



Sandgate Quarry

Environmental Permit Application

Site Condition Report

June 2020

Prepared on behalf of Inert Recycling UK Ltd





Document control

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Prepared by: Isabelle Mills	Checked by: Alice Shaw	Approved By: Andrew Bowker



1.0 Introduction

- 1.1.1 This report has been prepared by WYG on behalf of the operator, Inert Recycling UK Limited (Inert Recycling).
- 1.1.2 West Sussex County Council granted planning permission in January 2020 (reference WSCC/044/18/SR) for the 'Continuation of working the mineral (sand extraction), but with an enhanced restoration scheme for nature conservation and informal recreation involving the importation of 1.8 million tonnes of inert material over a period of eleven years'. Inert Recycling seeks to gain a bespoke waste recovery permit for the permanent deposit of inert waste to land at Sandgate Quarry to facilitate the restoration scheme outlined in the planning application.
- 1.1.3 Inert Recycling have proposed to import approximately 1.8 million tonnes of inert waste for the enhanced restoration scheme for the site that will eventually form part of the Sandgate Country Park. The approved enhanced restoration scheme includes a smaller lake than previously approved, as well as a series of shallow ponds, and a causeway between the lake and ponds for increased public access and enjoyment. The scheme also allows for creation of wet heath and reed habitats to improve biodiversity.
- 1.1.4 Inert Recycling is required to progressively restore the site to ensure compliance with the approved Plan Reference Numbers detailed within Condition 3 and furthermore Condition 18 of the planning permission as follows:
- Condition 3 "The proposed development shall not take place other than in accordance with the approved information and plans.....Restoration Master Plan (Drawing No. P4/182/10 Rev A)"*
- Condition 18 "No extraction of minerals from the site or infilling of land at the site shall take place other than in accordance with the sequence of phases of operation illustrated on plans P4/182/7."*
- 1.1.5 In accordance with the Environmental Permitting Regulations – Site Condition Report (H5) guidance, a Site Condition Report (SCR) is not applicable to parts of a permitted facility which comprise the permanent deposits of wastes. However, in accordance with the Environment Agency's Regulatory Guidance Note RGN 9 – Surrender, a SCR is required for areas within a permitted facility that will not be used for the permanent deposit of waste.
- 1.1.6 As such, this SCR has been prepared in relation to these areas within the application site. The

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SCR has been prepared using the Environment Agency's H5 SCR template.



2.0 EA Site Condition Report Template

1.0 Site Details	
Name of the applicant	Inert Recycling UK Limited
Activity address	Sandgate Park Quarry, Water Lane, Sullington, Storrington, West Sussex RH20 4AS
National grid reference	TQ 10201 14110

Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report (June 2020)
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Document references for site plans (including location and boundaries)	P4/182/7 – Method of Working and Restoration
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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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p><u>Site Setting</u></p> <p>Sandgate Quarry is located on the northern side of Washington Road (A283) approximately 500m north of Sullington, 1km to the east of Storrington and 2km north east Washington. The A24 lies approximately 2km to the east. The site is approximately 7km to the north of Worthing. The site is situated outside the South Downs National Park with the border located on the southern side of Washington Road. The site is centred at National Grid Reference (NGR) TQ 10201 14110.</p> <p>The site is bounded by Sandgate Country Park to the north, Hampers Lane to the east, Washington Lane to the south and Water Lane to the west. Access to the site is</p>



gained via an access road off Water Lane located on the western side of the site.

Geology

There are a few superficial head deposits comprised of clay, silt, sand and gravel below the site and within the wider area.

Sand is extracted at Sandgate Quarry from the Folkestone Formation of the Lower Greensand Group. This sedimentary bedrock formed between 126.3 and 100.5 million years ago during the Cretaceous period. The perimeter ground levels for the site vary from 65m AOD in the south west corner to 60 m AOD in the south east corner, and from 46 m AOD in the north west to 52 m AOD in the north east. A ridge runs east to west along the southern boundary forming a watershed which has formed a small area of land along the south of the site draining surface water to the south west.

Hydrogeology

The site is located within the catchment of the River Stor and is within a Flood Zone 1. According to the Environment Agency's mapping website 'What's in my backyard', the site is located on the Lower Greensand Group which is designated as a principal aquifer.

Surface Waters

A small watercourse runs along the northern boundary towards the north west and the River Stor runs to the west of the site approximately 800m from the site boundary.

