

Site Condition Report

Prepared on Behalf of:

Wilson Landscaping Supplies Limited

Site Name:

Bowling Alley

Crandall

Hampshire

GU10 5RW

Environmental Permit Application Reference:

EA/EPR/JB3101CV/Av001

Version 1.0 (Submission Version)

DOCUMENT CONTROL SHEET

Site:	Bowling Alley, Crondall
Project:	Bespoke Permit Application
Title	Site Condition Report
Issue	1.0
Date	21.03.20
Produced By	<i>Shane Ronald Tasker AssocMCIWM PIEMA EA (IEMA Qualified Auditor)</i>

Distribution List
Environment Agency

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1 Context

- 1.1.1 This document is the Site Condition Report that has been produced to accompany a Bespoke Permit Application, Environmental Permit Reference EA/EPR/JB3101CV/Av001.
- 1.1.2 The site is located in an isolated position surrounded by woodland to the East, South and South-West. Directly North is an open yard with a number of commercial activities undertaken. East is a Residential Dwelling Located over 126 metres from the proposed operation. Vehicular access is gained off Farnham Road.
- 1.1.3 The application seeks to allow Wilson Landscaping Supplies Limited to carry out the treatment of waste to produce soil, soil substitutes and aggregate, up to 75,000 tonnes per annum. The permit is based on the Standard Rules Permit: SR 2010 No12 treatment of waste to produce soil, soil substitutes and aggregates.
- 1.1.4 This desk study has been undertaken to review records and detail the environmental setting of the site and the surround area in order to describe the condition of the site.
- 1.1.5 The report has been prepared with due cognisance to the contents of relevant Environment Agency Guidance accessed from its website. In particular:
- Environmental Permitting Regulations (England and Wales) 2010 Regulatory Guidance Note, RGN 9: Surrender Version 3.0 April 2013
 - Horizontal Guidance Note 5 Site Condition Report Version 3.0 April 2013

2 Site Details	
Name of the applicant	Wilson Landscaping Supplies Limited
Activity address	Bowling Alley, Crondall, Hampshire, GU10 5RW.
National grid reference	SU 79077 50027
3 Permitted activities	
Permitted activities	Bespoke Permit based on SR2010No12 Treatment of waste to produce soil, soil substitutes and aggregate.
Non-permitted activities undertaken	Sale/storage of aggregate products.
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	Site Plan Version 1.0 (Detailing Permitted Boundary) Environmental Risk Assessment Document Version Dated for full detail of risk assessments undertaken to support the application process.
4 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> geology hydrogeology surface waters 	<u>Ground Water Source Protection Zones</u> The proposed site is located within a GPZ Outer Zone (Zone 2) Designation. <u>Hydrogeology Bedrock</u> Sections of the site are located within a Secondary A & Unproductive Aquifer Designation for Bedrock. <u>Hydrogeology Superficial</u> The site is not located within any Superficial Aquifer Designations. <u>Designated Environmentally Sensitive Sites</u> The site is not located within 500 metres of a SSSI, European Site and Ramsar Site. However, the site is proximity to a number of Local Wildlife Sites (SINCs) and Ancient Woodland, including Deciduous Trees. Flood Risk

