Growing Beds Recycling Services Limited

Site Condition Report

Date: July 2022

TABLE OF CONTENTS

1 INTRODUCTION

1.1 BACKGROUND INFORMATION

This Site Condition Report (SCR) has been compiled for the Environmental Permit Variation Application has been prepared for the existing Growing Beds Recycling Services Limited (hereafter known as Growing Beds).

The site has operated under a waste management licence EAWML since 2005 until this was transferred to an Installation permit and subsequent Environment Agency led permit variation to include conditions from the Industrial Emissions Directive (IED) in 2015.

This permit allows the operator to compost waste under aerobic conditions in open systems such as outdoor turned windrows up to the permitted capacity of 32,000 tonnes per annum. Incoming green waste is delivered over a weighbridge prior to tipping in the reception area where is it inspected for non-conforming items. The material is then shredded before being placed in windrows for sanitation, stabilisation and maturation to produce a PAS100 certified compost. The composting takes place on an impermeable surface with a sealed drainage system. The site is surrounded by an acoustic bund to reduce noise emissions and water is used for dust suppression if necessary.

1.2 SITE ACTIVITIES

The site has operated a wood shredding activity since 2005 to provide shredded wood to a local waste wood biomass incineration plant. The site also makes a PAS 100 compost on part of the site. This done through outdoor turned windrows by aerobic digestion.

The site has its own on-site lagoon and GP150 Pump, which is used to apply water to the compost piles to aid aerobic digestion and can also be used emergency vehicles.

The EA in their pre-application advice state:

"*the operator has been undertaking a shredding activity for several years and the permit has not been subject to any variation applications to incorporate this into the permit. Therefore, the waste wood shredding operation has not been subject to formal assessments of its operating techniques, risk assessments and required management plans. However, I acknowledge that there has been discussions with the local regulatory officers regarding the fire prevention plan*".

This has been known and allowed at local site pending a permit application to include the waste shredding activity within the permit.

Other discussions were had under enhanced pre-application advice with the EA with regards to the shredding of hazardous wood but were not taken forward as the cost implications and BAT requirements would put the site at a considerable disadvantage to those who currently do this and are not required to operate to the same equivalent standards.

The variation application is therefore the inclusion of a bespoke installation activity S5.4 A(1)(a)(iii) pre-treatment for incineration.

1.3 OBJECTIVES OF THE SITE CONDITION REPORT (SCR)

The SCR comprises of desk-based research of private and public domain information, along with a site audit and review of proposed site operations. The objectives of this SCR are to:

- Provide information on the proposed site activities and site condition;
- Define the environmental setting and land pollution history for the site and establish the environmental setting and land pollution history for the site;
- Identify activities that will be conducted at the installation which may cause pollution of the land and / or groundwater;
- Identity and assess the preventative measures that are in place and will be put in place to protect the land and groundwater;
- Assess whether there is a risk to the land or groundwater beneath the site, as a result of the existing permitted activities and potential for impact from the new activities associated with the proposed development; and
- Be sufficient to form the basis of any required further work to establish reference conditions.

1.4 SCOPE OF WORK

The SCR considered the following elements:

- Discussions and site walkover;
- A desk-top study including a review of the existing reports, site history, local geology, hydrogeology and hydrology, examination of archive sources and historical Ordnance Survey maps;
- Review of available soil and groundwater test reports (if available); and
- Factual and interpretative reporting.

1.5 RELEVANT GUIDANCE AND DOCUMENTATION

This SCR has been prepared with reference to the following key guidance:

- H5 Site condition report – guidance and templates Environment Agency April 2013

2 SITE DETAILS

2.1 SITE LOCATION

The installation address and national grid reference are detailed below:

Installation Address: Growing Beds Recycling Services Ltd
Organics & Biomass Recycling Facility
Kimbolton Road
Ravensden
Bedford
Bedfordshire
MK44 2SJ

The site is located approximately 1.1 km North East of the village of Ravensden in rural Bedfordshire. The site is located at National Grid reference TL 05952 55420.

2.2 SITE SURROUNDING

The area immediately surrounding the Installation is comprised of the following key land uses:

- North: Agricultural land.
- South: Commercial properties across the B660 road, agricultural land with Ravensden village at distance.
- East: Agricultural land with the village of Wilden beyond.
- West: Agricultural land, woods and isolated houses beyond that.

2.3 GEOGRAPHY AND TOPOGRAPHY

The site generally has a slight slope from north to south of the site which aids the collection of rainwater as if falls to the sump for pumping across to the lagoons.

The site is also slightly elevated compared to the local farmland but is surrounded by a 5-6m earthen bund.

