Environmental Risk Assessment

PJ Brown (Civil Engineering) Limited

Development site:

Crouch's Farm,
Hollow Lane,
Hoathly,
Lewes,
East Sussex,
BN8 6QX.

WESTBURY ENVIRONMENTAL

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Change log

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1	Original Environmental Risk Assessment.	Vicky Cawley	Tracey Westbury	25 June 2025
2	Assessment of risk to surface water Table 3.	Vicky Cawley	Tracey Westbury	12 December 2025
3	Code 2 Protected Species added to Table 1 and Table 3.	Vicky Cawley	Tracey Westbury	19 January 2026

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Drawings

20/014i 001 Permit Boundary Plan
20/014j 002 Sensitive Receptor Plan

1. Introduction

1.1. Westbury Environmental Limited have produced this Environmental Risk Assessment Report to support an Environmental Permit variation application on behalf of PJ Brown (Civil Engineering) Limited for a waste deposit for recovery permit. The environmental permit will authorise the acceptance of suitable wastes, that will be used to construct new silage clamps and make improvements to an existing lagoon.

1.2. The proposed deposit of waste recovery operation will take place at Crouch's Farm, Hollow Lane, East Hoathly, BN8 6QX (Site).

1.3. The works will all be above ground using imported material. The volume of material required to complete the development has been calculated to be approximately 152,000m3.

1.4. The proposed permit boundary area is the site (Site) for the purposes of this report, see Drawing No. Permit Boundary Plan 20014i 001. The activities considered in this ERA are:

- The import of waste materials
- Storage of waste on Site
- Deposit of waste to construct silage clamps.

1.5. An assessment of the potential risks to the environment from the proposed changes included in the permit variation application is required by the Environment Agency (application form Part C2 and Environment Agency Guidance: Risk assessments for your environmental permit (last updated 31st August 2022).

1.6. This report describes the site setting, identifies the nearby sensitive receptors, and assesses the risks from the waste operations undertaken on this Site, to the local environment.

2. Site Location and Sensitive Receptors

Location

2.1. The Site covers approximately 4.6 hectares.

2.2. The Site will be accessed from Hollow Lane utilising a purpose-built access.

2.3. The Site is located 1.8km to the north of the town of East Hoathly and 2.4km east of the A22 trunk road.

2.4. The Site is located within an agricultural setting. Open grassland bounds the Site to the east with woodland found to the north and south. The proposed Site boundary is shown on the Permit Boundary Plan Drawing No. 20/014i 001.

2.5. The Site is located within Flood Zone 1 (www.gov.uk. Flood Map for Planning). There is a very low risk of flooding from rivers and the sea reported for the Site (www.gov.uk. Long-term Flood Risk Map).

2.6. The Site is not located within a Groundwater Source Protection Zone.

Receptors

2.7. Sensitive receptors near the Site are identified on the Sensitive Receptor Plan, see Drawing No. Sensitive Receptors Plan 20014j 002.

2.8. Table 1 shows the approximate distance and orientation (from the Site boundary to the boundary of the nearest receptor) of nearby sensitive receptors located within a 1km radius of the Site.

Table 1: Sensitive Receptors within 1km of the Site

Ref	Receptor	Description	Direction from Site	Approximate Distance from Site Boundary to receptor boundary (m)
1	Crouch's Farm	Agricultural	West	0
2	Moat Shaw Decidious Woodland and Ancient Woodland	Woodland	North	0
3	Decidious Woodland and Ancient Woodland	Woodland	South	0
4	Small Lake/Pond (Ecological Survey Pond 1 – eDNA tests confirmed presence of GCN June 2021)	Surface Water Feature	East	10
15	Code 2 Protected Species	Protected Species	Northeast	10
4b	Small Lake/Pond (Ecological Survey Pond 2 - no GCN found in June 2021 Ecological survey)	Surface Water Feature	Southwest	18
4c	Small Pond and stream (Ecological Survey Pond 6 - no GCN found in June 2021 Ecological survey)	Surface Water Feature	South	36
5	Jewelry Repair Shop	Industrial	Southwest	60
6	Crouch's Farm Bungalow	Residential	Southwest	160
7	Surface Water Feature	Surface Water Feature	East	190
8	Residential property off Laundry Lane	Residential	South	240
9	Hawkshurst Common Wood	Woodland	North	330

