

# SITE CONDITION REPORT (FROM H5 TEMPLATE)

Unit 8, Broadway Industrial Estate, Broadway Lane, South Cerney, Cirencester,  
Gloucestershire, GL7 5UH

**Highworth Skip Hire Ltd**

Version:	1.0	Date:	04 March 2024		
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**Oaktree Environmental Ltd**  
Waste, Planning & Environmental Consultants



Oaktree Environmental Ltd, Lime House, Road Two, Winsford, Cheshire, CW7 3QZ  
Tel: 01606 558833 | E-Mail: [sales@oaktree-environmental.co.uk](mailto:sales@oaktree-environmental.co.uk) | Web: [www.oaktree-environmental.co.uk](http://www.oaktree-environmental.co.uk)  
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### **Document History:**

Version	Issue date	Author	Checked	Description
1.0	04/03/2025	EG	--	Application Copy

## **SITE CONDITION REPORT TEMPLATE**

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

**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.**

<b>1.0 SITE DETAILS</b>	
Name of the applicant	Highworth Skip Hire Ltd
Activity address	Unit 8, Broadway Industrial Estate, Broadway Lane, South Cerney, Cirencester, Gloucestershire, GL7 5UH
National grid reference	SU 04927 96268
Document reference and dates for Site Condition Report at permit application and surrender	BIE-3309-G Dated 04 March 2024
Document references for site plans (including location and boundaries)	See Appendix I of BIE-3309-A  Site Location Map BIE/3309/01 Permit Boundary Plan BIE/3309/02 Site Layout & Fire Plan BIE/3309/03

**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 the information presented on the British Geological Survey (BGS) website, the bedrock geology of the site is Kellaways Clay Member – Mudstone. Sedimentary bedrock formed between 166.1 and 163.5 million years ago during the Jurassic period.

There is no information available regarding the superficial deposits at the sites location. The closest data available is for approximately 120m north in which superficial deposits are underlain by Northmoor sand and gravel member – sand and gravels. Sedimentary superficial deposit formed between 2.588 million and 11.8 thousand years ago during the quaternary period.

- hydrogeology

Based on the nearest public available information of borehole log (SU09NW1 – Bradley of Swindon TB1 Ashtonn Keynes) approximately 280m west of the site. The ground comprises of gravel and clay to a depth of 3 metres at which the borehole was completed.

The groundwater vulnerability of the local environment has the classification of unproductive.

The nearest surface water is Ham Pool Lake approximately 120m east of the site.

The information provided by the EA and Gov.UK Flood Mapping indicated that the site lies within a flood zone 2. Land within flood zone 2 has a medium probability of flooding.

All waste storage is undertaken on an impermeable concrete pad with sealed drianage system.

All secondary and tertiary pollution prevention measures implemented on site comply with the standards in CIRIA C736 'Containment systems for the prevention of pollution'.

- surface waters

Further mitigation measures in place to protect surface and groundwater can be found in the Environmental Risk Assessment Doc Ref. BIE-3309-D.

<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>historical land-uses and associated contaminants</li> <li>pollution incidents that may have affected land</li> <li>any visual/olfactory evidence of existing contamination</li> <li>evidence of damage to pollution prevention measures</li> </ul>	<p>There are no available records of pollution incidents at or adjacent to the site. The series of historical maps indicate previous land use of the site and surrounding area has been relatively unchanged since the 1900's.</p> <p>Historical imagery from Google Earth Pro shows the site and surrounding area has been established as being used for industrial purposes since 1999 and has comprised of impermeable concrete since before this.</p> <p>A site walkover survey was conducted, during which no visual/olfactory evidence of existing contamination at the site was seen.</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 suggested.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p><b>N/A</b></p>
<p>Baseline soil and groundwater reference data</p>	<p><b>Non-available</b></p>
<p><b>Supporting information</b></p>	<p><b>Independently sourced information through magic maps, British geological survey, BGS Geoindex Onsure.</b></p>

<p><b>3.0 Permitted activities</b></p>	
<p>Permitted activities</p>	<p>Storage, sorting and transfer of household, commercial and industrial mixed skip waste.</p>
<p>Non-permitted activities undertaken</p>	<p><b>N/A</b></p>

<p>Document references for:</p> <ul style="list-style-type: none"> <li>plan showing activity layout; and</li> <li>environmental risk assessment.</li> </ul>	<p><b>BIE/3309/03</b></p> <p><b>Environmental Risk Assessment (BIE-3309-D)</b></p>
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**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.

<ul style="list-style-type: none"> <li>• 4.0 Changes to the activity</li> </ul>		
<ul style="list-style-type: none"> <li>• Have there been any changes to the activity boundary?</li> </ul>		<ul style="list-style-type: none"> <li>• If yes, provide a plan showing the changes to the activity boundary.</li> </ul>
<ul style="list-style-type: none"> <li>• Have there been any changes to the permitted activities?</li> </ul>		<ul style="list-style-type: none"> <li>• If yes, provide a description of the changes to the permitted activities</li> </ul>
<ul style="list-style-type: none"> <li>• Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</li> </ul>		<ul style="list-style-type: none"> <li>• If yes, list of them</li> </ul>
<ul style="list-style-type: none"> <li>• Checklist of supporting information</li> </ul>		<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>
<ul style="list-style-type: none"> <li>• 5.0 Measures taken to protect land</li> </ul>		
<ul style="list-style-type: none"> <li>• 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.</li> </ul>		
<ul style="list-style-type: none"> <li>• Checklist of supporting information</li> </ul>		<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>
<ul style="list-style-type: none"> <li>• 6.0 Pollution incidents that may have had an impact on land, and their remediation</li> </ul>		
<ul style="list-style-type: none"> <li>• 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.</li> </ul>		
<ul style="list-style-type: none"> <li>• Checklist of supporting information</li> </ul>		<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>
<ul style="list-style-type: none"> <li>• 7.0 Soil gas and water quality monitoring (where undertaken)</li> </ul>		
<ul style="list-style-type: none"> <li>• 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.</li> </ul>		
<ul style="list-style-type: none"> <li>• Checklist of supporting information</li> </ul>		<ul style="list-style-type: none"> <li>• Description of soil gas and/or water monitoring undertaken</li> <li>• Monitoring results (including graphs)</li> </ul>



<ul style="list-style-type: none"> <li>•</li> <li>• 8.0 Decommissioning and removal of pollution risk</li> <li>•</li> </ul>	
<ul style="list-style-type: none"> <li>•</li> <li>• 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.</li> <li>•</li> </ul>	
<ul style="list-style-type: none"> <li>• Checklist of supporting information</li> </ul>	<ul style="list-style-type: none"> <li>• Site closure plan</li> <li>• List of potential sources of pollution risk</li> <li>• Investigation and remediation reports (where relevant)</li> </ul>
<ul style="list-style-type: none"> <li>•</li> </ul>	
<ul style="list-style-type: none"> <li>•</li> <li>• 9.0 Reference data and remediation (where relevant)</li> <li>•</li> </ul>	
<ul style="list-style-type: none"> <li>•</li> <li>• 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.</li> <li>•</li> <li>• 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.</li> <li>•</li> </ul>	
<ul style="list-style-type: none"> <li>• Checklist of supporting information</li> </ul>	<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>
<ul style="list-style-type: none"> <li>•</li> </ul>	
<ul style="list-style-type: none"> <li>•</li> <li>• 10.0 Statement of site condition</li> <li>•</li> </ul>	
<ul style="list-style-type: none"> <li>•</li> <li>• Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:</li> <li>•</li> <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> <li>•</li> </ul>	