SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

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	Chelmsford City Council
Activity address	Freighter House, Drovers Way, Chelmsford, CM2 5PH
National grid reference	TL 73797 09224

Document reference and dates for Site Condition Report at permit application and surrender	2513 – R003A Site Condition Report Permit Application - June 2025

Document references for site plans (including location and boundaries)	2513 – D001 – Drovers Way Layout Plan 2513 – D002 Site Location Plan 2513 – R003 Site Condition Report - Appendix 3 Landmark Enviro Check Data

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: • geology • hydrogeology • surface waters	**Site setting** The site is located at Freighter House, Drovers Way, Chelmsford CM2 5PH. The centre of the site is at National Grid Reference TL 73797 09224. The site is located to the north of the Springfield Business Park, on Drovers Way. The waste transfer station is located around 3.7km north-east of Chelmsford City Centre and is situated between the A138 and A12 The site aggregates dry recyclable material (cans, glass, paper, plastics) collected from kerbside collections as part of the council's domestic waste collection service. In addition, the site handles a range of wastes including; street sweepings and litter, fly-tipped material, WEEE, fly-tipped gas cylinders and tyres which are also collected by the council. **Geology (Section 5.1 of the SCR)** The bedrock underlying the site is defined as 'London Clay Formation' and comprises of Clay, slit and sand. The Superficial deposits are listed as 'Clay, silt, sand and gravel'

	Hydrogeology (Section 5.3 of the SCR) Located within the Chelmer operational catchment, within the Chelmer (d/s confluence with Can) water body (A map of the catchment is provided in Appendix 1 of the Site condition report). Soilscape soil typing mapping indicates soil type to be freely draining (please see Appendix 2 of the Site condition report for the map data. There appear to be no aquifers in the vicinity. Groundwater vulnerability is medium-low (Groundwater vulnerability maps are provided in Appendix 3 of Site condition report). The area is not within a source protection zone (SPZ), the closest being over 6km to the east of the site. The nearest extraction point appears to be located approximately to the north-east and is described as a medium extraction. A smaller extraction point appears to the south-east of the site. **Surface waters (Section 5.4 of the SCR)** There are no surface water features of concern within close proximity to the site. An inland stream appears to run across the north-east of the site, however this appears to be historical and cannot be seen on current maps. The closest features appear to be a pond at Wharton nature reserve 100m to the north-west of the site and a tributary of the River Chelmer around 800m north-east of the site. The closest sensitive water feature is the river Chelmer approximately 1.3km south of the site, running east until it reaches the river Blackwater near Maldon. Further details can be seen in Table 4 of the Site condition report.
Pollution history including: • 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	**Pollution History (Section 5.5 of the SCR)** There are no recorded pollution events within the vicinity of the site. Table 5 of the SCR provides an extensive list of pollution incidents within 1km of the site boundary. **Historical Land Use (Section 4.3 of the SCR)** Historical records of the site and surrounding area, dating back to 1874, show that the site has been in agricultural use up until 1989, when the building and electrical substation were installed. The surrounding area has changed significantly since 1874. The area of Springfield seeing urban expansion over the past 150 years, originally being a few scattered dwellings, later seeing multiple housing developments constructed as well as the Springfield business park. Transport networks have seen significant changes also, with an expansive road network being established; the A138 on the northern

	boundary of the site being constructed by 1976, and A12 Chelmsford bypass around 1988. We can see the area of agricultural land slowly reduce in size throughout the years. Table 1 of the SCR provides a complete overview of the historical maps, further details are shown in Appendix 3 of the SCR. **Visual/olfactory evidence of existing contamination.** There is no evidence of visual or olfactory contamination on site. The entire site is underlain by an impermeable surface, which is regularly checked and maintained as required. **Evidence of damage to pollution prevention measures** All pollution prevention measures, that include the site surfacing, kerbing, and site interceptors form part of the site regular preventative maintenance schedule and are monitored and
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There has been no evidence of contamination on site. The provided Envirocheck data confirms that there has been no recorded contamination on site.
Baseline soil and groundwater reference data	**No baseline data has been collected.** The waste transfer station has been situated at the site and has been in operation since 2006 and was originally permitted under a bespoke permit (ref. EAWML071456).
Supporting information	• Full Site Condition Report - 2513-R003 June 2025 • Envirocheck data, including historical maps

3.0 Permitted activities	
Permitted activities	Waste Transfer Station
Non-permitted activities undertaken	NA
Document references for: • plan showing activity layout; and • environmental risk assessment.	The relevant supporting documents are listed below and were previously submitted with the application on 27 June 2025. Non-Technical Summary – R001 Supporting information – R002 Site Condition Report – R003 Fire Prevention Plan – R004 Environmental Risk Assessment – R007 Site Layout Plan – D001 Site Location Plan – D002

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?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the 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?	If yes, list of them
Checklist of supporting information	• Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5.0 Measures taken to protect land	
Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
Checklist of supporting information	• Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Checklist of supporting information	• Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7.0 Soil gas and water quality monitoring (where undertaken)	
Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.	
Checklist of supporting information	• **Description of soil gas and/or water monitoring undertaken** • **Monitoring results (including graphs)**

8.0 Decommissioning and removal of pollution risk

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

Checklist of supporting information	• **Site closure plan** • **List of potential sources of pollution risk** • **Investigation and remediation reports (where relevant)**

9.0 Reference data and remediation (where relevant)

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

Checklist of supporting information	• Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)

10.0 Statement of site condition

Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.