



**Environmental Risk Assessment**  
Physical treatment of hazardous  
and non-hazardous waste



**Godstone Highways Depot**  
Ringway Infrastructure Services  
Ltd

Godstone Highways Depot  
Oxted Road,  
Church Town,  
Godstone,  
Tandridge,  
Surrey,  
RH9 8BP

**Document Control**

<b>Document Title</b>	Environmental Risk Assessment
<b>Revision</b>	1.0
<b>Date</b>	19/12/2023
<b>Document Reference</b>	Ringway Godstone ERA 19-12-23
<b>Prepared For</b>	Ringway Infrastructure Services Ltd
<b>Authored By</b>	MTS Environmental Ltd

**Quality Control**

Revision No.	Date Revised	Amendments	Authored By	Sign Off	Approved By	Sign Off
1.0	19/12/23	Original draft for permit application	Kasia Haywood		Luke Bridges	

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## 1. Introduction

Ringway Infrastructure Services Ltd (Ringway) is applying for a new bespoke environmental permit (permit number: TBC) for its Godstone Highways Depot.

The site is located at Oxted Road, Church Town, Godstone, Tandridge, Surrey, RH9 8BP. The permit is for a hazardous waste installation activity for physical treatment (activity 1.16.1.2 Section 5.3 (a) (ii)) and the physical treatment of non-hazardous waste (activity 1.1.6.12). The main activities on site will consist of physical treatment of tar bound materials, inert and exaction wastes for recovery and re-use back in highways schemes.

This Environmental Risk Assessment (ERA) is limited to a qualitative assessment of the potential risks to the environment and human health specifically related to the activities, including the proposed activities, undertaken at the Ringway Godstone Highways Depot. This report will identify any significant risks and detail the measures that Ringway will adopt to appropriately manage any risk of pollution.

## 2. Environmental Risk Assessment

### 2.1. Methodology

This report has been prepared following the Environment Agency's Risk Assessment guidance. It specifically relates to the potential risks associated with odour; noise and vibration; fugitive emissions and accidents and incidents.

This risk assessment addresses the above risks and is based on the following methodology:

- Identification of potential risks
- Identification of all potential receptors to these risks
- An assessment of each risk type

The ERA (Appendix A) assesses the risks to the environment and human health from activities carried out at the Ringway Godstone Highways Depot and identifies the pollutant linkage i.e. source – pathway – receptor for each risk type.

### 2.2. Potential Hazards

The potential hazards resulting from the activities carried out at the Ringway Godstone Highways Depot have been considered, as provided in Appendix A, and are summarised below:

- Odour:
  - Waste materials
- Noise and vibration:
  - Engine noise from vehicles
  - Use of reverse vehicle warnings
  - Use of plant and machinery
- Fugitive emissions:
  - Particulate matter i.e. dust
  - Scavenging birds, pests, and vermin
  - Mud and litter

- Accidents:
  - Fire
  - Leaks and spillages
  - Flooding
  - Unauthorised access
- Climate change:
  - Flooding
  - Wildfires
  - Essential services
  - Weather Patterns
  - River flow rates

### 2.3. Pathways

The pathways identified for each risk type are shown in Table 1:

**Table 1: Potential Pathways**

Risk Type	Pathway
Odour	Air
Noise and vibration	Air
Fugitive emissions	Air
Accidents	Air
	Surface water run-off
	Infiltration
	Percolation
Climate change	Surface water
	Fire
	Weather – air/water

### 2.4. Receptors

Receptors within 1000m of the application site have been identified and are shown in Table 2 below, with high sensitivity receptors highlighted in bold, and in the Sensitive Receptor Plan (Appendix B). The main pathway for the identified sources is the air and as such, atmospheric conditions can affect dispersion rates and the potential risk. Therefore, the location of each receptor in relation to the site may influence the potential impact of the risk, as summarised in Table 2.

**Table 2: Location of potential receptors in relation to waste operations**

Receptor	Distance from site (m)	Direction
<b>Residential</b>		
<b>Properties off Ockleys Mead</b>	290m	North West
<b>Properties off Flower Lane</b>	315m	East
Rooks Nest Farm	680m	North East
<b>Properties off Church Lane</b>	340m	South East
Properties off Leigh Place Lane	845m	South East
Properties off Bullbeggars Lane	605m	South
Properties off Eastbourne Road	670m	South West
<b>Properties off Dewlands</b>	120m	West
<b>Natural Land and Waterways</b>		
<b>Flower Wood (ancient/deciduous woodland)</b>	625m	North East

