

SITE CONDITION REPORT

West Lay Ltd

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	West Lay Ltd
Activity address	Land north of Cyder House, Castle Hill, Aspall, Suffolk, IP14 6NZ
National grid reference	TM 17144 65587
Document reference and dates for Site Condition Report at permit application and surrender	321890 Site Condition report (May 26, 1.0).
Document references for site plans (including location and boundaries)	321890 DW01 – Permit boundary plan (solid green line)

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	West Lay Ltd are looking to construct a wetland to help manage treated wastewaters produced from operations at Aspall Cidery. The site currently comprises agricultural land, which is presently uncropped and laid to bare soil. Superficial geology is noted to be the Lowestoft formation diamicton (till) (glacial) chalk till with outwash sands gravels silts and clays (ref: BGS Online Geology Viewer accessed 250326). Thickness is variable but can be up to 60m thick in places. Recent investigation (2026) by Evolve Geo-Environmental has shown that this unit is present across the site. The base of this unit was unproven in the investigation, maximum investigation depth 4 metres below ground level. Bedrock geology is mapped as sandstones of the Crag Group Sandstone - Shallow marine sandstone, (BGS, accessed 250326). The unit can be up to 70m thick onshore. This unit was not encountered in the recent investigation by Evolve Geo-Environmental. Hydrogeology. The bedrock geology is noted to be a Principal Aquifer based on accessing the MAGIC data website (250326). Principal aquifers provide significant quantities of drinking water, and water for business needs. They may also support rivers, lakes and wetlands. Access to the MAGIC database (25/03/26) indicates that the Superficial strata are defined as a Secondary (undifferentiated) aquifer. These

2.0 Condition of the land at permit issue	
	strata can support local water supplies and may form an important source of base flow to rivers. The site is in a total catchment Source Protection Zone (MAGIC, 260326). This is the area around a supply source within which all the groundwater ends up at the abstraction point. The site is in an area mapped as being of medium groundwater vulnerability (MAGIC, 250326) i.e. at medium risk to a pollutant discharged at ground level. These are areas that offer some groundwater protection. Intermediate between high and low vulnerability. The nearest watercourse is the River Deben that flows parallel to the northern site boundary approximately 25 m from the site. The site is just located in a Flood Zone 2 or Flood Zone 3 recorded area (Gov.UK, accessed 250326) along the northern boundary of the site. These are lands with a medium to high risk of flooding from rivers or the sea. The site is just located in an area (along the northern site boundary) noted to be at risk from surface water flooding i.e. where rainfall overwhelms local drainage infrastructure (1:30 year risk). We have included some images of the site captured during the ground investigation (April 2026) below. 

2.0 Condition of the land at permit issue



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

The earliest historic map extract provided in the Envirocheck Report (1886) shows the site as being undeveloped agricultural land. A road (the current B1077) marks the eastern boundary of the site with Aspoll Hall located to the South. The use of the site does not appear to change over the period of mapping available in the Envirocheck Report (1886-2025). To the South the Aspoll Brewery looks to be developed sometime prior to the 2006 historic map extract being published.

The 1999 aerial photograph taken from the Envirocheck (see below) shows the eastern part of the site as it was at that time: agricultural land. The western part not shown is the same.

There are no recorded pollution incidents listed to have occurred on site in the Envirocheck Report. The nearest recorded pollution incident is noted to have occurred approximately 2m west of the site and involved the spillage of sewage into the River Deben. This was categorised as a Category 2 - significant incident, dated 3rd May 1994.

The site have confirmed that they are unaware of any pollution incidents that have occurred during the recent operation of the site.

2.0 Condition of the land at permit issue

	
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	The site has recently been subject to intrusive investigation to support the proposed development of the site by Evolve Geo-Environmental (ref: EGE-26-03-27-01, dated 28th May 2026). This demonstrated that the local geology was natural formed of topsoil and subsoil overlying gravelly and sandy clays of the Lowestoft Formation. The clays became stiffer with depth. What is presumed to be very localised perched groundwater was found in two investigation locations. The report found no evidence of historic ground contamination.
Baseline soil and groundwater reference data	Baseline reference data for soils can be found in the Evolve Geo-Environmental report (pgs 9-10.) All potential organic contaminants assessed were below the detection limit of the individual tests undertaken. Only limited quantities of groundwater were observed during the investigation. This is considered to be perched and not present in sufficient amounts to obtain representative samples.
Supporting information	• Various publicly available environmental information sources referenced in the text e.g. MAGIC, BGS • Historical Ordnance Survey plans presented within the Envirocheck Report • Site reconnaissance • Evolve Geo-Environmental report ref EGE-26-03-27-01, dated 28th May 2026 Land north of Cyder House, Castle Hill, Aspell, Suffolk. West Lay Ltd c/o Arthian. • Baseline soil and groundwater reference data

3.0 Permitted activities

Permitted activities	Wetland
Non-permitted activities undertaken	n/a

3.0 Permitted activities	
Document references for: • plan showing activity layout; and • environmental risk assessment.	321890 DW02 Site Layout Plan 321890 ERA (Jul 26, 1.0)

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)
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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)
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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.

321890 SCR, Jun 2026, 1.0

Drawings

321890 DW01 Permit Boundary Plan

321890 DW02 Site Layout Plan

Appendices

Appendix 1

Historical Ordnance Survey plans presented within the Envirocheck Report

321890 SCR, Jun 2026, 1.0

Appendix 2

Evolve Geo-Environmental report ref EGE-26-03-27-01, dated 28th May 2026 Land north of Cyder House, Castle Hill, Aspoll, Suffolk. West Lay Ltd c/o Arthian.

Appendix 3
Baseline soil and groundwater reference data

321890 SCR, Jun 2026, 1.0

Appendix 4

321890 Environmental Risk Assessment (Jul 26, 1.0)