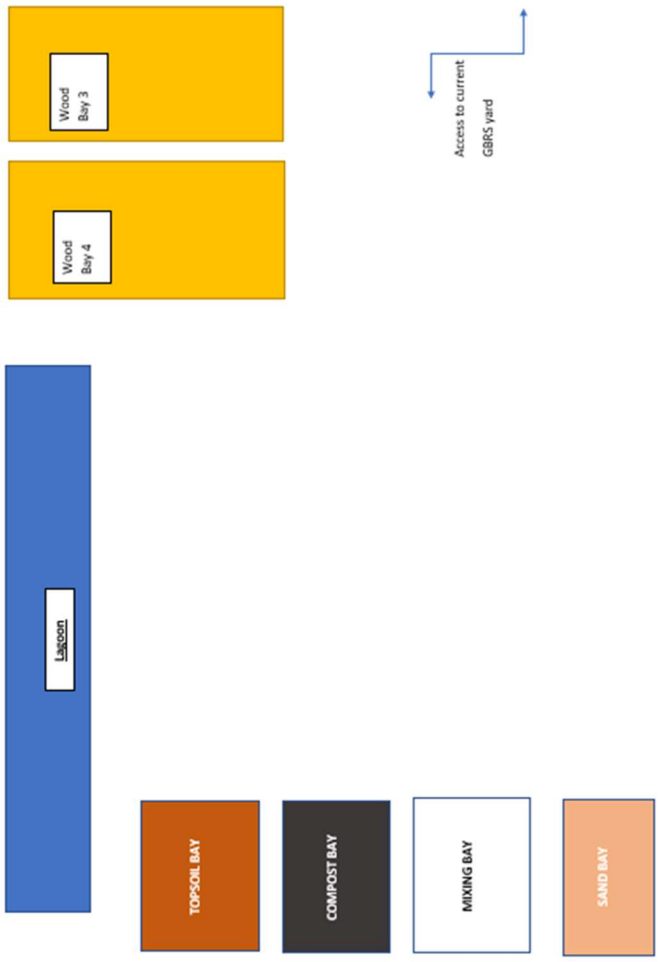
2.4 INSTALLATION LAYOUT

An installation layout drawing is shown below in Figure 2.1.

Figure 2.1 Site Layout Plan

The layout in the newly added parcel of land will be:

Figure 2.2 Additional Land Layout



3 CONDITION OF THE LAND AT PERMIT ISSUE

3.1 INTRODUCTION

Information was obtained from both private and public sources and, in particular, was obtained from Growing Beds recycling Services Limited. The data obtained is referenced in Table 3.1 below.

Table 3.1 Public Domain Information

Document / Resource Title	Information Obtained
MAGIC WEBSITE	Information relating to: ▪ Ecological receptors ▪ Nitrate vulnerable zone ▪ Aquifers/Source protection Zones
BRITISH GEOLOGICAL SURVEY WEBSITE	▪ Geology ▪ 1:100,000 Groundwater Vulnerability Map ▪ 1:625,000 Hydrogeology map
ENVIRONMENT AGENCY WEBSITE	▪ Flood Risk ▪ Chemical releases ▪ Discharge consents ▪ IPC, IPPC & EPR Authorisations ▪ Pollution Incidents ▪ Operational and non-operational scrap yards and waste transfer / treatment sites

3.2 ENVIRONMENTAL SETTING

REGIONAL AND SITE GEOLOGY

The Geology viewer for Great Britain shows that the bedrock geology underlying the site is the Peterborough Member mudstone which is described as mainly brownish-grey, fissile, organic-rich (bituminous) mudstones; shelly fauna dominated by crushed aragonitic ammonites and bivalves, including nuculoid and meleagrinella shell-beds. Subordinate beds of pale-medium grey, blocky mudstone. Several bands of cementstone nodules/concretions. Basal beds commonly silty, with Gryphaea-rich shell beds.

The superficial geology for the site is Oadby Member- Diamicton which is described as diamicton, grey, weathering brown, characterised by Cretaceous and Jurassic rock fragments; subordinate lenses of sand and gravel, clay and silt. Clay, brown to grey, and silty clay, with chalk and flint fragments.

HYDROGEOLOGY

The site is characterised by the British Geological Survey 1:625,000 hydrogeology map as being rocks with essentially no groundwater.

SURFACE WATER (HYDROLOGY)

Surface water features in the vicinity of the subject site are as detailed in Table 3.2 below.

