

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

These sections have been retrospectively completed, using the July 2011 SCR (Golder Associates, 11514290067/502/B.0) for the variation application in 2025

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

These sections have been completed, for the variation application, in January 2026

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

N/A

1.0 SITE DETAILS	
Name of the applicant	Grundon Sand & Gravel Limited
Activity address	Kennetholme Quarry Colthrop Lane Thatcham Berkshire RG19 4NT
National grid reference	SU 54098 66170 (centre point)

Document reference and dates for Site Condition Report at permit application and surrender	A baseline report was submitted for the currently permitted facility, in July 2011 (ref. Golder Associates, 11514290067.502/B.0). This is relied upon for Sections 1 – 3 below and references to the relevant sections of the SCR are included.
Document references for site plans (including location and boundaries)	From the 2011 original EP application: - Drawing 1 Site Location Plan - Drawing 2 Site Layout Plan

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 baseline report was submitted for the currently permitted facility, in July 2011 (ref. Golder Associates, 11514290067.502/B.0). Sections 2.1.2, 2.1.3 and 2.1.4 cover geology, hydrogeology and hydrology.
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 baseline report was submitted for the currently permitted facility, in July 2011 (ref. Golder Associates, 11514290067.502/B.0). Section 2.2 covers land pollution history which includes historical on and off-site activities, and current off-site activities including pollution incidents. Section 2.3 provides details of site conditions at the time of the application.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	Section 2.3.2 of the July 2011 SCR considers groundwater quality and references the monitoring or groundwater and surface water, and the subsequent risk assessment completed in April 2010 (ref. Golder Associates and submitted as Appendix H of the 2014 EP application).
Baseline soil and groundwater reference data	As above, the groundwater monitoring data has been assessed and reported. In addition to that, a contaminated land desk study assessment (of the full ownership boundary) was completed in January 2005 (Golder Associated) to satisfy planning condition No.30.

Supporting information	
-------------------------------	--

3.0 Permitted activities

Permitted activities	EPR/AB3730DY is the reference for the original EP. (formerly EPR/EP3590SJ) which will allow the use of inert wastes to restore the former quarry to nature conservation and agriculture.
Non-permitted activities undertaken	N/A – activities proposed by the EP application are all permitted and within the extent of the EP boundary.
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	Drawing 2 - Site Layout Plan for the 2011 EP application. Appendix G of the 2011 EP application (ref. Golder Associates, 11514290067.501/B.0) is the qualitative 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 activity boundary is shown on Figure 1 of the SCR Update for the variation application, ref. GR_2021.02_v1. This is consistent with the current EP boundary; there are no records of any boundary changes since the EP was originally issued in 2014. The variation application submitted in 2023 seeks to amend the EP boundary and increase it, whilst remaining within the wider ownership boundary. The revised boundary is shown in Figure 2 of the SCR Update for the variation application, ref. GR_2021.02_v1.
Have there been any changes to the permitted activities?	The permitted activities have remained in line with the EP conditions and original 2014 application. The 2023 variation application seeks to change the EP to increase the throughput of the site, add seven waste codes, and add a water treatment plant to allow the processing of recycled aggregates through the wash plant (in addition to the currently permitted quarried inert wastes).
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	SCR Update for the variation application, ref. GR_2021.02_v1. Variation application submitted 2023 (ref. GR_2021.02_v1).

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	See Section 2 of the SCR Update for the variation application, ref. GR_2021.02_v1.
-------------------------------------	--

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	See Section 3 of the SCR Update for the variation application, ref. GR_2021.02_v1.
-------------------------------------	--

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	N/A – no soil gas and water monitoring has been carried out.
-------------------------------------	--

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	N/A – to be completed at point of surrender
-------------------------------------	---

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	N/A – to be completed at point of surrender
-------------------------------------	---

10.0 Statement of site condition

N/A – to be completed at point of surrender