



Environmental Risk Assessment

Ubico Ltd



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SITE DETAILS

Ubico Limited,
Supergas Industrial Estate,
Downs Road Depot,
Witney,
OX29 0SZ

OPERATOR DETAILS

Ubico Limited,
West Oxfordshire Waste Transfer Station,
Swindon Road,
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PERMIT REFERENCE

EPR/FB3602KK

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DRAWINGS

REFERENCE	TITLE	DATE
K452.3~20~005	Permit Boundary Plan (Rev 1)	08/01/2026
K452.3~20~003	Site Setting Plan (2 km) (Rev 1)	30/12/2025

APPENDICES

REFERENCE	TITLE	DATE
Appendix A	ERA Tables: K452.3~09~003	16 th March 2025
Appendix B	Groundsure Report (GS-DM1-AQL-24E-P2Z)	25th November 2025

1. INTRODUCTION

This document is the Environmental Risk Assessment (ERA) that accompanies the permit variation application to amalgamate a standard rules permit (EPR/FB3602KK) and the S1 & S2 Exemptions into a bespoke permit at Ubico Limited at Supergas Industrial Estate, Downs Road Depot, Witney, OX29 0SZ. The site is located at National Grid Reference SP 32822 10418.

The application has been prepared by Wiser Environment Limited on behalf of the applicant Ubico Limited. The ERA has been produced in line with Environment Agency guidance, 'Risk assessments for your environmental permit'¹.

This ERA identifies potential environmental risks and proposes mitigating measures that can reduce adverse impacts and should be read in conjunction with the other supporting documents included within the application.

1.1. Scope

This risk assessment is based on the source-pathway-receptor approach. All potential sources of pollution associated with waste acceptance and storage for recovery and transfer activities have been assessed against the principal receptor types identified within the site's vicinity.

The requirement for risk management measures is then dependent on a viable pathway being present between the source and the receptor. Where such pathway exists, management measures are required to reduce risk.

1.2. Aims

This assessment aims to consider potential environmental hazards associated with the activity, to identify sensitive receptors which these may impact, and determine the influence management practice has on reducing risk.

¹ [Risk assessments for your environmental permit - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit), updated 31 August 2022

2. SITE SETTING

2.1. Location



Figure 1 Aerial image of the site, showing the permit boundary in green

The site is located 150 m South from the Residential houses on Burford Road and 200 m South of the B4047. The permit boundary is also shown on the permit boundary plan, reference: K452.3~20~005.

2.2. Humans and Property

The nearest residential houses on Burford Road (ID1) are approximately 150 m North of the permit boundary shown on the Site Setting Plan (K452.3~20~003). The main residential area is Witney 1 km in the East-southeast, Little Minster 1.2 km in the North-West, Minster Lovell 1.4 km in the East.

2.3. Environmentally Sensitive Sites

Environmentally sensitive sites include:

Sites of Special Scientific Interest (SSSI); Special Areas of Conservation (SAC); Special Protection Areas (SPA); RAMSAR sites; National Nature Reserves (NNR); Ancient Woodlands (AW); Local Nature Reserves (LNR); County Wildlife Sites (CWS); World Heritage Sites; Areas of Outstanding Natural Beauty (AONB); National Parks; and Biodiversity Action Plan (BAP) priority habitats.

2.3.1. Designated Environmental Receptors

No designated environmental receptors are located within 2 km of site.

2.3.2. Non-Statutory Designated Receptors

Non-statutory designated environmental sites are located within 2 km of the permit boundary and summarised in Table 1 below. The locations relative to the permit boundary are also shown on the Site Setting Plan (K452.3~20~003) with IDs that correspond to the Receptors Table (ERA2) in Section 3.2.

Table 1 Non-Statutory Designated Sites

ID	DESCRIPTION	NEAREST LOCATION FROM SITE (APPROX.)	DIRECTION FROM SITE
1	Ancient Woodland 930 m NNE	Ancient Woodland	NNE

2.4. Geology

2.4.1. Artificial Ground and Made Ground

There are no formal records of artificial or made ground on site or within 1 km. Given the commercial nature of the site, it is reasonable to assume that there is evidence of made or artificial ground within the site.

2.4.2. Superficial and Drift Geology

There is no record of superficial geology either onsite or within 500 m of site.

2.4.3. Bedrock and Solid Geology

Underlying geology onsite is described as Cornbrash Formation made up from limestone sedimentary rock from the Bathonian age.

2.5. Hydrogeology

Site is underlain by a bedrock aquifer classed as a Secondary A aquifer; this is described as a permeable layer capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

There is no record of superficial aquifers underlying site.

2.6. Hydrology

Table 2 Surface Water Features

DESCRIPTION	NEAREST LOCATION FROM SITE (APPROX.)	DIRECTION FROM SITE
1	River Windrush and tributaries	160 m N
2	Balance Pond Wheatfield Drive	500 m SW

2.7. Flood Risk

2.7.1. Risk of Flooding from Rivers and Sea

According to the government website the risk of flooding from rivers and the sea (RoFRaS) yearly chance is rated as very low and the yearly RoFRaS in 2024 to 2060 is classed as very low.

