

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

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	Meadow Foods (Peterborough)
Activity address	1 Whitehead Drove, Fengate, Peterborough, PE1 5BF
National grid reference	GR: 521375, 298525
Document reference and dates for Site Condition Report at permit application and surrender	CL1002_March 2020
Document references for site plans (including location and boundaries)	CL1001_March 2020 CL1002_March 2020

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 • hydrogeology • surface waters 	<p><u>Geology</u></p> <p>The geological map indicates the site to be underlain by superficial River Terrace Deposits, generally comprising of sand and gravels with localised lenses of silt, clay or peat.</p> <p>The underlying bedrock geology consists of the Kellaways Sand Member of middle Jurassic age. The formation generally consists of silicate sandstone and silicate siltstone, pale grey, calcareous cemented, with interbeds of sandy and silty mudstone.</p> <p><u>Hydrogeology</u></p> <p>The superficial River Terrace deposits and bedrock Kellaways Sand Member deposits are both designated as Secondary A Aquifers, defined as; permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.</p>

	<u>Hydrology / Surface Waters</u>
	There is a small unnamed drain is present adjacent to the southern site boundary. A second drain identified as Cat's Water is located approximately 150m south. At its closest point the River Nene is located approximately 700m south of the site.
Pollution history including: <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 	No historic pollution incidents recorded within 500m of the site. The site has remained undeveloped throughout its history, any contaminants found present on the site are likely to have originated from the site's more recent use as a lorry trailer park. Potential contaminants from this land-use would therefore include hydrocarbons, fuel oils and lubricants. However, it is considered that this land-use is unlikely to have significantly impacted the soils or groundwater at the site. Due to the distance of the current and historical commercial and industrial off-site land uses and the potentially discontinuous superficial geology it is considered unlikely that they will have impacted the soils beneath the site.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Not applicable
Baseline soil and groundwater reference data	Not applicable
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

3.0 Permitted activities	
Permitted activities	Not applicable in current site area.
Non-permitted activities undertaken	Lorry/haulage trailer parking area.
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	See SCR March 2020 – Section 7

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?	Site area in question is planned to be included within the Meadow Foods (Peterborough) installation boundary. Currently it lies directly south of the installation.
Have there been any changes to the permitted activities?	No current permitted activities on the site area. Upon inclusion within Meadow Foods (Peterborough) installation boundary, the relevant activities will be as per Meadow Foods site permit.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist supporting information	of <ul style="list-style-type: none"> • Plan showing any changes to the boundary (CL1001 & CL1002) • Description of the changes to the permitted activities (CL1001) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (N/A)

5.0 Measures taken to protect land	
Not Applicable, site is a new acquisition.	
Checklist supporting information	of <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	
No known pollution incidents have occurred at the site.	
Checklist supporting information	of <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)	
Not applicable.	
Checklist of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs) <p>N/A</p>

8.0 Decommissioning and removal of pollution risk	
Not applicable.	
Checklist of supporting information	<ul style="list-style-type: none"> • Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)

9.0 Reference data and remediation (where relevant)	
Not Applicable. Site is new acquisition, with low historic risk of contamination.	
Checklist of supporting information	<ul style="list-style-type: none"> • 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	
<ul style="list-style-type: none"> • The site is a new acquisition, it has had minimal development throughout its history. Between 2003-2012 it began to be used for the parking of empty royal mail lorry/haulage trailers. This is not considered likely to have impacted the site. As such it is considered that the contamination risk at the site is low. Furthermore, SPMP monitoring of the neighbouring Meadow Foods (Peterborough) site indicates that there has been no deterioration of the ground beneath the permitted site and as such it can be inferred that impacts to the New Plot site from the installation are unlikely to have occurred. 	