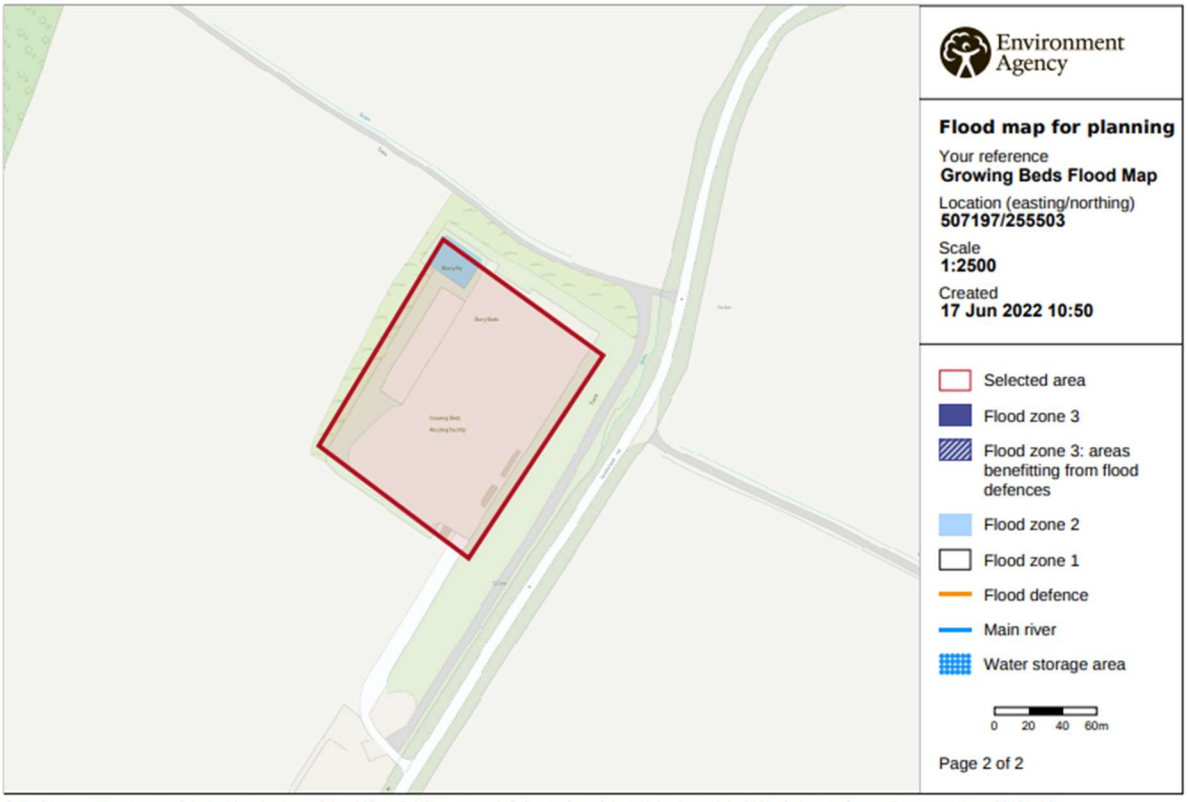
Table 3.2 Surface Water Features

Surface Water Feature	GQA Classification	Distance from Site (m)	Direction from Site
Ravensden Brook	N/A	700m	South
South Brook	N/A	1,200m	North East

FLOOD RISK

The DEFRA flood map for planning website https://flood-map-for-planning.service.gov.uk/summary/499196/267548 states that the site is within Flood Zone 1 which is with a low probability of flooding. This is defined as Land having a less than 1 in 1,000 annual probability of river or sea flooding. The flood map is shown in Figure 3.1.

Figure 3.1 Flood Map



ENVIRONMENTAL CONSENTS, LICENSES, AUTHORISATIONS, PERMITS AND DESIGNATIONS FOR THE SITE AND SURROUNDING AREA

IPPC / EPR Authorisations

Growing Beds Recycling Services Limited is the only EPR authorisation within 2km of the site.

LAPPC Authorisations

There are no LAPPC authorisations within 2km of the site.

Radioactive Substances Authorisations

There are no radioactive substance authorisations in the vicinity of the site.

Surface Water Abstractions

Ravensden Brook and South Brook are not in close proximity to the site therefore there are no surface water abstractions within close proximity to the site.

Discharge Consents

There is one discharge to water or groundwater consent within 2km of the site. This can be seen in Table 3.3 below.

Table 3.3 Discharge Consents

Licensee	Details	Status	Distance (m)
D Lloyd	AN/PR1NFG0745/001	Revoked 1991	2,000

Operational and Non-operational landfill

Table 3.4 shows the operational and non-operational landfills nearby to the site.