Moore's Shaw (ancient/deciduous woodland)	620m	South East
Glebe Water	670m	South East
<b>Godstone Ponds (SSSI) inc Bay Pond</b>	<b>270m and 910m</b>	<b>South</b>
Divers Cove Nature Reserve (East Reservoir)	625m	West
Ancient Woodland	825m/420m	North/South
Ancient Replanted Woodland	950m	West
Priority Habitat Inventory – Traditional Orchards	500m	South East
<b>Sensitive Land Uses</b>		
<b>Anchor – Oakleigh Care Home</b>	295m	North West
Godstone Fire Station	770m	North West
Godstone Golf Club	800m	East
St Nicholas Church	530m	South East
Godstone Farm Day Nursery and Pre-School	945m	South
Godstone Primary and Nursery School	790m	South West
Godstone Village Tennis Club	695m	South West
Godstone Green	670m	South West
Pondtail Surgery	650m	South West
Salisbury Road Allotments	310m	West
Scheduled Monuments	600m/615m	North/West
<b>Industrial/Commercial</b>		
Flower Farm Farm Shop	160m	North East
Flower Farm Industrial Park	260m	North East
<b>Veterinary Referral Centre</b>	<b>80m</b>	<b>West</b>
Shell Garage	530m	North West
Rooks Nest Industrial Park	740m	North East
Knights Garden Centre	910m	East
<b>Public Rights of Way</b>		
Public footpath	115m/230m	North/South
<b>Infrastructure/utilities</b>		
A25	55m	North
A22	550m	East (and North)
M25	910m	North
Godstone Pumping Station	90m	North
<b>Priority species</b>		
Lapwing	610m	East
<b>Groundwater</b>		
Northern half of the site within Source Protection Zone I (SPZI)/ Southern half within SPZII		
Nitrate Vulnerable Zone 2017 Designation	0m	On site

#### 2.4. Risk Assessment

The Environmental Risk Assessment (Appendix A) looks at each specific hazard identified and assesses the likelihood of those hazards impacting on nearby receptors. This is achieved by fulfilling the following objectives:

- Identify the location and nature of each hazard
- Identify the specific receptors potentially at risk and assess the sensitivity of each receptor

- Provide an assessment of the risk posed to each sensitive receptor
- Identify management and monitoring techniques to remove or mitigate the risk
- Provide recommendations for more detailed assessments where necessary.

### 3. Summary

The Environmental Risk Assessment indicates that if the appropriate outlined management techniques are implemented at the site to protect nearby sensitive receptors, the proposed activities as part of the permit variation will have no significant impacts in terms of odour, noise and fugitive emissions, and the likelihood of accidents is minimal.

## Appendix A – Environmental Risk Assessment

**Table A1:** Odour Risk Assessment and Management Plan

What is the risk?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk?
Odorous Waste Types	Local population in residential dwellings, sensitive land uses and businesses listed in Table 2  SSSI  Ancient woodlands  Priority species  Site staff	Air transport then inhalation	Permitted waste types stored onsite are not putrescible and so have a low odour potential.  There will be strict waste acceptance procedures in place to minimise the risk of non-compliant wastes being accepted. Details of the waste acceptance procedures are provided in the Environmental Management System (EMS).  All loads will be inspected upon arrival and refused if offensively odorous.  Any odorous wastes will be transferred to the quarantine area and removed from site within 7 days.  All site operatives will be vigilant regarding identifying non-compliant wastes and any non-conformances or odour issues will be reported to the Site Manager.	Very unlikely as the waste types accepted on site do not give off odour unless heated and the material will be stored at ambient temperature	Odour annoyance and complaints	Low



Table A2: Noise and Vibration Risk Assessment and Management Plan

What is the risk?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk?
Noise and vibrations from loading and unloading of waste	Local population in residential dwellings, sensitive land uses and businesses listed in Table 2  SSSI and ancient woodlands  Priority species  Site staff	Air and vibration	<p>All noise generating activities will be undertaken between the hours of 07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturday, except for emergency repairs.</p> <p>All plant and machinery will have effective silencers where practicable and be maintained in accordance with the manufacturer's requirements to minimise the risk of mechanical failure which could result in increased noise emissions.</p> <p>The loading/unloading of wastes will be undertaken in a controlled manner to keep noise/vibration to a minimum. Vehicles will be directed by site operatives to minimise the drop height when depositing loads at the site.</p> <p>All noise and vibration generating activity will be monitored closely and site operatives will be vigilant and report any excessive noise or vibration issues to the Site Manager.</p> <p>The site boundary has a fence and planting to reduce potential noise levels and contain noise within the site boundary. The permitted site area is located at the furthest possible distance from the nearest residential properties to give the largest buffer zone.</p>	Intermittent noise disturbance	Noise annoyance and complaints	Low
Vehicle movements on site	Local population in residential dwellings, sensitive land uses and businesses listed in Table 2	Air	<p>Loads will only be delivered to the site during working hours (07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturday).</p> <p>The delivery of waste will take place in a controlled manner by limiting drop heights to keep noise to a minimum.</p> <p>Designated one-way haul road for vehicles on site to avoid contact with materials.</p>	Intermittent during operating hours	Intermittent noise and vibration disturbance	Low