Ref	Receptor	Description	Direction from Site	Approximate Distance from Site Boundary to receptor boundary (m)
10	Hope Farm	Agricultural	South	340
11	Scallow Caravan and Campsite	Campsite	South	400
12	Great Wood	Woodland	Southwest	500
13	Three Acre Brewery	Industrial	Northwest	620
14	Heronsdale Farm Campsite	Campsite	Northeast	810

2.9. The Site is located within an area mainly used for agricultural land uses and woodland.

2.10. Any dust that is emitted from the Site is likely to be deposited within 250m of the source.

2.11. Due to the predominant wind direction from the southwest, it is considered that receptors located northeast of the Site are at greater risk of experiencing adverse impacts of dust and noise emissions from the Site. There are identified significant sensitive receptors located within 250m, northeast of the Site.

2.12. There are two residential areas located within 250m of the Site (properties off Hollow Lane and off Laundry Lane). Although these properties are within 250m of the Site, they are not in the direction of the predominant wind direction.

3. Environmental Risk Assessment

Risk Estimation

3.1. Table 2 below shows the matrix for estimating the magnitude of risk of a potential hazard from considering both the probability and consequence of a hazard occurring. The magnitude of risk determines what level of management is required to reduce the environmental impact and the probability of the risk occurring.

Table 2: Estimating the Magnitude of Risk

	Magnitude of Risk	Consequence			
		High	Medium	Low	Negligible
Probability	High	Very high	High	Medium/Low	Very low
	Medium	High	Medium	Low	Very low
	Low	High/Medium	Medium/Low	Low	Very low
	Negligible	High/Medium/Low	Medium/Low	Low	Negligible

3.2. Although Table 2 is a gross simplification that cannot represent the true complexity of risk assessment, it has been used as a guide in preparing this risk assessment report.

3.3. A risk assessment of the potential hazards associated with the proposed changes to the operation's that may cause harm to the environment has been completed using the method shown in Table 2, see Table 3 Environmental Risk Assessment.

