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ENERGY AND CLIMATE CHANGE
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WASTE RESOURCE MANAGEMENT



NYOBOLT LIMITED

PILOT FACILITY, HAVERHILL

SITE CONDITION REPORT

JULY 2024

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SITE CONDITION REPORT

JUNE 2024

PREPARED BY:

Dominiqua Drakeford- Associate Director
Allen



REVIEWED BY:

Alison Cook Technical Director



APPROVED BY:

Alison Cook Technical Director



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CONTENTS

1 INTRODUCTION..... 1
2 ENVIRONMENT AGENCY TABLES.....2

DRAWINGS	TITLE	SCALE
BM12404-001	Environmental Permit Boundary	

1 INTRODUCTION

- 1.1.1 Nyobolt Limited have commissioned Wardell Armstrong to prepare a Site Condition Report for their pilot facility in Haverhill, Suffolk, which will produce product A to supply the battery manufacturing sector.
- 1.1.2 This report contains information to establish the baseline conditions of the ground, both from a geological perspective and contamination setting.
- 1.1.3 This report has been prepared in line with the H5 Guidance and template published by the Environment Agency. Sections one through three have been completed and submitted with the permit application. Sections four through seven will be completed through the life of the permit and sections eight through 10 will be completed at permit surrender.

1.0 SITE DETAILS	
Name of the applicant	Nyobolt Limited (Company no. 11863045)
Activity address	Unit 1a and b, Homefield Road, Homefield Industrial Estate, Haverhill, CB9 8QP
National grid reference	TL 66273 44544
Document references for site plans (including location and boundaries)	BM12404-001 Environmental Permit Boundary Plan

2.0 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>Bedrock geology - The site is underlain with Lewes Nodular Chalk Formation and Seaford Chalk Formation. Sedimentary bedrock - likely formed between 93.9 and 83.6 million years ago during the Cretaceous period.</p> <p>Superficial</p> <p>Secondary (undifferentiated) Lowestoft Formation – Diamicton. Sedimentary superficial deposits formed between 48- and 423 thousand years ago during the Quaternary period.</p> <p>Groundwater vulnerability</p> <p>The facility is location on a Source Protection Zone 3 – total catchment.</p> <p>It is within a drinking water safeguard zone for surface water, however the facility is not in a drinking water safeguard zone for groundwater.</p> <p>Soils</p> <p>Soils underlying the area are likely to comprise of sand dune soils .</p> <p>Hydrogeology</p> <p>The site is located on a principal aquifer.</p> <p>Surface Waters and Flooding</p>

	<p>The facility is located in a flood zone 1, with a low probability of flooding from rivers and seas.</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>A review of historical mapping available on Google Earth Pro indicates that the unit was constructed between 2000 and 2003 (planning permission granted 31st December 2001), as part of the expansion of a preexisting industrial estate. Prior to this, areal imagery shows the land to be rural/green belt.</p> <p>Prior to Nyobolt acquiring the facility, it was used as a pilot manufacturing plant for the manufacturing of nanotherm technology.</p> <p>The units have been constructed on impermeable concrete surfacing. There is no evidence of pollution incidents.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No evidence of historical contamination can be seen from information available.</p>
<p>Baseline soil and groundwater reference data</p>	<p>Baseline data is not considered necessary as the site is small scale and uses only non-hazardous materials. All materials are stored in suitable containers and the site is inside a building on impermeable pavement.</p> <p>Abatement is in place to minimise emissions of dust.</p> <p>The potential for pollution of soil or groundwater is therefore negligible and it is preferable not to damage the existing containment by drilling through the concrete floor to take samples.</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> • BGS Onshore Geindex used for local Geology at 1:50,000 and 1:625,000 scales. • Scanned Hydrogeology maps from BGS. • UK.gov website used for flooding risk assessment. • Nyobolt Ltd supporting documents • West Suffolk Planning Portal (SE/01/3292/P)

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3.0 PERMITTED ACTIVITIES	
Permitted activities	<p>The permit application submitted by Nyobolt Ltd comprises an installation permit allowing the production of product A; a listed activity within the Environmental Permitting Regulations (England and Wales) 2016.</p> <p>The process will produce a homogenised product (product A) from two non-hazardous raw materials; no waste is to be accepted to the facility or used in the process. The process does not generate any waste material.</p> <p>Any waste arising from the activities will be managed in accordance with the environmental permit.</p>
Non-permitted activities undertaken	All operations on site will be regulated under the Environmental Permit.
Document references for:	<p>Drawing number BM12404-001 shows the site permit boundary in relation to the surrounding area.</p> <p>The Environmental Risk Assessment for the proposed activities at the site is provided in the Habitats, Amenity and Accident Risk Assessment document.</p> <p>The management of fugitive dust emissions is described in the Dust Emissions Management Plan.</p> <p>The Operations on site are set out and described in the Operating Techniques document.</p>

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 of 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	
Checklist of 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	
Checklist of supporting information	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

