

Mr Paul Burke

*Tentelow Lane Football Field, Osterley Sports Club, Southall, Middlesex,
UB2 4LW*

SITE CONDITION REPORT

Version 1 – Application
Ref. EPR/GB3204HS/A001

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Environment Agency: <https://www.gov.uk/government/publications/environmental-permitting-h5-site-condition-report>

For full details, see H5 SCR guide for applicants v2.0 4 August 2008

ACTIONS:

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION (✓ June 2018)

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	Mr Paul Burke, Tentelow Lane Football Field
Activity address	Osterley Sports Club, Southall, Middlesex, UB2 4LW
National grid reference	TQ 14140 79350

Document reference and dates for Site Condition Report at permit application and surrender	<i>Job reference: 73260 Environmental permit application reference: EPR/GB3204HS/A001 (June 2018)</i>
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Document references for site plans (including location and boundaries)	<ul style="list-style-type: none"> • Site Plans 1. Plan 1 Permitted Area Boundary 2. Proposed Bunds 3. Plan 3 Ground Levels • 73260 Environmental Setting and Site Design (ESSD) Report • 73260 Waste Recovery Plan • 73260 Summary of Environmental Management System
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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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p><u>Geology:</u> (Geology 1:50,000 Maps Slice A)</p> <p>Artificial ground – The site itself is not worked or made ground. The nearest section of worked ground is identified along the railway line ~200m</p>

north of the site, and ~500m southwest either side and under the M4 motorway. The nearest made ground lies just beyond these worked ground descriptions, associated with the railway, motorway and canal.

Superficial geology – the site lies on the Taplow Gravel Member, a deposit of natural origin comprising sand and gravel, locally with lenses of silt, clay or peat. The Taplow Gravels have historically been excavated for use in this area however, there is no evidence of this occurring in the geological and historic maps obtained. The site also lies close to the boundary of the Lynch Hill Gravel Member, a deposit similar in properties to the Taplow gravels.

Bedrock and faults – the site and surrounding area sit on the London Clay Formation, generally described as a silty clay. Below the London Clay the Lambeth Beds and the Chalk Group are present. The Chalk Group is generally classified as a Principal aquifer and is an important groundwater resource. The presence of the London Clay acts as a barrier to pollutants entering the chalk from the surface.

The BGS Geoindex website was consulted to determine any local borehole records as no site specific ground investigation has been undertaken to date. Very few records are available within close vicinity to the site. The closest is located approximately 600m to the north east. It is referenced TQ17NW15, dated 1961 and records topsoil and made ground to approx. 2mbgl, underlain by clay, sands and gravels to around 5m bgl which in turn are underlain by the London Clay. Groundwater was encountered at around 2m bgl.

Hydrology:

(OS Water Network Map – Slice A)

The closest surface water feature to the site is the Grand Union Canal located 61m to the north. As the canal is likely to be clay lined, the site is unlikely to have any impact on it. The quality of the canal is classified as D (fair) by the EA.

	<p>The closest river is located approx. 300m to the south and is an unnamed tributary to the lake in Osterley Park and further on to the River Brent.</p> <p>The closest surface water abstraction is located 565m to the south east from the unnamed tributary and is recorded as water abstraction for commercial/industrial/public services: drinking, sanitary, cooking and washing (small garden) and also for spray irrigation.</p> <p><u>Groundwater flooding:</u></p> <p>(Site Sensitivity Context Map – Slice A)</p> <p>The site is within an area with Potential for Groundwater Flooding to occur at the surface, and a small section (where the car park and Club House are) with Potential for Groundwater flooding of Property situated below ground level.</p> <p><u>Surface water flooding:</u></p> <p>The site is not within (>200m away) from the edge of any area at risk of flooding from Rivers (Extreme Flooding from Rivers or Sea without Defences, Zone 3).</p> <p><u>Hydrogeology:</u></p> <p>(Site Sensitivity Context Map – Slice A)</p> <p>Aquifer characteristics</p> <p>Groundwater vulnerability – the site is in a section of High-Intermediate Soil Class over a Principal Aquifer (Highly Permeable). The Bedrock Aquifer Designation is Unproductive Strata.</p> <p>The site is not in a Source Protection Zone.</p> <p>There are no abstraction wells within 500m of the site. The closest record details boreholes used for pump and treat for remediation at a position located 523m to the north. Information on the strata that the remediation is focussed on is not provided.</p> <p>Groundwater flow</p> <p>No information has been obtained on the groundwater flow. However, it is assumed to be</p>
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	<p>to the south towards the surface water feature.</p> <p>Groundwater Quality</p> <p>No site specific information on groundwater quality is currently available.</p> <p><u>Summary:</u></p> <p>RECEPTOR AND COMPLIANCE POINTS</p> <p>Groundwater</p> <p>As the materials proposed to be used to construct the bund will potentially only contain non-hazardous pollutants, if any, then the compliance point will be the southern boundary of the site.</p> <p>The only potentially significant secondary groundwater receptor identified is an abstraction well located 565m south-east of the site that is listed as being used for drinking, sanitary, cooking and washing uses.</p> <p>Surface Water</p> <p>Canal to east-northeast (Grand Union) ~500m</p> <p>Inland river to south ~300m</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>MAN-MADE SUBSURFACE PATHWAYS</p> <p>No subsurface pathways such as underground utilities are known to be present under the site.</p> <p>3 Environment Agency identified historic landfills have been identified. The closest is located approx. 500m from the site to the west.</p> <p>2 Boreholes (BGS Boreholes Depth 0-10m) are identified, along the railway line, > 300m from the site to the west-northwest and east-northeast respectively.</p> <p><u>Pollution incidents to controlled waters:</u></p> <p>Pollution incidents to controlled waters are recorded to have occurred;</p> <p>2x oils spill, minor (category 3) 73m from site Norwood Green 1993 and 212m Osterley Park, undated.</p> <p>6x sewage escapes within 500m, minor/</p>