Key Considerations

3.4. The following aspects have been considered when completing this Environmental Risk Assessment:

Data and Information
- Receptor
- Source / Hazard
- Harm
- Pathway

Judgement
- Probability of Exposure
- Consequences
- Magnitude of Risk

Action
- Justification for Magnitude
- Risk Management
- Residual Risk

Table 3: Environmental Risk Assessment

Data and Information				Judgement			Action (By Permitting)		
Receptor	**Source**	**Harm**	**Pathway**	**Probability of Exposure**	**Consequence**	**Magnitude of Risk**	**Justification for Magnitude**	**Risk Management**	**Residual Risk**
Local human population – Residential dwellings located within the vicinity of the Site. Crouch's Farm dwelling is located on the eastern boundary of the Site. Nearest other residential dwelling (Crouch's Farm Bungalow) is located 160m SW of the Site.	Releases of dusts and micro-organisms (bioaerosols)	Harm to human health - respiratory irritation and illness	Air transport then inhalation	Medium	Medium	Medium	Permitted waste types do not comprise dusts, powders or loose fibres and have a very low potential to produce bioaerosols. Site activities that have the potential to generate dust include the tipping of waste into temporary stockpiles, stored waste in the open being whipped by wind and movement of waste. Movement of waste has the potential to release dust. There is potential for increased dust generation from permitted activities during prolonged dry periods. It is considered that due to the size of the dust particles, the majority of dust is likely to be deposited within 250m of the source. The nearest residential dwelling is located approximately 160m southwest of the boundary of the site. The dwelling is part of Crouch's Farm, therefore	Dust Management Plan (DMP) Version 1 Table 5.2 lists all dust mitigation measures to be undertaken on the Site. DMP Version 1 includes a Table to identify the level of risk from specific operations carried out on specific types of waste. DMP Version 1 Section 6 includes a risk matrix to identify when further mitigation methods are required, or site activity is to be ceased. Strict waste acceptance procedures will be in place to ensure that loads comprising mainly dust, fibres or loose fibres are	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
							is surrounded by agricultural activities, that are also a source of dust emissions. The dust emissions from the recovery activities are not likely to be greater than those from the agricultural activities, that Crouch's Farm bungalow are surrounded by. Due to the predominant wind direction from the southwest, receptors located northeast of the Site are at greater risk of experiencing adverse impacts of dust emissions from the Site. The nearest residential receptors are located to the southwest with a lower risk of experiencing adverse impacts of dust emissions.	not accepted on Site. A water bowser and a hose will be used to spray water to minimise dust emissions from the movement of the waste and for dampening down stockpiles of waste to reduce the risk of wind whipping. Activities, causing dust emissions, will be temporarily ceased in accordance with the Risk Matrix included in the DMP Version 1 Section 6.	
		Nuisance - dust on cars, clothing etc.	Air transport then deposition	Medium	Low	Low	As above.	As above.	Low
Local human population – Residential dwellings located within the vicinity of the Site.	Waste, litter leaving site and mud on local roads.	Nuisance, loss of amenity, road traffic incidents, potential for resuspension of dust.	Vehicles entering and leaving the site.	Low	Medium	Medium/Low	Permitted waste types have a low potential to produce litter.	Any litter found will be collected and disposed of regularly to keep the Site tidy. Strict waste acceptance criteria will be applied within the	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Crouch's Farm is located 0m east of the Site. Nearest residential dwelling (Crouch's Farm Bungalow) located 160m SW of the Site.								Environmental Management System (EMS) to ensure incoming loads of waste that have a high litter content are rejected.	
							Local residents are often sensitive to waste, litter, mud on roads. Permitted waste types have a low potential to produce litter.	There will be wheel cleaning facilities along the access road to wash mud off vehicles exiting the Site. Implementing the EMS housekeeping procedures ensures that the haul routes will be inspected regularly (Site Inspection checklists) to ensure any mud is cleared up on the public highways in a timely manner.	Low
Local human population – Residential dwellings located within the vicinity of the Site.	Odour	Nuisance, loss of amenity	Air transport then inhalation	Low	Low	Low	Local residents often sensitive to odour, however permitted waste types have a low potential to give rise to odour.	Waste imported onto the Site will be checked to ensure that it does not contain malodourous materials. This is controlled by the Waste	Very Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Crouch's Farm is located 0m east of the Site. Nearest residential dwelling (Crouch's Farm Bungalow) located 160m SW of the Site.								Acceptance Procedures.	
	Noise and vibration	Nuisance, loss of amenity, loss of sleep	Noise through the air and vibration through the ground.	Low	Medium	Medium/Low	Local residents are often sensitive to noise and vibration. Sources of noise are described in Table 3.1 of the Noise Management Plan Version 1 and consist of the loading shovel, excavator, and HGV delivery / collections. Nearest residential dwelling is 160m SW of the Site therefore it is unlikely that the dwelling will be affected by noise pollution. The residential dwelling is surrounded by agricultural fields. The noise from the recovery operations is not considered to be louder than the agricultural activities.	All plant and equipment will be maintained in accordance with the manufacturers' recommendations to minimise noise generation. Noise Management Plan Table 4.1 details all potential noise sources and control measures for waste activities, vehicle movements and movement of materials. All staff are to receive noise training to be able to report any unusual or abnormal noise. Bunding will be provided to screen sensitive receptors.	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Local human population – Residential dwellings located within the vicinity of the Site. Crouch's Farm is located 0m east of the Site. Nearest residential dwelling (Crouch's Farm Bungalow) located 160m SW of the Site.	Scavenging animals and scavenging birds	Harm to human health - from waste carried off site and faeces. Nuisance and loss of amenity	Air transport and over land	Low	Medium	Medium/Low	Permitted waste types unlikely to attract scavenging animals and birds but may become breeding / nesting sites.	Implementation of strict waste acceptance procedures will ensure that materials that could attract scavenging animals are not accepted on to the site. Regular housekeeping will minimise the risk from scavenging animals. Waste storage procedures will prevent potential for waste becoming breeding / nesting sites by limiting the maximum storage times for waste.	Very Low
