
Virtus Holdco Ltd.

Saunderton Data Centre Campus

ENVIRONMENTAL PERMIT APPLICATION – SITE CONDITION REPORT



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Sustainable change.

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1 Introduction

1.1 Purpose of this report

Temple (now Ramboll) was instructed by Bryden Wood on behalf of Virtus to provide environmental permitting support in relation to a proposed new data centre located in Saunderton Buckinghamshire.

This Site Condition Report (SCRp) has been produced to describe the baseline condition of the land, soil and groundwater at the site, at the time of permit application, and is based on available information. The SCRp will continue to be updated during the lifetime of the permit as appropriate, and Sections 6–11 will be updated during the lifetime of the permit and completed upon the surrender of the permit.

The site condition report has been written in line with the EA's Guidance for Applicants (H5)1 – Site Condition Report document and intends to meet the requirements for such a report for a new facility regulated under the Environmental Permitting (England and Wales) Regulations 2016 (as amended) where there may be a significant risk to land or groundwater.

The objectives of this Site Condition Report (SCRp) are to:

- provide information on the current and proposed site activities and the site condition;
- establish any additional information to the environmental setting and land pollution history for the site;
- identify activities that are conducted at the installation which may cause pollution of the land and / or groundwater;
- identify and assess the preventative measures that will be in place to protect the land and / or groundwater;
- assess whether there is a risk to the land and / or groundwater beneath the site and potential from impact from the proposed site activities; and

¹ Environmental Permitting Regulations Site condition report -guidance and templates. (n.d.). Available at: https://assets.publishing.service.gov.uk/media/5a7c788040f0b62aff6c1e60/LIT_8001_38258e.pdf. Accessed (28 November 2024)

- be sufficient to form the basis of any required further work to establish baseline conditions.

This report has been prepared by Temple Group (now Ramboll) using information provided by the client, (Brydenwood), Virtus (the operator), third parties and publicly available information. The SCRp has considered the following elements:

- A desk-based review of existing reports and information, including Landmark Envirocheck report, site history, local geology, hydrogeology and hydrology as well as historical Ordnance Survey maps; and
- Information provided by the operator.

This SCRp is a live document that will be updated throughout the life of the installation. Sections 7– 9 of this report are to be completed by the Operator, as necessary, when the requirements are met. This includes if there are changes to the activity at the site, to maintain a record of measures taken to protect the land, to maintain a record of pollution incidents and to record the results of soil gas and water quality monitoring. Sections 11 and 12 of this report are to be completed on surrender of the environmental permit when decommissioning the site to remove the pollution risk and to provide a statement of the site's condition.

1.2 Details of the Permit Application (site details)

Name of the Applicant: Virtus Holdco Ltd.

Activity Address: Haw Lane, Saunderton, Buckinghamshire, HP14 4JD

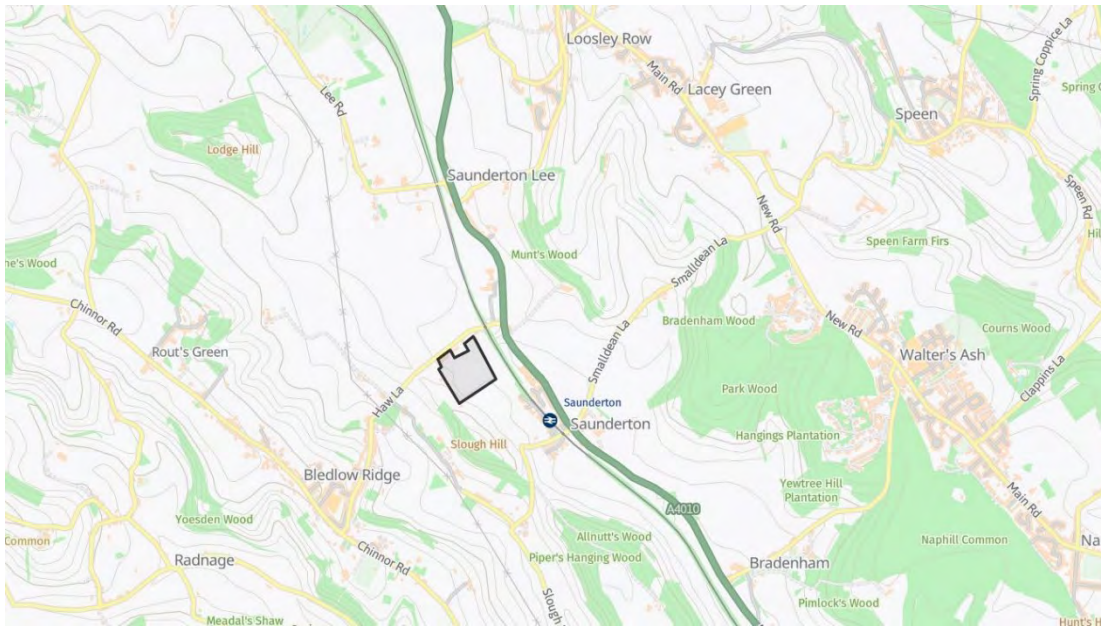
OS National Grid Reference: 480790 198500

