

## **SITE CONDITION REPORT**

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.**

<b>1.0 SITE DETAILS</b>	
Name of the applicant	Ringway Infrastructure Services Ltd
Activity address	National Highways Newport Pagnall depot, Newport Pagnall, next to Newport Pagnall Services at Junction 14/15, M1, Buckinghamshire, MK16 8DS
National grid reference	485723, 243520
Document reference and dates for Site Condition Report at permit application and surrender	316660 Site Condition Report 1.0, 26 <sup>th</sup> June 2025 (this report)
Document references for site plans (including location and boundaries)	316660 DW01 – Site Location Plan Envirocheck Data Report, dated 20 <sup>th</sup> June 2025 for Ringway Infrastructure Services Ltd

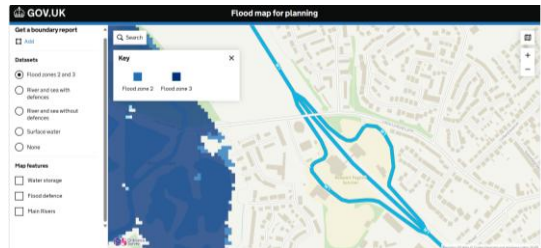
**Note:**


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.

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p><b>Geology:</b></p> <p>Reference to 1:10,000 scale geological mapping presented within the Envirocheck Report demonstrates that the site is underlain by superficial diamicton deposits of the Oadby Member. Diamicton is a type of siliciclastic sediment and sedimentary rock. Sediments that are poorly sorted and contain a wide range of clast sizes can be given this root name.</p> <p>Underlying the Diamicton bedrock geology is noted to be interbedded limestones, sandstones and argillaceous rocks of the Great Oolite Group.</p> <p>The site is not located in an area where significant Made Ground deposits e.g. spoil heaps or quarry backfill are noted to be present on maps within the Envirocheck Report.</p> <p>An historic landfill is located approximately 250m to the west of the site.</p>

	<p><b>Hydrogeology:</b>                  The Envirocheck Report notes that both the superficial and bedrock geology are designated as aquifers. The superficial geology is recorded as a Secondary Aquifer with the bedrock geology recorded as a Principal Aquifer.                  There are no groundwater abstractions recorded within 1km of the site. The site is not located in a Groundwater Source Protection Zone.</p> <p><b>Hydrology – surface waters:</b>                  The nearest surface water feature appears to be a drain located approximately 200metres to the south west. Beyond this are a number of ponds that appear related to the River Great Ouse.                  There are no surface water abstractions recorded within 1km of the site.                  The site does not appear to be within an area affected by surface water flooding (checked Flood Map for Planning on gov.uk 26/06/25) but maybe affected by groundwater flooding as noted in the Envirocheck report.</p> 
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p><b>Site History</b>                  From the earliest available mapping within the Envirocheck report (1886) until approximately 1962 the site was agricultural land. From approximately 1962 the site was developed in association with the construction of the M1 motorway as part of a service area and subsequently part of a council depot. Over time the layout of the service area and depot has changed but the site has always been part of that general use. From circa 1970 until at least the last available mapping was published in 2024 a small police station was located directly adjacent the site to the south.</p> <p><b>Pollution Incidents</b>                  There have been no recorded pollution incidents on site. The nearest recorded pollution incident was recorded approximately 100m to the north-east of the site and related to the release of oils to road on the 2<sup>nd</sup> December 1994. It was recorded as a minor incident (Category 3).</p> <p><b>Site Visit</b>                  A site visit was undertaken on the 12<sup>th</sup> June 2025. There was no visual or olfactory</p>

	<p>evidence of contamination on the site at the timer of the site visit, see image below.</p> 
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No reference data for this site is available.</p>
<p>Baseline soil and groundwater reference data</p>	<p>No baseline data has been collected for this site.</p>
<p><b>Supporting information</b></p>	<ul style="list-style-type: none"> <li>• Source information identifying environmental setting and pollution incidents</li> <li>• Historical Ordnance Survey plans</li> <li>• Site reconnaissance</li> <li>• Historical investigation / assessment / remediation / verification reports</li> <li>• Baseline soil and groundwater reference data</li> </ul>

<p><b>3.0 Permitted activities</b></p>	
<p>Permitted activities</p>	<p>Waste treatment (dewatering of streetsweepings and gully waste) and transfer, discharge of wastewaters to sewer</p>
<p>Non-permitted activities undertaken</p>	<p>N/A Located within same compound as National Highways depot (outside permit boundary)</p>
<p>Document references for:</p> <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	<p>316660 DW02 – Permit Layout Plan 316660 RP02 ERA</p>

**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.

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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.

**DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7**

<b>4.0 Changes to the activity</b>	
<b>Have there been any changes to the activity boundary?</b>	If yes, provide a plan showing the changes to the activity boundary.
<b>Have there been any changes to the permitted activities?</b>	If yes, provide a description of the changes to the permitted activities
<b>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</b>	If yes, list of them
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Plan showing any changes to the boundary (where relevant)</li> <li>• Description of the changes to the permitted activities (where relevant)</li> <li>• List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul>

<b>5.0 Measures taken to protect land</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>• Records of maintenance, repair and replacement of pollution prevention measures</li> </ul>

<b>6.0 Pollution incidents that may have had an impact on land, and their remediation</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Records of pollution incidents that may have impacted on land</li> <li>• Records of their investigation and remediation</li> </ul>

## 7.0 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.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"><li>• Description of soil gas and/or water monitoring undertaken</li><li>• Monitoring results (including graphs)</li></ul>
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<b>8.0 Decommissioning and removal of pollution risk</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"><li>• Site closure plan</li><li>• List of potential sources of pollution risk</li><li>• Investigation and remediation reports (where relevant)</li></ul>

<b>9.0 Reference data and remediation (where relevant)</b>	
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.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"><li>• Land and/or groundwater data collected at application (if collected)</li><li>• Land and/or groundwater data collected at surrender (where needed)</li><li>• Assessment of satisfactory state</li><li>• Remediation and verification reports (where undertaken)</li></ul>

<b>10.0 Statement of site condition</b>	
Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:	
<ul style="list-style-type: none"><li>• the permitted activities have stopped</li><li>• decommissioning is complete, and the pollution risk has been removed</li><li>• the land is in a satisfactory condition.</li></ul>	

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## **Appendices**

Appendix 1 316660 DW01 – Site Location Plan

Appendix 2 316660 DW02 – Permit Layout Plan

Appendix 3 316660 RP02 ERA

Appendix 4 Envirocheck Data Report, dated 20<sup>th</sup> June 2025 for Ringway Infrastructure Services Ltd

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Appendix 1

316660 DW01 – Site Location Plan

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Appendix 2

316660 DW02 – Permit Layout Plan

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Appendix 3  
316660 RP02 ERA

Report reference 316660 SCR, Jun 2025

Appendix 4

Envirocheck Data Report, dated 20<sup>th</sup> June 2025 for Ringway Infrastructure Services Ltd