	Pests (e.g. flies)	Harm to human health, nuisance, loss of amenity	Air transport and over land	Low	Medium	Medium/Low	Permitted waste types unlikely to attract pests. The permitted waste types are not putrescible.	As above.	Low
Nearest residential dwelling (Crouch's Farm Bungalow); 160m SW of the Site.	Flooding of Site. Water leaving the site.	Pollution of ground.	Flood waters. Contaminated run off and seepage (due to infiltration through the	Low	Low	Low	Permitted waste types are non-hazardous, inert materials suitable for a deposit for waste recovery activity, so any waste washed off Site will add to the volume of the	Waste accepted to the site will be controlled by strict waste acceptance procedures.	Very Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
			waste) produced from the Site.				local post-flood clean-up workload, rather than the hazard. Flood risk maps suggest the Site is located within Flood Zone 1, with a low risk of flooding.		
Local human population and / or livestock after gaining unauthorised access to the Site.	All on-site hazards: wastes, machinery and vehicles	Bodily injury	Direct physical contact	Medium	Low	Low	The structures, equipment and machinery located on the Site are secured outside of operation / manned hours.	The Site will be constantly manned during operational hours. Inspections will be carried out to ensure that the plant on the Site is sufficiently maintained, in order to reduce malfunction and accidents. Records will be kept of any accidents / incidents on the site to identify any issues.	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Local human population – Residential dwellings located within the vicinity of the Site. Crouch's Farm is located 0m east of the Site. Nearest residential dwelling (Crouch's Farm Bungalow) located 160m SW of the Site.	Arson and / or vandalism causing the release of polluting materials to air (smoke or fumes), water or land.	Respiratory irritation, illness and nuisance to the local population. Injury to staff, firefighters or arsonists / vandals. Pollution of water or land.	Air transport of smoke. Spillages and contaminated firewater by direct run-off from site and via surface water drains and ditches	Low	Low	Low	Permitted waste types do not include any flammable materials so a low magnitude of risk is estimated.	Documents contained within the Environmental Management System (EMS) will identify and minimise the risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances (including fire and spillages). The EMS contains procedures with regards to the risks from arson / vandalism i.e. site security measures.	Very Low
	Accidental fire causing the release of polluting materials to air (smoke or fumes), water or land.	Respiratory irritation, illness and nuisance to the local population. Injury to staff or firefighters. Pollution of water or land.	As above.	Low	Low	Low	Permitted waste types do not include any flammable / combustible materials, so a low magnitude of risk is estimated. Permitted activities do not include the burning of waste. Contravening waste has the potential to be flammable.	The EMS will contain procedures and forms relating to accidents and incidents on the Site and what actions to take should one occur.	Very Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
	Spillage of liquids, leachate from waste, contaminated run-off from waste e.g. containing suspended solids	Acute effects: oxygen depletion, fish kill and algal blooms. Chronic effects: deterioration of water quality	Direct run-off from site across ground surface, via surface water drains, ditches etc. Indirect run-off via the soil layer.	Medium	Low	Low	Permitted waste types will not include sludges or liquids so only a low magnitude risk is estimated. No point source emissions to water are present. Waste types are largely clean soils, so harm is likely to be temporary and reversible.	Strict waste acceptance procedures will ensure that no contaminated waste will enter the Site.	Low
Nearby habitats The Site is surrounded by agricultural land. Deciduous woodland borders the Site to the N and S. Surface water features: Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Pond 18m southeast of site.	Releases of dusts and micro-organisms (bioaerosols)	Harm to nearby habitats – smothering. Harm to wildlife health - respiratory irritation and illness	Air transport then deposition Air transport then inhalation	Low	Medium	Medium/Low	Permitted waste types do not comprise dusts, powders or loose fibres and have a very low potential to produce bioaerosols. Site activities that have the potential to generate dust include the tipping of waste into temporary stockpiles, stored waste in the open being whipped by wind and movement of waste. Movement of waste has the potential to release dust. There is potential for increased dust generation from permitted activities during prolonged dry periods. It is considered that due to the size of the dust particles, the majority of	Dust Management Plan (DMP) Version 1 Table 5.2 lists all dust mitigation measures to be undertaken on the Site. The Dust Management Plan includes a Table to identify the level of risk from specific operations carried out on specific types of waste. DMP Version 1 Section 6 includes a risk matrix to identify when further mitigation methods are required, or site	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Pond and stream to the south of site.							dust is likely to be deposited within 250m of the source. The nearest wildlife habitats are surrounded by agricultural activities, that are also a source of dust emissions. The dust emissions from the recovery activities are not likely to be greater than those from the agricultural activities that the wildlife habitats are surrounded by. Due to the predominant wind direction from the southwest, receptors located northeast of the Site are at greater risk of experiencing adverse impacts of dust emissions from the Site. The nearest surface water feature is located 10m east of the site. The nearest woodland is located 0m north of the application boundary. Activities will only be undertaken for a temporary period of time whilst the silage clamps are being formed.	activity is to be ceased. Strict waste acceptance procedures will be in place to ensure that loads comprising mainly dust, fibres or loose fibres are not accepted on Site. A water bowser and a hose will be used to spray water to minimise dust emissions from the movement of the waste and for dampening down stockpiles of waste to reduce the risk of wind whipping. Activities, causing dust emissions, will be temporarily ceased in accordance with the Risk Matrix included in the DMP Version 1 Section 6.	

