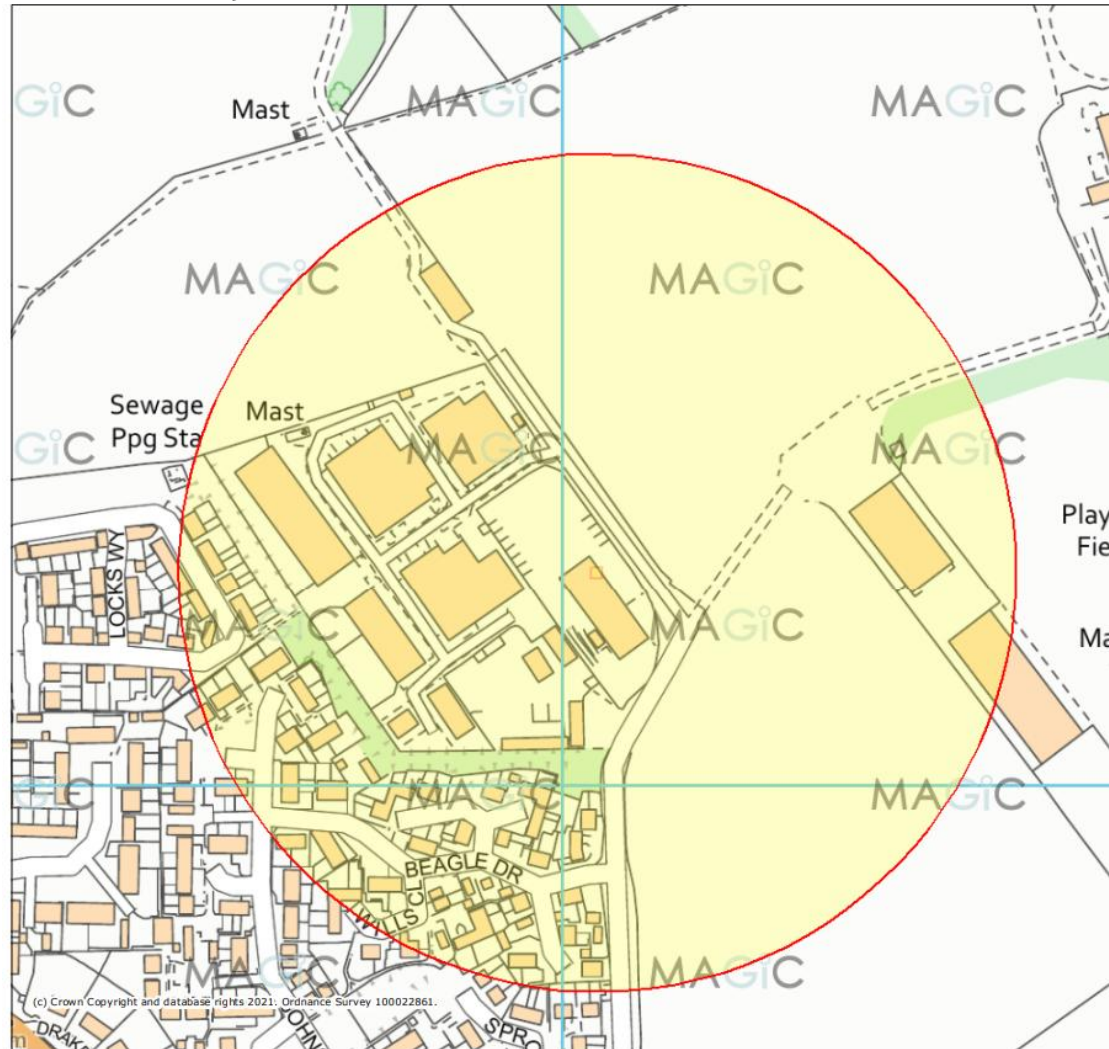


1c. Map showing the Site a in a zone containing a principal aquifer designation.