Table 3.4 Operational and Non-Operational Landfill Sites

Licensee	Details	Direction	Distance (m)
NONE			

SSSI's and Sensitive Habitats

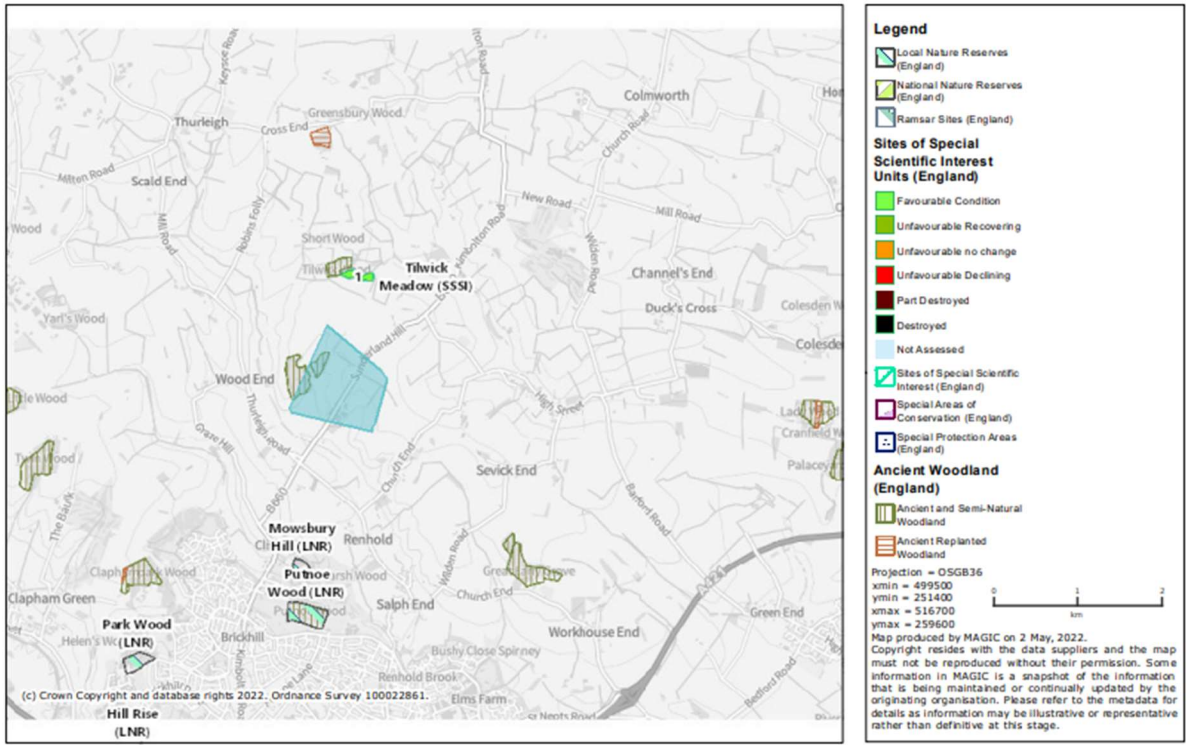
The site itself is not subject to any statutory or non-statutory nature conservation designations.

The only sites within 2km of the Ravensden Composting Facility which have ecological designations are shown in Figure 1.2 below. This shows the closest ancient woodland are Little Wood and Great Wood approximately 300m and 400m west of the site respectively.

The following ecologically designated sites are located within 2km of the Ravensden Composting Facility:

- Tilwick Meadow Site of Special Scientific Interest (SSSI); and
- Mowsbury Hill Local Nature Reserve (LNR)

Figure 3.1 Ecological Designations nearby to Ravensden Composting Facility



Nitrate Vulnerable Zones (NVZs)

The Environment Agency Check for Drinking Water Safeguard Zones and NVZs map website shows the site to be a surface water drinking water safeguard zone and a nitrate vulnerable zone.

3.3 POLLUTION HISTORY

POLLUTION INCIDENTS WHICH MAY HAVE AFFECTED THE LAND

There have been 42 pollution incidents category 1 and 2 within the Bedfordshire region as detailed by the dataset on data.go.uk. Of these none are located in close proximity to the site.

POLLUTION INCIDENTS TO CONTROLLED WATERS

There have been 42 pollution incidents category 1 and 2 within the Bedfordshire region as detailed by the dataset on data.go.uk. Of these none are located in close proximity to the site.

HISTORICAL LAND USE AND ASSOCIATED CONTAMINANTS

The historical land use for the site is shown below.

Up to 2005	Agricultural fields
2005- Current	Growing Beds Recycling Services Limited Composting Facility

The historical land use for the land to be added to the site which is concrete slabbed.

Up to 2007	Agricultural fields
2007- Current	Anglian Water Laydown Area then Growing Beds Recycling Services Limited Composting Facility

The historical land use for the land to be added to the site which is currently farmland.

Up to 2022-	Agricultural fields

3.4 BASELINE REFERENCE DATA

No baseline reference data has been collected for the existing and proposed new land within the installation boundary for the following reasons:

- The site has historically been farmland up until the development of the existing Growing Beds Recycling Services site and the concrete slab put down for the mobile plant yard area which was used as a laydown area for Anglian Water to construct the Water Tower;
- The new land to be added to the site has been used as farmland before being acquired by Growing Beds Recycling Services Limited;
- There have been no incidents which have affected the ground.

The compost fire in 2019 did not cause any pollution due to the integrity of the concrete and the recirculation of the firewater through the lagoons.

4 PERMITTED ACTIVITIES

A detailed description of the proposed activities can be found in the main permit application document. For the purpose of this SCR, a summary of the proposed permitted and non-permitted activities can be found below.

