

SITE CONDITION REPORT TEMPLATE

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

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

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	Element Six Technologies Ltd
Activity address	Kings Ride Park, Ascot, Berkshire, SL5 8BP
National grid reference	SU 90434 67971
Document reference and dates for Site Condition Report at permit application and surrender	Permit application site condition report - <i>B2.004 – H5-SCR</i> , August 2020 Permit surrender site condition report – <i>B3.001 H5-SCR</i> , date 20/08/2026
Document references for site plans (including location and boundaries)	B2.003 – Site Location and Site Plan

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	From published British Geological Survey mapping, the Site is indicated as being underlain by superficial deposits of the River Terrace deposit – sand and gravel. The underlying bedrock is mapped as the Bagshot Formation – Sand. The EA classifies the superficial deposits (River Terrace) as a Secondary Undifferentiated Aquifer and the bedrock (Bagshot Formation) as a Secondary A Aquifer. There are no surface water features near the site. The site is not located within or near a Groundwater Source Protection Zone.
Pollution history including: • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination	There are no records of any previous pollution incidents and none were reported by site personnel to have occurred. The manufacturing process is carried out inside a building with sealed concrete floors. The location where the site is has always been a Business Park. Element Six has been in the business park since 2001.

evidence of damage to pollution prevention measures	There isn't any visual or olfactory evidence of contamination. All bunds are in good visual condition and are purpose built.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No historical site investigations have been undertaken as no evidence of the likelihood of contamination has been identified.
Baseline soil and groundwater reference data	It is not proposed to take any soil and groundwater reference data. The relevant hazardous substances are permanently used within buildings in small quantities, transported in a bunded trolley.
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

3.0 Permitted activities	
Permitted activities	Section 4.2 Inorganic Chemicals Part A(1) (b) Section 4.2 A(1)(a)(i) Producing inorganic chemicals such as - gases (hydrogen)
Non-permitted activities undertaken	Directly associated activities are: raw materials storage, finished product storage and waste storage.
Document references for: - plan showing activity layout; and - environmental risk assessment.	<i>B2.003 – Site Location and Site Plan</i> Original air quality assessment as submitted with application – doc reference <i>19-1896.05-Element Six_AirQualityAssessment_17SEP2020</i> Updated air quality assessment done during operations considering new monitoring data – doc reference <i>94777.570471-E6-Element Six_AirQualityAssessment_06AUG2023</i> Element Six provided the 2023 document to the EA on their CAR compliance assessment visit in 2025.

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?	No
Have there been any changes to the permitted activities?	Yes – the permitted operations have ceased permanently.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	• No changes to boundary • No changes to permitted activities • No new 'dangerous substances'

5.0 Measures taken to protect land	
For the duration of the permit, there were no recorded environmental spills or incidents. We undertook local HF / NO_x monitoring as required in the permit. Spill kits and controls were in place and were used as per standard operating procedures (referenced below). Please see ISO certificates – • ISO 14001 in place from 2022 - present, doc reference <i>SGS ISO 14001 Certificate 21.07.25</i>, <i>SGS ISO 14001 Certificate 14.02.24</i>, These SOP's are available if required - • <i>SOP 03-04-01 Chemical Handling & Acid Cleaning SOP</i> • <i>SOP 03-04-03 HF IBC Movement</i> • <i>ES 3.04 IBC movement</i> • <i>SHEQ 3.25 UKTEC Emergency Plan</i>	
Checklist of supporting information	As above.

6.0 Pollution incidents that may have had an impact on land, and their remediation	
No recorded pollution incidents occurred for the duration of the permit.	
Checklist of supporting information	As above.

7.0 Soil gas and water quality monitoring (where undertaken)	
Not applicable.	
Checklist of supporting information	As above.

8.0 Decommissioning and removal of pollution risk

On Friday 29th May 2026 all HF / nitric operations ceased. The chemicals have been removed from site to licenced waste contractors and no more chemicals are being delivered to site. The chemical processing equipment has all been removed.
Hydrogen – all hydrogen generators have been removed from site.

Checklist of supporting information	As above.
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9.0 Reference data and remediation (where relevant)

We did not have to collect land and/or groundwater data because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

Checklist of supporting information	As above.
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10.0 Statement of site condition

The pollution risk has been removed, and processing equipment has been removed from site. As per the information from sections 3 to 7, we can now conclude that the permitted activities have stopped, and the land is in a satisfactory condition.