

HARRIS BRIDGE FARM WASTE  
TRANSFER STATION


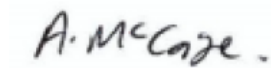

SITE CONDITION REPORT

WRIGHTS OF TWYCROSS LIMITED

NOVEMBER 2021



<b>SUMMARY TABLE</b>	
<b>SITE:</b>	Harris Bridge Farm Waste Transfer Station – Site Condition Report
<b>SITE ADDRESS:</b>	Harris Bridge, Sibson, Warwickshire, CV13 6LS
<b>CLIENT:</b>	Wrights of Twycross Limited
<b>DATE:</b>	November 2021
<b>REFERENCE:</b>	IV.324.20
<b>DEVELOPMENT PROPOSAL:</b>	Operation of a Waste Transfer Station.

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Authorised:		Richard Sutton MRICS <i>Director</i>
Date:	November 2021	
Version:	1.0	



**IVY HOUSE**  
environmental

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<b>1.0 SITE DETAILS</b>	
Name of the applicant	Wrights of Twycross Limited
Activity address	Harris Bridge Farm Waste Transfer Station Harris Bridge Sibson Warwickshire CV13 6LS
National grid reference	SK 35168 03407
Document reference and dates for Site Condition Report at permit application and surrender	Environmental Permit Application Site Condition Report, IV.324.20: November 2021
Document references for site plans (including location and boundaries)	Site Location and Layout Plan – Drawing Number 127785-102A.

**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.

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p><b>Site Setting</b> The site is located in the district of Hinckley and Bosworth Borough Council, in the south-west of Leicestershire, approximately 2.2km south-east of the town of Twycross. The site will be situated within a farming estate, which is surrounded by open fields to the immediate north, south, east and west. The site is centred at approximate National Grid Reference (NGR) SK 35168 03407.</p> <p>Access for staff and visitors to the site is achieved via Gibbet Lane which is accessed directly off the A444 (Church Street). There is a farmhouse onsite and the nearest residential dwelling is located approximately 235m west of the site on the corner of Watery Lane and the A444.</p> <p><b>Geology</b> According to the British Geological Survey's (BGS) 'Geology of Britain Viewer', the bedrock geology comprises of the Gunthorpe Member</p>

	<p>– Mudstone, which is Sedimentary Bedrock which was formed approximately 237 to 247 million years ago in the Triassic Period.</p> <p>In accordance with the BGS website, the superficial deposits comprise River Terrace Deposits – Sand and Gravel, which were formed up to 3 million years ago in the Quaternary Period.</p> <p><b>Hydrogeology</b> With reference to the Magic Maps Website, the site is not within a Groundwater Source Protection Zone (GSPZ).</p> <p>The bedrock deposits are designated as a Secondary B Aquifer which is defined as layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.</p> <p><b>Surface Waters</b> The nearest water body is the River Sense, which is situated some 230m east of the site.</p> <p>With reference to the Environment Agency's mapping website the site situated within a flood zone 1, which is a site that has a 'Very Low' chance of flooding in any given year i.e., less than 1 in 1,000.</p> <p><b>Ecology</b> The site is located approx. 2 km from the Sheepy Fields SSSI.</p> <p>In addition, there are several Deciduous Woodlands near the site, the nearest of which is located approx. 130 m east of the site.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>With reference to historic maps dated from 1885 to present, the following activities were identified on or near the site:</p> <p><b>1885:</b> The site is located within open farmland with some trees within the boundary and a number of buildings of unknown usage which are located within 100m to the south west of the site boundary. The southwest corner crosses into the boundary of Harris Bridge Farm which is located directly southwest of the site. Temple Mill and an associated Weir is located 500m east of the site boundary.</p> <p>The River Sense is located approximately 250m southeast. There are two roads 100m from boundary running parallel to the east and south borders of the site.</p> <p><b>1901:</b> The site and surrounding area remain unchanged.</p>

	<p><b>1955:</b> The road running parallel to the south of the site is named the A444. The Temple Mill to the east is now disused.</p> <p><b>1966:</b> The site remains unchanged.</p> <p><b>1975:</b> The Harris Bridge Farm has expanded further east into the south of the site.</p> <p><b>1994:</b> The site remains unchanged. Temple Mill is now Temple Mill Farm.</p> <p><b>2001:</b> The site and surrounding area remains unchanged.</p> <p><b>2010:</b> The site remains unchanged. Harris Bridge Cottages are located approximately 250m west of the site.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	N/A
Baseline soil and groundwater reference data	N/A
<b>Supporting information</b>	N/A

<b>3.0 Permitted activities</b>	
Permitted activities	<p>Waste Transfer Station will undertake the following operations:</p> <ul style="list-style-type: none"> <li>• Screening, bulking, sorting and separation of non-hazardous construction and demolition waste;</li> <li>• Storage, bulking up and transfer of sewage grit and screenings, street sweepings and gully waste;</li> <li>• Dewatering of drilling muds and dredgings;</li> <li>• Bulking up of wash waters from washing out tanks and tankers;</li> <li>• Storage, bulking up and transfer of septic tank wastes for off-site treatment.</li> </ul> <p>The permit will include the following waste activities:</p> <ul style="list-style-type: none"> <li>• D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced);</li> <li>• R13: Storage of waste pending the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced);</li> </ul>

	<ul style="list-style-type: none"> <li>• R3: Recycling/reclamation of organic substances which are not used as solvents;</li> <li>• R5: Recycling/reclamation of other inorganic materials.</li> </ul>
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	Drawing Number 127785-102A – Site Location and Layout Plan.  Appendix E - Environmental Risk Assessment.

**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.

<b>4.0 Changes to the activity</b>	
<b>Have there been any changes to the activity boundary?</b>	If yes, provide a plan showing the changes to the activity boundary.
<b>Have there been any changes to the permitted activities?</b>	If yes, provide a description of the changes to the permitted activities
<b>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</b>	If yes, list of them
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Plan showing any changes to the boundary (where relevant)</li> <li>• Description of the changes to the permitted activities (where relevant)</li> <li>• List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul>

<b>5.0 Measures taken to protect land</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>• Records of maintenance, repair and replacement of pollution prevention measures</li> </ul>

<b>6.0 Pollution incidents that may have had an impact on land, and their remediation</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Records of pollution incidents that may have impacted on land</li> <li>• Records of their investigation and remediation</li> </ul>

## 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.

<b>Checklist supporting information</b>	<b>of</b>	<ul style="list-style-type: none"><li>• <b>Description of soil gas and/or water monitoring undertaken</b></li><li>• <b>Monitoring results (including graphs)</b></li></ul>
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<b>8.0 Decommissioning and removal of pollution risk</b>	
<p>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.</p>	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• <b>Site closure plan</b></li> <li>• <b>List of potential sources of pollution risk</b></li> <li>• <b>Investigation and remediation reports (where relevant)</b></li> </ul>

<b>9.0 Reference data and remediation (where relevant)</b>	
<p>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.</p> <p>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.</p>	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Land and/or groundwater data collected at application (if collected)</li> <li>• Land and/or groundwater data collected at surrender (where needed)</li> <li>• Assessment of satisfactory state</li> <li>• Remediation and verification reports (where undertaken)</li> </ul>

<b>10.0 Statement of site condition</b>	
<p>Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:</p> <ul style="list-style-type: none"> <li>• the permitted activities have stopped</li> <li>• decommissioning is complete, and the pollution risk has been removed</li> <li>• the land is in a satisfactory condition.</li> </ul>	