	<p>significant (category 2-3) 1989-97</p> <p>6x oil escapes within 500m, minor/ significant (category 2-3) 1192-3, Southall</p> <p><u>Historic land uses:</u></p> <p>(Historical Map Slice A 1:10,000)</p> <p>(Historical Map Segment A13 1:1,250)</p> <p>The land use on the site and in the surrounding areas of the site have remained consistent from early mapping dates (1868), through the 20th century (1932, 1966, 1985 to 1999, to the present day (2018).</p> <p>The location of the site itself appears within Osterley park (rural common land), with no specific recreational, or horticultural use from 1868 to 1961, when the site appears as a sports ground and had no other direct uses identified.</p> <p>A sports ground and housing have been developed from the west boundary to the southwest of the site by 1932, but the site itself remains parkland. The site is first identified as a sports ground in 1961. The houses around Wolsey Close (northeastern corner from site) have been built by this date.</p> <p>Other housing: there has been housing (Hanwell) from ~800m northeast of the site, beyond Warren Farm, across the Grand Union canal from the site since 1896, intensifying but not coming beyond the canal to the present day. Housing in Frogmore Green from ~600m southwest of the site has been there at least since 1886, extending up towards the site and along Tentelow Lane since the 1930s, outside the boundaries of Osterley Park. In the 1960s, this area develops into Norwood Green.</p> <p>Osterley Park and farmland: in the 1960s the boundary of Osterley Park retreats from the southern area of the site to across the other side of Osterley Lane, and the interim land seems to be extended into from the Aviary Bourne and Warren Farm.</p> <p>Industrial: By 1966 there is a factory and other</p>
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	<p>industrial uses between the railway and canal the east of the site ~1km. A sewage works appears here along the railway line in 1896, but does not appear in 1920. There have been works (/motor works) ~500m northwest of the site since the 1930s, where the railway line splits. This has intensified and is now Great Western Industrial Park.</p> <p>Sensitive populations: the location across the railway line ~400-500 metres northeast of the site has been the site of a hospital since 1868 (county lunatic asylum, hospital, lunatic asylum and a small gas works appearing on the southeastern corner of that area in 1920). The asylum is Hanwell Mental Hospital by 1935, leading to a burial ground and allotments (and no gas works), Bernards Hospital in the 1960s, and Ealing Hospital by 1985 to present day.</p> <p>Infrastructure: the Brentford Branch Railway (GWR) runs west to east within 200m of the northern corner of the site (showing from 1932).</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	The site is on ground historically sports field, and prior to that parkland. No pollution, or historic pollution appears to be or is recorded to have occurred concerning the area of the site itself.
Baseline soil and groundwater reference data	n/a
Supporting information	<i>Reference: Landmark Information Group Envirocheck Report (73260.001)</i>

3.0 Permitted activities	
Permitted activities	<p>R5: recycling of reclamation of other inorganic materials.</p> <p>R10 Land treatment resulting in benefit to agriculture or ecological improvement.</p>
Non-permitted activities undertaken	<p>U1 Use of waste in construction</p> <p>S2 Storage of waste in a secure place</p>
Document references for:	<ul style="list-style-type: none"> Plan 2 Proposed Bunds

<ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<ul style="list-style-type: none"> • 73260 Environmental Risk Assessment • 73260 ESSD Report
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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 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 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 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 supporting information	of	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)
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8.0 Decommissioning and removal of pollution risk	
<p>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.</p>	
<p>Checklist of supporting information</p>	<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)	
<p>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.</p> <p>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.</p>	
<p>Checklist of supporting information</p>	<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	
<p>Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:</p> <ul style="list-style-type: none"> • the permitted activities have stopped • decommissioning is complete, and the pollution risk has been removed • the land is in a satisfactory condition. 	