Site Condition Report Reference (at permit application): 24027-TEM-ZZZ-ZZ-RP-Y-0005

1.3 Site Location

The site is located immediately to the south of Haw Lane, approximately 400m to the west of the A4010 (Wycombe Road) and approximately 300m to the west of the London to Birmingham railway line and circa 500m northwest of Saunderton railway station. A site location plan is presented in Figure 1.1 below.

Figure 1.1 --Site Location Plan (site boundary outlined in black)



The site is roughly rectangular in shape, with the long axis aligned northwest to southeast. The site is largely devoid of structures with the only buildings located on the northwestern site boundary alongside Haw Lane.

The south of the site has been stripped to the underlying chalk with a car park and storage area located centrally in the northern part of the site. The site is generally flat with a gentle slope from approximately 120m Above Ordnance Datum (AOD) in the north to 140m AOD in the south. The site occupies an area of approximately 96,650m².

2 Environmental Setting

2.1 General

The site's environmental setting, including geology, hydrogeology, and hydrology, as summarised below, is presented in Appendix A of this report – Landmark Envirocheck Report.

2.2 Geology

Reference to the relevant British Geological Survey (BGS) map indicates that site is expected to be underlain by a limited thickness of Made Ground. Superficial geology is generally absent. However superficial geology of 'Head 1' is indicated to be present in the northeastern corner of the site. Head 1 is described by the BGS as comprising 'sand and gravel, locally with lenses of silt, clay or peat and organic material' and was deposited during the Quaternary period. The BGS map does not indicate the thickness of the Head 1 deposits, however it is anticipated to be of a limited thickness.

The Head 1 deposits, and the remainder of the site, is indicated to be immediately underlain by Bedrock Geology of the New Pit Chalk Formation. The New Pit Chalk Formation is described as 'principally blocky, white firm to moderately hard chalk with numerous marls or paired marl seams' by the BGS of Cretaceous age. The BGS indicate the New Pit Chalk Formation to be between 10m and 50m thick.

Additionally, superficial geology comprising clay with flints comprising– clay, silt, sand and gravel is indicated by the BGS to be present approximately 30m to the southeast of the site boundary. The BGS describes this as 'a residual deposit formed from the dissolution, decalcification and cryoturbation of bedrock strata of the Chalk Group' and consisting of 'orange-brown and red-brown sandy clay with abundant nodules and rounded pebbles of flint.

Angular flints are derived from the Chalk and the BGS indicates that this could be up to 10m thick and that the deposition was made during the Neogene and Quaternary periods.

Bedrock geology comprising the Holywell Nodular Chalk Formation is indicated to be present 60m to the northeast of the site and may underlie the site. The BGS map describes this as being 'generally hard nodular chalks with thin flaser marls and significant proportions of shell debris in part' and was formed during the Cretaceous period. The BGS indicate the Holywell Nodular Chalk Formation to be between 10 and 35m thick.

