

Appendix C: Site Condition Report – H5

SITE CONDITION REPORT TEMPLATE

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	Thames Water Utilities Limited
Activity address	Chertsey Sludge Treatment Centre Chertsey Sewage Treatment Works Lyne Crossing Road Chertsey Surrey KT16 0AR
National grid reference	TQ 01754 67419

Document reference and dates for Site Condition Report at permit application and surrender	Environmental Permit Variation Application – Chertsey Sludge Treatment Centre. Document number: EPR/DP3090SF/V004 and TW_STC_EPR_04a_CHY_APPC Date: December 2023.
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Document references for site plans (including location and boundaries)	Please see site plans in Appendix A.
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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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>The River Bourne runs from south-west to east in the vicinity of the site, primarily on the opposite side of the M3. The installation does not link to this watercourse, but the wider sewage treatment works operated by TWUL does.</p> <p>According to the Environment Agency's online flood maps the whole site has a low risk of flooding from surface waters and a very low risk of flooding from rivers and the sea.</p> <p>The whole of the site is outside the boundaries of a Source Protection Zone. The geology of the site is a bedrock of sand from the Bagshot Formation, which is shallow marine in origin. There is no information recorded on the superficial deposits. The bedrock is classified as a Secondary A aquifer while the superficial deposits are classified as Unproductive.</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>The site is located approximately 2km from the town of Chertsey, situated where the M25 and the M3 join. The installation activities at the site are part of a wider TWUL operated sewage treatment works which handles and treats material which is similar in composition and makeup to the wastes treated within the installation. Prior to becoming a sewage works, the area of the site was farmland with some woodland. A Sewage Works was present to the West of Lyne Crossing Road (Lyne Lane) in the 1910s with a Sewage Disposal Works and sludge beds recorded in the 1930s to the East. This disposal works was expanded in the 1970s to encompass an area that is broadly similar to the current works with the sewage works being demolished about the same time and replaced by a refuse tip. At this time there was also an electrical substation and refuse pulverising plant between the railway line and sewage works. The M25 and M3 motorways were built, enclosing the site on two sides between the 1970s and 1980s. The railway line that runs on the Southern boundary is present from the 1860s. Environment Agency data on pollution incidents does not identify any pollution incidents (Category 1 and 2) at the site.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>Unknown – although the works was operated as a sewage farm in its earliest phase, the site will therefore be contaminated with sewage related compounds, including e.coli and heavy metals.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None collected.</p> <p>Substances that may be present by storage and use within the newly permitted installation are listed within the Tables of the Residue Management Plan (as previously supplied). These substances (or similar substances used in the same processes) have been used historically at the site since it first operated.</p> <p>The following substances may be ‘relevant hazardous substances’:</p> <ul style="list-style-type: none"> • Diesel • Oil • Grease • Anti-freeze • Boiler chemicals <p>These substances are stored in and around the boiler house and CHP engines, and are used in their routine operation and maintenance.</p> <p>All other hazardous substances have been removed from assessment as they are not considered relevant. This is because storage and use are controlled at the site.</p>

	Substances are stored within suitably engineered containers/with containment and volumes are small enough for spillage to be contained prior to reaching a sensitive environment. Use of substances is carefully managed to minimise the likelihood of an accidental release.
Supporting information	Thames Water has not collected baseline data at this time and acknowledges the risks that this may pose when it comes to surrender of the permit. However, there are no plans to close the site in the foreseeable future

3.0 Permitted activities	
Permitted activities	<p>Operation of an anaerobic digestion plant for sewage sludge waste and imported sewage sludge wastes and combustion of biogas within a CHP engine to generate electricity for use on site.</p> <p>Operation of a liquor treatment plant by aerobic treatment of waste liquors and discharge back to the works inlet for treatment and subsequent disposal via the UWWTD route.</p> <p>Imports of waste from off-site sources to the works inlet and mechanical screening of waste imports from off-site sources, prior to treatment via the UWWTD route</p>
Non-permitted activities undertaken	<ul style="list-style-type: none"> • Discharging of waste • Storage of waste • Storage of biogas • Physical blending of wastes • Storage of raw materials
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>Please see the Technical Summary in Chapter 2 of the main application document.</p>

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?	<p>If yes, provide a plan showing the changes to the activity boundary.</p> <p>Please see drawing B22849AZ-JAC-CHY-DR-0002 which shows the new active boundary for this variation application.</p>
Have there been any changes to the permitted activities?	<p>If yes, provide a description of the changes to the permitted activities</p> <p>Changes to permitted activities are as a result of a change of interpretation of the UWWTD by the Environment Agency.</p> <p>Activities at the site are existing activities that were not previously permitted.</p> <p>Previously, permitted activities included the gas holder, the flare, CHP engine, boilers and cake barn areas.</p> <p>Under the current variation, the boundary is extended to the north to include assets associated with biological treatment of wastes which includes:</p> <ul style="list-style-type: none"> Waste Import Points Sludge thickening assets Sludge storage tanks THP tanks, vessels and thickening assets Primary Digestion tanks Sludge Dewatering assets Digested Sludge Cake storage Liquor Treatment Plant Network Screening Unit
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	<p>If yes, list of them</p> <p>n/a</p>
Checklist of supporting information	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures
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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	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation
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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	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)
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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	<ul style="list-style-type: none"> • 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)

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.