



Site Condition Report

Morgan Sindall Woodchip Storage Facility

Countrystyle Recycling Limited

Prepared by:

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Basis of Report

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Appendix A Envirocheck Report



1.0 Introduction

Countrystyle Recycling Limited (CRL) has retained SLR Consulting Limited (SLR) to prepare an Environmental Permit (EP) application for the storage of woodchip at Morgan Sindall Woodchip Storage Facility, Ridham Dock, Sittingbourne, Kent, ME9 8SR (the Site) under the Environmental Permitting (England and Wales) Regulations (as amended) 2016.

The EP application seeks to allow CRL to store up to 3,500 tonnes of woodchip at any one time. The EP boundary is illustrated on Drawing 01 and the Site layout is shown on Drawing 02.

This Site Condition Report (SCR) has been prepared in accordance with the Environment Agency's (EA) H5 Guidance Note on SCR¹. The objective of the SCR is to record and describe the condition of the land at the Site prior to operation. The SCR provides a point of reference and baseline environmental data so that when the EP is surrendered it can be demonstrated that there has been no deterioration in the condition of the land as a result of the operations, and ensure that the condition of the land is in a 'satisfactory state' on surrender of the EP.

Sections 1 to 3 of the EA's SCR template, comprise the following:

- Site details;
- Condition of the land at permit issue:
- Geology;
- Hydrogeology;
- Hydrology;
- Pollution History;
- Evidence of historic contamination; and
- Permitted activities.

Sections 4 to 7 of the SCR template will be maintained during the life of the EP and Sections 8 to 10 will be completed and submitted in support of the application to surrender the EP.

An Envirocheck Report (Appendix A) is included as part of this SCR. It is noted that the Envirocheck Report relates to a CRL site located immediately to the north of the proposed new EP area. For the purposes of this SCR, the information in the Envirocheck Report is considered to be applicable for the proposed Site due to its proximity. Information in relation to distances of certain receptors from the Site has been updated from the Envirocheck Report in this SCR to reflect the true distance of each receptor from the Site.

1.1 Permit Application

Sections 1 to 3 of the SCR template have been completed as part of this EP application in relation to the entire EP boundary.

Should the application be approved, Sections 4 to 7 of the SCR template will be maintained during the life of the EP.

Sections 8 to 10 will be completed and submitted in support of an application to surrender the EP.

¹ Environment Agency – H5 Site Condition Report – guidance and templates, Version 3.0, April 2013



2.0 SITE CONDITION REPORT H5 TEMPLATE

1.0 SITE DETAILS	
Name of the applicant	Countrystyle Recycling Limited
Activity address	Morgan Sindall Woodchip Storage Facility, Ridham Docks, Sittingbourne, Kent, ME9 8SR
National grid reference	TQ 91863 68335.
Document reference and dates for Site Condition Report at permit application and surrender	402.065590.00001_SCR
Document references for site plans (including location and boundaries)	• Drawing 01 Environmental Permit Boundary • Drawing 02 Site Layout • Drawing 03 Local Receptor Plan; and • Drawing 04 Cultural and Natural Heritage.



2.0 CONDITION OF THE LAND AT PERMIT ISSUE

Environmental setting including: • geology • hydrogeology • surface waters	2.1 Geology A review of the British Geological Survey (BGS)² mapping reveals that the Site is underlain by a bedrock of clay and silt which is interbedded from the London Clay Formation. It is sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period. Superficial deposits consist of alluvium, clay silt, sand and peat which were formed approximately 11,800 years ago during the Quaternary period. 2.2 Hydrogeology Review of the Multi-Agency Geographical information for Countryside (MAGIC)³ map reveals that the bedrock deposits underlying the Site are identified as unproductive. The superficial deposits are identified as Secondary (undifferentiated). 2.3 Groundwater Vulnerability MAGIC map shows the Site lies in an area of medium-low groundwater vulnerability. 2.4 Source Protection Zones The Site is not located within a groundwater Source Protection Zone. 2.5 Hydrology The Flood Map for Planning⁴ identifies the Site as lying in a Flood Zone 3 defined as “<i>Land within flood zone 3 has a high probability of flooding from rivers and the sea</i>”. There are a number of surface water features within a 1km radius of the Site boundary. The nearest surface water receptor to the Site is The Swale located 250m to the north at its nearest point.
Pollution history including: • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination	2.6 Pollution Incidents There are no onsite pollution incidents on record. Review of an Envirocheck report (Appendix A) produced for the Site reveals there have been 3 category 3 (minor incident) pollution incidents to controlled waters. The closest pollution incident was from the paper industry circa 440m northeast of the Site in February 1992. The incident involved the release of industrial chemicals to The Swale.