2.3 Hydrogeology

The site is underlain by a Principal Bedrock Aquifer consisting of the South-West Chalk, which is designated as High Vulnerability. The Head 1 superficial deposit in the northeast of the site is classified by the BGS as a Secondary Aquifer – Undifferentiated. The clay with flints formation located approximately 30m to the southeast of the site is classified by the BGS to be an Unproductive Strata.

The underlying Groundwater body is the South-West Chilterns Chalk, is designated as being of 'good' chemical and 'good' quantitative status under the Water Framework Directive classification scheme.

The site is located within a Source Protection Zone (SPZ), Zone II (Outer Protection Zone).

There are two no. groundwater abstraction points within 500m of the site, one is 12m to the southwest of the site and another 90m to the south of the site. Both abstraction points are considered to be active, and the listed operator is Saunderton Data Centre GP Limited. There are no further groundwater abstractions located within 1 km of the site.

There is one active discharge consent within 500m of the site. This is located circa 430m to the north of the site and relates to treated effluent discharged to land/soakaway. There is one discharge consent on the site relating to Molins Tobacco Machinery Limited and this was revoked in 1996. This related to an unknown discharge to land/soakaway. A further discharge consent was located circa 450m to the southeast of the site and was revoked in 1992, which related to cooling water discharged to land/soakaway.

2.4 Surface Waters

The nearest surface water feature is an unnamed watercourse located 589m southeast of the site. There are no other surface water features within 1km.

The site is not at risk of flooding from rivers or the sea. The Environment Agency surface water flooding map indicates that there is a limited extent of 1 in 30-year (high chance) flooding immediately to the north of the site boundary, on Haw Lane, as well as some isolated areas of potential 1 in 30-year (high chance) flooding within the site boundary. The BGS indicates there is limited potential of groundwater flooding to occur in the southern half of the site. The BGS also indicates that there is the potential for groundwater flooding of property below ground level in the northern half of the site and to the east of the site boundary.

An area noted as having the potential for groundwater flooding of property below ground level to the east of the site boundary encroaches approximately 25m into the southeast of the site.

2.5 Pollution History

The Envirocheck did not identify any recorded pollution incidents at or in the vicinity of the site.

3 Historical Land Use

3.1 General

Historical on-site and off-site land use maps are included in Appendix A – Landmark Envirocheck Report.

3.2 On-Site Historical Land Use.

The Ordnance Survey (OS) map of 1885 (1:10,560) shows that the site is devoid of any buildings. A barrow (burial mound) is located along the northern site boundary, and a footpath runs across the site in a north-south alignment. The barrow is designated as a Scheduled Ancient Monument (NHLE 1013955).

Development of the site is first shown on an aerial photograph in 1947 (1:10,560), when there is evidence of structures resembling paths and roadways having been constructed which cross the entire site in a crisscross pattern. Using historical records, it is understood that the site is likely to have been developed prior to the Second World War (WWII) as part of the Government's Shadow Factory Scheme although no drawings confirming the extent of the works have been located.

The historical map of 1960 (1:10,000) shows that the site has been developed with approximately 15 buildings, mostly located on the western side of the site and the site is labelled as a works. Two small buildings have been constructed immediately to the northwest of the site.

By 1977 (1:2,500), the site has been developed as a works consisting of five main buildings and additional smaller buildings. An electricity substation is located in the southwestern corner with another immediately to the northeast of the site boundary. Tanks are located centrally on the site and water towers are located in the southwestern corner. The barrow in the north of the site no longer appears on the map. The road to the north of the site boundary is now labelled as Haw Lane.

The OS map of 2013 (1:10,000) shows that all structures on the site have been demolished except for three buildings on the northern boundary of the site.

The aerial photograph of 2024 shows that further demolition has occurred at the site, with only two main buildings and one smaller structure remaining on the site boundary adjacent to Haw Lane. The site appears to have been stripped down to the chalk bedrock.