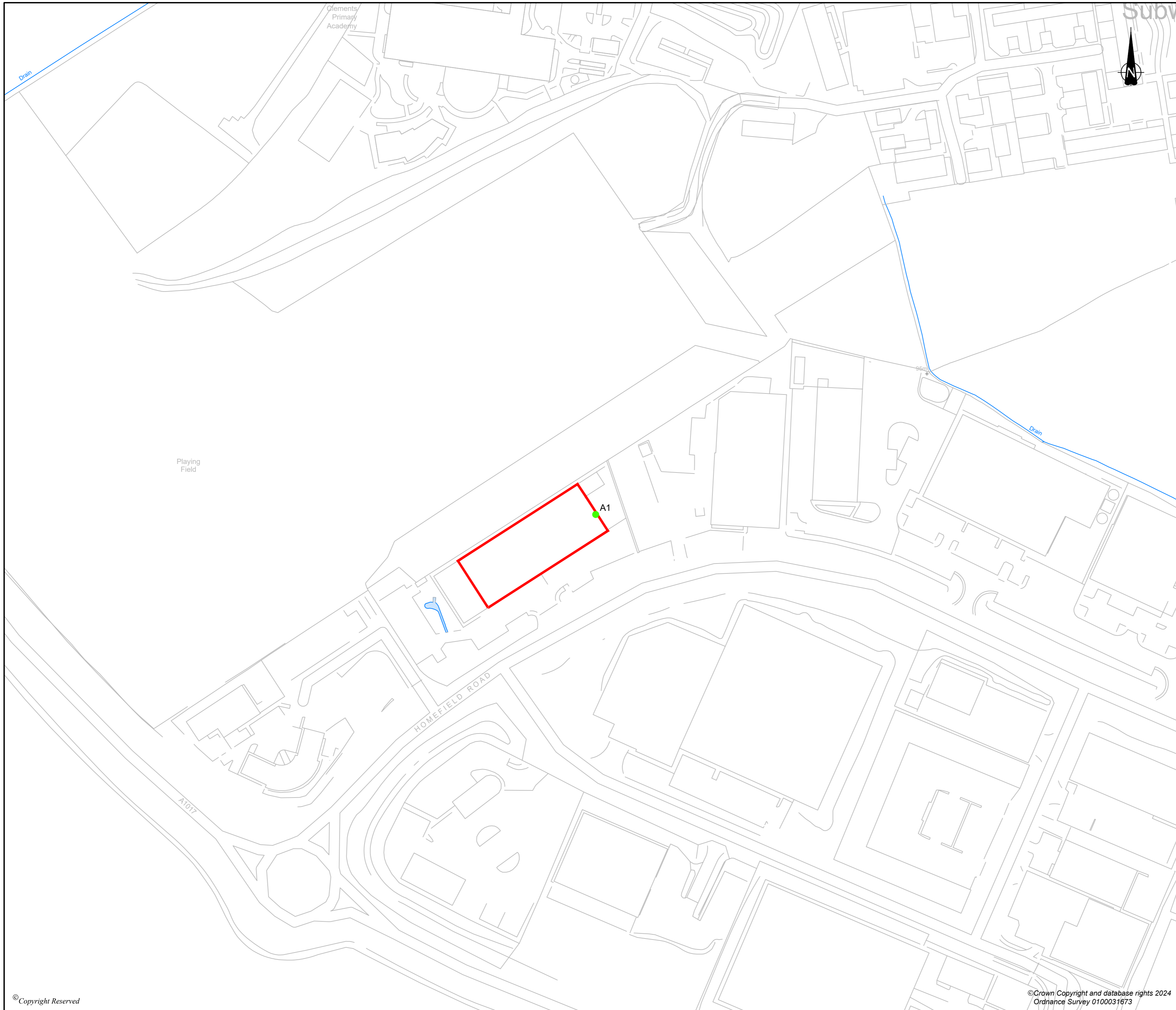
7.0 Soil gas and water quality monitoring (where undertaken)	
Checklist of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)

8.0 Decommissioning and removal of pollution risk	
Checklist of supporting information	<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)	
Checklist of supporting information	<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	

DRAWING



DO NOT SCALE FROM THIS DRAWING

KEY

- SITE BOUNDARY
- A1 POINT SOURCE EMISSION TO AIR

A	First Issue	18/10/24	HRK	LP	LP
REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT
NYOBOLT LTD

PROJECT
**UNIT 1 A & B, HOMEFILED ROAD,
HAVERHILL**

DRAWING TITLE
ENVIRONMENTAL PERMIT BOUNDARY PLAN

DRG No.	BM12404-001	REV	A	SUIT. CODE	
DRG SIZE	A2	SCALE	1:1250	DATE	18/10/24
DRAWN BY	SJB	CHECKED BY	LP	APPROVED BY	LP

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STOKE-ON-TRENT

Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)1782 276 700

BIRMINGHAM

Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

BOLTON

41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)1204 227 227

BRISTOL

Temple Studios
Temple Gate
Redcliffe
Bristol
BS1 6QA
Tel: +44 (0)117 203 4477

BURY ST EDMUNDS

Armstrong House
Lamdin Road
Bury St Edmunds
Suffolk
IP32 6NU
Tel: +44 (0)1284 765 210

CARDIFF

Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE

Marconi Road
Burgh Road Industrial Estate
Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)1228 550 575

EDINBURGH

Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW

24 St Vincent Place
Glasgow
G1 2EU
Tel: +44 (0)141 428 4499

LEEDS

36 Park Row
Leeds
LS1 5JL
Tel: +44 (0)113 831 5533

LONDON

Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

NEWCASTLE UPON TYNE

City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

TRURO

Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International office:

ALMATY

29/6 Satpaev Avenue
Hyatt Regency Hotel
Office Tower
Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310