



Site Condition Report

H Weston & Sons Ltd



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SITE DETAILS

H Weston and Sons Ltd
The Bounds
Much Marcle
Ledbury
HR8 2NQ

OPERATOR DETAILS

H Weston and Sons Ltd
The Bounds
Much Marcle
Ledbury
HR8 2NQ

APPLICATION REFERENCE

EPR/QP3420LA/P001

DOCUMENT REFERENCE

K499.2 ~09~0701

ISSUE DATE

26/11/2025



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DOCUMENT CONTROL

DOCUMENT TITLE:	Site Condition Report
REFERENCE:	K499.2 ~09~0701
CLIENT:	H Weston and Sons Ltd
REPORTED BY:	Wiser Environment Limited
STATUS:	Final
ISSUE:	1
ISSUE DATE:	26/11/2025
AUTHOR:	Wiser Environment Limited
APPROVED BY:	H Weston and Sons Ltd

REVISION HISTORY

REFERENCE	DATE	ISSUE:	REVISION SUMMARY
K499.2 ~09~0701	15/11/2025	D1	For client review.
K499.2 ~09~0701	26/11/2025	1	For submission.

QUALITY CONTROL

ACTION	DATE	NAME
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Checked	15/11/2025	Andrea Petrolati
Approved	26/11/2025	Andrea Petrolati

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DRAWINGS

REFERENCE	TITLE	DATE
K499.1~20~001	Permit Boundary Plan	25/11/2025
K499.1~20~002	Site Setting Plan (2 km)	25/11/2025
K499.2~09~1302	Site Layout Plan	25/11/2025

APPENDICES

APPENDIX	TITLE
Appendix A	Groundsure Report (GS-1XQ-4QM-XSD-B8F)

1. SITE DETAILS

Name of the applicant	H Weston and Sons Ltd
Activity address	The Bounds, Much Marcle, Ledbury, HR8 2NQ
National Grid Reference (NGR)	The site is centred at NGR SO 6433 8714.
Document reference and dates for Site Condition Report (SCR) at permit application and surrender	SCR document reference at permit application: K499~09~0701
Document references for site plans (including location and boundaries)	Permit Boundary Plan (K499~20~001) Site Setting Plan (K499~20~002) Site Layout Plan (K499.2~09~1302)

2. CONDITION OF THE LAND AT PERMIT ISSUE

Environmental setting including:

- geology
- hydrogeology
- surface waters

2.1. Geology

2.1.1. Made ground

Made ground NE of the Site. Undivided of artificial deposits can be found on site (LEX Code MGR-ARTDP). Associated with potentially contaminated material, unpredictable engineering conditions and instability.

2.1.2. Superficial geology

On site there were no records of any superficial geological deposits/drift. The closest deposits lie 340m NE of site described as Alluvium - Clay, silt, sand and gravel. Sedimentary superficial deposit.

2.1.3. Bedrock geology

Bedrock geology is 2 types. Half the east side of the site is described as Upper Ludlow Shales Group - Siltstone. Sedimentary bedrock during the Silurian period. The west side is described as Downton Castle Sandstone Formation - Sandstone. Sedimentary bedrock during the Silurian period.

2.2. Hydrogeology

2.2.1. Superficial

No superficial aquifer on site. The closest resides appx 106m N of wetland area on site, are designated as secondary A, Permeable layers capable of supporting water supplies at a local scale generally classified as a minor aquifer

2.2.2. Bedrock

The Bedrock aquifer below site is shared between, a secondary A which is described as a Permeable layer capable of supporting water supplies at a local rather than strategic scale and a secondary B which is described as a Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. Generally, the water-bearing parts of the former non-aquifers

2.2.3. Source Protection Zone

The site has a Source Protection Zone (SPZ) 1 inner catchment just NE on the edge of the site, a SPZ 2 outer catchment in the NE area of the site and a SPZ 3 total catchment on the SE area of the site.

On site there is an active licensed surface water abstraction point

Off-site there is 2 active licenced surface water abstraction points 690m W of site

	Off-site there is also an active licensed groundwater abstractions point 49m N 2.3. Surface Water On site there is a reservoir (the 'wetlands', inland river not influenced by normal tidal action on site. That runs from Preston Brook - source to confluence of the River Leadon. Site is located within the Water Framework Directive (WFD) catchment for the River Leadon 2.4. Designated Sensitive Sites There are no environmentally sensitive sites identified on site. However, is a Nitrate Vulnerable zone on site, River Leadon - Glynch Brook to confluence River Severn (W Channel) NVZ Surface Water 578, Existing. There is a SSSI located 1.7Km E Hall Wood, Ancient woodlands within 2km • 1621m W Unknown Ancient & Semi-Natural Woodland • 1707m W Unknown Ancient Replanted Woodland • 1785m E Hall Wood Ancient & Semi-Natural Woodland 2.5. Permits and Authorisations Watercourse- currently used for discharge of treated effluent under EA PERMIT EPR/FP3429GD. This will become part of the Installations Permit that is being applied for. 2.6. Mining Historical records of underground mining on site, Berwyn hills vein minerals, class B. no other records apply to site. 2.7. Radon The site is located within a radon site affected area., 10%-30% of properties are deemed to be affected, and radon protection measures are required in full. 3%-5% need basic measures and less than 1% required none.
Pollution history including: • pollution incidents that may have affected land • historical land-uses and associated contaminants	Records of substantiated pollution incidents on site include: • biodegradable materials and waste (food and drink) incident in 2023, having a Water Impact: Category 1 (Major). Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact).

