
Site Condition Report

February 2023

Report for:
Clark Contracting Ltd
Brentford Grange Farm
Beaconsfield Road
Amersham
HP7 0JU

1.0 SITE DETAILS	
Name of the applicant	Clark Contracting Limited
Activity address	Aston Le Walls Equestrian Centre Washbrook Farm Welsh Road Aston Le Walls Northamptonshire N11 6RT
National grid reference	SP 48722 50969
Document reference and dates for Site Condition Report at permit application and surrender	193224/SCR
Document references for site plans (including location and boundaries)	<ul style="list-style-type: none"> • 193224/D/001 Site Location Plan • 193224/D/002 Receptor Plan • 193224/D/003A Environmental Setting • 193224/D/003B Cultural Heritage

2.0 Condition of the land at permit issue	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Geology The bedrock geology is the Charmouth Mudstone Formation. The south western part of the site is intersected by superficial deposits of Alluvium (clay, silt, sand and gravel) associated with the Highfurlong Brook.</p> <p>Hydrogeology The bedrock and superficial geology is designated as Secondary A aquifers. The site is not located within a Groundwater Source Protection Zone.</p> <p>There is one spring located 203 m south east of the site. There is one potable water extraction located 571 m south of the site at Appletree Farm.</p> <p>Hydrology The north western edge of the site, parallel to the Highfurlong Brook, is in Flood Zone 3 and 2. The majority of the site is within Flood Zone 1. A very minor extent of the proposed landform is within Flood Zone 2. The proposed landform does not fall within Flood Zone 3. The site has been subject to a flood risk assessment (document ref. 193244/FRA).</p> <p>The main river affecting the site is the Highfurlong Brook, immediately to the north west of the site, which flows north east to south west.</p> <p>The nearest discharge consent is located east of the site within Washroom Farm, operated by M n Taylor for the</p>

	<p>discharge of sewage (final/treated) into a tributary of the Highfurlong Brook. The permit was issued in 1998</p> <p>The nearest pollution incident to controlled waters is corded circa 447 m south east of the site. The incident involved unknown sewage into an unknown receiving water in 1990. It was graded a Category 3 – minor incident.</p> <p>Surface water bodies The Highfurlong Brook spans east to west along the northern boundary of the site. The brook flows from the north east to south west.</p> <p>There are two existing ponds on site in the north and west. There are surface water ponds or lagoons to the north, south and east of the site. The locations are shown on drawing 193224/D/002.</p> <p>The EA Surface Water flood risk map shows a mixed designation of surface water flooding risk, with areas from very low to high risk. The main proposed landform is situated in an area largely at very low risk of surface water flooding.</p> <p>The existing drainage network is shown in drawing 193224/FRA/D/002</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 Environment Agency website records no pollution incidents on the site.</p> <p>No known contaminative land uses.</p> <p>Storage of animal manure may have resulted in elevated bacterial concentrations.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No Site Investigations have been made available.</p> <p>Site has been historically greenfield, and more recently used as part of the Aston Le Walls Equestrian Centre.</p> <p>No known remediation required.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None.</p>
<p>Supporting information</p>	<p>Environmental Setting & Site Design (193224/ESSD) Flood Risk Assessment (193224/FRA)</p>

<h3>3.0 Permitted activities</h3>	
<p>Permitted activities</p>	<p>The import and use (R5 and R13 codes) of 207,000 m³ of inert waste to construct a visual and noise attenuation bund and revised cross country track.</p>

Non-permitted activities undertaken	N/A
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	<ul style="list-style-type: none"> 193224/H1ERA 193224/ESSD 193224/D/004 Site Layout Plan

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	
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 land	
Checklist of supporting information	

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Checklist of supporting information	

7.0 Soil gas and water quality monitoring (where undertaken)	
Checklist of supporting information	

8.0 Decommissioning and removal of pollution risk	
Checklist of supporting information	

9.0 Reference data and remediation (where relevant)	
Checklist of supporting information	
10.0 Statement of site condition	