Appendix 2 Hydrology Features

2a. Map showing no hydrology features within 250m of the Site.



Appendix 3 Planning Documents -

3. Arun DC EHO supplementary response (Contamination) 4May12.pdf (kb)

From: Graham Evans

Sent: 04 May 2012 08:43

To: Peter Cleveland

**Subject: RE: FW: WSCC/012/12/F - Relocation of Metal Recovery Centre, Ford Airfield Ind Est,
Burdell Road, Yapton**

Peter,

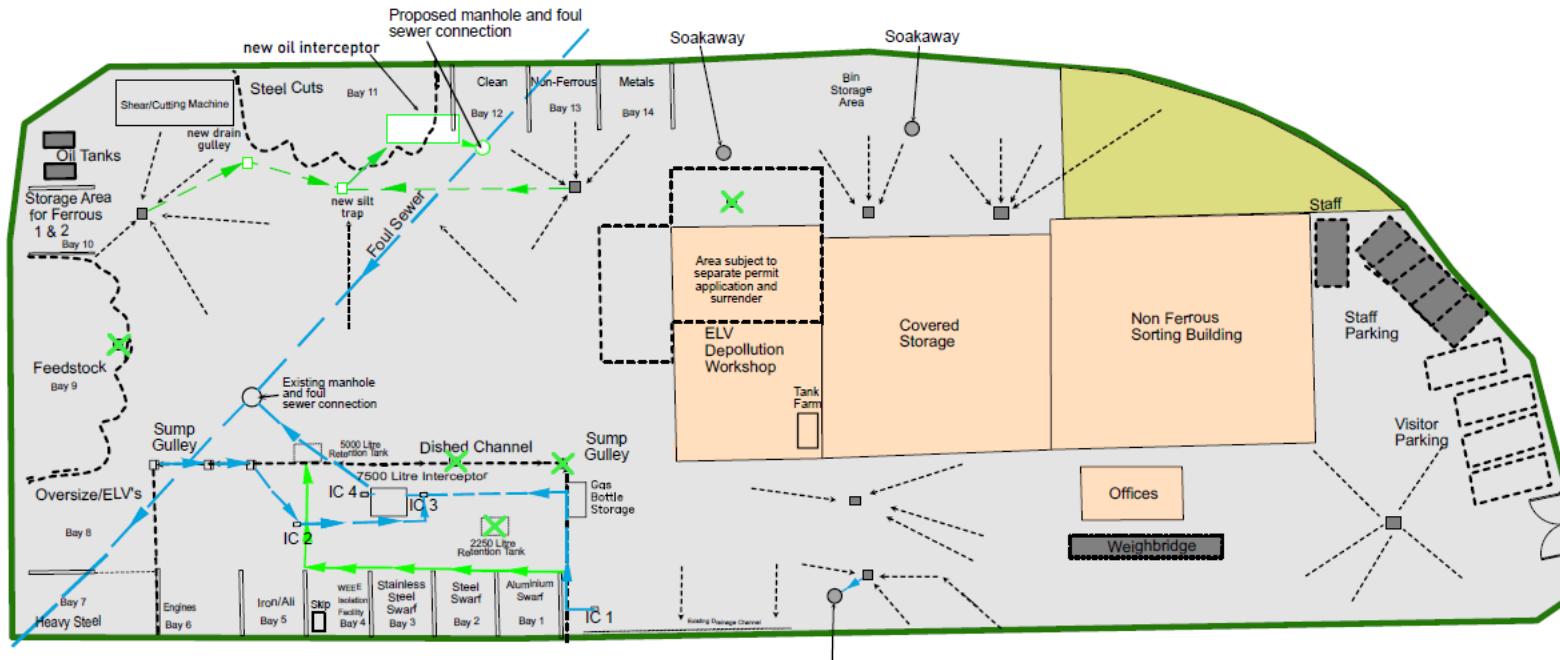
To clarify my response following Sam's question whether EH had considered contamination. There may be contamination of the site from previous industrial uses but no remediation is necessary prior to proposed use.