Ecology

A 'Nature and Heritage Conservation Screen' (EPR/JB3102MM/A001) was requested from the Environment Agency. This screen determines the presence of any sites of nature and heritage conservation, or protected species or habitats that may be impacted by the proposal. A copy of the screening report is provided as part of the Environmental Risk Assessment that accompanies this application as Appendix B.

The results of the screen identified that there are two Sites of Special Scientific Interest (SSSI) within 1km of the site, Sullington Warren and Chantry Mill. The nearest site, Sullington Warren is located 15m from the site of the western side of Water Lane and Chantry Mill 215m south west of the site.



	<p>The results also identified the Heath Common Local Nature Reserve Site (LNR) located on the northern boundary of the site. In addition, the screen identified multiple areas of Deciduous Woodland and Ancient Woodland.</p> <p>A review of the local maps identified Sandgate Country Park which is located to the north of the site. The South Downs National Park Boundary is also located 15m south of the site on the southern side of the A283 Washington Road.</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 site has been worked for sand extraction for a number of years.</p> <p>There is no recorded evidence of any damage or pollution on site within the Environmental Permit boundary.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There is no evidence of historic contamination within the site boundary.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None provided.</p>
<p>Supporting information</p>	<p>None provided.</p>

3.0 Permitted activities	
<p>Permitted activities</p>	<p>The proposal entails the continuation of working the mineral (sand extraction), but with an enhanced restoration scheme for nature conservation and informal recreation involving the importation of 1.8 million tonnes of inert material over a period of eleven years.</p> <p>The approved enhanced restoration scheme for the site will eventually form part of the Sandgate Country Park and will include a smaller lake than previously approved, as well as a series of shallow ponds, and a causeway between the lake and ponds for increased public access and enjoyment. The scheme also allows for creation of wet heath and reed habitats to improve biodiversity.</p> <p>It is the requirement of the planning permission that Inert Recycling progressively restore the site.</p> <p>In addition to the above, Inert Recycling intend to treat some of the waste that's accepted to the site via crushing and screening. The purpose of this activity is to create additional soils for onsite restoration as there is a shortage of suitable restoration soils and therefore will only be undertaken on a campaign basis. For this particular process, Inert Recycling will only process soil (excluding topsoil) that's of decent quality which will then</p>



	<p>be mixed with site derived topsoil in order to create the required volume.</p> <p>Further details of the process are provided in the Operating Techniques (Appendix B of the main application).</p> <p>It is considered that the activities at Sandgate Quarry falls under the following Disposal codes, provided for in Annex II to Directive 2008/98/EC of the European Parliament and The Council of 19th November 2008 Waste. The same codes apply to both the infilling and waste treatment processes.</p> <ul style="list-style-type: none"> • R13 – Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection on the site where the waste is produced); • R5 – Recycling/reclamation of other inorganic materials; and • R10 – Land treatment resulting in benefits to agriculture or ecological improvement.
<p>Non-permitted activities undertaken</p>	<p>It is proposed that the material would be brought into a separate site reception and checking area from the existing sandpit operations which will be built in the northern side of the existing minerals plant site to the north of the existing waste oil storage area (as shown on Drawing Number P4/182/2). The reception area for the imported waste material will include a site office, waste inspection area and staff facilities and staff car park.</p> <p>An existing weighbridge is located by the main entrance to the site (as shown on Drawing Number P4/182/3) and will continued to be used undertake on site verification checks of incoming wastes. Details of these checks are provided in the Operating Techniques (Appendix B of the environmental application). In addition, Inert Recycling will be installing a wheelwash facility on site which will be used by all HGVs before they leave the site.</p>
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>Appendix D – Environmental Risk Assessment P4/182/10A -Restoration Master Plan Imported Material P4/182/13 - Contours of Final Fill P4/182/3 – Existing Plant Layout P3/182/8 – Previous Master Plan (October 2010) P4/182/7 – Method of Working and Restoration P4/182/2 – Inert Material Reception Area</p>



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?	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?	N/A
Checklist of supporting information	Plan showing any changes to the boundary (where relevant) Description of the changes to the permitted activities (where relevant) List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

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	<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	
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	<ul style="list-style-type: none"> Records of pollution incidents that may have impacted on land Records of their investigation and remediation
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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	<ul style="list-style-type: none"> Description of soil gas and/or water monitoring undertaken Monitoring results (including graphs)
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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	<ul style="list-style-type: none"> Site closure plan List of potential sources of pollution risk Investigation and remediation reports (where relevant)
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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	<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)
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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.