Site Condition Report

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

Document Title	Site Condition Report
Revision	1.0
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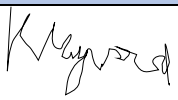
Prepared For	Ringway Infrastructure Services Ltd
Authored By	MTS Environmental Ltd

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	

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

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

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

1.0 SITE DETAILS	
Name of the applicant	Ringway Infrastructure Services Ltd
Activity address	Godstone Highways Depot, Oxted Road, Church Town, Godstone, Tandridge, Surrey, RH9 8BP
National grid reference	TQ 35419 51952

Document reference and dates for Site Condition Report at permit application and surrender	Ringway Godstone SCR 5-7-23

Document references for site plans (including location and boundaries)	Site Layout Plan – GD-MTS-PL-002 Site Location Plan – GD-MTS-PL-001

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	The permitted site is immediately surrounded by the wider Ringway depot on the west and open agricultural land and trees. Bay Pond, part of Godstone Ponds, is located to the south of the site, this is the nearest surface water body located 275m to the south. The nearest residential property on Dewlands located ~120m to the west of the site. There are further residential properties on the west of the site. **Geology** –The bedrock geology comprises of Folkestone Formation – Sandstone, based on information from the British Geological Survey (BGS). There are no recorded superficial deposits. The nearest publicly available borehole records are for TQ35SE117 – Godstone Pumping Station, located 140m north of the site. The data was last collected in 1991 and recorded to

	a depth of 128m. The first 10m consists of dark brown top soil to a depth of 0.37m, brown sands to 2m, fawn coloured medium clean sands to 4m, buff yellow medium sands to 10m. Groundwater was found at 20.78m below ground. The soilscape is Soilscape 8 - slightly acid loamy texture and clayey soils with impeded drainage. **Hydrogeology** – Underlying alluvium is classed as a principal bedrock aquifer. The site is not within a groundwater protection zone. **Surface Water** - The northern half of the site is within Source Protection Zone I (inner protection zone) and the southern half is within Source Protection Zone II (outer protection zone). The site is located within Flood Zone 1 assessed as having a low probability of flooding from rivers and the sea. There is also a very low risk of flooding from surface water or reservoirs. (Reference: https://flood-map-for-planning.service.gov.uk/) Bay Pond, part of Godstone Ponds, is located to the south of the site, this is the nearest surface water body located 275m to the south. The nearest surface water quality monitoring point is to the North of the site in the Kings Sedgemoor Drain. The data for this was collected in 2009 and categorises the water quality as E, on the scale of A-F where A is very good and F is very poor. There are no surface water abstractions within 1000m of the site. There are no discharge consents are within 1000m of the site. The site is surfaced in impermeable concrete with a sealed drainage system.

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 review of historical maps shows that the site and the area in the immediate vicinity have comprised of agricultural land from 1886 to 1944, it is shown as a wooded area. In 1910 it is labelled as Brick Works and a site established, with residential properties to the west appearing from 1910. There have been no substantiated pollution incidents on site. Continuous inspections under the site environmental management systems show no visual or olfactory evidence of contamination. Observations from a site ground condition investigation has shown that the site ground condition is uncontaminated and pollution prevention measures are intact and undamaged.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No site investigations carried out on site.
Baseline soil and groundwater reference data	https://magic.defra.gov.uk/magicmap.aspx https://mapapps2.bgs.ac.uk/geoindex https://environment.data.gov.uk/farmers/
Supporting information	• Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

3.0 Permitted activities	
Permitted activities	Hazardous waste installation – physico-chemical treatment (1.16.1.2 Section 5.3(a)(ii)) Physical treatment of non-hazardous waste (1.16.12)
Non-permitted activities undertaken	None
Document references for: • plan showing activity layout; and • environmental risk assessment.	Site Layout Plan – GD-MTS-PL-002 Ringway Godstone ERA 5-7-23

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?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the 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?	If yes, list of them
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	• 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	• 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 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.