Regards
Graham

Appendix4 BGS Borehole Information

SU 90 SE 34 9869 0257		Northwood Farm	Block H	
Surface level +6.8 m Water not struck August 1981 <small>British Geological Survey</small>		<small>British Geological Survey</small>	Overburden	2.0 m
			Mineral	1.3 m
			Waste	0.6 m
			Mineral	2.0 m
			Waste	0.6 m
			Bedrock	0.5 m+
LOG				
Geological classification	Lithology	Thickness m	Depth m	
	Soil	0.2	0.2	
Brickearth	Clay, silty, mottled grey-brown and reddish brown, with some large angular flints in lower part	1.8	2.0	
Raised Beach Deposits (younger) <small>British Geological Survey</small>	a 'Very clayey' pebbly sand Gravel: coarse and fine, angular to subrounded; flint (some white and porous) with some chalk and sandstone and traces of other rock fragments Sand: fine with medium and some coarse Fines: silt, brown	1.3	3.3	
	Silt, sandy, very chalky, pale olive, with abundant pebbles of chalk and some nodular flint	0.6	3.9	
	b 'Very clayey' pebbly sand Gravel: fine and coarse with some cobbles, angular to subrounded; flint with chalk and some limestone, sandstone and traces of other rock fragments Sand: fine with medium and some coarse; some chalk Fines: silt and clay, chalky, brown	1.0	4.9	
	e 'Clayey' pebbly sand Gravel: fine and coarse, composition as 'b' Sand: fine and medium with coarse; some chalk Fines: silt, chalky, brown	1.0	5.9	
<small>British Geological Survey</small>	Silt, sandy, very chalky, with chalk and flint pebbles	0.6	6.5	
Upper Chalk	Chalk, hard, white, with nodular flint, brecciated, sandy near top	0.5+	7.0	

Appendix 5 Site Layout Plan (prior to surrender)



Key:

- - proposed changes to the drainage system
- ➔ - subsurface flow
- - - - surface flow
- ✕ - decommissioned

Address: Ford Airfield Industrial Estate The Factory Ford, Yapton BN18 0HY		
Details: H D White, Ford, Drainage Plan (Surrender)		
Date: 05/05/2023		Version: 1.13
<i>Detail reproduced from plan 50/12/08 October 2011 C Fish as amended on client advice and drainage survey plan</i>		

Appendix 6 Confirmation from Environment Agency for the application to be considered as a 'low-risk' permit surrender - letter abridged



Mr. Alan Potter
H D White Ltd
1 & 2 The Barn Oldwick
West Stoke Road
Chichester
West Sussex
PO18 9AA

Our reference: EPR/BB3300GN/S002
Date: 18/11/2021

Dear Mr. Potter

Pre-application advice – Basic service

Site: The Factory, Ford Airfield Ind Estate, Rollaston Park, Yapton, West Sussex, BN18 0HY

Thank you for your pre application enquiry on 13/10/2021 and for taking the time to speak with me.

You confirmed that the site is looking to surrender an area of their permit. The intention is that another operator will apply for a permit within the surrendered area. A nature and heritage conservation screening for this has been provided under EPR/KB3705HA/A001.

You need to apply for a low-risk surrender based on current information available, however this could change if it becomes apparent upon receipt of the application that there has been contamination resulting from the site's activities. Below are details about how to apply and much it will cost.

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Our basic pre-application service is free and is limited to the information detailed on section 2 of the [Environmental permitting charges guidance](#) on gov.uk.

If you need more extensive or technical pre-application advice, you can ask for our enhanced pre-application service. The enhanced pre-application advice is charged at £100 per hour plus VAT. You will need to complete and submit a new online pre-application request to request enhanced pre-application advice.

If you have any questions, please find my contact details below.

Yours sincerely

Hayley Korczynski
hayley.korczynski@environment-agency.gov.uk