4.1 PERMITTED ACTIVITIES

The site has operated under a waste management licence EAWML since 2005 until this was transferred to an Installation permit and subsequent Environment Agency led permit variation to include conditions from the Industrial Emissions Directive (IED) in 2015.

This permit allows the operator to compost waste under aerobic conditions in open systems such as outdoor turned windrows up to the permitted capacity of 32,000 tonnes per annum. Incoming green waste is delivered over a weighbridge prior to tipping in the reception area where is it inspected for non-conforming items. The material is then shredded before being placed in windrows for sanitation, stabilisation and maturation to produce a PAS100 certified compost. The composting takes place on an impermeable surface with a sealed drainage system. The site is surrounded by an acoustic bund to reduce noise emissions and water is used for dust suppression if necessary.

4.2 PROPOSED ACTIVITIES

The site has operated a wood shredding activity since 2005 to provide shredded wood to a local waste wood biomass incineration plant. The EA in their pre-application advice state:

"*the operator has been undertaking a shredding activity for several years and the permit has not been subject to any variation applications to incorporate this into the permit. Therefore, the waste wood shredding operation has not been subject to formal assessments of its operating techniques, risk assessments and required management plans. However, I acknowledge that there has been discussions with the local regulatory officers regarding the fire prevention plan*".

The site is looking to increase the installation boundary by adding land to the permitted area and to increase throughput of the site to 49,000 tonnes per annum.

In addition, it is proposed to add a non-hazardous wood shredding activity S5.4 A(1)(a)(iii) pre-treatment for incineration as the shredding activity exceeds 50 tonnes per day. It should be noted that this has been undertaken for a number of years now with the full consent of the local officer and this application is to formalise that activity.

The 49,000 tonnes per annum throughput will be split across the composting and wood shredding activity. There is no proposed maximum on each process other than the total throughput of the site to allow for operational flexibility and seasonality of each activity. The currently permitted area is shown in Figure 2.1 below.

The wood shredding activity currently undertaken is organised as detailed in Table 2.1 below.

Table 2.1 Wood shredding activity in existing installation boundary

Waste types	Form	Containment	Storage capacity (m^3)	Storage capacity (tonnes)
Non-hazardous wood	Shredded Piles	Open Piles in 2 bays	20m x 20m x 4.0m (2 storage piles separated by firewall) 1,600 m^3 twice for a total of 3,200m^3	1,216[1]
			Biomass – One-Two shredded piles on the pad (dependent on time of year) 20x20x4 1,600m^3 each	608[1] per pile
		Bays 3 and 4 in new area	30m x 25m x 4.0m 3,000m^3 each	1,140[1] per pile
	Unshredded		Unshredded piles on the pad 40 x 20 x 4 3,200m^3 each	1,216[1] per pile

This variation will include an increase to the installation boundary which will include for bays 3 and 4 to store shredded waste wood.

The wood codes to be accepted for this activity are:

03 01 01 waste bark and cork

03 01 05 sawdust, shavings, cuttings, wood, particle board and veneer other than those mentioned in 03 01 04

03 03 01 waste bark and wood

15 01 03 wooden packaging

17 02 01 wood

19 12 07 wood other than that mentioned in 19 12 06

20 01 38 wood other than that mentioned in 20 01 37

The site will receive sand and stone as product from a local quarry to mix with some of the PAS100 compost for sale as a product. As neither of these materials are a waste it is considered that these are not a separate listed activity.

4.3 DIRECTLY ASSOCIATED ACTIVITIES

The directly associated activities to the organics and biomass recycling facility are:

- Raw material handling and storage;
- Collection storage and use of rainwater for treatment of the compost or dampening of the wood or yard areas to prevent dust generation; and
- Self-generated waste handling and storage.

5 RISKS TO LAND AND GROUNDWATER

This section of the SCR identifies potential risks to the land and groundwater posed by the proposed activities which will be undertaken on site and associated materials. Appendix B summarises the potential risks and the proposed mitigation measures which will be put in place to minimise the risk.

5.1 STORAGE TANKS AND ASSOCIATED PIPEWORK

Tables 5.1 and 5.2 also provide details of the containment measures which will be adopted for the tanks / infrastructure and the proposed inspections / integrity testing that will be implemented.

Procedures will be in place for annual visual inspection of all tanks, bunded facilities and filling points which will be implemented for the site after commissioning.