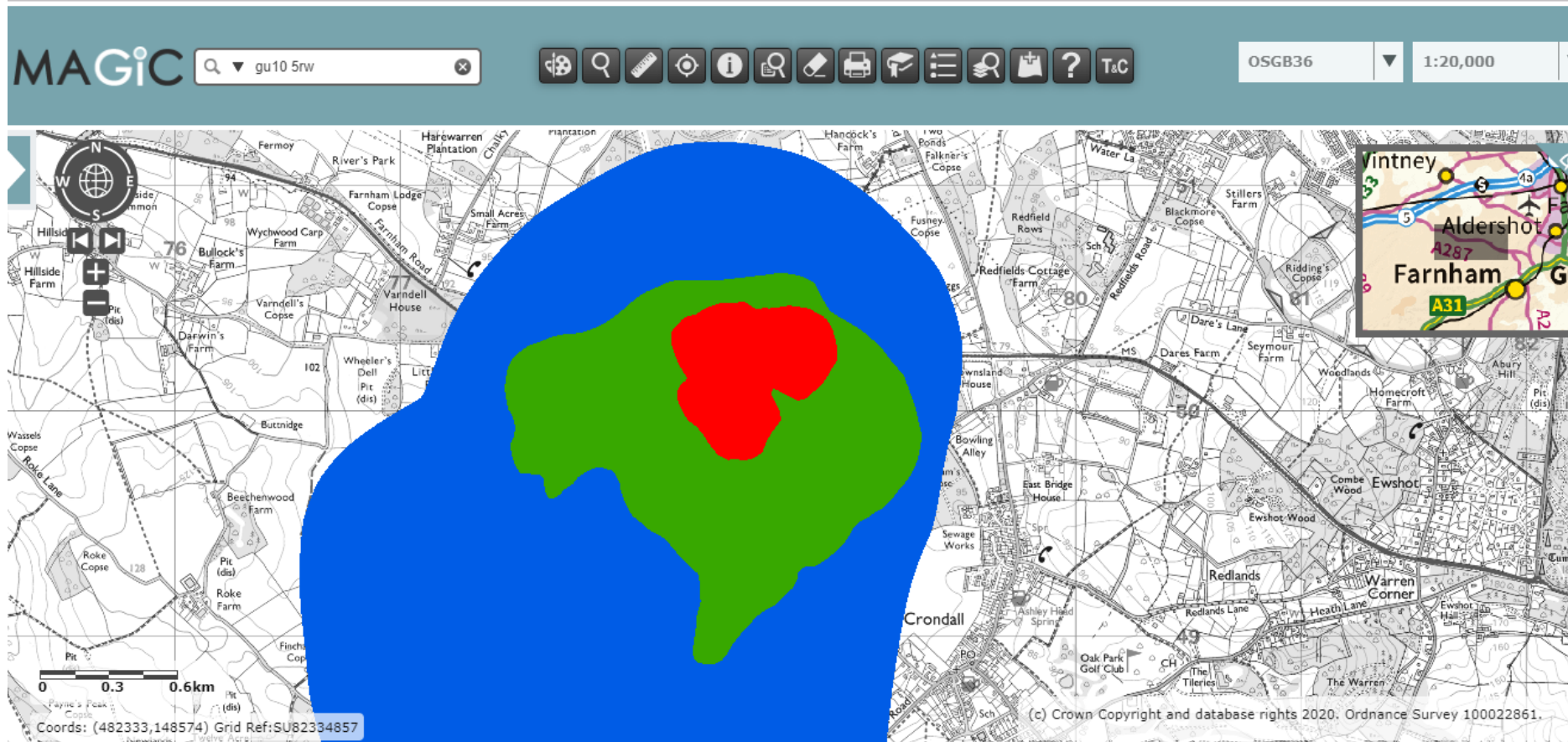
	<p>The site is located within an area with a low probability of flooding Flood Zone 1.</p> <p><u>AQMA interrogation:</u> The site is not located within an AQMA designation.</p> <p><u>Mining & Ground Workings</u> No evidence of mining near the site.</p> <p><u>Permits, Authorisations, Incidents and Registers</u> Multiple Exemptions Registered on the site for the acceptance, treatment and storage of inert wastes.</p> <p><u>Current Land Uses</u> Industrial & Commercial activities directly adjacent to the proposed site that have been in operation for several years. Activities that would not be deemed sensitive.</p>
<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>No historic evidence of land contamination or concerns around historic usage.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No records of historic pollution incidents at the site.</p> <p>Historic land use includes industrial/commercial operations in the adjacent building and surrounding area.</p>
<p>Baseline soil and groundwater reference data</p>	<p>There has been no monitoring/data at the Site to form a baseline.</p>
<h2>5 Changes to the activity</h2>	
<p>Have there been any changes to the activity boundary?</p>	
<p>Have there been any changes to the</p>	

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?	
6 Measures taken to protect land	
7 Pollution incidents that may have had an impact on land, and their remediation	
8 Soil gas and water quality monitoring (where undertaken)	
9 Decommissioning and removal of pollution risk	
10 Reference data and remediation (where relevant)	
11 Statement of site condition	

Appendix 1: Basic Environmental Risk Assessment

Environmental Risk Assessment			
Potential Media	Potential Source	Pathway	Potential Receptor
Water	Contaminated water and spillage of chemicals	Hard surfacing with soak away system.	Surrounding Land/Water.
Air	Dusty waste could give rise to airborne pollutants.	Site activity was conducted outside with appropriate mitigation measures in place.	Atmosphere
Soil	Contaminated water and spillage of chemicals	Hard surfacing with soak away system.	Surrounding Land.