The barrow in the north of the site is no longer visible as an earthwork in the 2024 aerial photograph. Approximately 70% of the monument lies beneath an area of lawn and the

remainder lies beneath the building in the northeast of the site; this land continues to be scheduled.

3.3 Surrounding Area History

The 1885 map (1:10,560) indicates a well approximately 50m to the northeast of the site. A second barrow is located approximately 100m to the north of the site. Slough Farm, comprising a collection of buildings, is located immediately adjacent to the northeast boundary. An unnamed roadway runs along the northern boundary of the site, and the Wycombe Branch of the Great Western Railway Line runs from the northwest to the southeast, 100m to the northeast of the site. The surrounding land within 500m of the site appears to be open fields, likely arable farmland. The settlement of Slough is located approximately 600m to the southeast of the site.

The roadway immediately adjacent to the northern site boundary is labelled as Hall Lane by 1898 (1:2,500).

By 1922 (1:2,500), Saunderton Railway Station, and associated minor developments, have been constructed approximately 400m to the southeast of the site and the railway line is noted as the Great Western and Great Central Joint Railway. An old chalk pit is now located 500m to the west of the site.

By 1977 (1:2,500), there has been significant residential development more than 500m to the west of the site. An industrial estate, including a timber yard, depot and additional residential properties has been constructed 500m to the southeast. Additionally, the well originally located approximately 50m to the northeast of the site is no longer labelled.

The OS map of 1999 (1:10,000) shows that the settlement to the southeast of the site has been renamed Saunderton, replacing its previous name of Slough. There have been further residential developments beyond 500m to the southwest and north of the site.

By 2024, aerial photography of the site and its surroundings shows that the industrial estate previously located 500m to the southeast has been replaced with residential properties.

One barrow, approximately 100m to the north of the site remains visible above ground. In addition to the barrow within the site boundary, there are two no. former barrows within 500m of the site to the north and records of flint archaeological remains in the area. All barrows to the north of the site are Scheduled Ancient Monuments.

The site was developed in the years leading up to WWII. There is no specific information relating to the nature and extent of operations, although it is likely that the works

related to aeroplane parts or engines. Possible contaminants linked to these works include¹

- metals and metalloid compounds;
- acids and alkalis;
- organic compounds;
- solvents;
- oils and lubricants;
- polychlorinated biphenyls (PCBs); and
- asbestos.

After WWII the site was used for various industrial processes including the manufacture of machinery to produce cigarettes, paper and cardboard production and storage of paint and radioactive products.

Contaminants associated with the production of paper include:

- metals and metallic compounds;
- NO_x, SO₂, CO and H₂S;
- inorganic compounds;
- acids and alkalis;
- solvents;
- other organic compounds;
- oils;
- asbestos; and
- PCBs.

Contaminants associated with machinery production include:

¹ [DoE Industry Profiles](#)

- Iron;
- Aluminium;
- chromium;
- lead;
- manganese;
- molybdenum;
- nickel;
- tin;
- vanadium;
- zinc;
- phosphates;
- acids/alkalis;
- asbestos;
- fuels and oils; and
- PCBs.

The storage and use of paint could introduce contaminants including:

- metals and metalloids;
- inorganic compounds; and
- organic compounds including aliphatic/aromatic hydrocarbons and halogenated solvents.

4 Evidence of Historical Contamination

This section summarises the findings of historical intrusive site investigations and remediation activities which have been undertaken at the site.

The site has been used in various manufacturing capacities since the 1940s. The site's industrial use both during the WWII and the subsequent works have the potential to have introduced contaminants to the site.

Intrusive site investigations were undertaken in 2007 (Arup), 2010 (RPS), 2014 (Hydrock), 2022 (Ramboll) as well as a geotechnical investigation in 2024 (Socotec).

Hydrock Report (2014) Site Investigation

The 2014 Hydrock report identified seven locations within the site with elevated concentrations of polyaromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH) and semi-volatile organic compounds (SVOCs). The 2020 Remediation Statement was written by GEA and identified ten locations of organic or asbestos impacted soils.

