

**Land Adjacent to Chiltern View Nursery,
Waste Transfer and Treatment Facility**

Site Condition Report

Report for:
Enterprise Skip Hire Limited
Wendover Rd
Stoke Mandeville
Aylesbury
HP22 5GX

Land Adjacent to Chiltern View Nursery, Waste Transfer and Treatment Facility

1.0 SITE DETAILS	
Name of the applicant	Enterprise Skip Hire Limited
Activity address	Chiltern View Nursery, Wendover Road, Stoke Mandeville, Buckinghamshire HP22 5GX
National grid reference	SP 84483 09981

Document reference and dates for Site Condition Report at permit application and surrender	233036/SCR
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Document references for site plans (including location and boundaries)	233036/D/001 Site Location Plan 233036/D/004 Site Layout Plan
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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>Location</p> <p>The site is located off Wendover Road (A413), south west of Chiltern View Garden Centre and circa 790 m south east of the centre of Stoke Mandeville.</p> <p>History</p> <p>The site has been operating as a waste transfer and treatment facility since at least 2012. The site is known to have previously been used as a former railway yard and agricultural machinery yard.</p> <p>Geology</p> <p>The site is underlain by the Gault Formation and Upper Greensand Formation (mudstone, siltstone and sandstone). No superficial deposits have been recorded at the site. The bedrock geology is designated as an unproductive aquifer. The site is not located within a Groundwater Source Protection Zone.</p> <p>Surface Water</p> <p>There is a surface water culvert along the eastern boundary, which becomes an open land drain / ditch beyond the entrance of the site and continues to run alongside the site.</p> <p>Groundwater</p> <p>The geology underlying the site is unproductive strata. The site does not lie within a Groundwater Source Protection Zone (GSPZ) and is not within 1 km of a GSPZ.</p>

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2.0 CONDITION OF THE LAND AT PERMIT ISSUE	
	<p>Flooding The site is within Flood Zone 1 which is classified a slow probability of flooding.</p> <p>Ecology The site is of low ecological value. No SSSI, AONB, SAC, SPA, LNR or RAMSAR sites within 1km of the site. There are two priority habitats (traditional orchards) located 550 m south and 660 m west of the site.</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>There are no records of any pollution incidents having been recorded at the site or within 1 km of the site.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No previous reports have been provided.</p>
<p>Baseline soil and groundwater reference data</p>	<p>Soil and groundwater data outlined in supporting information in Appendix A.</p>
<p>Supporting information</p>	<p>Appendix A – Infrastruct CS Ltd, <i>Flood Risk Assessment</i>, document reference: 4281-CVN-ICS-XX-RP-C-07.003-Rev-C, dated 5th April 2022</p>

3.0 PERMITTED ACTIVITIES	
<p>Permitted activities</p>	<p>EPR/DB3904US – bespoke permit for the transfer and treatment of non-hazardous wastes. Permitted throughput of 25,000 tonnes.</p>
<p>Non-permitted activities undertaken</p>	<p>N/A</p>
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	

4.0 CHANGES TO THE ACTIVITY	
<p>Have there been any changes to the activity boundary?</p>	<p>No</p>

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Have there been any changes to the permitted activities?	EPR/DB3904US – proposed variation (April 2023) for the following: <ul style="list-style-type: none"> • increase annual throughput to 125,000 tpa; • addition of EWC codes; and • discharge to surface water
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	Refer to permit variation

5.0 MEASURES TAKEN TO PROTECT LAND	
Checklist of supporting information	

6.0 POLLUTION INCIDENTS THAT MAY HAVE HAD AN IMPACT ON LAND, AND THEIR REMEDIATION	
Checklist of supporting information	

7.0 SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)	
N/A	
Checklist of supporting information	

8.0 DECOMMISSIONING AND REMOVAL OF POLLUTION RISK	
Checklist of supporting information	

9.0 REFERENCE DATA AND REMEDIATION (WHERE RELEVANT)	
N/A	
Checklist of supporting information	

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10.0 STATEMENT OF SITE CONDITION