- any visual/olfactory evidence of existing contamination - evidence of damage to pollution prevention measures	Historical land uses, unspecified quarry and unspecified commercial/industrial, Unspecified Mill on site. Licensed pollutant release includes the following on site: - Waste oil burner under a Part B permit with the Local Authority. - Permitted discharged of treated/ final effluent to a tributary of the Preston Brook. There have been no losses of containment on site involving hazardous materials which could cause groundwater or soil pollution. No evidence of visual or olfactory contamination
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No evidence of any significant spills or losses to the ground, the whole site is overlaid with concrete.
Baseline soil and groundwater reference data	There has been no monitoring undertaken on site to form a baseline- see NTS and Relevant Hazardous Substances Assessment (K499.2~09~ 0702). The operator presents 'zero' contamination on the basis of operating history and Relevant Hazardous Substances assessment that demonstrates that substances that could cause pollution on site are adequately stored and banded where appropriate within structurally sound tanks, buildings or bunds with no pathway for pollutants to escape to affect soils or groundwater. The operator accepts upon surrender, monitoring is required to ensure the land is left in a satisfactory state, Any evidence of pollution will be remediated by Westons upon surrender. H Weston & Sons Ltd have been in operation at The Bounds since the late 1880's producing cider and are now coming into regulation for the first time as thresholds have been met. Understandably operations have progressed and evolved during this time
Supporting information	- Groundsure Report (Appendix A) - British Geological Survey¹ - DEFRA's Magic Map²

3. PERMITTED ACTIVITIES

Permitted activities	Raw apple Reception 6.8, d, (ii) activity) Apple reception and pressing are seasonal 24/7 operations from early September to November,
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¹ [BGS Geology Viewer - British Geological Survey](#)

² [Magic Map Application \(defra.gov.uk\)](#)

	involving HGV delivery, water-assisted apple transport and washing, and continuous water recycling through sediment filtration to maintain turbidity. • Apple Washing and Pressing (6.8, d, (ii) activity). After water-flume transport from the reception pit, apples are cleaned to remove debris and soft fruit, mashed into pulp, optionally heated, and then pressed using hydraulic rams to extract juice—targeting 80% efficiency—while solids (pomace) are dewatered and sent for anaerobic digestion. • Juice tank (6.8, d, (ii) activity) Extracted apple juice is held in juice tanks for a few hours during pressing season for quality sampling and recipe development before being transferred to fermentation, which occurs in the same tanks used for maturation and base cider storage. • Fermentation (6.8, d, (ii) activity) Fermentation occurs in the main tank farm, where yeast, nutrients, and additives are mixed into the juice and monitored over 1–3 weeks to reach the target ABV, with no active temperature control as ambient conditions during pressing season are typically suitable. • Racking (yeast removal) 6.8, d(ii) activity) After fermentation, cider is carefully pumped into a clean tank through a slow racking process to separate it from spent yeast and sediment (Lees), which are filtered out, sent for anaerobic digestion as waste, and the original tank is then cleaned. • Maturation/storage (6.8, d, (ii) activity) Base cider is matured and stored in steel tanks (or oak vats) for up to 18 months to allow flavours to develop to meet product requirements before downstream processing. • Downstream Processes (DAA) Filtration, blending, pasteurisation, and bottling are treated as a Directly Associated Activity due to physical and operational limitations restricting production to under 300 tonnes of finished cider per day. The process involves filtering base cider to remove solids, blending with additives and flavourings, temporary storage, then pasteurising, packaging, and in some cases, secondary filtration before final storage. Production rates are constrained by filter speeds, blending capacity, pasteurisation throughput, and bottling line operations. • 3.8 Wastewater treatment (section 5.4 part A1 (a)i) The site's wastewater, generated from cleaning and washdowns, is treated at an onsite
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	Wastewater Treatment Plant (WWTP), which will be upgraded by July 2027 to increase capacity. This permit application seeks to consolidate the existing discharge consent and raise the permitted discharge to a watercourse from 200m³/day to 400m³/day to futureproof operations. The site has permission to operate Monday to Sunday, 24/7 during pressing season (Sep-Nov). Outside of pressing season, the site operates typically 24/5 operations. The site produced final finished product in the following quantities 2023-2024, 2023 (63,737 tonnes) 2024 (64,355 tonnes)
Non-permitted activities undertaken	- Initial filtration, blending, final filtration and pasteurisation of Cider as a final finished product. - Heat and Steam Generation. Two boilers for steam generation for processing. - Power Generation. Diesel Generator used to power the new tank farm until improved grid connection established. - Raw Materials Handling and Storage. Includes receipt of Raw Materials, storage in bulk for processing. - Waste Storage. The generation, temporary storage and handling of liquid and solid wastes to their removal from the site. - Clean in Place. Wet Cleaning of equipment and tanks. - Refrigerant Usage. From receipt of refrigerant to use in refrigeration and air conditioning processes. - Chemical Usage. The primary raw materials used on site are apples during the pressing season, yeasts, enzymes, preservatives and further flavourings are also used on site as raw materials. Raw material information, including 2024 consumption details are found in K499.2~09~0702 RHS. Carbon Dioxide is also used within the downstream processing (DAA) areas to carbonate the cider. Chemicals are used for the various Clean in Place and Wet Cleaning processes are found in K499.2~09~0702 RHS
Document references for: - plan showing activity layout; and - Environmental risk assessment.	Site Layout Plan K499.2~09~1302 Environmental Risk Assessment K499.2~09~0401

4. 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	• [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. 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. 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. 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. 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)]
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9. 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)]
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10. 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.]



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