**Site Condition Report**

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**Referenced Drawings**

**Drawing 001 Site Location Plan**

**Drawing 002 Site Layout and Environmental Permit Boundary**

**Drawing 003 Sources, Pathways and Receptors**

**Drawing 004 Cultural and Natural Heritage**

# INTRODUCTION

The location of the site is illustrated on Drawing 001: Site Location Plan and the layout on Drawing 002: Site Layout and Environmental Permit Boundary.

This SCR has been prepared in accordance with the Environment Agency’s (EA) H5 Guidance Note on SCR[[1]](#footnote-1). The objective of the SCR is to record and describe the condition of the land at the site prior to operation of the Waste Transfer Facility. The SCR will provide a point of reference and baseline environmental data so that when the permit 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 ensure that the condition of the land is in a ‘satisfactory state’ on surrender of the permit.

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.

**2.0 SITE CONDITION REPORT H5 TEMPLATE**

|  |  |
| --- | --- |
| **1.0 SITE DETAILS** |  |
| Name of the applicant | Countrystyle Recycling Limited  |
| Activity address | Otterpool Waste Transfer FacilityAshford RoadKentTN25 6DA |
| National grid reference | TR 11237 36597 |

|  |  |
| --- | --- |
| Document reference and dates for Site Condition Report at permit application and surrender | 20 December 2023 |

|  |  |
| --- | --- |
| Document references for site plans (including location and boundaries) | Drawing 001 – Site Location PlanDrawing 002 – Site Layout and Environmental Permit BoundaryDrawing 003 – Sources Pathways and ReceptorsDrawing 004 – Cultural and Natural Heritage |

**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.

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| **2.0 Condition of the land at permit issue** |
| Environmental setting including:* geology
* hydrogeology
* surface waters
 | **Geology**A review of the British Geological Survey (BGS) map[[2]](#footnote-2), reveals that the site is underlain by a bedrock of Hythe Formation (sandstone and limestone, interbedded). This is a sedimentary bedrock formed between 126.3 and 113 million years ago during the Cretaceous period.There are no superficial geological deposits underlying the site. **Hydrogeology** The bedrock deposits underlying the site are designated as a Principal aquifer according to the Multi-Agency Geographical Information for the Countryside (MAGIC) map[[3]](#footnote-3). There are no superficial aquifer classifications underlying the site. ***Groundwater Vulnerability***The Groundwater Vulnerability layer on MAGIC map reveals that the site lies within an area classified as ‘high vulnerability’.***Source Protection Zone***There are no Source Protection Zones classified beneath the site.**Hydrology*****Flooding***The Flood Map for Planning[[4]](#footnote-4) confirms that the Site lies within Flood Zone 1, which is defined as “*land having a less than 1 in 1,000 annual probability of river or sea flooding*”. |
| 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
 | **Pollution History** There are no records showing pollution although given it was a former minerals processing site there may have been some contamination.* **Historical Land-uses**

EA mapping shows the following historic land uses within 1km of the site:The site is a former quarry with significant tipped hardcore dominating the majority of the siteAll of the above represent potentially contaminative former land uses in the locality of the site.  |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | There are no additional summary reports. Details of historic use and potentially polluting activities are given above.  |
| Baseline soil and groundwater reference data | There are no additional summary reports. Details of soil, groundwater and potentially polluting activities are given above.  |
| **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
 |

|  |
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| **3.0 Permitted activities** |
| Permitted activities  | * **R3**: Recycling/reclamation of organic substances which are not used as solvents;
* **R5**: Recycling/reclamation of other inorganic materials;
* **R13**: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)
 |
| Non-permitted activities undertaken | N/A.  |
| Document references for:* Plan showing activity layout; and
* Environmental risk assessment.
 | Drawing 001 – Site Location PlanDrawing 002 – Site Layout and Environmental Permit BoundaryEnvironmental Risk Assessment (ref: 402.065068.00001/ERA), dated Dec 2023 prepared by SLR. |

**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.

1. Environment Agency – H5 Site Condition Report – guidance and templates, Version 3.0, April 2013 [↑](#footnote-ref-1)
2. British Geological Society, geology viewer map <https://geologyviewer.bgs.ac.uk/> accessed in October 2023 [↑](#footnote-ref-2)
3. Multi-Agency Geographical Information for the Countryside Map, available at [www.magic.gov.uk,](http://www.magic.gov.uk/) accessed in October 2023 [↑](#footnote-ref-3)
4. Gov.uk, Flood Map for Planning, available at <https://flood-map-for-planning.service.gov.uk/>, accessed in October 2023 [↑](#footnote-ref-4)