² <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>

³ Multi-Agency Geographical Information for the Countryside Map, available at www.magic.gov.uk, accessed in February 2026

⁴ Gov.uk Flood Map for Planning, available at <https://flood-map-for-planning.service.gov.uk/>, accessed in February 2026



evidence of damage to pollution prevention measures	There are 4 records on the Substantiated Pollution Incident Register. The closest incident involved smoke and firefighting run-off from a site 290m to the northeast. The incident resulted in a category 3 (minor) water impact, a category 2 (significant) air impact and no impact to land. 2.7 Waste Management Activities Review of the Envirocheck report reveals there are two historical landfills located within 1km of the Site. These are both registered as Kemsley Marshes, located approximately 350m and 620m southeast of the Site, which comprised of deposited waste “including inert waste”. There are 16 licensed waste sites (including “Licenced Waste Management Facilities” “Historical Landfill sites”, “Integrated Pollution Control Registered Waste Sites” and “Registered Waste Treatment or Disposal Sites”) registered on the Envirocheck Report within 1km of the site. The closest of which is as follows: - Countrystyle Recycling Limited, located approximately 40m northeast, at Building 17, Ridham Docks, Sittingbourne, Kent, ME9 8SR, EPR Reference: EPR/HB3337AG. Details of the additional licensed waste sites are included within the Envirocheck Report (Appendix A). 2.8 Control of Major Accidents Hazards (COMAH) A review of the Envirocheck report reveals that there are two COMAH sites registered within 1km of the Site. Details of which are as follows: - British Gas (t/a Supergas Ltd), 263m north, former COMAH site (recorded as ceased to be supplied under COMAH Regulations). - Flogas Britain Limited, 300m north, Current COMAH site, designated as a Lower Tier Operator. It is noted that there are the following sites also listed in the Envirocheck report: - Explosive Sites: Hq/Ridham Doc/Ridham Sea Terminals Limited, 175m north, with an “active” status. - Notification of Installations Handling Hazardous Substances (NIHHS): Supergas (South Limited), 288m north with an “Not active” status. 2.9 Licensed Discharges to Controlled Waters There are 17 licensed discharge consents within 1km of the Site, as identified within the Envirocheck report. The closest of these was 60m southeast by Fgs Agri Limited and involved the discharge of unspecified sewage and trade combined effluent to a freshwater river. 2.10 Historical Land Uses A review of the historical mapping provided within the Envirocheck Report reveals that the area where the Site lies and the neighbouring land was principally used as agricultural land, until
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between 1909 and 1938 when construction of Ridham Dock commenced. The area within the Site boundary has previously been used for vehicle storage and operations associated with the wider Ridham Dock.

2.11 Historical Mapping

A review of the historical mapping provided with the Envirocheck Report indicates the Site area was used for farmland prior to its conversion to a dock site between 1909 and 1938.

The principal land uses of the Site boundary and immediate surrounding area as evident from historical mapping are summarised below.

