

Site Condition Report

Report for:
Hawksview Investments Ltd

**Brick Kiln Farm, Ockham
173376/SCR**

1.0 SITE DETAILS	
Name of the applicant	Hawksview Investments Ltd
Activity address	Brick Kiln Farm Old Lane Cobham KT11 1NL
National grid reference	TQ 10033 56592
Document reference and dates for Site Condition Report at permit application and surrender	173376/SCR – November 2017
Document references for site plans (including location and boundaries)	<ul style="list-style-type: none"> • 173376/P/001 Site Location Plan • 173376/P/002 Site Layout Plan

2.0 Condition of the land at permit issue	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Soil & Geology The Soil Map of England and Wales has been consulted to classify and describe the near-surface soil (namely topsoil and sub-soil):</p> <ul style="list-style-type: none"> • Loamy and Clayey: Slowly permeable seasonably wet, slightly acid but base-rich loamy and clayey soils. Drainage is impeded but ultimately drains to stream network. <p>The site is located over the solid bedrock of London Clay-Silt, Sand and Clay formation. There are no superficial deposits found on this site.</p> <p>Hydrogeology The bedrock geology is designated as unproductive strata. There are no ground water source protection zones beneath the site or within 1000 m of the site.</p> <p>Surface waters The nearest water course is the Mill Tail which flows from west to east, and is located 330 m west of the site.</p> <p>There are three ephemeral ponds located to along the eastern boundary of the site. There is another pond located opposite the north western boundary of the site</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>There have been three known significant pollution incidents at Brick Kiln Lane. The three pollution incidents were recorded on 04/07/2005, 09/07/2005, and 27/07/2016. All three of the pollution incidents were described by the Environment Agency as Atmospheric Pollutants and Effects. It is anticipated that the pollution incidents relate to either odour/ waste fire incidents at the site during the same time period.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>The site was used as a landfill from April 1988 to December 1991. The site is reported to have accepted Inert, Industrial, Commercial, Household and Special Waste.</p>
<p>Baseline soil and groundwater reference data</p>	<p>Please see:</p> <ul style="list-style-type: none"> • Environmental Risk Assessment (173376/ERA). <p>The southern area of the site is approximately 1-2 m higher than the northern area. Prior to operation within the southern area of the site, a site investigation will be undertaken to determine the extent of historic waste. The historic waste is anticipated to be residual organic waste tipped by a previous lease holder. Potentially, the waste will be removed, subject to discussion with the Environment Agency.</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> • 173376/ERA

<h3>3.0 Permitted activities</h3>	
<p>Permitted activities</p>	<p>Waste importation for processing of construction and demolition waste into aggregate and engineering fill.</p>
<p>Non-permitted activities undertaken</p>	
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<ul style="list-style-type: none"> • 173376/P/002 Site Layout Plan; • 173376/OWP Operational Working Plan; • 173376/ERA Environmental Risk Assessment.

<h3>4.0 Changes to the activity</h3>	
<p>Have there been any changes to the activity boundary?</p>	
<p>Have there been any changes to the permitted activities?</p>	

Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	
Checklist of supporting information	

5.0 Measures taken to protect land	
Checklist of supporting information	

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Checklist of supporting information	

7.0 Soil gas and water quality monitoring (where undertaken)	
Checklist of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken

8.0 Decommissioning and removal of pollution risk	
Checklist of supporting information	<ul style="list-style-type: none"> • Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)

9.0 Reference data and remediation (where relevant)	
Checklist of supporting information	<ul style="list-style-type: none"> • 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	
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