Table 5.1 Above Ground Tanks

Tank No.	Contents	Volume (litres)	Ancillary Pipe work (incl. fill and draw lines/points)	Primary Containment	Secondary / Tertiary Containment Feature	Observation (e.g. loss of integrity, spillage staining etc)
1	Diesel tank	5,000	Fill points and fill hoses within the bunded container.	Steel Tank	Located in a bund with more than 110% of the capacity of the tank. Pav2 reinforced concrete.	No observed loss of integrity
2	Diesel tank	4,500	Fill points and fill hoses within the bunded container.	Steel Tank	Located in a bund with more than 110% of the capacity of the tank. Pav2 reinforced concrete.	No observed loss of integrity
3	Diesel bowser	4,000	Fill points and fill hoses within the bowser.	Steel Tank	Secondary outer stainless steel wall Pav2 reinforced concrete.	No observed loss of integrity
4	Anti-freeze	1,000	Hose from IBC stored within bund.	Plastic IBC	Bunded pallecon Pav2 reinforced concrete.	No observed loss of integrity
5	Ad blue	1,000	Hose from IBC stored within bund.	Plastic IBC	Bunded pallecon	No observed loss of integrity
6	Lubricating oil	205	Hose from drum within the bund.	Metal drum	Bunded pallecon Pav2 reinforced concrete.	No observed loss of integrity

Table 5.2 Under Ground Infrastructure

Contents	Secondary / Tertiary Containment Feature	Observation (e.g. loss of integrity, spillage staining etc)
Surface water drains	No	There are no subsurface water drains at the site. All yard areas drain to a filtered sump point which then pumps the collected water to the lagoons.
Foul water drains	No	No foul water drains as there is no process water generated at site. All domestic effluent is collected in a septic tank which is periodically emptied.

5.2 CONCRETE HARDSTANDING AND BUNDS

The site is currently fully covered with hardstanding which is constructed to a Pav2 standard. Pav 2 is typically use for sustained heavy loads making it an ideal concrete mix for slabbing and heavy-duty paving for use by heavy vehicles and for various commercial and industrial applications. It is constructed by setting a 6 inch hard core base which is then overlain by reinforced steel barring with a further 6 inches of concrete applied.

This gives a robust surface for all operations to take place on and creates a significant impermeable barrier which prevents any pollutant pathways.

The land to be included within the permit will be covered with Pav2 concrete prior to any operations commencing.

The site has precast concrete walling on the NE and N edges. The water on the West and South all drains to the precast and sealed collection sumps. The bottom sealed collection sump has a concrete wall around it and once finished constructing bay 2 in the yard it will have a precast retaining wall.

5.3 VEGETATION

The site will be fully covered in hardstanding with the only vegetated areas associated with the earthen bunds which are located at the site boundaries.

5.4 NATURE OF THE STORAGE AND HANDLING OF MATERIALS

The waste wood is delivered to site by covered HGVs. They are taken to the yard area for inspection and treatment prior to being stored in the bays awaiting transfer to the biomass incineration plant.

All other raw materials are delivered by vehicles in IBCs or drums and are taken to the workshop area upon arrival.

5.5 SURFACE WATER AND FOUL DRAINAGE

There are no surface water drains at the site. All yard areas drain to a filtered sump point which then pumps the collected water to the lagoons.

No foul water drains as there is no process water generated at site. All domestic effluent is collected in a septic tank which is periodically emptied.

5.6 POLLUTING SUBSTANCES AND RELEVANT ACTIVITIES

A complete list of the permitted polluting substances which are used and generated on site are detailed in Table 5.1 above. They are summarised in Table 5.3 below.

Polluting Substance	Associated On Site Process
Waste wood	Main waste for treatment on site
Diesel	Use in mobile plant and equipment including HGV, trommels, shredder etc
Lubricating Oil	Used in mobile plant and equipment
Anti-freeze	Used in mobile plant and equipment

6 OPERATIONAL PHASE SCR

In accordance with the template detailed in the Environment Agency publication: *EPR H5 Site Condition Report: Guidance and Templates,* the Operational Phase SCR requires the maintenance of four key areas:

- 4.0 Changes to the activity;
- 5.0 Measures taken to protect land;
- 6.0 Pollution incidents that may have had an impact on land, and their remediation; and
- 7.0 Soil, gas and water quality monitoring (where undertaken).

Each of these key areas is listed below and is intended to be updated and altered as required.