Appendix 2: Magic Interactive Tool Screenshot of Groundwater Source Protection Zones-Confirming the Site is within a GPZ Outer Zone II.

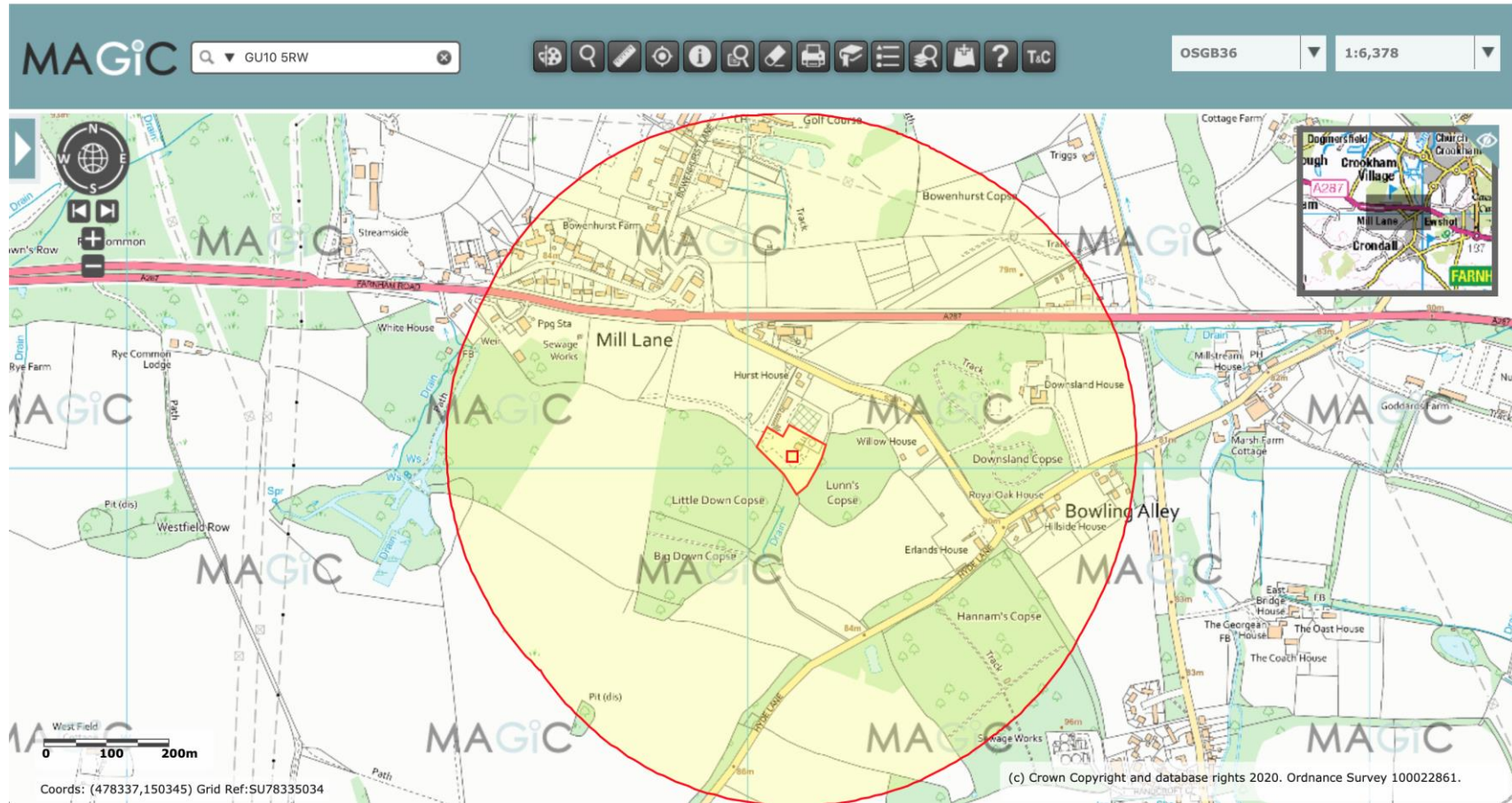


Site: Bowling Alley

Project: Bespoke Permit Application

Document Title: Site Condition Report v1.0 Submission 21.03.2020

Appendix 3: Magic Interactive Tool Screenshot confirming the site is not within 500 metres of specifically identified receptors.



