



Clockhouse Quarry Restoration Environmental Permit Application

Site Condition Report

SUEZ Recycling and Recovery UK Limited

Horsham Road, Capel, Surrey, RH5 5JL

Prepared by:

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Basis of Report

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1.0 Introduction

1.1 Context

SUEZ Recycling and Recovery UK Limited (SUEZ) has instructed SLR Consulting Limited (SLR) to prepare a deposit for recovery Environmental Permit (EP) application. The application seeks approval for the use of suitable waste in the restoration of Clockhouse Quarry (the Site), located at Horsham Road, Capel, Surrey, RH5 5JL, as a deposit for recovery operation under the Environmental Permitting (England and Wales) Regulations 2016.

This Site Condition Report (SCR) has been prepared to support the EP application. The Site location, setting and layout is shown on the following drawings (provided in **Appendix A**):

- Site Location Plan, Drawing 001
- Environmental Permit Boundary and Site Layout Plan, Drawing 002
- Local Receptors, Drawing 003
- Natural and Cultural Heritage, Drawing 004

A total of 686,000m³ of selected inert waste will be permanently deposited on the Site to restore the quarry.

This SCR has been prepared in accordance with the Environment Agency's (EA) H5 Guidance Note on SCR¹. The objective of the SCR is to record and describe the condition of the land at the Site prior to operation. The SCR provides a point of reference and baseline environmental data so that when the EP is surrendered it can be demonstrated that there has been no deterioration in the condition of the land as a result of the operations, and ensure that the condition of the land is in a 'satisfactory state' on surrender of the EP.

This SCR comprises a desktop study only, with no intrusive site investigation undertaken as part of the production of the report.

In line with the H5 Guidance, this SCR relates only to areas of the proposed EP that will not be subject to the permanent deposit of waste. The area covered by this SCR and its context within the wider EP is shown on Figure 1-1.

¹ Environment Agency – H5 Site Condition Report – guidance and templates, Version 3.0, April 2013



Figure 1-1 Relevant areas of the proposed EP area for the SCR



1.2 SCR Structure

Sections 1 to 3 of the EA's SCR template comprise the following:

- Site details;
- Condition of the land at permit issue;
- Geology;
- Hydrogeology;
- Hydrology;
- Pollution History;
- Evidence of historic contamination; and
- Permitted activities.

Sections 4 to 7 of the SCR template will be maintained during the life of the EP and Sections 8 to 10 will be completed and submitted in support of the application to surrender the EP.

An Envirocheck Report (**Appendix B**) is included as part of this SCR.



2.0 SITE CONDITION REPORT H5 TEMPLATE

1.0 SITE DETAILS	
Name of the applicant	SUEZ Recycling and Recovery UK Limited
Activity address	Clockhouse Quarry, Horsham Road, Capel, Surrey, RH5 5JL
National grid reference	TQ 17719 38525 (centre of proposed EP area) TQ 17465 38517 (centre of area covered by this SCR)
Document reference and dates for Site Condition Report at permit application and surrender	402.065294.00001_SCR
Document references for site plans (including location and boundaries)	• Site Location Plan, Drawing 01 • Environmental Permit Boundary and Site Layout Plan, Drawing 02 • Local Receptors, Drawing 03 • Natural and Cultural Heritage, Drawing 04

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

Geology

A review of the Envirocheck and British Geological Survey (BGS)² mapping reveals that the Site is underlain by a bedrock of mudstone and sandstone which is interbedded from the Weald Clay Formation. It is sedimentary bedrock formed between 133.9 and 126.3 million years ago during the Cretaceous period.

No superficial deposits have been identified from a review of the Envirocheck and BGS mapping.

Hydrogeology

Review of the Envirocheck reveals that bedrock aquifers underlying the Site are predominantly of high vulnerability, with some areas that are identified as unproductive.

BGS Geoindex Onshore³ mapping shows that the site to be underlain by rocks that are deemed to be a The Weald Clay is generally classified by the EA as Unproductive Strata, however the sandstone and limestone horizons within the Weald Clay are classified as Secondary A aquifers, described as:

... "Permeable layers of rock or drift deposits that are 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.."

The groundwater vulnerability of the Weald Clay in the vicinity of the Site is classified by the EA "High Vulnerability" where the bedrock geology is Weald Clay – Sandstone. However, the majority of the site underlain by bedrock comprising the Weald Clay – Mudstone for which the aquifer status is considered "Unproductive" and so no vulnerability rating is attributed.

A detailed description of the site geology is provided in Section 2.2 of the HRA included within this application.

Source Protection Zones

The Site is not located within a source protection zone for drinking water. The closest source protection zone, Zone II- Outer Protection Zone, is located approximately 8km northwest of the Site.

