

CONNINGBROOK BALLAST HOLE

Environmental Permit Application

Site Condition Report

Prepared for: Brett Aggregates Limited

Client Ref: 416.01009.00228

SLR Ref: 416.01009.00228
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BASIS OF REPORT

This document has been prepared by SLR Consulting Limited with reasonable skill, care and diligence, and taking account of the manpower, timescales and resources devoted to it by agreement with Brett Aggregate Limited (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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1.0 Introduction

Brett Aggregates Limited (Brett) has instructed SLR Consulting Limited (SLR) to prepare a Site Condition Report (SCR) in support of an Environmental Permit (EP) application. The application seeks approval for the use of waste in the restoration of a 'ballast hole' (arising from the historic removal of sand and gravel) near to the Conningbrook Recycling Facility (Ref: XP3394VP) owned and previously operated by Brett. Herein the facility will be referred to as 'the Site'.

The following drawings illustrate the location of the site, the EP boundary, the environmental setting and the proposed landform:

Drawing 001:	Site Location Plan
Drawing 002:	Environmental Permit Boundary
Drawing 003:	Environmental Site Setting
Drawing CON/187:	Proposed Restoration Contours – Ballast Hole

This application SCR has been prepared in accordance with the Environment Agency's (EA) H5 Guidance Note on SCR¹.

The purpose of the SCR at the application stage is to describe and record the condition of the land at the time of making the EP prior to commencement of any operations. The SCR will provide a point of reference and baseline environmental data so that when the EP is surrendered it can be demonstrated that there has been no deterioration in the condition of the land as a result of the proposed operations and to ensure that the condition of the land is in a 'satisfactory state' on surrender of the EP.

Sections 1 to 3 of the EA's SCR template have been completed in the preparation of this document, which comprises the following:

- Site details;
- Condition of the land at permit issue;
 - Geology;
 - Hydrogeology;
 - Hydrology;
- Pollution History;
- Evidence of historic contamination; and
- Permitted activities.

Section 4 to 7 of the SCR template will be maintained during the life of the permit and Sections 8 to 10 will be completed and submitted in support of the application to surrender the permit.

1.1 Scope of Report

As noted in the H5 Guidance Note, the SCR is not applicable to those parts of a site that are subject to the permanent deposit of waste. Therefore, this SCR is only applicable to land located to the east of the ballast hole which is clearly illustrated on Drawing 002.

¹ Environment Agency – H5 Site Condition Report – guidance and templates, Version 3.0, April 2013

2.0 Site Condition Report H5 Template

2.1 Site Details	
Name of the applicant	Brett Aggregates Limited
Activity address	Conningbrook Ballast Hole Willesborough Lane, Ashford, Kent, TN24 0UL
National grid reference	TR 02929 43897

Document reference and dates for Site Condition Report at permit application and surrender	Site Condition Report, SLR Reference: 416.01009.00228/SCR, December 2019.
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Document references for site plans (including location and boundaries)	<ul style="list-style-type: none"> • Drawing 001: Site Location Plan • Drawing 002: Environmental Permit Boundary • Drawing 003: Environmental Site Setting • Drawing CON/187: Proposed Restoration Contours – Ballast Hole
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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 B2 of the application form then you should submit the additional plan or plans with this site condition report.

2.2 Condition of the land at permit issue	
<p>Environmental setting including:</p> <ul style="list-style-type: none">• geology• hydrogeology• surface waters	<p>Geology</p> <p>A review of the British Geological Survey (BGS) map² and Envirocheck report (appendix SCR1) reveals that the Site is underlain by a bedrock of Folkestone Formation (sandstone). The bedrock is indicative of an area previously dominated by shallow seas. For the majority of the Site no superficial deposits have been recorded. However, for a small proportion of the north of the Site the superficial deposits have been classified as Head (clay and silt) which is indicative of an area previously dominated by subaerial slopes. For the far east of the Site the superficial deposits have been classified as River Terrace Deposits (sand and gravel).</p> <p>Hydrogeology</p> <p>The bedrock underlying the Site is classified as a Principle Aquifer on the Multi-Agency Information for the Countryside (MAGIC)³ website.</p> <p>The Groundwater Vulnerability layer on the MAGIC map reveals that the Site lies within an area known for groundwater vulnerability classified as a Major Aquifer Intermediate.</p> <p>The Site is not located within a Source Protection Zone (SPZ) or within close proximity to one.</p> <p>Hydrology</p> <p>There are numerous surface water features located within the vicinity of the Site's boundary as detailed in section 3.1.5 of the Environmental Risk Assessment (ERA) and on</p>

² British Geological Survey, Available at www.bgs.ac.uk, accessed in August 2019.