Ramboll Report Site Investigation Report (2022)

The 2022 investigation identified a further four locations of concentrated contamination below ground level.

Each of the locations where elevated contaminant concentrations were found have now been delineated and removed from the site.

Groundwater Monitoring

Groundwater monitoring was undertaken at the site between 2007 and 2014 and again in 2022. The 2022 results were generally consistent with (or lower than) the findings from 2007-2014 and does not indicate an adverse impact to groundwater due to the remediation and enabling works that were undertaken at the site. It has been concluded that no additional validation or verification works, or longer-term monitoring is required in relation to the development area prior to construction and all potential risks to controlled waters are considered to have been appropriately mitigated.

4.1 Previous Reporting

Ground investigations were undertaken at the site by Arup in 2007, RPS in 2010 and Hydrock in 2014. A Remediation Strategy was produced by RPS and submitted to the Local Authority Planning Department and the associated planning condition was subsequently discharged.

In 2022, Ramboll produced a Remediation Strategy Addendum to provide updates to the 2010 report by RPS. Also, in 2022 Ramboll produced a Remediation Verification Report.

The Remediation Verification Report confirms that ‘hot spots’ of contamination were remediated via wholesale removal of Made Ground and strategies have been put in place to ensure that further, unforeseen contamination is dealt with appropriately.

A conceptual site model was produced by RPS based on the 2010 RPS Remediation Strategy. The additional investigation data collected since 2010 did not alter this, nor the remediation objectives. The principal receptor identified was groundwater within the underlying aquifer. The future development includes hardstanding and building cover which reduces the risk to future site users, the underlying soil and aquifer.

The 2022 Ramboll Verification Report concluded that the Remediation Strategy had been implemented successfully and potential risks to controlled waters had been appropriately mitigated. Further to this, the report also concluded that no additional validation or verification works, or longer-term monitoring is required in relation to the development area prior to construction.

Table 4.1 below summarises the intrusive investigations undertaken to date at the site.

Table 4.1 – Summary of Site Investigations Completed at the Site.

Company Completing Site Investigation	Year of Site Investigation	Report Title / Type
Arup	2007	Ground Investigation
RPS	2010	Remediation Strategy
Hydrock	2014	Desk Study and Ground Investigation
Ramboll	2022	Former Molins Site, Saunderton Remediation Verification Report
Socotec	2024	Ground Investigation Report – Factual Account of Fieldwork, Monitoring and Laboratory testing and Interpretive Assessment.
Land Science	2025	Phase I And Phase II Geotechnical And Geo-Environmental Investigation

4.2 Baseline Soil and Groundwater Reference Data

The data gathered by the previous investigations (2007,2010, 2014,2022 and 2024) has been compiled and is available in the following locations:

Baseline soil data is available in Appendix 4 of the 2022 Remediation Verification Report by Ramboll.

The findings of the baseline soil and groundwater reports have been summarised below. The 2022 Ramboll report and 2025 Land Science report have been included in Appendix B of this report.

Baseline soil and groundwater data has been gathered by the previous ground investigations. The findings of these reports are assessed in Ramboll's Remediation Verification Report (December 2022) and summarised below.

The RPS Remediation Strategy (2010) developed a Conceptual Site Model which identifies groundwater within the chalk aquifer as the principal receptor. We concur with RPS' Conceptual Site model and agree that the groundwater within the chalk aquifer remains a principal receptor.

The 2014 Hydrock assessment was carried out in connection to a proposed residential development and included two no. groundwater monitoring wells at down-hydraulic gradient positions to the former factory buildings and 37 no. trial pits. The investigation

recorded seven 'hot spots; where elevated concentrations of polyaromatic hydrocarbons (PAH), total petroleum hydrocarbons (TPH) and semi-volatile organic compounds (SVOCs) were recorded in shallow soil in excess of generic assessment criteria for a residential end use.