	<p>SSSI and ancient woodlands</p> <p>Priority species</p> <p>Site staff</p>		<p>Speed limit of 5 mph on site.</p> <p>The site boundary has a perimeter fence and established vegetation to reduce potential noise levels and contain noise within the site boundary.</p> <p>All plant and machinery will have effective silencers where practicable and be maintained in accordance with the manufacturer's requirements to minimise the risk of mechanical failure which could result in increased noise emissions.</p> <p>An anti-idling policy ensures that all equipment and vehicles when not in regular use shall be switched off. The Site Manager will be responsible for ensuring the above measures are implemented.</p> <p>Anti-beeping policy in place on site to prevent unnecessary vehicle noise.</p> <p>All noise generated by vehicle movements will be monitored closely and site operatives will be vigilant and report any excessive noise or vibration issues to the Site Manager.</p>			
Use of plant and machinery.	<p>Local population in residential dwellings, sensitive land uses and businesses listed in Table 2</p> <p>SSSI and ancient woodlands</p> <p>Priority species</p> <p>Site staff</p>	Air	<p>All noise generating activities will take place during working hours (07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturday), except for emergency repairs.</p> <p>All plant and machinery will have effective silencers where practicable and be maintained in accordance with the manufacturer's requirements.</p> <p>All equipment and vehicles, when not in regular use, shall be switched off. The Site Manager will be responsible for ensuring the above measures are implemented.</p> <p>Processing activities will be done on a campaign basis to avoid continuous on/off use and noise nuisance.</p> <p>Minimal plant and machinery are on site, consisting only of a screener, telehandler, crusher (on a campaign basis), grab and mobile water bowser.</p>	Intermittent during operating hours	Intermittent noise and vibration disturbance	Low

			<p>Locations have been considered to minimise noise production: all processing is done within the fenced and vegetated site area. The permitted site area is located at the furthest possible distance from the nearest residential properties to give the largest buffer zone.</p> <p>The site boundary has vegetated areas to reduce potential noise levels and contain noise within the site boundary.</p> <p>All noise generating activity will be monitored closely and site operatives will be vigilant and report any excessive noise or vibration issues to the Site Manager.</p> <p>Noise to be managed in accordance with the site-specific Noise and Vibration Management Plan.</p>			
Noise from reversing vehicle warnings.	<p>Local population in residential dwellings, sensitive land uses and businesses listed in Table 2</p> <p>SSSI and ancient woodlands</p> <p>Priority species</p> <p>Site staff</p>	Air	<p>All noise generating activities will take place during working hours (07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturday) except for emergency repairs.</p> <p>All noise and vibration generating activity will be monitored closely and site operatives will be vigilant and report any excessive noise or vibration issues to the Site Manager.</p> <p>Designated one-way haul road for vehicles on site to minimise the need for reversing except when tipping into the tipping area or collecting materials.</p> <p>The site boundary has planting and a fence to reduce potential noise levels and contain noise within the site boundary. The permitted site area is located at the furthest possible distance from the nearest residential properties to give the largest buffer zone.</p>	Intermittent during operating hours	Intermittent noise disturbance	Low
Noise from processing of waste materials (crushing and screening)	<p>Local population in residential dwellings, sensitive land uses and businesses listed in Table 2</p>	Air	<p>All noise generating activities will take place during working hours (07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturday) except for emergency repairs.</p> <p>Processing activities will not generate levels of noise above that originating from the surrounding roads and industrial sites.</p> <p>All plant and machinery will have effective silencers where practicable and be</p>	Intermittent during operating hours	Intermittent noise disturbance	Low

	<p>SSSI and ancient woodlands</p> <p>Priority species</p> <p>Site staff</p>	<p>maintained in accordance with the manufacturer's requirements to minimise the generation of noise.</p> <p>All plant and equipment will be switched off when not in regular use.</p> <p>Processing activities will be done on a campaign basis to avoid continuous on/off use and noise nuisance.</p> <p>Minimal plant and machinery is on site, consisting only of a telehandler, excavator, crusher (on a campaign basis), grab and mobile water bowser.</p> <p>Locations have been considered to minimise noise production: all activities are contained within the perimeter fence and planting. The permitted site area is located at the furthest possible distance from the nearest residential properties to give the largest buffer zone.</p> <p>All noise and vibration generating activity will be monitored closely and site operatives will be vigilant and report any excessive noise or vibration issues to the Site Manager.</p> <p>Noise to be managed in accordance with the site-specific Noise and Vibration Management Plan.</p>			
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Table A3: Fugitive emissions risk assessment and management plan

What is the risk?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk?
<b>To Air</b>						
Dust emissions from vehicle movements	Local population in residential dwellings, sensitive land uses, and businesses listed in Table 2  Site staff  Users of roads – A25/A22/M25  SSSI and ancient woodlands  Priority species	Air transport then deposition	<p>Wastes being delivered to the site will be covered or sheeted to prevent the generation of dust while the waste is in transit.</p> <p>Vehicle speeds will be limited onsite and the access road to 5mph to prevent re-suspension and movement of dust.</p> <p>All equipment and vehicles when not in regular use shall be switched off to minimise the risk of dust emissions that may arise from idling.</p> <p>Designated one-way haul road for vehicles on site to avoid contact with materials.</p> <p>The implementation of dust suppression systems including the use of spray on crushing plant, mobile water bowser for damping down, and regular maintenance of haul roads and site surface with water bowser and road sweeper.</p> <p>The site perimeter is surrounded by established vegetation and a fence which will act as a screen for dust so no dust escapes from the site boundary. The permitted site area is located at the furthest possible distance from the nearest residential properties to give the largest buffer zone.</p> <p>Dust will be managed in accordance with the site-specific Dust and Emissions Management Plan.</p> <p>The Site Manager undertakes a daily visual assessment of dust levels and all site operatives will be vigilant and report any problems to the Site Manager.</p>	Unlikely due to measures in place and the nature of materials accepted on site	Local nuisance i.e. dust on cars, clothing, and vegetation.  Nutrient enrichment.	Low