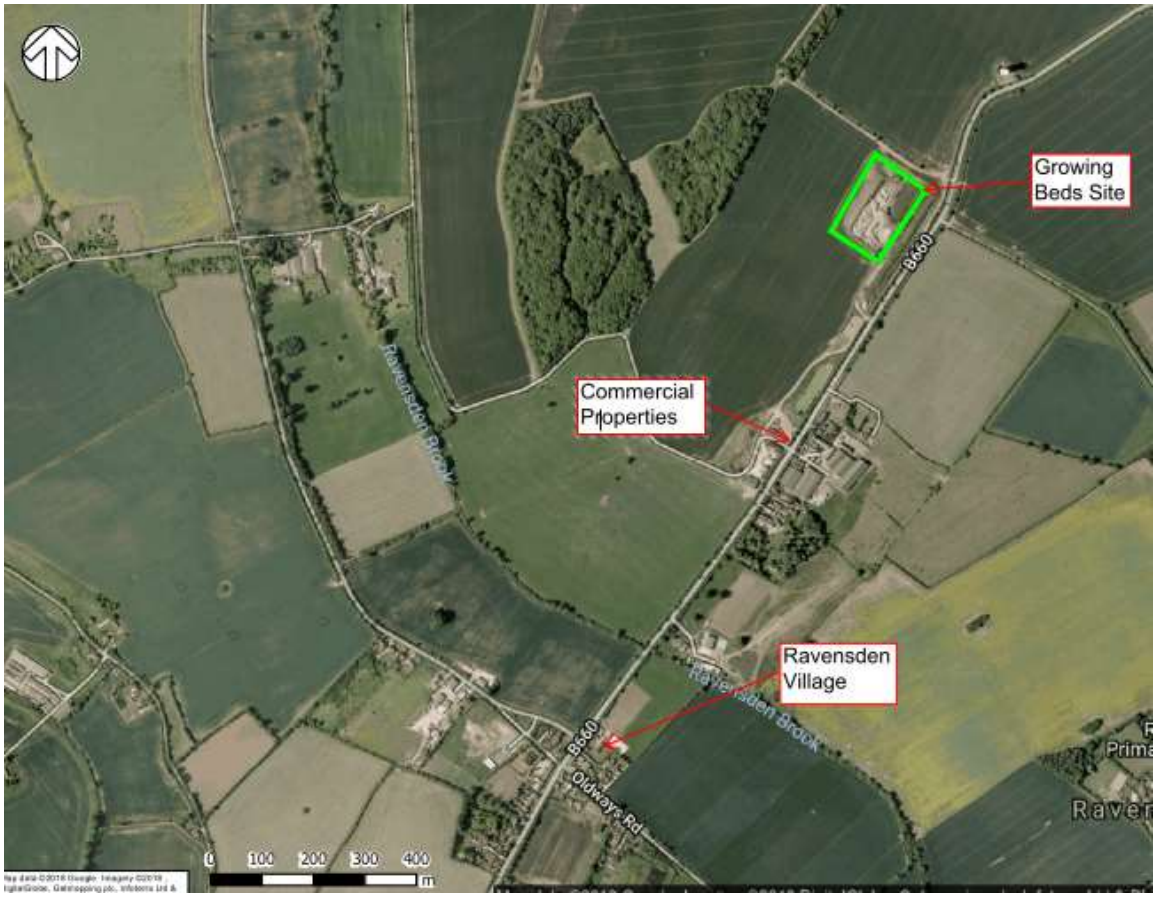
4.0 Changes to the activity	
Have there been any changes to the activity boundary?	Yes- increase to boundary see Figure 2.1. This will allow the addition of 2 additional shredded wood bays and bays for the storage of top soil, sand and stones, mixing bay and PAS100 compost.
Have there been any changes to the permitted activities?	Yes- The site has operated a wood shredding activity since 2005 to provide shredded wood to a local waste wood biomass incineration plant. The EA in their pre-application advice state: "the operator has been undertaking a shredding activity for several years and the permit has not been subject to any variation applications to incorporate this into the permit. Therefore, the waste wood shredding operation has not been subject to formal assessments of its operating techniques, risk assessments and required management plans. However, I acknowledge that there has been discussions with the local regulatory officers regarding the fire prevention plan". This has been known and allowed at local site level pending a permit application to include the waste shredding activity within the permit. This application and SCR is to include the addition of the non-hazardous wood shredding activity.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	This is the first SCR undertaken for the site.

5.0 Measures taken to protect land	
See Section 5.	
Checklist of supporting information	-

6.0 Pollution incidents that may have had an impact on land, and their remediation	
See Section 3.	
Checklist of supporting information	-

7.0 Soil gas and water quality monitoring (where undertaken)	
None	
Checklist of supporting information	-

APPENDIX A- SITE LOCATION PLAN



APPENDIX B- RISK ASSESSMENT TABLES

Table D1: Land and Groundwater Contamination Risk Assessment and Management Plan

Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk?
What has the potential to cause harm?	What is at risk? What do I wish to protect?	How can the hazard get to the receptor?	What measures will you take to reduce the risk? If it occurs who is responsible for what?	How likely is this contact?	What is the harm that can be caused?	What is the risk that still remains? The balance of probability and consequence.
Oil delivery and storage within bowsers for use in mobile plant. **Oil delivered in drums for use as a lubricant in mobile plant and equipment.**	Land and groundwater	Failure storage vessel/containers. Spillages during deliveries.	A procedure will be implemented for supervision of deliveries. Delivery area is kept clear with access to fill/delivery points maintained. Yard operator will be in attendance throughout the offloading operation to take appropriate action in the event of a spillage. Spill kit is available and will be in close proximity to the delivery operation. All areas where oil is offloaded is on concrete hardstanding with no external drainage points. Any spills will be contained on the surface of the hardstanding and cleaned up. The water on the West and South all drains to the precast and sealed collection sumps. The bottom sealed collection sump has a concrete wall around it	Very low- would require failure of primary and secondary containment.	Low/medium dependent on volume released- contamination of land and groundwater.	Not significant given management arrangements adhered to

