



**Sands Farm Materials Recovery Facility, Calne,
Wiltshire.**

SITE CONDITION REPORT

1.0 SITE DETAILS	
Name of the applicant	Hills Waste Solutions Limited
Activity address	Materials Recovery Facility, Abberd Lane, Calne, Wiltshire, SN11 8TJ
National grid reference	SU 01344 71714
Document reference and dates for Site Condition Report at permit application and surrender	Permit application: 180925_708_SCR_Ver01
Document references for site plans (including location and boundaries)	SFF/PP/001A Site Layout Plan SFF/PP/004 Site Location Plan

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>Geology: The site is underlain by the Jurassic Kimmeridge Clay, which comprises Mudstone.</p> <p>Hydrogeology: The site is underlain by unproductive strata. The site is not within a groundwater Source Protection Zone.</p> <p>Surface Waters: Abberd Brook lies approximately 50m to the north-west; a small pond is located off Abberd Brook to the south-west of the site; Ponds associated with sand extraction are located c. 275m south-east of the site.</p>
Pollution history including: <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>A review of historical maps indicates the site remained undeveloped agricultural land until the last 1980s / early 1990s when it was developed as a concrete products factory and stockyard.</p> <p>It is not known whether there have been any pollution incidents related to the site.</p> <p>There is no visual or olfactory evidence of existing contamination.</p> <p>There is no evidence of damage to any pollution prevention measures.</p>

	To the east and south of the site the land has been subject to extensive quarrying and landfill activities over recent decades and these activities are at varying stages of restoration.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	None available.
Baseline soil and groundwater reference data	None available.
Supporting information	<ul style="list-style-type: none"> • Environmental Statement submitted as part of planning application (Ref: 17/10554/WCM) • Historical Ordnance Survey plans, viewed on www.old-maps.co.uk

3.0 Permitted activities	
Permitted activities	Materials Recovery Facility for co-mingled kerbside recyclable waste – R4, R5, R13
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<ul style="list-style-type: none"> • SFF/PP/001A Site Layout Plan • 180919_708_ERA_Ver01

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	<ul style="list-style-type: none"> • 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

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)
--	--

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)
--	--

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)
--	--

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.