<p>Dust emissions generated during unloading of waste from HGVs.</p>	<p>Local population in residential dwellings, sensitive land uses, and businesses listed in Table 2</p> <p>Site staff</p> <p>Users of roads - A25/A22/M25</p> <p>SSSI and ancient woodlands</p> <p>Priority species</p>	<p>Air transport then deposition</p>	<p>A water bowser will be used to dampen site haul roads, site surface and stockpiles if necessary.</p> <p>The loading/unloading of wastes will be undertaken in a controlled manner by limiting drop heights to keep dust emissions to a minimum.</p> <p>Wastes will be stored in height limited stockpiles and storage bays to prevent wind whipping.</p> <p>Designated one-way haul roads and paths for HGVs to avoid contact with waste.</p> <p>Drop heights will be minimised to reduce the generation of dust whilst the waste is being handled.</p> <p>The site is enclosed within established vegetation and a fence surrounding the site perimeter which will act as a screen for dust so no dust escapes from the site boundary. The permitted site area is located at the furthest possible distance from the nearest residential properties to give the largest buffer zone.</p> <p>Dust will be managed in accordance with the site specific Dust and Emissions Management Plan.</p> <p>The Site Manager will undertake a daily visual assessment of dust levels and all site operatives will be vigilant and report any problems to the Site Manager.</p> <p>Operations will temporarily cease when winds are likely to generate dust emissions from wastes and materials.</p>	<p>Dust could potentially reach nearby properties when a strong wind blows in their direction. Management actions should prevent this happening.</p>	<p>Local nuisance i.e. dust on cars, clothing, and vegetation.</p> <p>Nutrient enrichment.</p>	<p>Low</p>
<p>Dust from haul road</p>	<p>Local population in residential dwellings, sensitive land uses, and businesses listed in Table 2</p>	<p>Air transport then deposition</p>	<p>The use of modern plant and regular maintenance shall be practiced to reduce emissions.</p> <p>The implementation of dust suppression systems including the use of spray on crushing plant, mobile water bowser for</p>	<p>Unlikely due to measures in place</p>	<p>Local nuisance i.e. dust on cars, clothing, and vegetation.</p>	<p>Low</p>

	<p>Site staff</p> <p>Users of roads - A25/A22/M25</p> <p>SSSI and ancient woodlands</p> <p>Priority species</p>		<p>damping down, and regular maintenance of haul roads and site surface with water bowser and road sweeper.</p> <p>The haul road on the site will be wetted down daily.</p> <p>Designated one-way haul roads and paths for HGVs to avoid contact with waste.</p> <p>Designated storage bays and separate transport/processing area to prevent materials spilling onto haul roads and causing dust raising.</p> <p>Dust will be managed in accordance with the site specific Dust and Emissions Management Plan.</p> <p>The Site Manager undertakes a daily visual assessment of dust levels and all site operatives will be vigilant and report any problems to the Site Manager.</p>			
<p>Dust emissions from the processing of waste materials (crushing and screening)</p>	<p>Local population in residential dwellings, sensitive land uses, and businesses listed in Table 2</p> <p>Site staff</p> <p>Users of roads - A25/A22/M25</p> <p>SSSI and ancient woodlands</p> <p>Priority species</p>	<p>Air transport than deposition</p>	<p>All plant is regularly maintained to reduce emissions.</p> <p>The implementation of dust suppression systems including the use of spray on crushing plant, mobile water bowser for damping down, and regular maintenance of haul roads and site surface with water bowser and road sweeper.</p> <p>The site benefits from its own plant so operations can be done on smaller volumes more frequently to ensure that stockpiles are kept to a smaller size. This reduces dust/litter from stockpiles and protects the surrounding receptors.</p> <p>All plant and equipment will be switched off when not in regular use.</p> <p>All processing activities conducted within the fenced and vegetated site boundary to prevent dust escaping and increase the number of dust barriers between receptors.</p>	<p>Unlikely due to measures in place</p>	<p>Local nuisance i.e. dust on cars, clothing, and vegetation.</p> <p>Nutrient enrichment.</p>	<p>Low</p>