³ Multi-Agency Information for the Countryside – Available at: <http://www.magic.gov.uk>, accessed August 2019.

	<p>Drawing 003.</p> <p>Flooding</p> <p>The Site lies within Flood Zone 1 and therefore, the site has a low probability of flooding⁴.</p>
<p>Pollution history including:</p> <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>Pollution History</p> <p>The Envirocheck report indicates that there have been no historic pollution incidents or pollution incidents to controlled water within a 500m radius of the Site. Within 500m and 1km there have been 9 minor pollution incidents to controlled waters. The closest incident was at the Mill in Ashford to the west and was due to the release of waste oil into the River Great Stour in 1996. This incident was classified as Category 3 minor.</p> <p>There have been 3 substantiated pollution incidents within 1km radius of the Site. The closest was recorded 573m to the west which was due to a release of crude sewage in July 2001. The water impact was classified as a Category 2 significant impact and the air and land impact was classified as a Category 3 minor.</p> <p>Waste Management Activities</p> <p>The closest historic landfill is located 128m northeast of the site. The Conningbrook Quarry landfill accepted inert waste however there is no recorded date for the landfill closure. The site was surrendered in November 2009.</p> <p>Historic Mapping</p> <p><i>On Site</i></p> <p>Historical mapping included within the Envirocheck report within Appendix SCR1 shows the area to the east of the ballast hole to be comprised of open/agricultural land from 1876 to 1993. From 1993, sand and gravel quarrying activities are shown within the permit boundary and the surrounding</p>

⁴ Flood Map for Planning <https://flood-map-for-planning.service.gov.uk>, accessed August 2019

	<p>area.</p> <p><i>Off Site</i></p> <p>The wider area remained largely unchanged from open agricultural land and woodland from 1871 to 1961. By 1961, Kennington (a suburb of Ashford) had developed and a factory had been constructed to the south. By 1975 the sewage works to the south west had expanded and the areas to the north and west were dominated by woodland. By 1993 the sand and gravel quarrying activities were present to the east. The Julie Rose stadium was constructed in 1997 and by 2011 the only significant change in the area was the expansion of Kennington residential areas.</p> <p>SLR understands that there is no evidence of the following within the proposed permit boundary:</p> <ul style="list-style-type: none"> - visual/olfactory evidence of contamination - evidence of damage to pollution prevention measures - evidence of historic contamination
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There is no evidence of historic contamination on site.</p> <p>The historical use of the Site illustrates that there has been no change to the land use and no risk of pollution.</p>
<p>Baseline soil and groundwater reference data</p>	<p>There is no available baseline data for the Site, however in light of the previous use of the Site this information is deemed to be unnecessary for this type of waste operation.</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> • ERA – Ref: 416.01009.00228/ERA • Appendix SCR1 – Envirocheck Report

2.3 Permitted activities

<p>Permitted activities</p>	<p>Waste Recovery Operations;</p> <p>R3: Recycling/reclamation of organic</p>
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	<p>materials; and</p> <p>R5: Recycling/reclamation of other inorganic materials.</p> <p>R13: Storage of wastes pending any of the operations numbered R3 and R5 (excluding temporary storage, pending collection, on the site where it is produced)</p>
Non-permitted activities undertaken	There are no non-permitted activities to be undertaken on Site.
<p>Document references for:</p> <ul style="list-style-type: none"> • Plan showing activity layout; and • Environmental risk assessment. 	<p>Drawing 001: Site Location Plan</p> <p>Drawing 002: Environmental Permit Boundary</p> <p>Drawing 003: Environmental Site Setting</p> <p>Drawing CON/187: Proposed Restoration Contours – Ballast Hole</p> <p>Environmental Risk Assessment, SLR Consulting Limited (ref: 416.01009.00228/ERA), December 2019.</p>

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*) 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.

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