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Appendix 4: Magic Interactive Tool Site Check Report Screenshot **confirming the site is not within 500 metres of specifically** **identified receptors.**

20/03/2020

Site Check Report Report generated on Fri Mar 20 2020

You selected the location: Centroid Grid Ref: SU79075001

The following features have been found in your search area:

Ramsar Sites (England) - points

No Features found

Ramsar Sites (England)

No Features found

Proposed Ramsar Sites (England) - points

No Features found

Proposed Ramsar Sites (England)

No Features found

Sites of Special Scientific Interest Units (England) - points

No Features found

Sites of Special Scientific Interest Units (England)

No Features found

Sites of Special Scientific Interest (England) - points

No Features found

Sites of Special Scientific Interest (England)

No Features found

Possible Special Areas of Conservation (England) - points

No Features found

Possible Special Areas of Conservation (England)

No Features found

Special Protection Areas (England) - points

No Features found

Special Protection Areas (England)

No Features found

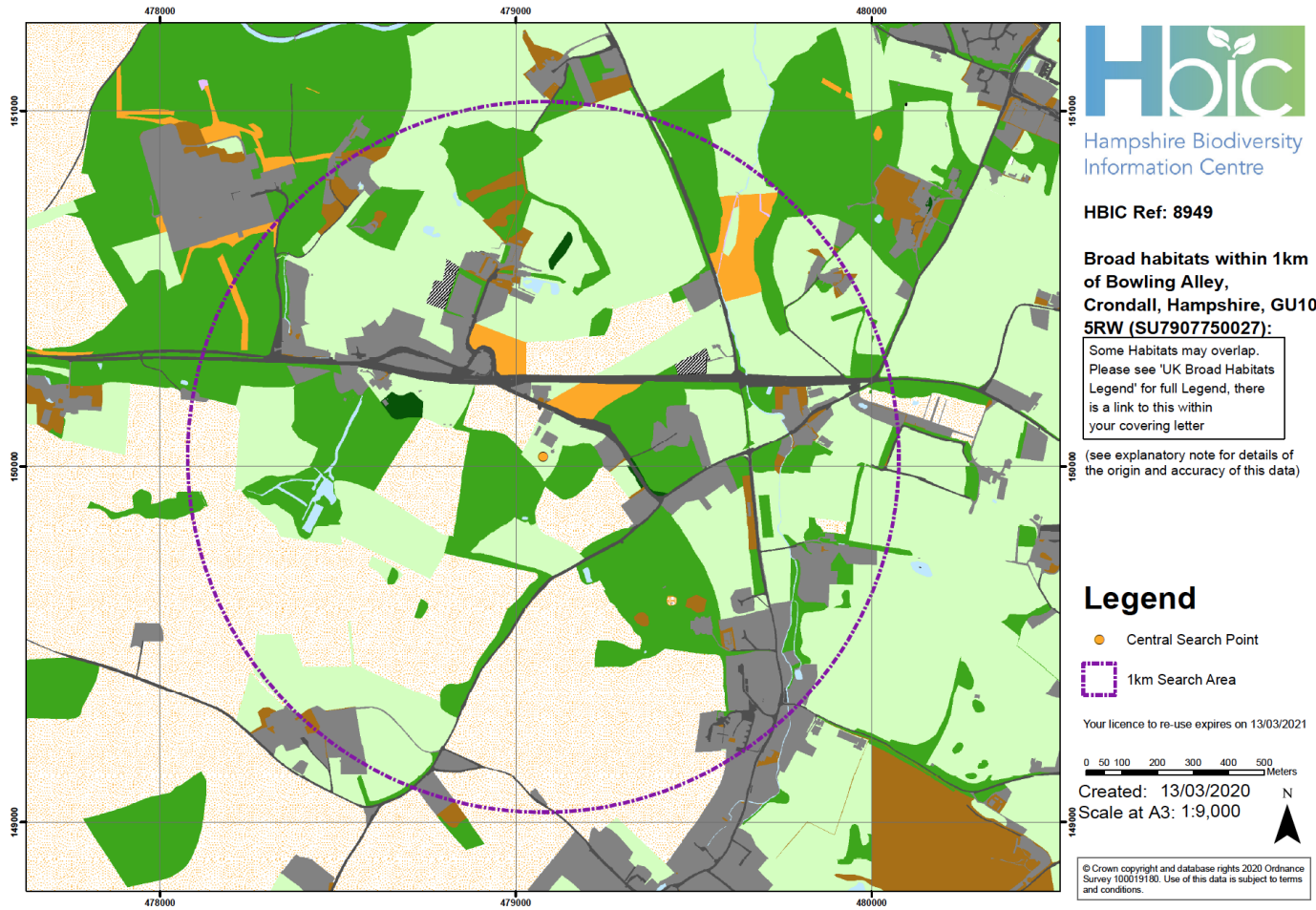
Biosphere Reserves (England) - points

No Features found

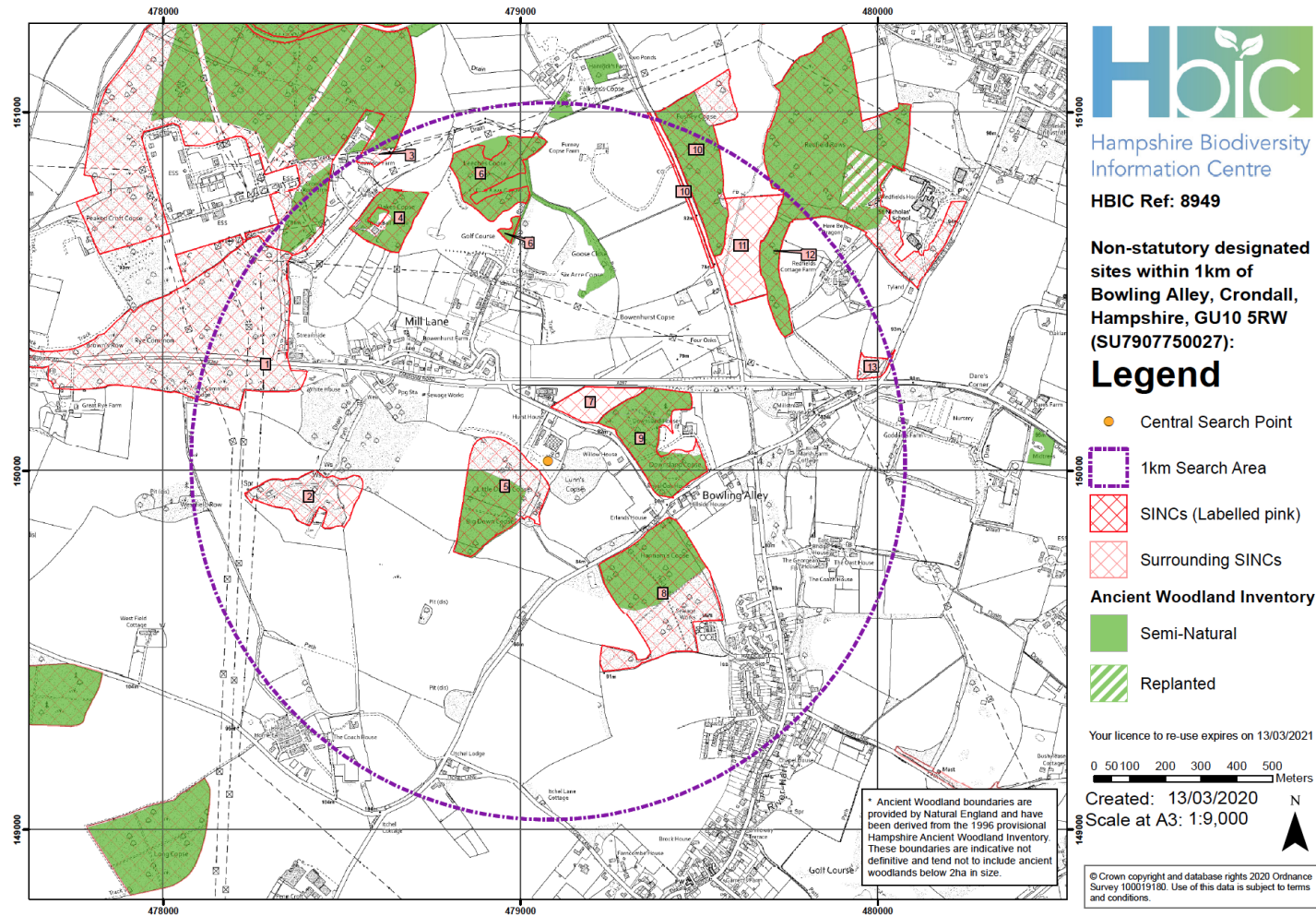
Biosphere Reserves (England)