- **1869** - The area within the Site boundary and immediately surrounding the Site consists of open ground as part of Ridham Marshes. The closest surface water feature is The Swale which is shown to be located approximately 430m north of the Site at its closest point. A cement works is located 650m southeast of the Site. Queen's Bridge, the Signal and Transport Office and Ferry House are all located approximately 910m north of the Site. There are two marshes situated within proximity of the Site, including Coldarbour Marshes 600m to the west and Ferry Marshes 1km to the northwest. The closest transport connections are unnamed tracks which are shown to run through the Site boundary. Sittingbourne and Sheerness Railway Line is located approximately 650m west of the Site at the closest point. Coldarbour Wall is located approximately 110m south of the Site. Rainham Wall borders the Swale and is located approximately 400m east of the Site at its nearest point. There are a number of sheepfolds located within 1km of the Site boundary.
- **1898-1909** – The immediate Site area remains the same, residential properties have been constructed; Ridham Cottages are shown to be located approximately 500m west of the Site. Sittingbourne and Sheerness Railway Line is now referred to as London Chatham and Dover Railway.
- **1909-1939** - Construction of Ridham Dock began. The wider Ridham Dock site now consists of several different buildings and infrastructure associated with the dock workings including travelling cranes. The surrounding transport network continues to develop.
- **1940-1950** – Development of the dock has continued, with a drainage system being installed, as well as multiple access routes for vehicles and trains. A pond is also shown to be located approximately 150m southeast of the Site boundary.
- **1966** – There are no significant changes shown to have taken place on the Site. To the east of the Site, the docks remain the same with no significant changes.
- **1979** - A warehouse, metal fragmentation plant and electricity grid station are now located within Ridham Dock. The local transport network has also continued to develop, with a number of roads and railways lines being constructed within a 750m radius of the Site. Electricity lines and pylons are labelled for the first time approximately 250m west of the Site boundary.
- **1991** – There is additional infrastructure identified within the Site boundary (e.g, buildings and roads). This suggests the Site has expanded. Offsite there is more prominent railway



	infrastructure. It is also evident that the port has continued expanding with small buildings and a depot being labelled to the north of the Site. To the southeast of the Site there are additional buildings/ compounds which shows the further development of the area. • 1999 – There are no significant changes on the Site. To the east of the Site by the Swale more detailed flood control infrastructure is evidence such as sluices. • 2006 - The Sheppey Crossing has been constructed approximately 750m northwest of the Site, offering an alternate crossing over The Swale to the Kingsferry Bridge. Additional buildings have been constructed within the Ridham Dock to the east of the Site boundary. There has been further development within the surrounding area, including the construction of industrial and commercial properties approximately 750m south of the Site boundary. • 2024 – The immediate Site remains the same, consisting of several buildings. “Conveyors” are now specifically labelled as being present on the Site. There are multiple industrial and commercial premises located adjacent to the Site boundary to the north and east including Countrystyle Recycling Limited sites.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Appendix A Envirocheck Report
Baseline soil and groundwater reference data	N/A
Supporting information	Appendix A Envirocheck Report

3.0 PERMITTED ACTIVITIES

Permitted activities	The activities at the Site will be regulated as a bespoke waste operation as per the Environmental Permitting (England and Wales) Regulations 2016 (as amended). Woodchip will be temporarily stored onsite pending exportation. WEEE will also be stored on the Site. There will be no treatment of waste on the Site under the EP. The activities that will be carried out at the Site as defined under Annex II of the Waste Framework Directive can be summarised as follows: • R13: Storage pending any of the operations numbers R1 to R12 (excluding temporary storage, pending collection on the site where it is produced).
Non-permitted activities undertaken	N/A



Document references for:	• Drawing 01 Environmental Permit Boundary • Drawing 02 Site Layout • Drawing 03 Local Receptor Plan; and • Drawing 04 Cultural and Natural Heritage.
• plan showing activity layout; and • environmental risk assessment.	

4.0 CHANGES TO THE ACTIVITY

Have there been any changes to the activity boundary?	<i>To be maintained during the life of the EP</i>
Have there been any 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?	
Checklist of supporting information	

5.0 MEASURES TAKEN TO PROTECT THE LAND

<i>To be maintained during the life of the EP</i>	
Checklist of supporting information	

6.0 POLLUTION INCIDENTS AND REMEDIATION

<i>To be maintained during the life of the EP</i>	
Checklist of supporting information	

7.0 SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)



To be maintained during the life of the EP

*Checklist of supporting
information*

8.0 DECOMMISSIONING AND REMOVAL OF POLLUTION RISK

To be completed at EP surrender

*Checklist of
supporting
information*

9.0 REFERENCE DATA AND REMEDIATION (WHERE RELEVANT)

To be completed at EP surrender

*Checklist of
supporting
information*

10.0 STATEMENT OF SITE CONDITION

To be completed at EP surrender





Appendix A Envirocheck Report



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