

SITE CONDITION REPORT (FROM H5 TEMPLATE)

Fox Corner Quarry, Woburn Road, Heath and Reach

D.B. Standing & Son Ltd

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Document History:

Version	Issue date	Author	Checked	Description
1.0	13/02/2023	IA	--	First issue
1.1	19/01/2024	IA	--	Second issue
1.2	27/06/2025	IA	--	Application copy

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

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	D.B. Standing & Son Ltd
Activity address	Fox Corner Quarry, Woburn Road, Heath and Reach
National grid reference	SP 92748 29160

Document reference and dates for Site Condition Report at permit application and surrender	3135-001-E Dated 27 June 2025
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Document references for site plans (including location and boundaries)	Permit Boundary Plan 3135-001-02
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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 	<p>No artificial ground is recorded as present at the site based on information from the British Geological Survey (BGS).</p> <p>The bedrock geology comprises the Woburn Sands Formation - Sandstone. Sedimentary bedrock formed between 126.3 and 100.5 million years ago during the Cretaceous period.</p> <p>Part of the site comprises the Oadby Member - Diamicton. Sedimentary superficial deposit formed between 480 and 423 thousand years ago during the Quaternary period.</p> <p>Based on the nearest available borehole log in the general vicinity of the site, the ground comprises</p>
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<ul style="list-style-type: none"> hydrogeology surface waters 	<p>topsoil underlain by clay & gravel to 13.40mbgl, underlain by clay, sand and layers of rock to 19.20mbgl; underlain by various layers of sand, clay and sandstone to 52.50mbgl; this is underlain by blue clay to 54.30mbgl at which the borehole was completed.</p> <p>The bedrock is designated as a Principal Aquifer.</p> <p>The site is not within a drinking water safeguard zone with respect to groundwater.</p> <p>There are no recorded Environmental Permits to discharge to surface or ground water within 250m of the site.</p> <p>The nearest surface water is the Kingswood Lake which is approximately 650m from the site.</p> <p>The site is located within a Source Protection Zone 3.</p> <p>The information provided by the EA and Gov.UK Flood Mapping indicated that the site lies within a Flood Zone 1. Locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea. Flood Zone 1 is estimated to be less than 1 in 1000 year risk of flooding.</p>
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<p>Pollution history including:</p> <ul style="list-style-type: none"> historical land-uses and associated contaminants 	<p>The review of publicly available mapping is summarised below:</p> <ul style="list-style-type: none"> The available mapping (published in 1900) indicates that the site itself was surrounded by several sand pits and adjacent to the Kings Wood and Bakers Wood. By 1951 – 52 the sand pits had extended into the site and the surrounding land remained similar i.e. sand pits and woodland. The site and surrounding areas continued to be developed throughout the years with several quarry's present in the immediate vicinity. In the present day the site and surrounding land continues to be used for industrial, agricultural and residential purposes with the village of Heath and Reach to the southwest of the site. <p>There is no readily available data with regards to recorded pollution incidents within 250m of the site.</p>
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<ul style="list-style-type: none"> • pollution incidents that may have affected land • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>A site walkover survey was undertaken, and the ground appeared to be intact with no damage to the surface.</p> <p>The site surfacing for the operational area will comprises a sealed concrete pad which is engineered to ensure that all surface and rainwater naturally drains to a sump.</p> <p>The hardstanding/unsurfaced areas will not be utilised for any waste operations and any surface and rainwater will naturally drain to ground.</p> <p>In accordance with the <i>'Non-hazardous and inert waste: appropriate measures for permitted facilities'</i> the waste activities will be operated on a sealed concrete pad draining to a sump which will be utilised for the waste acceptance/pre-acceptance checks.</p> <p>The access arrangements for the site and overall site layout detailing site infrastructure have been detailed on the Site Layout Plan.</p> <p>During the site visit there was no evidence of disturbed land, discoloured water/soil or subsidence.</p> <p>An olfactory assessment was carried out during the survey. At the time of the assessment there was no visual or olfactory evidence of contamination recorded.</p> <p>During the time of the survey there was no evidence of ponding at the site. There was no presence of any onsite surface water features.</p> <p>The land uses surrounding the site comprised several industrial & agricultural land uses (i.e. several Quarry's and Farms) with some residential housing in the village of Heath and Reach.</p> <p>During the site walkover survey the site surface was observed to be intact and no damage was observed. On this basis there is no evidence of damage to pollution prevention measures.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None available
Baseline soil and groundwater reference data	None
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	Proposed Bespoke Environmental Permit for the Physical Treatment of non-hazardous wastes i.e. Inert and CDE Wastes.
Non-permitted activities undertaken	Storage and distribution of aggregates.
Substances to be used/stored on-site and Pollution Prevention Measures	<p>A stage 1 – 3 assessment has been carried out.</p> <p>At present, the site will not be storing and potential relevant hazardous substances at the site.</p> <p>Any diesel or maintenance oils for refuelling of vehicles or plant maintenance are not currently stored at the site and will be brought onto site when required. Therefore, there is no risk to land i.e. soil and groundwater.</p> <p>The only potential ‘relevant hazardous substances’ utilised as part of the operations as defined within the European Commission Guidance concerning baseline reports under Article 22(2) of Directive 2010/75/EU on industrial emissions and CLP Regulations (EC) No 1272/2008 is the <u>Diesel and Maintenance Oils</u></p> <ul style="list-style-type: none"> - The maintenance oils will be transferred to the site and utilised where required, drip trays and spill kits will always be readily available to tackle any potential spillage at the site. A Spillage procedure is in place at the site - Diesel will be transferred on to the site when required using sealed containers and pumped into the relevant plant and machinery, drip trays and spill kits will always be readily available to tackle any potential spillage at the site. A Spillage procedure is in place at the site <p>Details of the onsite spillage procedure is detailed below and within the EMS.</p> <p><u>Spillage Procedure</u></p> <p>In the event of a spillage a spill containment kit (absorbent pads, booms or granules) will be used to prevent further spillage and the contaminated absorbents placed in a skip for disposal to a suitably</p>

	<p>permitted facility</p> <p>All site surfaces will be inspected daily for the presence of spillages when the site is in operation. Debris will be swept as required and placed in a skip for further processing on site and sent to a suitably permitted site.</p> <p>Based on the above, there are sufficient pollution prevention measures in place, such that the risk to soil and ground water is considered negligible as there is not considered to be any significant pathway between source and receptor and therefore there is no requirement to provide baseline soil and groundwater data.</p>
<p>Document references for:</p> <ul style="list-style-type: none">• plan showing activity layout; and• environmental risk assessment.	<p>Please refer to the Site Layout Plan which details the site surfacing and locations of all waste acceptance, storage and processing activities on site.</p> <p>Environmental Risk Assessment (3135-001-D)</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?	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	<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

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

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)

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)

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.

Appendix I

Drawings