No Features found

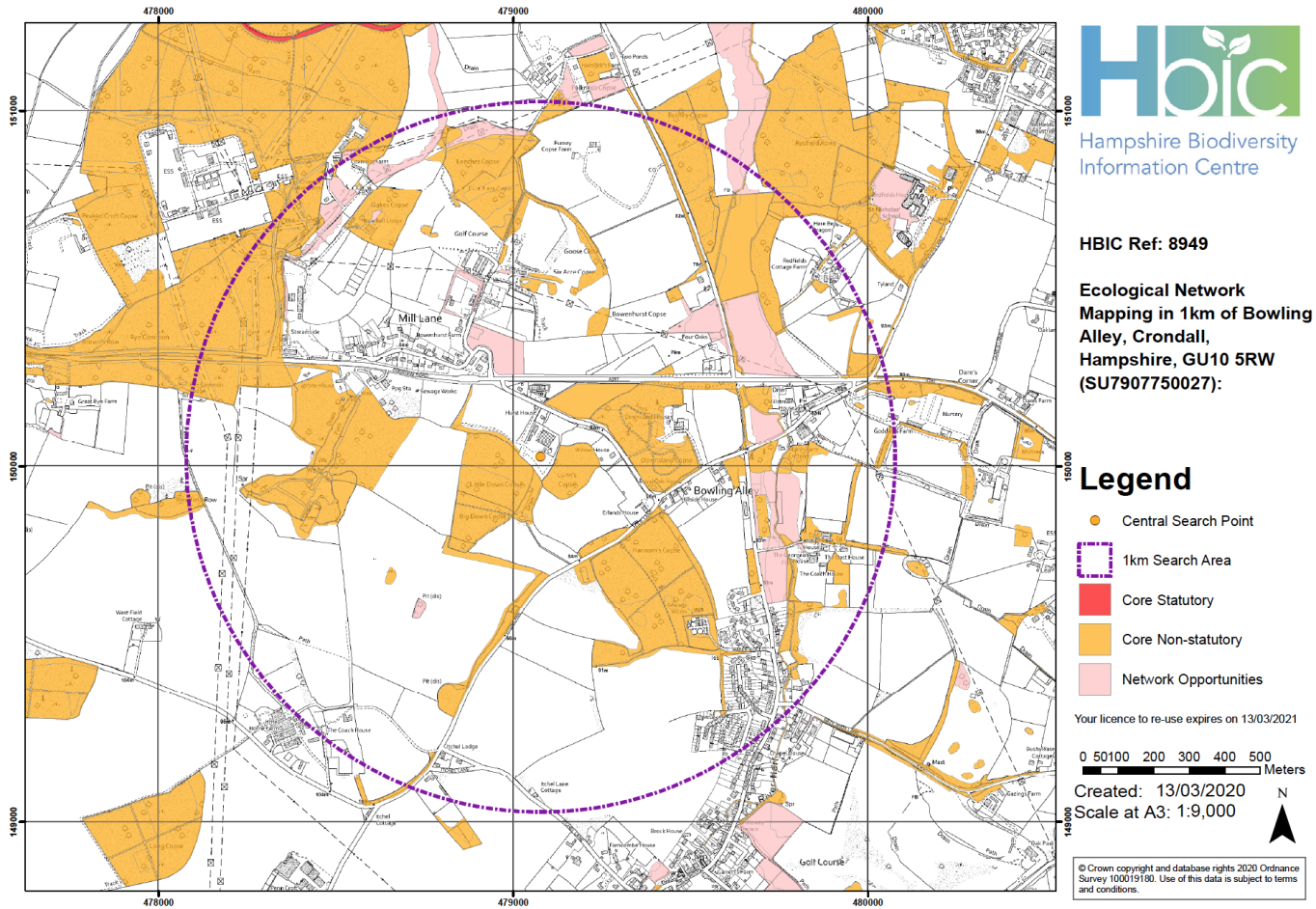
Appendix 5: Map Showing Broad Habitats within 1km of the proposed Application Site.



