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	Johnsons Aggregates and Recycling Limited (JARL)
Activity address	Saxon Brickworks, Whittlesey, Cambridgeshire, PE7 1PJ
National grid reference	TL 25464 97168

Document reference and dates for Site Condition Report at permit application and surrender	**Permit Application** HSP Consulting Engineers Ltd Document Reference: HSP2021-C3432-G-GPII-134 dated 12 April 2021. **Pre-operational submission PO2** HSP Consulting Engineers Ltd Document Reference: HSP2021-C3432-G-GPII-134 Revision A dated 1 April 2022. Submitted to the Environment Agency on 12 April 2022. Revision A of the report supersedes and replaces the report dated 12 April 2021 (above). **Permit Variation V002** Submitted to the Environment Agency July 2024 – application to extend the environmental permit boundary.

Document references for site plans (including location and boundaries)	Proposed Environmental Permit Boundary (drawing reference JAG/WH/05-24/24371)

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 • hydrogeology • surface waters	A Phase II Geo-Environmental Assessment Report (the HSP report) was produced by HSP Consulting Engineers Ltd (HSP) for Johnsons Aggregates and Recycling Limited in April 2022, reference HSP2021-C3432-G-GPII-134 Rev A. The geology of the site is described in section 2.2 of the HSP report based on existing British Geological Survey (BGS data). Further description of the site geology and

	hydrogeology based on the results of the site investigation work carried out between November 2020 and December 2021 is provided in sections 3.4 (Ground Conditions) and 4.1 (Detailed Ground Model) of the HSP report.
Pollution history including: • 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	A description of the site is provided in section 2.1 of the HSP report. Pertinent site sensitivity information including historical land use is provided in section 2.3 of the HSP report. An Environmental Assessment including the results of soil analyses and groundwater analyses are presented in section 5 of the HSP report.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Pertinent site sensitivity information is described in the HSP report in section 2.3. This includes a description of the site history. An Environmental Assessment including the results of soil analyses and groundwater analyses are presented in section 5 of the HSP report.
Baseline soil and groundwater reference data	An Environmental Assessment including the results of soil analyses and groundwater analyses are presented in section 5 of the HSP report. The exploratory methods comprised 28 windowless sampling boreholes, 2 diamond drilling cores, 7 mechanically excavated trial pits, 3 hand dug pits and 2 cable percussion boreholes. The exploratory hole locations are shown on the Ground Investigation Layout Plan presented in Appendix IV of the HSP report. The laboratory certificates are presented in Appendix V of the HSP report.
Supporting information	• HSP Consulting Engineers Ltd Document Reference: HSP2021-C3432-G-GPII-134 Revision A dated 1 April 2022.

3.0 Permitted activities

Permitted activities	**A1 (Installation Activity)** Recovery or a mix of recovery and disposal of non-hazardous waste with a capacity exceeding 75 tonnes per day involving treatment of slags and ashes. Receipt, storage and processing of Incinerator Bottom Ash (IBA) to produce Incinerator Bottom Ash Aggregate (IBAA) including recovery of ferrous and non-ferrous metals from the IBA. **AR2 (Directly Associated Activity (DAA))** Storage of IBA waste prior to treatment

	AR3 (DAA) Storage of wastes recovered from the IBA treatment processes **AR4 (DAA)** Storage of raw materials **AR5 (DAA)** Abatement systems - operation of dust filtration units in building 2 **AR6 (DAA)** Uncontaminated roof water collection and storage **AR7 (DAA)** Collection and storage of contaminated surface water **AR8 Waste Operation** R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced) R4: Recycling/reclamation of metals and metal compounds R5: Recycling/reclamation of other inorganic compounds Receipt, storage and processing of non-hazardous, inert and excavation wastes and blending/mixing of IBAA and non-waste aggregate.
Non-permitted activities undertaken	There are no non-permitted activities undertaken.
Document references for: • plan showing activity layout; and • environmental risk assessment.	Proposed Environmental Permit Boundary, drawing reference JAG/WH/05-24/24371 Environmental Risk Assessment, reference JAG/WH/AW/5713/01/ERA

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?	The permit was first issued on 14 January 2022. An application is being submitted in July 2024 to vary the permit (V002) to increase the permit boundary to add a small additional area measuring approximately 0.35 hectares to the permitted area. The revised Environmental Permit boundary is shown in green on drawing reference JAG/WH/05-24/24371. The additional area of land to be included in the permit boundary is in the south western part of the site adjacent to and west of building 2 and includes an additional building (building 3). As a result of the boundary change the total site area will increase by less than 7.5%. It is considered that the baseline soil and groundwater reference data described in section 2.0 of this Site Condition Report (with reference to the HSP report) is representative also of the ground conditions for the small additional area to be added to the permit.
Have there been any changes to the permitted activities?	Yes. The application being submitted in July 2024 to vary the permit (V002) includes an increase in the quantity of IBA and C&D waste to be accepted, stored and treated at the site and adds activities for crushing of IBA/IBAA and crushing and screening of C&D waste. Full details are included in the variation application.
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 of supporting information	• Plan showing any changes to the boundary (where relevant) *Drawing reference JAG/WH/05-24/24371* • Description of the changes to the permitted activities (where relevant) *Permit Application reference JAG/WH/AW/5713/01/AR*

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.