SITE CONDITION REPORT

**COMPLETED SECTIONS 1-3 AND SUBMITTED WITH VARIATION APPLICATION**

***DURING THE LIFE OF THE PERMIT:***

***MAINTENANCE OF SECTIONS 4-7***

***AT SURRENDER:***

***ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.***

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| **Version** | **Date** | **Author** | **Changes** |
| 1 | 08/03/2023 | G Kennett | Sections 1 – 3 completed for permit application. |
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| **1 SITE DETAILS** | |  |
| Name of the applicant | STOWMARKET SKIPS LIMITED | |
| Activity address | **THETFORD RECOVERY SITE**  5C Burrell Way  Thetford  Norfolk  IP24 3RW | |
| National grid reference | TL 85370 81893 | |
| Site entrance (What3Words) | ///rattled.crisps.duplicity | |

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| Document reference and dates for Site Condition Report at permit application and surrender | Site Condition Report  8th March 2023 |

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| Document references for site plans (including location and boundaries) | Site plans |

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| **2 Condition of the land at permit issue** | | |
| Environmental setting including:   * geology * hydrogeology * surface waters | | A review of historical maps show the Site was vacant in the first map edition. dated 1882. The Site remained vacant until  c.1969 when it was developed as part of a chipboard factory. In the late 1980s the Site was reoccupied for light industrial  use.  The Site is located to the southeast of Thetford off Burrell Way. The site is bound by various commercial uses to the north, east and south. The site is bordered by forested land to the west. Thetford Heath National Nature Reserve, which is a Site of Special Scientific Interest (SSSI), lies to the south west of the Site. The closest residential dwelling to the site is located off Ash Close to the southeast of the Site.  No groundwater was encountered during the 2017 drilling investigation, groundwater was encountered in several boreholes during the 2021 drilling at levels between 32.88m AOD and 35.2m AOD. Further water monitoring of 3 standpipes in 3 boreholes demonstrated that the groundwater on the site generally lies between 33.5m and 34.0m AOD.  The general area appears to be in light industrial use, with no residential properties located within 100m.  No superficial deposits have been identified underlying the Site. The bedrock hydrogeology is classified as a Principal  Aquifer.  The Site lies within a Source Protection Zone I.  There are no non-potable abstractions licences within 100m.  There are no potable abstraction licences within 500m.  There are no surface water features within 100m.  The following designated eco-receptors have been identified within 500m of the Site: Special Protection Area, and a Site of  Special Scientific Interest on-site. A Special Protection Area, and Site of Special Scientific Interest 215m north-west. Finally,  a Site of Special Scientific Interest 437m south-east. |
| 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 operation is to take place on an impermeable surface on former factory workings.  There is no visual/olfactory evidence of any existing contamination. |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | | Not applicable. |
| Baseline soil and groundwater reference data | | Not applicable. |
| **Supporting information** | Site Solutions combined report (Ref 293733385) | |

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| **3 Permitted activities** | |
| Permitted activities | Inert waste recycling and soil manufacture. |
| Non-permitted activities undertaken | None |
| Document references for:   * plan showing activity layout; and * environmental risk assessment. | Site plan  Environmental Risk Assessment |

The following sections are to be completed during the lifetime of the permit.

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| **4 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 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 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 | |

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| **7 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 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) |
| **9 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) |
| **10 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. | |