

# Benfleet Soil and Aggregate Recycling Facility

**784-B072465**

## Site Condition Report Version 3

**Environmental Permit Variation Application**

**Benfleet Scrap Co Limited**

**May 2026**

**Document prepared on behalf of Tetra Tech Limited.**

**Registered in England number: 01959704**

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# DOCUMENT CONTROL

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<b>Client:</b>	Benfleet Scrap Co Limited
<b>Project Number:</b>	784-B072465
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# 1.0 EA Site Condition Report Template

1.0 Site Details	
Name of the applicant	Benfleet Scrap Co Limited
Activity address	Benfleet Scrap Co Towerfield Business Park Fane Road Benfleet SS7 3NH
National grid reference	TQ 78095 90299

Document reference and dates for Site Condition Report at permit application and surrender	Application Site Condition Report ( <a href="#">May 2026</a> )
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Document references for site plans (including location and boundaries)	2641-005-02A – Permit Boundary Plan 3376-002-03 – Site Layout Plan <a href="#">BEN-B072465-REC-01 - Environmental Receptor Plan</a>
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## 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

### Site Setting

This application relates to Benfleet's site Benfleet Soil and Aggregate Recycling Facility located at Fane Road, Benfleet, SS7 3NH and is centred at approximate National Grid Reference (NGR) TQ 78095 90299. The application site is detailed on Drawing Number 2641-005-02A.

Access to the site is achieved via an unnamed access road which leads off Bridgewater Road.

### Geology

According to the British Geological Survey (BGS) 'Geology of Britain Viewer' the bedrock of the current and proposed permit area consists of London Clay Formation.

There are no superficial deposits under the site.

### Hydrogeology

According to the Multi-Agency Geographic Information for the Countryside's (MAGIC) website, the site area does not lie over an Aquifer. The site does not lie in a source protection zone.

### Hydrology

There are two small ponds to the south of the sites at a distance of 200m and field drains across the road from the site. There are no main water ways close to the site.

With reference to the Flood Map for Planning Service (FMPS) website, the proposed permit area is situated in a Flood Zone 1 area. As defined on the FMPS website, Flood Zone 1 areas comprise land assessed as having a low probability of flooding from rivers and the sea.

### Ecology

A nature and heritage screen was conducted for the site (EPR/HB3704CK/A001) this determined the following designated ecological habitats and protected species within 1km of the site:-

Deciduous woodland (30m to the south and a Code 2 (240m to the east of the site).

### Pollution history including:

- pollution incidents that may have affected land

With reference to historic maps dated from 1830 to present, the following activities were identified on the site and the surrounding area:-

<ul style="list-style-type: none"> <li>historical land-uses and associated contaminants</li> <li>any visual/olfactory evidence of existing contamination</li> <li>evidence of damage to pollution prevention measures</li> </ul>	<p>Pre 1980's – Land all around this area was set to agriculture.</p> <p>1990's onwards – beginnings of industrial estate off Fane Lane and Lychgate Industrial Estate is well established.</p> <p>2006 – Present: Waste activities off Fane Lane.</p> <p>It is noted that the historical land use of the site has likely led to isolated hot spots of contamination from leaks and spills associated with the sites varying industrial uses. It is anticipated that there will be a degree of contamination present on-site due to the site's extensive industrial history .</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There is no recorded evidence of historic contamination within the current permit area.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None provided.</p>
<p>Supporting information</p>	<p>None provided.</p>

<h3>3.0 Permitted activities</h3>	
<p>Permitted activities</p>	<p><u>Waste Soil and Aggregate Facility</u></p> <p>Benfleet seek to vary their standard rules (SR2015 No6) environmental permit (EPR/MP3325SU) for the treatment of wastes consisting only of sorting, separation, screening, crushing and blending of waste for recovery as a soil, soil substitute or aggregate.</p> <p>Benfleet now seek to vary their environmental permit to a bespoke permit and increase the annual tonnage to 200,000 tonnes. The permit boundary is shown on Drawing Number 2641-005-02A.</p> <p>The proposed activities will be undertaken as waste operations and will comprise the R and D Codes provided in Annex II to Directive 2008/98/EC.</p> <ul style="list-style-type: none"> <li>R3 – Recycling / reclamation of organic substances which are not used as solvents.</li> <li>R5 - Recycling/reclamation of other inorganic compounds.</li> <li>R12 (excluding temporary storage, pending collection, on the site where it is produced) and</li> <li>R13 - Storage of waste pending any of the operations numbered R1 to R12 (excluding</li> </ul>

	temporary storage, pending collection, on the site where it is produced).
Non-permitted activities undertaken	There will be no non-permitted activities undertaken in the permitted area.
Document references for: <ul style="list-style-type: none"> <li>plan showing activity layout; and</li> <li>environmental risk assessment.</li> </ul>	<p>The environmental permit boundary is provided as Drawing Number: 2641-005-02A.</p> <p>The layout of the site is provided on Drawing Number: 3376-002-03.</p> <p>The environmental receptor plan is provided as Drawing Number: <a href="#">BEN-B072465-REC-01</a>.</p> <p>An Environmental Risk Assessment is provided as Appendix C to the Environmental Permit Variation Application.</p>

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 Existing Activities	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	N/A
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A
Checklist of supporting information	<p>Appendix A – Application Forms (June 2025, resubmitted <a href="#">May 2026</a>)</p> <p>Appendix B – Operating Techniques (June 2025, resubmitted <a href="#">May 2026</a>)</p> <p>Appendix C – Environmental Risk Assessment (June 2025, resubmitted <a href="#">May 2026</a>)</p> <p>Appendix D – Dust Management (June 2025, resubmitted <a href="#">May 2026</a>)</p> <p>Appendix E – Noise Management Plan (June 2025, resubmitted <a href="#">May 2026</a>)</p> <p>Appendix F – Site Condition Report (June 2025, resubmitted <a href="#">May 2026</a>)</p> <p>Non-Technical Summary (June 2025, resubmitted <a href="#">May 2026</a>)</p> <p>2641-005-02A – Permit Boundary Plan</p> <p>3376-002-03 – Site Layout Plan</p> <p><a href="#">BEN-B072465-REC-01</a> – Environmental Receptor Plan</p> <p>2641-005-02B Vr 2 – Visual Dust Monitoring</p>

## 5.0 Measures taken to protect the 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.

- 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 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.