			<p>Processing activities will be done on a campaign basis to avoid continuous on/off use and dust nuisance.</p> <p>Minimal plant and machinery is on site, consisting only of a screener, telehandler, excavator, crusher, grab and mobile water bowser.</p> <p>The site is enclosed within a fence and established vegetation to prevent dust escaping from the site. The permitted site area is located at the furthest possible distance from the nearest residential properties to give the largest buffer zone.</p> <p>Dust will be managed in accordance with the site specific Dust and Emissions Management Plan.</p> <p>The Site Manager undertakes a daily visual assessment of dust levels and all site operatives will be vigilant and report any problems to the Site Manager</p>			
<p>Release of particulate matter (dusts), vapours and polluting gases</p>	<p>Local population in residential dwellings, sensitive land uses, and businesses listed in Table 2</p> <p>Site staff</p> <p>Users of roads - A25/A22/M25</p> <p>SSSI and ancient woodlands</p> <p>Priority species</p>	<p>Air transport then inhalation</p>	<p>Permitted waste types do not include dusts, powders or loose fibres and waste is not typically dusty unless it is stored during prolonged dry periods when damping down is carried out where required.</p> <p>Asbestos containing waste is not accepted on site, so the release of asbestos fibres is extremely low.</p> <p>Any non-conforming material is transferred to the quarantine area and is removed from site within 7 days.</p> <p>The potential sources of fugitive emissions to air have been identified and a Dust and Emissions Management Plan has been prepared to prevent any potential dust emissions from reaching any nearby receptors.</p> <p>The Site Manager undertakes a daily visual assessment of dust</p>	<p>Unlikely due to measures in place and the nature of waste accepted on site</p>	<p>Respiratory illness including lung cancer and mesothelioma.</p>	<p>Low</p>





			levels and all site operatives will be vigilant and report any problems to the Site Manager			
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To Water						
Contaminated rainwater run-off.	Surface water and groundwater  SSSI and ancient woodlands  Glebe Water  Divers Cove Nature Reserve	Water	<p>Hazardous wastes are accepted on site, they are stored on an impermeable surface with a sealed drainage system which collects all site run-off for treatment. Therefore, run-off from site will not be contaminated and there is no direct run-off into surface or groundwater.</p> <p>In the event of a spill, emergency procedures as outlined in the site EMS will be followed.</p> <p>Booms and sand will be used to contain any surface run-off water following a leak, spill or fire event.</p> <p>Fuel and oil will be stored on site in a fully bunded, contained and secure bowser.</p> <p>The site is secure through lockable gates and fences so theft or damage which may cause spills is minimal.</p> <p>There are strict waste acceptance procedures in place at the site to prevent the acceptance of non-conforming waste types. Details of the waste acceptance procedures are provided in the EMS.</p> <p>Any non-conforming material will be stored in the quarantine area and removed from site within 7 days.</p>	Unlikely due to the infrastructure and drainage system on site	Contamination of groundwater surface water bodies	Low
Pest/Scavenging Birds						
Birds and pests	Local population in residential dwellings, sensitive land uses, and businesses listed in Table 2  SSSI and ancient woodlands	Air transport and over ground	<p>Permitted wastes stored onsite are not putrescible and will therefore not be attractive to pests or scavenging birds. Green waste is not accepted on site so there will be no useable nesting sites available.</p> <p>There are strict waste acceptance procedures in place at the site to prevent the acceptance of non-conforming waste types. Details of the waste acceptance procedures are provided in the EMS.</p> <p>The site is enclosed within secure animal proof fencing</p>	Very unlikely due to the nature of the waste material	Nuisance to local receptors within 1km of the environmental permit boundary.	Low

	Priority species		<p>and gates to deny the access of pests.</p> <p>Materials are stored in segregated stockpiles to prevent cross-contamination and encouraging odour that may attract birds and pests.</p> <p>Materials are stored in segregated storage bays with five layer high lego block walls to prevent easy access of pests to materials.</p> <p>The Site Manager will undertake regular reviews of pests and scavenging birds at the site. All site operatives will be vigilant and report any problems to the Site Manager.</p>			
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<b>Mud</b>						
Mud from vehicle movements	Users of roads - A25/A22/M25	Tracked on vehicle wheels	<p>The implementation of dust suppression systems including the use of spray on crushing plant, damping down and regular maintenance of haul roads and site surface with a water bowser and road sweeper.</p> <p>If mud is deposited on the access road and/or highway then a road sweeper will be employed if necessary.</p> <p>All vehicles exiting the site would be checked for exterior mud or debris at the site office before leaving the site.</p> <p>The site benefits from a wheel wash station consisting of a jet wash, hose and brush.</p> <p>Designated one-way haul road for HGVs on site to minimise contact with materials and tracking of mud.</p> <p>The amount of mud on local roads will be monitored daily by site operatives.</p>	Unlikely due to measures in place.	Local nuisance. Mud on roads is unsightly and can increase the likelihood of road traffic accidents.	Low
<b>Litter</b>						
Litter	All receptors listed in Table 2	Air transport then deposition	<p>Waste types received by the site generally do not contain litter that could become windblown. Operatives will be vigilant, and any litter reported will be removed immediately.</p> <p>All incoming loads will be sheeted and remain sheeted until they are ready to be tipped.</p> <p>The site perimeter is enclosed by established vegetation and a fence to prevent any litter being blown from the site.</p> <p>Designated one-way haul road for HGVs to avoid contact with waste and disturb stockpiles which encourages spread of litter.</p>	Unlikely due to measures in place.	Local nuisance	Low



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			<p>There are strict waste acceptance procedures in place to prevent the acceptance of non-conforming waste types. Details of the waste acceptance procedures are provided in the EMS.</p> <p>Working areas will be regularly cleared and inspected to minimise litter. Housekeeping measures are in place during operating hours.</p>			
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Table A4: Accident and Incident Risk Assessment and Management Plan