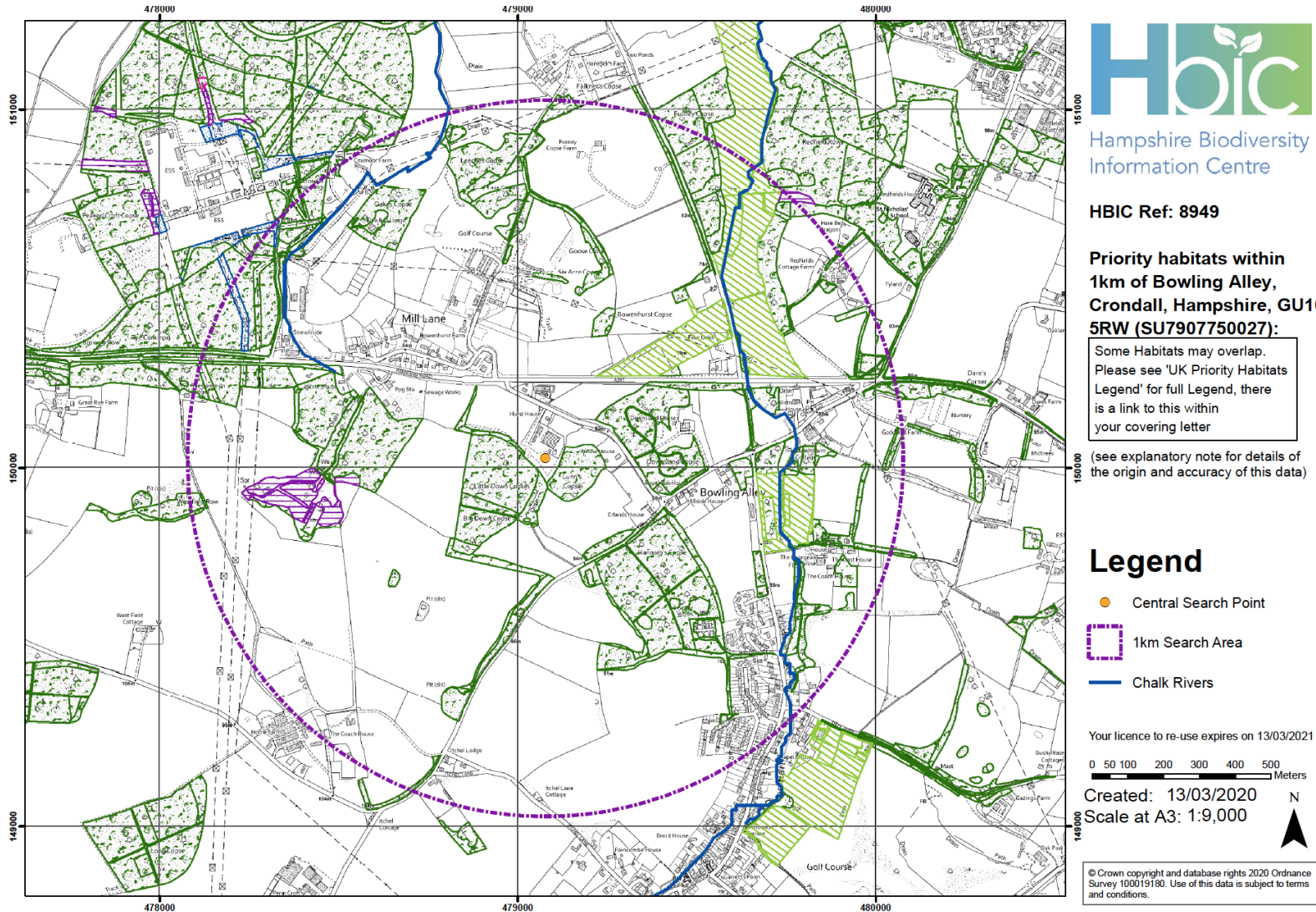
Appendix 6: Map Showing Non-Statutory Designated Sites Within 1km of the Proposed Application Site