The 2020 Remediation Statement developed by GEA identified ten hot spots of organic or asbestos impacted soils requiring offsite disposal.

Following the removal of the 'hot spots' in 2022, a further three areas of the site were identified as requiring excavation as well as a redundant section of pipework. All four of these sources were excavated and validation of the soil was completed satisfactorily.

The remediation of impacted soils was carried out and verified by Ramboll in 2022, the report concluded that wholesale removal of Made Ground and impacted soils within the development area including the identified 'hot spots' was successfully carried out.

Groundwater sampling carried out as part of the investigation did not identify the presence of hydrocarbons, and risks to controlled water were assessed to be low.

AA Environmental Ltd undertook a programme of groundwater monitoring in 2022 on behalf of Ramboll, in accordance with the requirements of the Remediation Statement Addendum (RSA). The programme utilised three existing monitoring wells (BH001, BH103), BH105) and three new monitoring wells (BH401, BH402, BH403). These were all installed into the chalk aquifer and include one well up gradient and two adjacent to the down gradient site boundary. Three rounds of monitoring were undertaken in July/August, October and November 2022.

Overall, concentrations of contaminants were recorded at concentrations at the same level or lower than in previous investigations (2007, 2014). Concentrations of TPH, PAHs and VOCs were not detected above laboratory detection limits in any samples. No unusual field observations or visual or olfactory indicators were reported during sampling. The groundwater monitoring data does not indicate an adverse impact to groundwater as a result of the remediation and enabling works.

Despite the sensitivity of the chalk aquifer beneath the site, it is considered that the remediation of affected soils has been successful and the risk to groundwater from previous site activities is assessed to be low.

The 2025 Land Science investigation found that there are no further risks relating to contamination as the site has been remediated and the reports approved by the Council.

4.3 Potential Contaminants from Site Activities.

The site will consist of four no. new data centre buildings (London 15, 16,17, 18). A total of 57 no. generators will be installed at the site. Substances that may be present in storage and in use within the installation include:

- diesel;
- Lubricating oil;
- grease; and
- antifreeze.

These chemicals will be stored in and around the generators and are associated with the delivery of fuels to the installation, storage and transport of fuel within the site and for use during the generator's operation.

The Virtus Saunderton Campus will have no below ground storage tanks; each generator will be fitted with a belly tank sized to provide at least 48 hours fuel capacity when the set is running at full load, the tank will be double skinned/internally bundled with a capacity to contain no less than 110% of the total fuel volume. The 2.4 MW generator belly tanks having a usable capacity of 34,500 litres (40,000 litres brimful) and the 2.8 MW generator belly tanks having a usable capacity of 40,000 litres (48,000 litres (brimful). Generators and their tanks and containment features will be checked daily for signs of wear in accordance with the Asset Integrity Programme. Servicing of the generators will be undertaken by the OEM or OEM approved provider six monthly and annually.

All fuel distribution pipework will always be available and maintainable. Where fuel delivery pipework is external or buried it will be in double walled 'pipe-in-pipe' type with leak detection in the annular space, linked back to the generator control panel and facility monitoring system. All fuel pipework shall be EN10255 red heavy carbon steel pipe SCH40 / black iron fully welded. Inner/carrier pipe to be suitable for service and environment. Pipework shall be insulated and trace heated for frost protection.

The site will comprise mainly concrete or tarmacadam hardstanding with very few landscaped areas and all fuel delivery and refilling activities will take place on hardstanding.

The risks associated with the handling and storage of fuel at the installation and the mitigation measures in place are detailed in the Environmental Risk Assessment.

The surface water drainage strategy is outlined in the technical supporting documentation for this Environmental Permit Application [24027-TEM-ZZZ-ZZ-RP-Y-

0004]. Petrol interceptors will be installed to ensure that hydrocarbons are removed from surface water runoff. The forecourt will be serviced by a separator with the capacity to contain a catastrophic fuel spill and be fitted with an alarm in line with the Environment Agency's and DEFRA's guidance "Oil Storage Regulations for Businesses." Each fuel delivery area will be serviced by a forecourt separator with manual penstock valves on downstream manholes (to be closed during refilling operations). Drainage will pass through a Class 1 bypass petrol interceptor before entering below ground attenuation tanks, one serving the northern portion of the site and a second serving the southern portion of the site, before discharging to W1. The southern catchment will be serviced by a 4125 C1/SC from SPEL (or similar approved), and the northern catchment will be serviced by a NSBE125 from Kingspan (or similar approved).