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Nearby habitats The Site is surrounded by agricultural land. Deciduous woodland borders the Site to the N and S. Surface water features: Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Pond 18m southeast of site. Pond and stream to the south of site.	Waste, litter leaving site and mud on local roads.	Harm to wildlife through habitat degradation and pollution of the environment.	Air transport then deposition Vehicles entering and leaving the site.	Low	Medium	Medium/Low	Permitted waste types have a low potential to produce litter.	Any litter found will be collected and disposed of regularly to keep the Site tidy. Strict waste acceptance criteria will be applied within the Environmental Management System (EMS) to ensure incoming loads of waste that have a high litter content are rejected.	Low
Nearby habitats The Site is surrounded by agricultural land. Deciduous woodland borders the Site to the N and S.	Odour	Disruption of Feeding: Odour pollution can lead to animals avoiding certain areas, which can affect their ability to find food.	Air transport then inhalation	Low	Low	Low	Permitted waste types have a low potential to produce odour.	Waste imported onto the Site will be checked to ensure that it does not contain malodourous materials. This is controlled by the Waste	Very Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Surface water features: Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Pond 18m southeast of site. Pond and stream to the south of site.		Behavioral Changes: Exposure to harmful odours can cause birds to show signs of respiratory distress, avoid certain areas, and exhibit increased aggression. Impact on Reproduction: Odour pollution can disrupt the reproductive processes of animals, affecting their ability to breed and raise their young. Environmental Degradation: Communities near odour-emitting sources often experience a decline in environmental quality, which can lead to habitat loss and reduced biodiversity.						Acceptance Procedures.	

