SITE CONDITION REPORT (FROM H5 TEMPLATE)

St Michaels Close, Aylesford, Kent, ME20 7XE

Elliot Environmental Drainage Limited

Version:	1.0	**Date:**	2nd October 2024		
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Document History:

Version	Issue date	Author	Checked	Description
1.0	19/05/2023	IA	EED	Application Copy
1.1	02/10/2024	IA/DY		Updated in response to EA Request for Further Information

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	**Elliot Environmental Drainage Limited**
Activity address	**St Michaels Close, Aylesford, Kent, ME20 7XE**
National grid reference	**Please refer to Permit**

Document reference and dates for Site Condition Report at permit application and surrender	**2499-002-J** **Dated 2nd October 2024**

Document references for site plans (including location and boundaries)	**Permit Boundary Plan 2499-002-02** **Site Layout Plan 2499-002-03**

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	**No artificial ground is recorded as present at the site based on information from the British Geological Survey (BGS).** **The bedrock geology comprises Gault Formation - Mudstone. Sedimentary bedrock formed between 113 and 100.5 million years ago during the Cretaceous period.** **Based on the nearest available borehole log in the general vicinity of the site (TQ75NW71), the ground comprises Topsoil to 1.0ftbgl, underlain by Sandy loam and stones to 12.0ftbgl, this is underlain by ballast, brown sand and green sand to 24.0ftbl at which the borehole was completed.**

• hydrogeology	**The bedrock is designated as an Unproductive aquifer.** **The site is not situated within a groundwater source protection zone or drinking water safeguard zone with respect to groundwater.** **There are no recorded Environmental Permits to discharge to surface or ground water within 250m of the site.** **The nearest surface water is the River Medway which is approximately 620m from the site.**
• surface waters	**The information provided by the EA and Gov.UK Flood Mapping indicated that the site lies within a flood zone 1 which has a low probability of flooding from rivers and the sea.**
Pollution history including: • historical land-uses and associated contaminants	**The review of publicly available mapping Is summarised below:** • **The earliest available mapping (1869) indicates that the site itself was undeveloped with the Brick and Tile works adjacent. The village of Forstal was located to the south with Aylesford to the west.** • **By 1898 the site formed part of the expanded Brick and Tile works. By 1935 the site was a clay pit which formed part of Aylesford Pottery** • **Over the years the site and surrounded land was developed further with several residential, commercial, and industrial activities present in the immediate area.** • **By 1990 the google earth satellite imagery shows that the industrial estate was present and the site itself comprised industrial/ commercial units** • **In the present day the site and surrounding land continues to be used for industrial & commercial purposes.**
• pollution incidents that may have affected land	**There is no available data with regards to recorded pollution incidents within 250m of the site.** **A site walkover survey was undertaken, and the ground appeared to be intact with no damage to the surface.** **The access arrangements for the site and overall site layout detailing site infrastructure have been detailed on Drawing No 2499-002-03.**

• any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures	**During the site visit there was no evidence of disturbed land, discoloured water/soil or subsidence.** **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.** **No liquids were being discharged from the site. All surface water on site will be consistent with the current situation.** **During the time of the survey there was no evidence of ponding at the site. There was no presence of any surface water features.** **The land uses surrounding the site comprised industrial and commercial land uses.** **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.**
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	**Refer to EP**
Non-permitted activities undertaken	**N/A**
Substances to be used/stored on-site and Pollution Prevention Measures	**Lubricant oil – very small quantity stored in bunded general storage area.** **Diesel – bunded storage on-site** **Aluminium Sulphate - Bunded storage on site in corrosive resistant container** **Sodium aluminate – bunded storage on site in corrosive resistant container**

	Ferric Sulphate – bunded storage on site in corrosive resistant container **Ferric Chloride – bunded storage on site in corrosive resistant container** **Sodium Hydroxide – bunded storage on site in corrosive resistant container** **Lime – bunded storage - bunded storage on site** **Magnesium Hydroxide - bunded storage on site in corrosive resistant container** **Calcium Hydroxide - bunded storage on site in corrosive resistant container** **Diesel - bunded storage on site in corrosive resistant container** **Hazardous liquid wastes – bunded storage on site** **As outlined above, any chemicals used in the process will be stored within appropriately bunded areas. Hazardous liquid wastes will also be stored in appropriately bunded areas on-site. As such, 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.**

Document references for: • plan showing activity layout; and • environmental risk assessment.	 **Plans located in Appendix I of EMS (Doc. Ref. 2499-002-B)** **Environmental Risk Assessment (2499-002-E)**

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)**

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.