Ramboll coordinated works to support the discharge of Planning Condition 8 which included wholesale removal of made ground comprising of chemical and asbestos contamination. Other works included the implementation a discovery strategy to manage unforeseen contamination, the implementation of a waste strategy, the implementation of groundwater monitoring and the recording and reporting of the work undertaken.

It has been concluded that the implementation of the remediation strategy has been successfully completed in relation to the development area and enabling phase and the potential risks to controlled waters are considered to have been appropriately mitigated. The verification report does not recommend further validation or verification works, or longer-term monitoring of the development area prior to construction.

The following tables are to be completed by the Operator, as necessary, when the requirements are met throughout the lifetime of the project and at permit surrender.

5 Conclusions

The Environmental Risk Assessment summarises the risks that are associated with the activities that will be undertaken at the site. No adverse impacts to the environment are likely at the installation, due to the preventative measures that will be put into place to ensure that environmental integrity is maintained. These include but are not limited to:

- Operational measures and an Environmental Management System accredited to ISO 140001
- Infrastructure (oil-water separators, interceptors and settling tanks) that will be put in place to protect surface water
- The specifications of the fuel storage/belly tanks which adhere to UK guidance on fuel storage for businesses
- Strict refuelling procedures that will be enforced at the installation.

6 Site Details

Site details	
Permitted Activities	Energy: combustion with onsite aggregated rated thermal input >50 megawatts, gasification, liquefaction and refining activities (not including medium combustion plant and specified generators -select specific option below instead).
Non-Permitted Activities Undertaken	Operation of the data centre including transport and storage of diesel.
Document References for: Plan showing activity layout; and Environmental risk assessment.	24027-TEM-ZZZ-ZZ-RP-Y-0004 (Technical Supporting Documentation) 24027-TEM-ZZZ-ZZ-RP-Y-0006 (Environmental Risk Assessment)
Title	Technical Supporting Documentation, Saunderton Data Centre Campus Environmental Risk Assessment, Saunderton Data Centre Campus

7 Changes to the Activity

Changes to the activity	
Have there been any changes to the activity boundary?	To be completed by the operator during the lifetime of the permit.
Have there been any changes to the permitted activities?	To be completed by the operator during the lifetime of the permit.
Have there been any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	To be completed by the operator during the lifetime of the permit.
Checklist of supporting information	Plan to show 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)

8 Measures Taken to Protect Land

Measures Taken to Protect Land	
To be completed by the operator during the lifetime of the permit and at permit surrender 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	A baseline site condition report that you produced in response to IED requirements (installations only) Inspection records and summary of findings of inspections for all pollution prevention measures Records of maintenance, repair and replacement of pollution prevention measures.

9 Pollution Incidents That May Have Had an Impact on Land, and Their Remediation

Pollution incidents that may have had an impact on land, and their remediation	
To be completed by the operator during the lifetime of the permit and at Permit Surrender. 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 (including remediation verification reports)

10 Soil gas and water quality monitoring (where undertaken)

Soil gas and water quality monitoring (where undertaken)	
To be completed by the operator during the lifetime of the permit and at Permit Surrender. 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)

11 Decommissioning and removal of pollution risk

Decommissioning and removal of pollution risk	
To be completed by the operator during the lifetime of the permit and at Permit Surrender. 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)

12 Statement of Site Condition

Statement of site condition
To be completed by the operator during the lifetime of the permit and at Permit Surrender. 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.

APPENDIX A – LANDMARK ENVIROCHECK REPORT

APPENDIX B – Previous Site Investigations



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