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Nearby habitats The Site is surrounded by agricultural land. Deciduous woodland borders the Site to the N and S. Surface water features: Pond 10m east of site. Pond 18m southeast of site. Pond and stream to the south of site.	Noise and vibration	Disruption of normal behaviours/breeding cycles within habitats.	Noise through the air and vibration through the ground.	Low	Medium	Medium/Low	Sources of noise are described in Table 3.1 of the Noise Management Plan Version 1 and consist of the loading shovel, excavator, and HGV delivery / collections. The nearest surface water features and deciduous woodlands are surrounded by agricultural fields. The noise from the recovery operations is not considered to be louder than the agricultural activities.	All plant and equipment will be maintained in accordance with the manufacturers' recommendations to minimise noise generation. Noise Management Plan Table 4.1 details all potential noise sources and control measures for waste activities, vehicle movements and movement of materials. All staff are to receive noise training to be able to report any unusual or abnormal noise. Bunding will be provided to screen sensitive receptors.	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Nearby habitats The Site is surrounded by agricultural land. Deciduous woodland borders the Site to the N and S. Surface water features: Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Pond 18m southeast of site.	Scavenging animals and scavenging birds	Harm to aquatic life through pollution of surface water from waste carried off site and faeces. Degradation of habitat leading to excessive competition for food and habitat space.	Air transport and over land	Low	Medium	Medium/Low	Permitted waste types unlikely to attract scavenging animals and birds but may become breeding / nesting sites.	Implementation of strict waste acceptance procedures will ensure that materials that could attract scavenging animals are not accepted on to the site. Regular housekeeping will minimise the risk from scavenging animals. Waste storage procedures will prevent potential for waste becoming breeding / nesting sites by limiting the maximum storage times for waste.	Very Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Pond and stream to the south of site.	Pests (e.g. flies)	Harm to wildlife health, habitat degradation. Increase incidence of disease and infections.	Air transport and over land	Low	Medium	Medium/Low	Permitted waste types unlikely to attract pests. The permitted waste types are not putrescible.	As above.	Low
Surface water features: Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Pond 18m southeast of site. Pond and stream to the south of site.	Flooding of Site. Water leaving the site.	Pollution of ground. Pollution of surface water features.	Flood waters. Contaminated run off and seepage (due to infiltration through the waste) produced from the Site.	Low	Low	Low	Permitted waste types are non-hazardous, inert materials suitable for a deposit for waste recovery activity, so any waste washed off Site will add to the volume of the local post-flood clean-up workload, rather than the hazard. Flood risk maps suggest the Site is located within Flood Zone 1, with a low risk of flooding.	Waste accepted to the site will be controlled by strict waste acceptance procedures.	Very Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Nearby habitats The Site is surrounded by agricultural land. Deciduous woodland borders the Site to the N and S. Surface water features: Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Pond 18m southeast of site. Pond and stream to the south of site.	Arson and / or vandalism causing the release of polluting materials to air (smoke or fumes), water or land.	Pollution of water or land. Harm to aquatic life through pollution of surface water Degradation of habitat leading to excessive competition for food and habitat space.	Air transport of smoke. Spillages and contaminated firewater by direct run-off from site and via surface water drains and ditches	Low	Low	Low	Permitted waste types do not include any flammable materials so a low magnitude of risk is estimated.	Documents contained within the Environmental Management System (EMS) will identify and minimise the risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances (including fire and spillages). The EMS contains procedures with regards to the risks from arson / vandalism i.e. site security measures.	Very Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Nearby habitats The Site is surrounded by agricultural land. Deciduous woodland borders the Site to the N and S. Surface water features: Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Pond 18m southeast of site. Pond and stream to the south of site.	Accidental fire causing the release of polluting materials to air (smoke or fumes), water or land.	As above	As above.	Low	Low	Low	Permitted waste types do not include any flammable / combustible materials, so a low magnitude of risk is estimated. Permitted activities do not include the burning of waste. Contravening waste has the potential to be flammable. A ditch and berm constructed around the existing newt pond 10m east of the site, will deflect runoff from entering the pond.	The EMS will contain procedures and forms relating to accidents and incidents on the Site and what actions to take should one occur.	Very Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Nearby habitats The Site is surrounded by agricultural land. Deciduous woodland borders the Site to the N and S. Surface water features: Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Pond 18m southeast of site. Pond and stream to the south of site.	Spillage of liquids, leachate/seepage from waste, contaminated run-off from waste e.g. containing suspended solids	Acute effects: oxygen depletion, fish kill and algal blooms. Chronic effects: deterioration of water quality	Direct run-off from site across ground surface, via surface water drains, ditches etc. Indirect run-off via the soil layer.	Medium	Low	Low	Permitted waste types will not include sludges or liquids so only a low magnitude risk is estimated. No point source emissions to water are present. Waste types are largely clean soils, so harm is likely to be temporary and reversible. A ditch and berm constructed around the existing newt pond 10m east of the site, will deflect runoff from entering the pond.	Strict waste acceptance procedures will ensure that no contaminated waste will enter the Site.	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Groundwater – The Site is not located in a Groundwater Source Protection Zone.	As above. Permanent deposit of waste.	Chronic effects: contamination of groundwater, requiring treatment of water or closure of borehole	Transport through soil / groundwater then extraction at borehole.	Low	Medium	Medium/Low	The Site does not overlie a bedrock aquifer or superficial aquifer. The Site is not located within a Source Protection Zone (SPZ). The Site is located in Flood Zone 1, therefore is at low risk of flooding. Waste types consist of clean soils, so harm is likely to be temporary and reversible.	Waste acceptance procedures implemented on the Site will ensure that no contaminated waste types are accepted onto the site. Implementation of the EMS will ensure that no substances contaminate the groundwater at the Site. The risk to the groundwater has been assessed and will be controlled by compliance limits included in the permit and waste acceptance procedure	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Protected sites- There is deciduous woodland and wet woodland located 0m north and south of the Site. These are protected areas. Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Code 2 Protected Species	Contaminated surface run off.	Toxic contamination of surrounding surface water or ground water.	Surface water drainage	Low	Low	Low	Permitted waste types are non-hazardous, inert materials suitable for a deposit for waste recovery activity will not produce polluting runoff. A ditch and berm constructed around the existing newt pond 10m east of the site, will deflect runoff from entering the pond.	Waste accepted to the site will be controlled by strict waste acceptance procedures.	Low
Protected sites- There is deciduous woodland and wet woodland located 0m north and south of the Site. These are protected areas. Pond east of site (found to have GCN in June 2021 Ecological	Release of dust from Site.	Smothering of plants and vegetation, reduced plant life. Degradation of foraging habitat. Pollution of surface water features.	Atmospheric dispersion	Low	Low	Low	Dust is controlled on site to minimise emissions. Activities will only be undertaken for a temporary period of time.	DMP Version 1 Table 5.2 lists all dust mitigation measures to be undertaken on the Site. DMP Version 1 Section 6 includes a risk matrix and information on what actions to be taken depending on the level of risk from dust.	Low