Hydrology

The Flood Map for Planning⁴ identifies the Site as lying in a Flood Zone 1 defined as "*Land within flood zone 1 has a low probability of flooding from rivers and the sea*".

The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year.

² British Geological Society mapping, available at <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>, accessed in July 2025

³ British Geological Society Geoindex Onshore mapping, available at <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>, accessed July 2025

⁴ Gov.uk Flood Map for Planning, available at <https://flood-map-for-planning.service.gov.uk/>, accessed in July 2025



	The Long-Term Flood Risk Assessment⁵ indicates that the site is at 'very low risk' of flooding from surface water between 2040 and 2060. The assessment also indicated that the site is at 'very low risk' of flooding from rivers and the sea between 2036 and 2069. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. Surface water features associated with the quarrying and infill activities are situated within the EP boundary, but outside of the area covered by this SCR. Surface water features in proximity to the permitted activities are illustrated on Drawing 003.
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	Pollution Incidents There are no on-site pollution incidents on record. Review of an Envirocheck report (Appendix B) produced for the Site reveals that there has been one category 2 (significant incident) pollution incident to controlled waters, approximately 276m west of the Site on the 25th November 1992. This pollution incident involved the release of oils (kerosene) into freshwater (Boldings Brook Tributary, Kingsfold) resulting in a major fish kill. An additional three category 3 (minor incident) pollution incidents to controlled waters within 500m of the Site also occurred. The closest pollution incident involved the release of contaminated water into a "Potential River" (Clockhouse Copse) approximately 164m northwest of the Site, on the 15th February 1999. There is one record on the Substantiated Pollution Incident Registers within 500m of the site: • Reference: 367782. This Incident occurred on the 24th December 2005, approximately 23m south west of the Site and involved the pollutant "Atmospheric Pollutants and Effects: Landfill Odour". The incident resulted in a category 2 (significant incident) to air only. Waste Management Activities Review of the Envirocheck report reveals there are three "historical landfill sites" located within 1000m of the site, with two of the landfills being located at the Site and these are as follows: • Surrey County Council (located onsite) deposited commercial and household waste at Clockhouse Brickworks, Capel. The Provider Reference was: EAHLD11620. • Auclay Products Limited (located onsite) deposited inert waste up until 31st December 1988 at Capel Landfill Site. The Provider Reference was: EAHLD20234. • Auclay Products Limited (located approximately 150m northwest) deposited inert waste up until 31st December 1986 at Auclay Brickworks, Capel. The Provider Reference was: EAHLD11621.

⁵ Long Term Flood Risk Assessment – Available at: [Check the long term flood risk for an area in England - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/444444/Check_the_long_term_flood_risk_for_an_area_in_England_-_GOV.UK.pdf), accessed in July 2025



	There is one “Licenced Waste Management Facilities” registered on the Envirocheck Report within 1000m of the Site and this is described below: • Suez Recycling and Recovery Surrey Limited (Licence Number 19674) located approximately 13m southeast from the Site was a co-disposal landfill site. The licence was issued on 10th December 1993 and its status is closed. Control of Major Accidents Hazards (COMAH) A review of the Envirocheck report reveals that there are no COMAH sites registered within 1000m of the Site. Licensed Discharges to Controlled Waters There are 36 licensed discharge consents within 1000m of the Site, as identified within the Envirocheck report. The closest three to the Site are described as follows: • A domestic property (Landauph Horsham Road, RH5 5JJ) 24m west of the Site, holds a discharge consent to discharge sewage (final/treated effluent) into Fylls Brook. • Forterra Building Products Limited (66m northwest of the Site), holds a discharge consent to discharge sewage (final/treated effluent) into an unnamed freshwater stream/river. This is now operated by Suez and holds a discharge consent for quarry run-off water. • A domestic property (Anvil House, Horsham Road, Capel) 92m northwest of the Site, holds a discharge consent to discharge sewage (final/treated effluent) into Clock House Gill. Historical Surrounding Land Use and Mapping A review of the historical mapping provided with the Envirocheck Report for the principal land uses of the immediate surrounding area is summarised below: • 1874 – 1920: Surrounding land use was mainly used for agricultural purposes, with Horsham Road adjacent to the west and Rusper Road approximately 40m to the east. The Dorking & Horsham railway line was located approximately 15m southwest of the Site boundary. • 1962: A Brick Works appeared adjacent to the north of the Site and a clay pit adjacent to the south and southeast of the Site boundary. An additional Brick Works was erected approximately 50m northwest of the Site boundary. Land use in the vicinity of the Site is shown predominantly unchanged from agriculture. • 1980: The Brick Works which was located approximately 50m northwest of the Site now featured a clay pit adjacent to the south of the Works. • 1999: Both the Brick Works and clay pit approximately 50m northwest were decommissioned, and a lagoon formed adjacent to the east of the site boundary. • 2006: Two further lagoons formed adjacent to the north and south of the existing lagoon. Land use in the vicinity of the Site is shown predominantly unchanged from agriculture. • 2025: Surrounding land use remained unchanged.
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Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Appendix B - Envirocheck Report See the HRA for details.
Baseline soil and groundwater reference data	N/A
Supporting information	Appendix B - Envirocheck Report