What is the risk?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk?
Fire or failure to contain firewater	Groundwater and surface water.  Local residents listed in Table 2  SSSI and ancient woodlands  Glebe Water  Divers Cove Nature Reserve	Infiltration and contamination of surface water	<p>No combustible waste is accepted on site. If any incidental combustible waste is brought to site, then it will be transferred and stored in the quarantine area in containers made of fire-resistant materials to prevent fires spreading and removed from site within 7 days.</p> <p>All waste stored on an impermeable surface with a sealed drainage system capable of capturing firewater.</p> <p>No waste shall be burnt on site and the use of welding/cutting tools (tools with a naked flame) are sanctioned first by the site manager/competent person.</p> <p>The sealed drainage system acts as a protective barrier to run off escaping the site and draining into Bay Pond to the south.</p> <p>All site operatives are required to recognise signs of smouldering waste at the point of reception. Such wastes shall remain in the container and removed to the quarantine area. The site manager shall be informed.</p> <p>There will be strict waste acceptance procedures in place at the site to prevent the acceptance of non-conforming waste types. Details of the waste acceptance procedures are provided in the EMS.</p> <p>The operator will undertake routine maintenance of equipment in accordance with manufacturer's guidance. This will minimise</p>	Unlikely	Contamination of local groundwater and/or surface water.	Low

			<p>the risk of mechanical failure which may result in an increased risk of combustion.</p> <p>Site notices and training will be undertaken regarding fire hazards.</p> <p>Site Manager will be responsible for actions in the event of a fire.</p> <p>Fire booms, spill kits, fire blankets and extinguishers, sand and buckets available on site and will be used to contain any firewater.</p>			
Leaks and spillages of oil or fuel.	<p>Groundwater and surface water.</p> <p>SSSI and ancient woodlands</p> <p>Glebe Water</p> <p>Divers Cove Nature Reserve</p>	Infiltration	<p>The operator will undertake regular maintenance of plant equipment in accordance with manufacturer's guidance. This will minimise the risk of mechanical failure which may result in leaks.</p> <p>All fuel, oil and lubricants stored on site will be double-bunded and stored in a secure container. The storage will be maintained and inspected in accordance with the manufacturer's recommendations.</p> <p>Daily vehicle / plant checks to ensure any fuel/oil leaks etc. are repaired as soon as possible.</p> <p>Booms and sand will be used to contain any spills and prevent it from entering the local waterbodies.</p> <p>The established vegetation and perimeter fence acts as a protective barrier to run off escaping the site and draining into Bay Pond to the south.</p> <p>Spill kits are also readily available on site in case of a spill, these use absorbent mats which soak up any contaminating hydrocarbons.</p>	Unlikely due to measures in place	Contamination of land and watercourses.	Low

			<p>The emergency response outlined in the EMS will be followed.</p> <p>The Site Manager will be responsible for ensuring effective remediation and documenting any incident.</p>			
<p>Flooding</p>	<p>Groundwater</p> <p>SSSI and ancient woodlands</p> <p>Glebe Water</p> <p>Divers Cove Nature Reserve</p>	<p>Infiltration and percolation</p>	<p>The site is in an area at a low risk of flooding from rivers or seas, and at a very low risk of flooding from surface water.</p> <p>The whole site is surfaced in impermeable concrete with a sealed drainage system which captures all surface run off to not increase runoff rates in the surrounding area which encourages flooding.</p> <p>Booms and sand will be used to contain any spills and prevent it from entering the local watercourse.</p>	<p>Unlikely due to measures in place in the nature of the proposed development.</p>	<p>Disruption to works operations</p> <p>Contamination of local groundwater and/or surface water</p>	<p>Low</p>
<p>Vandalism</p>	<p>Local population in residential dwellings, sensitive land uses, and businesses listed in Table 2</p> <p>Site staff</p>	<p>Unauthorised entry to the site</p>	<p>The site is gated and surrounded by fencing and established vegetation.</p> <p>Access to the waste area will be restricted to trained depot staff.</p> <p>Fuel or oil will be stored in a secure container.</p> <p>Any identified damage to the site security will be recorded and temporarily repaired as necessary before the end of the working day. Permanent repair or replacement will be undertaken as soon as practicable.</p> <p>Procedures are in place which require all visitors to the site to sign in on arrival and sign out on departure.</p>	<p>Unlikely due to measures in place.</p>	<p>Release of polluting materials to air, water or land.</p>	<p>Low</p>



All on-site hazards from wastes; machinery and vehicles	Local human population gaining unauthorised entry to the site, site staff and contractors	Direct physical contact	Activities will be managed and operated in accordance with an EMS which will include measures to prevent unauthorised access.  Fuel or oil will be stored in a secure container.	There is always a risk of accidents, but measures have been put in place to reduce the risk associated with site activities.	Injury or health effects	Low
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Table A5: Climate change risk assessment and management plan