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Survey, protected species)10m east of site. Code 2 Protected Species								Strict waste acceptance procedures will be in place to ensure that loads comprising mainly dust, fibres or loose fibres are not accepted on Site.	
Protected sites- There is deciduous woodland and wet woodland located 0m north and south of the Site. These are protected areas. Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Code 2 Protected Species	Noise and vibration	Disturbance of wildlife resulting in a reduction of biodiversity.	Noise through the air and vibration through the ground	Medium	Low	Low	Due to the proximity to the deciduous woodland to the north and the south, it is considered that noise from site operations has the potential to reach these receptors. Noise will not harm the trees but could disturb the wildlife within the woodland. Due to the proximity of Pond 1, 10m east of the site, it is considered that noise from site operations has the potential to reach this receptor. The GCN could be impacted by the additional noise.	Noise Management Plan Version 1 Table 3.1 lists all potential noise sources and control measures. Plant/equipment is inspected as part of the of the daily inspection checklist to minimise noise. All staff are to receive training to be able to report any unusual or abnormal noise.	

Receptor	Source	Harm	Pathway	Probability of Exposure	Consequence	Magnitude of Risk	Justification for Magnitude	Risk Management	Residual Risk
Protected sites- There is deciduous woodland and wet woodland located 0m north and south of the Site. These are protected areas. Pond east of site (found to have GCN in June 2021 Ecological Survey, protected species)10m east of site. Code 2 Protected Species	Vermin and pests	The attraction of pests can lead to predation of local wildlife and increased litter.	Air transport and over land	Low	Low	Low	Permitted waste types are construction and demolition waste which are unlikely to attract vermin / pests. Contravening waste may have the potential to attract vermin and pests, but will be stored in closed containers in very small volumes for short periods of time.	Implementation of strict waste acceptance procedures will ensure that materials that could attract scavenging animals are not accepted on to the site. Regular housekeeping, involving picking up litter will minimise the risk from scavenging animals. The implementation of the requirements of the Waste storage procedures will minimise the potential for waste becoming breeding / nesting sites by limiting the maximum storage times for waste	Low

