

Busta Triangle, Eversley Deposit for Recovery

784- B068370

Site Condition Report

Environmental Permit Application

Collard Group Ltd

January 2025

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DOCUMENT CONTROL

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1.0 EA Site Condition Report Template

1.0 Site Details

Name of the applicant	Collard Group Ltd
Activity address	Busta Triangle, Eversley Quarry located Coopers Hill, Eversley Common, Eversley, Hampshire, RG27 0QA
National grid reference	SU 78735 59566

Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (January 2025)
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Document references for site plans (including location and boundaries)	COL/B068370/PER/01 – Permit Boundary Plan 1886-FPCR-XX-XX-DR-L-0001 – Site Layout and Phasing Plan 1886-FPCR-XX-XX-DR-L-0002 - Final Restoration Plan
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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

Site Setting

The proposed permit area is situated at Busta Triangle, Eversley Quarry located at Coopers Hill, Eversley Common, Eversley, Hampshire, RG27 0QA. The nearest residential property is located adjacent to the north of the site. The site location and permit boundary are shown on Drawing Number COL/B068370/PER/01.

Access to the site will be achieved via the existing Eversley Quarry access point off Coopers Hill (B3016).

The proposed permit area is centred at approximate National Grid Reference (NGR) SU 78735 59566.

Geology

According to the British Geological Survey (BGS) 'Geology of Britain Viewer' the permitted area consists of Camberley Sand Formation - Sand (Bedrock Geology). The Thanet Formation is a sedimentary bedrock formed between 47.8 and 41.2 million years ago during the Palaeogene period.

The superficial deposit for the area comprises River Terrace Deposits, 7 - Sand and gravel. This is a sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.

Hydrogeology

According to the Multi-Agency Geographic Information for the Countryside's (MAGIC) website, the site overlies a Secondary A Bedrock Aquifer. The superficial drift aquifer for the site comprises a Secondary A Aquifer.

The MAGIC website indicates that the proposed permit area is not situated within a Source Protection Zone (SPZ).

Hydrology

There are multiple surface water features within 1km in the site, these are listed below: -

- Pond (East 345m);
- Bramshill Quarry Ponds (West 460m);
- Stream (East 240m)
- Coombes Wood Stream (Northwest 430m);
- Stream (South 255m); and,

	<ul style="list-style-type: none"> • Ponds (On-site). <p>With reference to the Flood Map for Planning Service (FMPS) website, the proposed permit area is situated in a Flood Zone 1 area. As defined on the FMPS website, Flood Zone 1 areas comprise land assessed as having a low probability of flooding from rivers and the sea.</p> <p><u>Ecology</u></p> <p>A nature and heritage screen was conducted for the site (EPR/JP3323LE/P001) this determined the following designated ecological habitats within 1km of the site: -</p> <ul style="list-style-type: none"> • Thames Basin Heaths (SPA); • Castle Bottom to Yateley and Hawley Commons (SSSI); • Castle Bottom (NNR); and, • Deciduous Woodland.
<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>With reference to historic maps dated from 1885 to present, the following activities were identified on the current and proposed permit area and the surrounding areas: -</p> <p>1885-1930: The site is observed to be rural woodland.</p> <p>1940-1908: The woodland at the site appears to begin being cleared.</p> <p>1980- 2010: The site started operating as a quarry for sand and gravel excavation.</p> <p>2011-Present: Progressive infilling being undertaken.</p> <p>Now: Planning permission (Ref: HCC/2024/0088) submitted to import inert wastes to the site to resolve extensive flooding issues.</p> <p>There is no visual olfactory evidence of contamination on site within the Proposed Environmental Permit Boundary. However, the historical land use of the site for the purpose which this application relates may have led to isolated hot spots of contamination from leaks and spills associated with plant and delivery vehicles on site.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There is no recorded evidence of historic contamination within the current permit area.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None provided.</p>

Supporting information	None provided.
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3.0 Permitted activities

Permitted activities	<p>Collards are seeking an Environmental Permit for a deposit for recovery activity. Collards propose to import inert materials for the long-term restoration of Eversley Quarry, with the intention to eliminate and mitigate flooding issues at Busta Triangle. It is anticipated that a maximum of 55,000m³ per annum will be imported to the site for a three-year period, totalling a maximum of 165,000m³.</p> <p>It is the intention of Collards to restore the area to high quality nature conservation habitats and commercial forestry.</p> <p>The proposed activities will be undertaken as waste operations and will comprise the R and D Codes provided in Annex II to Directive 2008/98/EC: -</p> <ul style="list-style-type: none"> • R5 - Recycling/reclamation of other inorganic compounds. • 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).
Non-permitted activities undertaken	There will be no non-permitted activities undertaken in the permitted area.
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>The environmental permit boundary is provided as Drawing Number: COL/B068370/PER/01.</p> <p>The layout of the site is provided on Drawing Number: 1886-FPCR-XX-XX-DR-L-0001.</p> <p>An Environmental Risk Assessment is provided as Appendix D to the Environmental Permit Variation Application.</p>

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.

5.0 Changes to Existing Activities	
Have there been any changes to the activity boundary?	N/A
Have there been any changes to the permitted activities?	N/A
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	<ul style="list-style-type: none"> • COL/B068370/REC/01 – Environmental Receptor Plan; • COL/B068370/PER/01 – Permit Boundary Plan; • 1886-FPCR-XX-XX-DR-L-0001 - Phasing Plan; • 1886-FPCR-XX-XX-DR-L-0002 - Final Restoration Plan; • Application Forms (Appendix A - January 2025); • Waste Recovery Plan (Appendix B - January 2025); • Operating Techniques (Appendix C - January 2025); • Environmental Risk Assessment (Appendix D - January 2025); • Environmental Setting and Site Design (Appendix E – January 2025); • Dust Management Plan (Appendix F - January 2025); • Gas Screening Report (Appendix G - January 2025); • Hydrogeological Risk Assessment (Appendix J – December 2024); • Hydrogeological Conceptual Site Model (Appendix K – November 2024); • Stability Risk Assessment (Appendix H - January 2025); • Site Condition Report (Appendix I - January 2025); and, • Non-Technical Summary (January 2025).

5.0 Measures taken to protect the 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.

- 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 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.