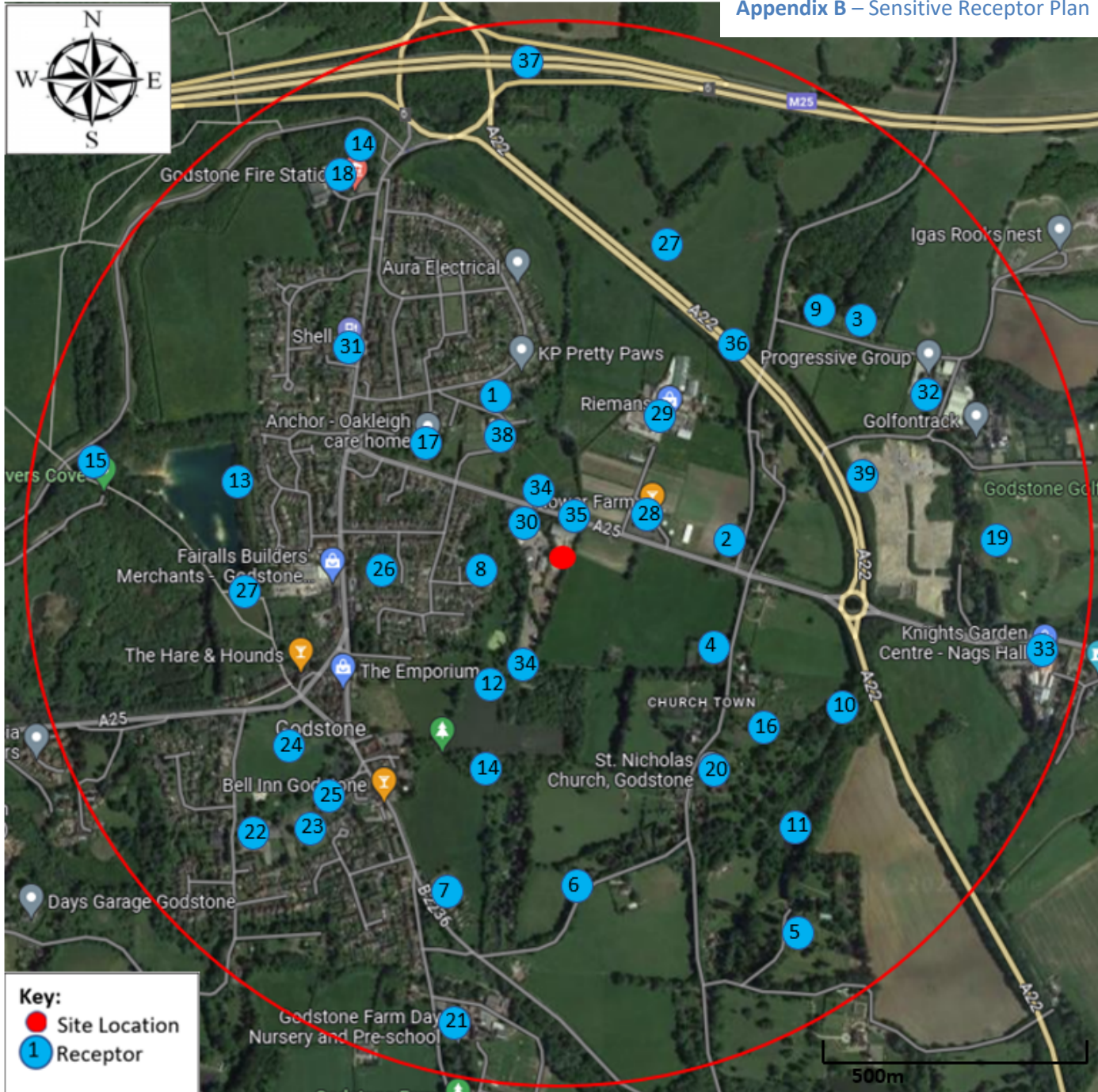
What is the risk?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of Exposure	Consequence	What is the overall risk?
Access issues due to flooding or sea level rise	Groundwater and surface water  Local residents and sensitive land uses listed in Table 2  SSSI and ancient woodlands  Glebe Water  Divers Cove Nature Reserve  Site staff	Surface water	The ground level on site and the access road is higher than the level of the nearest watercourse.  The site has an impermeable surface so water can naturally drain into the drainage system to prevent flooding and standing water.  The site is located in Flood Zone 1 assessed as low risk of flooding from rivers or seas and at a very low risk of flooding from surface water.  Ringway are signed up to the EA's flood warning service and have specific actions to take in the event of a flood alert and/or flood warning.	Unlikely	Inability to access site	Low
Wildfires	Site staff  Site infrastructure  Local residents and sensitive land uses listed in Table 2	Spread of fire	No large areas of woodland for fires to start within 1km of the site. There are barriers between wooded areas which would prevent the spread of a wildfire.  The waterbodies surrounding the site acts as a barrier for wildfires to prevent spread.  All fuel, oil and lubricants stored on site will be double-bunded and stored in a secure container. The storage will be maintained and inspected in accordance with the manufacturer's recommendations.	Unlikely due to site location	Site infrastructure damage and risk to staff	Low