3.0 PERMITTED ACTIVITIES

Permitted activities	The activities at the Site will be regulated as a bespoke waste operation as per the Environmental Permitting (England and Wales) Regulations 2016 (as amended). The activities that will be carried out under the proposed EP, as defined under Annex II of the Waste Framework Directive, can be summarised as follows: • R3: Recycling or reclamation of organic substances which are not used as solvents. • R5: Recycling / reclamation of inorganic compounds – use of waste for the purpose of restoration of land. • R10: Land treatment resulting in benefit to agriculture or ecological improvement: • R13: Storage of wastes pending any of the operations number R3 or R5. It is noted that there is no proposed permanent deposit of waste (R5) in the area covered by this SCR. Incoming waste to the site will be treated by screening and crushing where necessary and temporarily stored prior to deposit in the restoration operation as a recovery activity. It is anticipated that the screening and crushing activities will be undertaken outside of the area covered by this SCR, within the wider EP. Temporary storage is likely to be undertaken outside of the area covered by this SCR. An Environmental Risk Assessment (ERA) has been carried out to identify the risks associated with the proposed operations at the Site. The ERA concludes that the risks of contamination of land or groundwater will be low, taking into account the proposed control measures. Wheel wash, the Site office, weighbridge and access road activities associated with the EP, will be undertaken in the area covered by the SCR.
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Non-permitted activities undertaken	There are no non-permitted activities undertaken in the area covered by the SCR.
Document references for: - plan showing activity layout; and - environmental risk assessment.	- Environmental Permit Boundary and Site Layout Plan, Drawing No. 002 402.065294.00001_ERA, dated November 2025

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.

Sections 4 to 7 will be maintained throughout the life of the EP.

4.0 CHANGES TO THE ACTIVITY	
Have there been any changes to the activity boundary?	<i>To be maintained during the life of the EP</i>
Have there been any changes to the permitted activities?	
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	
Checklist of supporting information	

5.0 MEASURES TAKEN TO PROTECT THE LAND
<i>To be maintained during the life of the EP</i>



Checklist of supporting information	
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6.0 POLLUTION INCIDENTS AND REMEDIATION	
<i>To be maintained during the life of the EP</i>	
Checklist of supporting information	

7.0 SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)	
<i>To be maintained during the life of the EP</i>	
Checklist of supporting information	

Sections 8 to 10 will be completed and submitted in support of the application to surrender the EP.

8.0 DECOMMISSIONING AND REMOVAL OF POLLUTION RISK	
<i>To be completed at EP surrender</i>	
Checklist of supporting information	

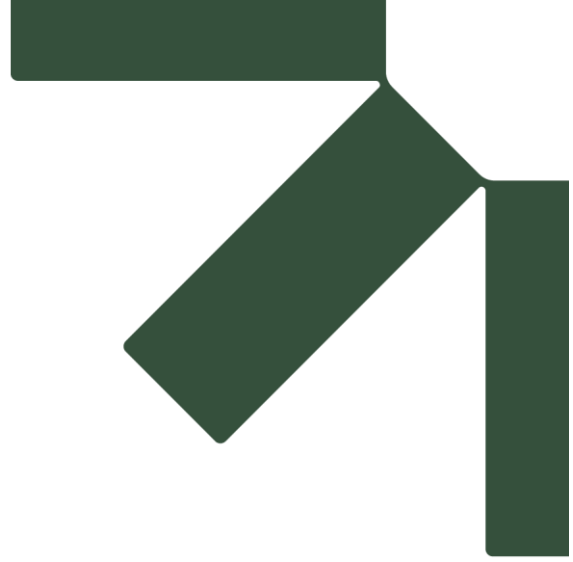
9.0 REFERENCE DATA AND REMEDIATION (WHERE RELEVANT)	
<i>To be completed at EP surrender</i>	
Checklist of supporting information	

10.0 STATEMENT OF SITE CONDITION	
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To be completed at EP surrender





Appendix A Drawings



Appendix B Envirocheck Report



Making Sustainability Happen