			and will have a precast retaining wall to prevent off-site release. the site has precast concrete walling on the NE and N edges. A formal inspection procedure will be in place to include the storage drums of oil. The accident management plan has measures in place for the management of spillages and emergencies.			
Spillage on delivery of antifreeze.	Land and groundwater	Failure storage vessel/containers. Spillages during deliveries.	Stored in IBC on a bunded pallecon which is sufficient to contain 110% of the container. The bund is designed to ensure that it is resistant to the anti-freeze. A procedure will be implemented for supervision of deliveries. Loading area is kept clear. Operator is in attendance throughout the offloading operation to take appropriate action in the event of a spillage. Spill kit is available and will be in close proximity to the delivery operation. All areas where anti-freeze is offloaded on concrete hardstanding with no external drainage points. Any spills will be contained on the surface of the hardstanding and cleaned up. The water on the West and South all drains to the precast and sealed collection sumps. The bottom sealed collection sump has a concrete wall around it and will have a precast retaining wall to prevent off-site release. the site has precast	Very low- would require failure of primary, secondary and tertiary containment.	Low- contamination of land, surface water and groundwater. Small volumes delivered at any one time.	Not significant given management arrangements adhered to

			concrete walling on the NE and N edges. The accident management plan has measures in place for the management of spillages and emergencies.			
Deterioration of plant due to lack of maintenance	Soil / vegetation Groundwater Air	Failure mobile plant and equipment. Spillages during operation.	A formal testing and inspection procedure is in place as part of the preventative maintenance programme to cover all mobile plant and equipment. Maintenance is carried out in accordance with timescales based on operational experience or detailed within manufacturer recommendations. The accident management plan has measures in place for the management of spillages and emergencies.	Very low	Low- soil, groundwater and surface water contamination Air emissions	Not significant given management arrangements adhered to
Fire	Air Soil / vegetation Percolation through soil	Failure of hardstanding Combustion of wood/compost	Fire management arrangements are detailed in the fire prevention plan. The site has sufficient infrastructure for fighting fires with the 2 existing hydrants and 3 lagoons which are connected to hoses to allow fires to be tackled. Further, there is a mobile water bowser which can be used to tackle smaller fires. Thermal monitoring is undertaken at site and results recorded. Compost is turned as and when required by PAS100 treatment method. Wood is not stored on site for a significant time and is shredded and used on a first in first out basis. The site is monitored by CCTV at all times and out of hours any fires	Very Low	Medium- soil, groundwater and surface water contamination Air emissions Impact on human health	Not significant given management arrangements adhered to

			would be notified to emergency services and site management by the security company.			
Failure to contain firewater	Land and groundwater	Failure of hardstanding Overwhelming firewater measures	The site has sufficient firewater storage as detailed in the fire prevention plan. The new installation area will add a third lagoon which should ensure this remains the case.	Very Low	Medium- soil, groundwater and surface water contamination	Not significant if control measures adhered to and emergency plan enacted
Vandalism	Soil / vegetation Groundwater	Damage to storage containers/ hardstanding	The site has perimeter fencing and security gate controlled by CCTV access. CCTV coverage is for the whole yard area and also the lorry park area from the gated entrance on the B660, which is locked securely out of hours. The CCTV is new and was installed in November 2021. Out of hours the CCTV system has monitoring and movement sensors which if broken will alert the owner by a message with the photo. The CCTV can be accessed off-site by the owner who can attend site within 10 minutes in the event of an incident. A new alarm system is also fitted (November 2021) This system protects all buildings along with a Smartwater Smoke Cloak system which is also fitted within the weighbridge office and workshop. A new out of view Keysafe is also fitted within the weighbridge office. This is protected by the alarm and also the smoke cloak system The alarm system is also remotely monitored by Blueline Security Ltd, they can attend site within 15 minutes of an initial alarm trigger.	Very Low	Low- ground contamination	Not significant given management arrangements adhered to

			All of the measures above are designed to prevent unauthorised access to the site which could result in vandalism or other malevolent acts.			
Failure of hardstanding resulting in ground contamination	Soil / vegetation Groundwater	Failure of hardstanding	All hardstanding is constructed to the Pav2 standard which is very durable and more than is required to be in place for the activities undertaken. Inspection and maintenance of hard standing areas. Spill containment procedures and kits will be in place. Any ground contamination would be cleaned up and appropriate disposal arrangements would be made. The affected area would be resurfaced as necessary.	Very Low- Would require failure of vessel holding potential contaminant, bund and hardstanding.	Low- ground contamination	Not significant given management arrangements adhered to
Flood	Land and groundwater	Flooding from off-site	The site is in flood Zone 1 with no watercourses in the vicinity. Furthermore, the site is slightly elevated against the surrounding farmland with an earthen bund around the site perimeter.	Very Low	Very Low- Minor surface water or ground contamination	Not significant