	<p>SSSI and ancient woodlands</p> <p>Glebe Water</p> <p>Divers Cove Nature Reserve</p>		<p>No combustible wastes accepted on site.</p> <p>The boundary vegetation will be regularly maintained and cleared of weeds. It will be monitored during hot and dry weather.</p> <p>The emergency response outlined in the EMS will be followed.</p> <p>The Site Manager will be responsible for ensuring effective remediation and documenting any incident.</p>			
<p>Failure of essential site services</p>	<p>Site staff</p> <p>Local residents and sensitive land uses listed in Table 2</p> <p>SSSI and ancient woodlands</p> <p>Glebe Water</p> <p>Divers Cove Nature Reserve</p>	<p>Water</p> <p>Electricity supply</p> <p>Drainage systems</p>	<p>The sealed drainage system will be regularly maintained and serviced in compliance with manufacturers guidelines. Any repairs will be made within 5 working days.</p> <p>Spill kits and booms are kept on site to contain site surface run off in the event that the drainage system fails.</p> <p>In the event that the drainage system fails, hazardous wastes will be stored within sealed containers to prevent contaminated run off from the site.</p> <p>No electricity supply or requirement on site.</p> <p>A mobile water bowser is accessible to the site 24 hours a day to provide water.</p>	<p>Unlikely due to minimal site service requirements</p>	<p>Disruption to works operations</p>	<p>Low</p>

<p>Changing weather patterns</p>	<p>Groundwater and surface water</p> <p>Site staff</p> <p>Local residents and sensitive land uses listed in Table 2</p> <p>SSSI and ancient woodlands</p> <p>Glebe Water</p> <p>Divers Cove Nature Reserve</p>	<p>High temperatures (7° higher compared to average summer temperatures) and reduced rainfall</p> <p>Intense rainfall</p>	<p>All fuel, oil and lubricants stored on site will be double-banded and stored in a secure container. The storage will be maintained and inspected in accordance with the manufacturer’s recommendations.</p> <p>The site benefits from a site office consisting of a 40ft shipping container for site staff to take breaks sheltered from any weather conditions.</p> <p>The sealed drainage system captures all site surface run off and has the capability to capture stormwater run off in response to climate change.</p> <p>In the event of extreme intense rainfall, hazardous wastes will be stored within sealed containers to prevent contaminated run off from the site.</p> <p>All site staff are trained to identify smouldering waste and waste stockpiles are regularly monitored.</p> <p>Shading electrical equipment if it is subject to direct sunlight for prolonged periods of time.</p> <p>Regular inspection and preventative maintenance of site, plant and equipment.</p> <p>The Site Manager will be responsible for ensuring effective remediation and documenting any incident.</p> <p>The site operations will cease in extreme or adverse weather conditions. No treatment will take place during dry or windy conditions.</p>	<p>Unlikely due to site location and requirements on site.</p>	<p>Site infrastructure damage.</p> <p>Release of polluting materials to air, water or land.</p> <p>Flooding</p>	<p>Low</p>
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<p>Changes in flow or levels of waterbodies</p>	<p>SSSI                  Glebe Water                  Divers Cove                  Nature Reserve</p>	<p>Changes in maximum and minimum flow</p>	<p>The sealed drainage system captures all site surface run off and has the capability to capture stormwater run off in response to climate change.</p> <p>The site has an impermeable surface so water can naturally drain into the drainage system to prevent it affecting levels and flow of nearby watercourses and waterbodies.</p> <p>The site perimeter is surrounded by established vegetation to slow flooding and access of water onto site.</p> <p>No site boundaries border watercourses or waterbodies so it is unlikely that increased levels of these will cause flooding on site.</p>	<p>Unlikely</p>	<p>Flooding                  Damage to site infrastructure</p>	<p>Low</p>
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Appendix B – Sensitive Receptor Plan



ID	Receptor
<b>Residential</b>	
1	Properties off Ockleys Mead
2	Properties off Flower Lane
3	Rooks Nest Farm
4	Properties off Church Lane
5	Properties off Leigh Place Lane
6	Properties off Bullbeggars Lane
7	Properties off Eastbourne Road
8	Properties off Dewlands
<b>Natural Land and Waterways</b>	
9	Flower Wood (ancient/deciduous woodland)
10	Moore's Shaw (ancient/deciduous woodland)
11	Glebe Water
12	Godstone Ponds (SSSI) inc. Bay Pond
13	Divers Cove Nature Reserve
14	Ancient Woodland
15	Ancient Replanted Woodland
16	Priority Habitat Inventory – Traditional Orchards
<b>Sensitive Land Uses</b>	
17	Anchor – Oakleigh Care Home
18	Godstone Fire Station
19	Godstone Golf Club
20	St Nicholas Church
21	Godstone Farm Day Nursery/Pre-School
22	Godstone Primary and Nursery School
23	Godstone Village Tennis Club
24	Godstone Green
25	Pondtail Surgery
26	Salisbury Road Allotments
27	Scheduled Monuments
<b>Industrial/Commercial</b>	
28	Flower Farm Farm Shop
29	Flower Farm Industrial Park
30	Veterinary Referral Centre
31	Shell Garage
32	Rooks Nest Industrial Park
33	Knights Garden Centre
<b>Public Rights of Way</b>	
34	Public footpath
<b>Infrastructure/utilities</b>	
35	A25
36	A22
37	M25
38	Godstone Pumping Station
<b>Priority species</b>	
39	Lapwing