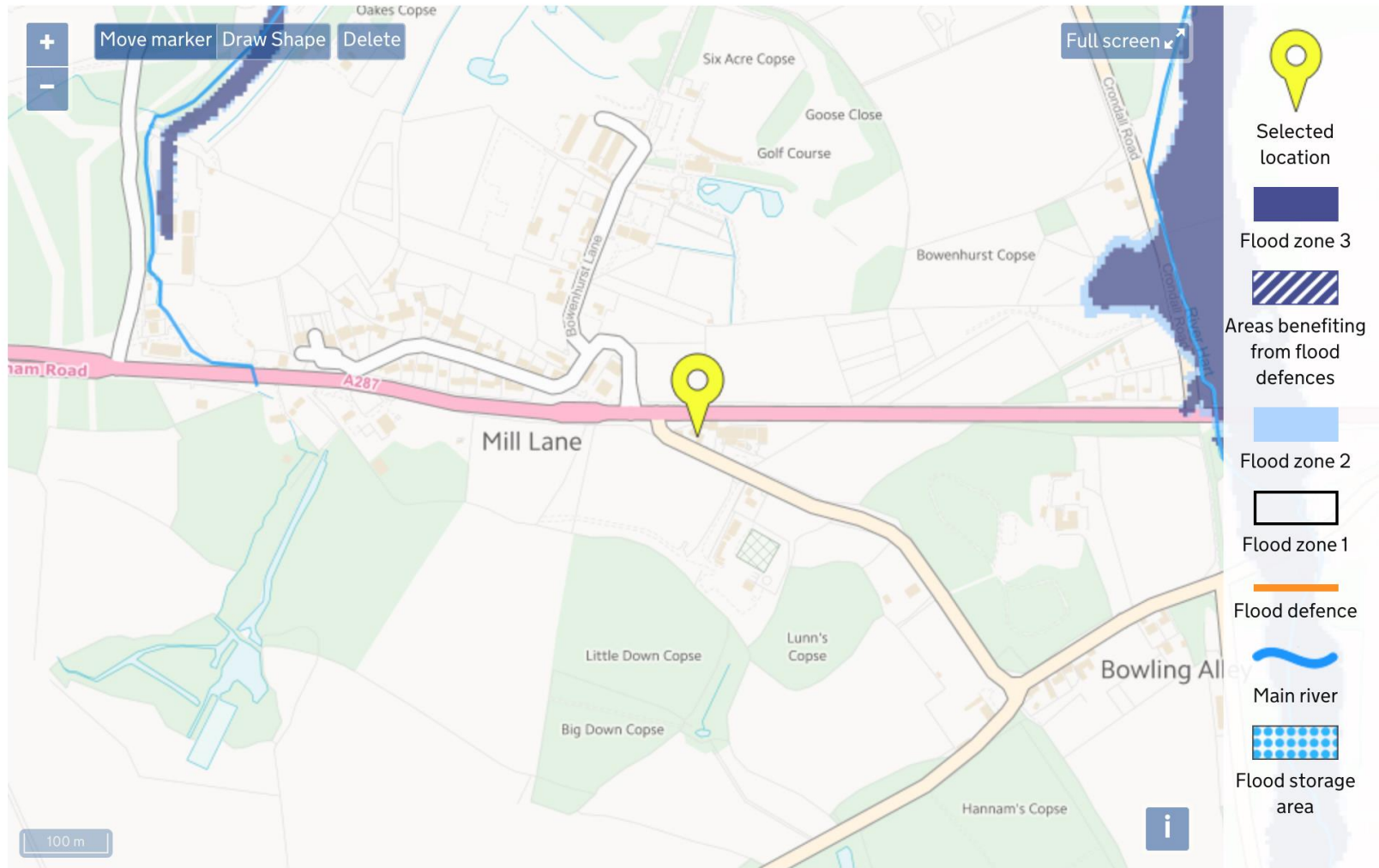
Appendix 7: Map Showing Ecological Network within 1km of the Proposed Application Site.



Appendix 8: Showing Priority Habitats within 1km of the Proposed Application Site.



Appendix 9: EA Flood Map For Planning-Confirming the Site is within a Flood Zone 1, areas with a low probability of flooding.



Appendix 10: Screenshot taken from DEFRA's AQMA Interactive Map confirming the site not within an AQMA.