Drawings

20/014i 001	Permit Boundary Plan
20/014j 002	Sensitive Receptor Plan

PJ Brown (Civil Engineering) Limited

Permit Boundary Plan

20/014i 001

Crouch's Farm,
Hollow Lane,
Hoathly,
Lewes,
East Sussex,
BN8 6QX

Scale: 1:2,000

02/11/2023

Created by: LR
Checked by: TW

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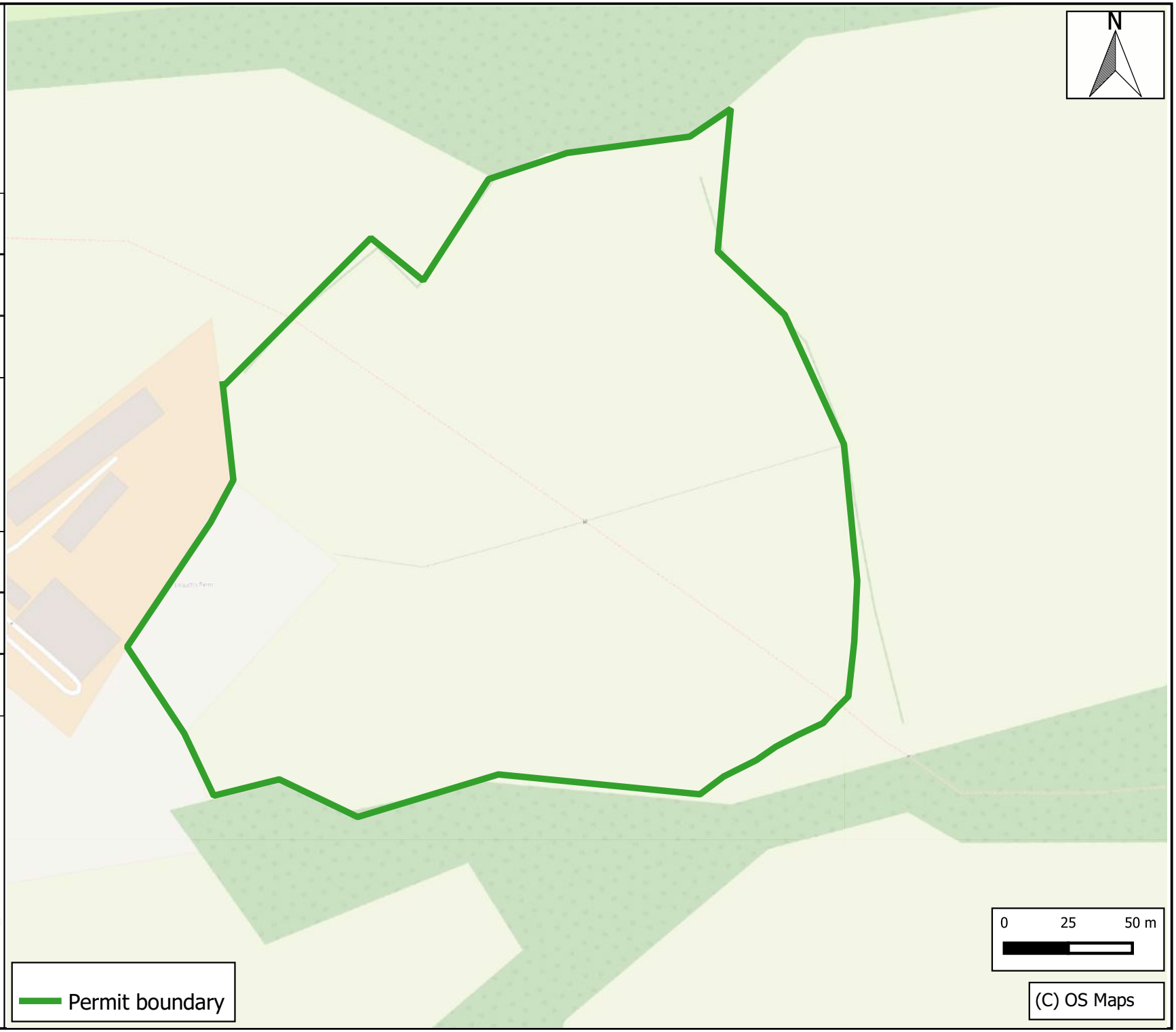

PJ Brown (Civil Engineering) Limited

Sensitive Receptors Plan

20/014j 002 V3

Crouch's Farm,
Hollow Lane,
Hoathly,
Lewes,
East Sussex,
BN8 6QX.

Scale: 1:14,000

Created: 28/10/2025
Amendments: 19/01/2025 added Protected Species Sensitive Receptor number 15.

Created by: VC
Checked by: TW

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