

SITE CONDITION REPORT (FROM H5 TEMPLATE)

The Breakers Yard, Barracks Road, Assington, Sudbury, Suffolk, CO10 5LP

Assington Autos Limited

Version:	1.0	Date:	22 June 2023		
Doc. Ref:	BAR-3041-EA	Author:	CP	Checked:	AAL
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Waste, Planning & Environmental Consultants



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Document History:

Version	Issue date	Author	Checked	Description
1.0	22/06/2023	CP	--	Application copy

1.0 SITE DETAILS	
Name of the applicant	Assington Autos Limited
Activity address	The Breakers Yard, Barracks Road, Assington, Sudbury, Suffolk, CO10 5LP
National grid reference	TL 93749 37466
Document reference and dates for Site Condition Report at permit application and surrender	BAR-3041-EA Dated 22 June 2023
Document references for site plans (including location and boundaries)	BAR-3041-02A, BAR-3041-02B, BAR-3041-03A, BAR-3041-03B

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

Based on information presented on the BGS website the bedrock geology comprises London Clay Formation – Clay, Silt and Sand sedimentary bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.

Superficial deposits comprise of fluvial in origin They are alluvium – clay, silt, sand and gravel. Superficial deposits are formed up to 2 million years ago in the Quaternary Period. Local environment was previously dominated by rivers.

- hydrogeology

Based on the nearest available borehole log (TL93NW31 – Pump Farm Assington) approximately 430m west of the site the ground comprises clay, silty, sand, with pebbles of flint and quartz, dark brown approx. 0.6m below subsurface. This is followed by gravel, clayey at the top with a case of discrete clay pellets and seams at the approx. depth of 3.6m and has the geological classification of Glacial Sand and Gravel. Next was pebbly sand, gravels, classified and Kesgrave Sand and Gravels at the approx. depth of 11.6m. After that was pebbly sand, very gravelly at the base and shelly reaching to approx. 14.5m this was classified as Red Crag. The final section of the borehole consists of clay, silty, micaceous, with some pyrite and rare nodules, blue-grey becoming grey classified as London Clay and reaches to 15.5m at which the borehole was completed.

A secondary A aquifer underlies the site. Therefore, the site is medium to low zone in terms of Groundwater vulnerability. The site is also in a groundwater drinking water safeguard zone and drinking water protected area.

The nearest surface water is just to the east and west of the site comprising a tributary to the River Stour which feeds into sea at Harwich to the south east of the site. The information provided by the EA and Gov.UK Flood Mapping indicated that the site does lie within a combination of high and medium risk flood zone.

- surface waters

There are no available records of any current or former EA / Local Authority registered historical landfills within 250m of the site.

<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>There are no available records of pollution incidents at or adjacent to the site.</p> <p>The review of publicly available mapping is summarised below:</p> <ul style="list-style-type: none"> • The earliest available mapping (1926-1945) indicates that the site had no development and was used for agricultural land and had some forested areas. • There is no information available until 2000 where the next available mapping can be viewed, which showed that the site had been developed. <p>Based on the above, it can be concluded that there is little chance the site has been subject to historical contamination.</p> <p>A site walkover survey was undertaken on 21/12/2021 during which the site surface was fully inspected and there was no visual or olfactory evidence of contamination recorded.</p> <p>During the site walkover survey the site surface was observed to be intact and no damage was observed. On this basis there is no evidence of damage to pollution prevention measures.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>N/A</p>
<p>Baseline soil and groundwater reference data</p>	<p>None available</p>
<p>Supporting information</p>	<p>N/A</p>

<p>3.0 Permitted activities</p>	
<p>Permitted activities</p>	<p>Metal Recycling Site – Vehicle Dismantling Metal Recycling Site – Mixed Metals</p>

Non-permitted activities undertaken	HGV servicing, storage and resale of salvaged vehicles and vehicle parts
Document references for: <ul style="list-style-type: none">• plan showing activity layout; and• environmental risk assessment.	BAR/3041/03A & BAR/3041/03B BAR-3041-D