Whitehouse Field
Standard Rules Permit Application

Site Condition Report

784-A103471

May 2022

Prepared on Behalf of Tetra Tech Environment Planning Transport Limited.

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1.0 EA SITE CONDITION REPORT TEMPLATE

1.0 Site Details	
Name of the applicant	Nelsons Plant Hire
Activity address	Whitehouse Field, Winchester Rd, Andover, SP11 7HW
National grid reference	SU 37333 41620

Document reference and dates for Site Condition Report at permit application and surrender	Site Condition Report V1 (September 2021)

Document references for site plans (including location and boundaries)	NPH/B028534/PER/01 - Permit Boundary MJ Rees 9026 – Final Levels

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 The application site is located approximately 910m east south east from the village of Goodworth Clatford and is centred at approximate National Grid Reference (NGR) SU 37333 41620. The site is accessed from the B3240 off the A3057 Winchester Road, located to the north west of the site. The immediate surroundings of the site largely comprise an agricultural setting to the south, east and west with a sewage works located approximately 210m west of the site. The Hampshire Golf Club is located to the north of the site and an extensive area of woodland (Upping Copse) is located to the north east of the site and extends approximately 3km eastwards. The closest residential dwelling (Whitehouse Cottage) to the site is located approximately 200m north east of the site. Geology With reference to the British Geological Survey's (BGS) 'Geology of Britain Viewer' the bedrock geology is comprised of Chalk of the Newhaven Chalk Formation. The bedrock was formed approximately 72 to 86 million years ago during the Cretaceous Period in a local environment previously dominated by warm chalk seas. Across the centre of the site, there are superficial deposits of Clay, Silts and Gravel found in a strip which thins out from west to east towards the centre of the site. These deposits were formed up to 3 million years ago in a local environment previously dominated by subaerial slopes. Hydrogeology According to the Environment Agency's mapping website 'What's in my backyard' the site is not situated within a Groundwater Source Protection Zone (GSPZ). According to the Environment Agency's mapping website 'What's in my backyard', the bedrock and superficial deposits on site do not comprise aquifers. The site area is designated a high-risk vulnerability zone with a soluble rock risk.

	Surface waters The nearest surface water features to the site are two minor surface water drains and golf course ponds to the north, east and west of the site, the closest of which is 88m to the west of the site boundary. According to the Flood Map for Planning Service, the site is situated in flood zone 1, meaning the land has a less than 1 in 1,000 annual probability of river or sea flooding. Ecology A 'Nature and Heritage Conservation Screen' (EPR/FB3904CH/A001) was requested from the Environment Agency. The screen did not identify any nature and heritage conservation interests that could be impacted by the current proposal.
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	With reference to historic maps dated from 1872 to present, the following activities were identified on the site: 1872-1938: Site area is part of a single field. A historic chalk pit is shown 200m from the North-Eastern corner of the site. Whitehouse Cottage is shown outside 200m from the North-Eastern corner of the site. 1938-1961: Three electricity pylons carrying cables have been erected approximately 170m from the Eastern and Southern sides of the site. 1961 – 1970: No changes to the surrounding area or within the site boundary. 1970-1973: Sewage treatment facility constructed 210m to the South West of the site boundary. No changes within the site boundary. 1973 – 1977: No changes within the site boundary or to the surrounding area. 1977 – Present: No changes within site boundary. Solar farm constructed 330m to west of site. Hampshire Golf Course constructed to the North of the site on the other side of Winchester Road. In the early 2000's a number of waste exemptions were allowed for this site for the importation of inert material. In December 2011, a Standard Rules SR2010 No9 environmental permit, EPR/CB3837AC was issued to

	John Stacey & Sons Ltd (current land owner) in December 2011. However, this permit was then subject to a low risk surrender which was issued in January 2013. Although the previous permit holder states that the project was finished, this is actually not the case. It is uncertain how much inert waste has actually imported into the site. There is no visual olfactory evidence of contamination on site within the application site.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There is no evidence of historic contamination within the site boundary.
Baseline soil and groundwater reference data	None provided.
Supporting information	None provided.

3.0 Permitted activities	
Permitted activities	The operator seeks to import inert waste for the extension of the greens of Hampshire Golf Club to the north of the site. It is considered that the proposed activity will fall under the following recovery and disposal codes:- • R5: Recycling/reclamation of other inorganic materials; • R10: Land treatment resulting in benefit to agriculture or ecological improvement; and • R13: Storage of wastes pending any of the operations numbered R5 and R10.
Non-permitted activities undertaken	None
Document references for: • plan showing activity layout; and • environmental risk assessment.	NPH/A103471/PER/01 – Environmental Permit Boundary

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?	
Have there been any 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?	
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 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 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.