

SITE CONDITION REPORT

C BIALEK LIMITED

**CB Skips
St Thomas' Farm
London Road
Salisbury
Wiltshire
SP1 3YU**

For full details, see H5 *SCR guide for applicants* v3.0 May 2013

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	C Bialek Limited
Activity address	St Thomas' Farm, London Road, Salisbury, Wiltshire. SP1 3YU
National grid reference	SU 16024 31882
Document reference and dates for Site Condition Report at permit application and surrender	Doc C2.5b – 30 April 2024 v1 Doc C2.5b – September 2025 v2
Document references for site plans (including location and boundaries)	C2.5a (i), (ii), (iii), (iv)

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 site is situated on River Terrace of sand and gravel, laid down during the Quaternary Period and up to 10m thick. Directly to the south of the site there is a newer alluvium deposit. Both these drift deposits are associated with the River Bourne, some 160m distant for the site. The River Terrace deposits are underlain by The Newhaven Chalk Formation, part of the White Chalk Sub-Group extending down for some 25m and deposited during the Cretaceous Period. Directly to the north of the site there is a railway embankment constructed pre-1887 from unknown material. 1:10,000 scale geological maps are shown at document SCR01 The Newhaven Chalk Formation is designated a Principal Aquifer and there are extraction boreholes to the east at 238m and south east at 473m distant. The superficial deposit of River Terrace is classified as a Secondary A Aquifer. However, the site is not located within a Source Protection Zone. Nevertheless, the site is located upon an area of high vulnerability due to its position on the superficial deposits. The site lies within an area classified as

		having potential for groundwater flooding to occur at the surface. Groundwater vulnerability, aquifers and flood maps are shown at document SCR02. The River Bourne is located to the south east 168m at its nearest point from the site boundary. The river is part of the River Avon System SSSI and designated a SAC. The site location is outside of any designated surface water flooding areas. Surface water flood maps are shown at document SCR03. Sensitive receptors are shown at document SCR02.
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		The only recorded nearby pollution incident was on 23rd January 2008, 211m to the northwest of the site (incident reference, 558965). The incident involved oil and was classified as category 4, no impact for water and air, but category 2, significant impact for land. Pollution incidents are shown at document SCR03. The site has been undeveloped until the early 1970s when an agricultural building appeared on part of the site. In the early 1990s the site was developed as a transfer station and a domestic dwelling was built adjacent to the site for the Operator. Historic maps are shown at documents SCR04 and SCR05. There are no instances of pollution evident within or adjacent to the site either visual or olfactory. There is no evidence that pollution prevention measures are not working correctly
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)		None
Baseline soil and groundwater reference data		Soil chemistry levels are shown at document SCR06.
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	See Permit EPR/XP3393FX/V003
Non-permitted activities undertaken	None
Document references for: • plan showing activity layout; and • environmental risk assessment.	C2.5a (iii) C2.6 (i), (ii)

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?	Yes, increase in permitted area from the original permit. See drawing C2.5a.iii – Site Layout Plan 0003 v1 Sep 25 for the new permitted area.
Have there been any changes to the permitted activities?	Yes, The following activities have been added to the permit: a) Change from a non-hazardous waste transfer station to a hazardous waste transfer station with the addition of a range of hazardous wastes. b) The addition of physical treatment of non-hazardous wastes to allow screening, baling and separation of incoming wastes to facilitate recycling and recovery.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	Hazardous waste additions are: a) asbestos b) furniture containing POPs c) WEEE containing POPs d) electrical equipment containing CFCs e) demolition wood containing dangerous substances. f) fluorescent tubes g) batteries and accumulators h) paint, inks, adhesives and resins
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
supporting
information

of

- 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)
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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	• 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.