2.7.2. Surface Water Flooding

According to the government website the yearly current risk of flooding from surface water is low and the risk of flooding from surface water in 2024-2060 is classed as low.

2.7.3. Groundwater Flooding

According to the government website the location is outside the groundwater flood alert area. Available environmental data (Appendix B) reports the risk of the area as Negligible.

2.8. Air Quality

The site is within a Nitric Oxide (Nox) air quality management area.

2.9. Nature of Risk Assessment

This document provides a broad and general assessment of the risk factors considered to be of significance for the site, and an evaluation of the impact from the principal risk factors to receptors within the site vicinity.

3. METHODOLOGY

3.1. Hazard Identification

A hazard is something with potential to cause harm to something else. Table ERA1 below identifies the principal hazard types which may be associated with the proposed activity; and indicates where hazards are identified and determined to be of significant potential risk to determine further assessment. Potential hazards from this activity are as follows:

ERA1 Identified Hazard Types

PRINCIPAL HAZARD TYPE	SUB-HAZARD TYPE	POTENTIAL SOURCE	RISK	REQUIRES FURTHER ASSESSMENT
Odour	Odour	- Delivery of materials such as dry mixed recycling to and from the site - Transferring of waste onsite - Storage of materials of wastes or evaporating volatile organic compounds, dust or bioaerosols.	The risk from odour is limited, owing to the types of waste on site not having potential to cause odour emissions.	✓ ERA 8
Point Source Emissions to Air	Dust and Particulate Matter	There are no point source emissions to air from the major activities on site	There are no point source emissions to air from the onsite operations.	✓ ERA 8
Fugitive Emissions to Air	Dust and Particulate Matter	Pathway - Air - Delivery of materials to the site. - Vehicle Movements	- Poor air quality - Inhalation of particles - Deposition of dust/particles on property and land	✓ ERA 8
	Litter and Debris	Pathway - Air & Land - Delivery/dispatch of material to and from the site	Litter, debris and nuisance to humans, property, and environmentally sensitive sites	✓ ERA 9
Fugitive Emissions – Pests	Pests, vermin, scavengers	Pathway - Land - Waste sorting and segregation.	Currently, no food waste is accepted on site hence the risk of putrescible materials attracting pest, vermin and scavengers is limited.	✓ ERA 10
Fugitive Emissions – Mud and Debris	Mud & debris	Pathway – Land - Mud and debris from tyres of vehicles carrying materials in and out of the site.	Impact on amenity, roads, buildings, safety, and other facility on site	✓ ERA 11
Fugitive Emissions – to Water	Contaminated runoff	Delivery and dispatch of material to and from the site.	Potential runoff and contamination to land, surface water, and groundwater.	✓ ERA 12

PRINCIPAL HAZARD TYPE	SUB-HAZARD TYPE	POTENTIAL SOURCE	RISK	REQUIRES FURTHER ASSESSMENT
Accidents	Transferring substances	Delivery and dispatch of material to and from the site.	- Attraction of pests, vermin and scavengers - Impact/harm on humans & property, environmentally Sensitive Sites, Surface Water, groundwater, and atmosphere	✓ ERA 13
	Plant or equipment failure	- Delivery and dispatch of material to and from the site. - Storage of materials on site.	Impact/harm on humans & property, environmentally Sensitive Sites, Surface Water, groundwater, and atmosphere.	
	Flooding	- Extreme weather and rainfall. - Delivery and dispatch of material to and from the site.	Impact on humans, land, surface and groundwater, amenities, and environmentally sensitive sites.	
	Vandalism	- Delivery and dispatch of material to and from the site. - Material storage	Loss/damage of amenities and property.	
	Fire	- Delivery and dispatch of material to and from the site. - Storage of materials on site	- Risk of fire spreading on site and to neighbouring sites with the industrial estate. - Loss/ damage of amenities and property. - Air pollution to sensitive areas	
Noise and Vibration		Vehicular movements during delivery and dispatch of materials to and from site.	Noise and disturbance affecting sensitive receptors and environmentally sensitive sites within the site proximity.	✓ ERA 14
Climate Change	Extreme maximum & minimum temperature	- Rainfall - Increased temperature	- Extreme rainfall can lead to increased site surface water and flooding. Drainage systems and interceptors may be overwhelmed. - Extreme hot weather conditions may result in fires. - Prolonged periods of low rainfall may result in drought.	✓ ERA 15
	Extreme rainfall			
	Drier summers			
	River flow			
	Sea level rise			

3.2. Receptors

A receptor is the object (e.g., person, organism, resource, or property) impacted by a hazard. For example, odour may cause offence to a human (the receptor). When identifying receptors which may be at risk from the site, the following have been considered:

- Ancient woods
- Locations used to grow food or to farm animals or fish
- Drain and sewer systems
- Factories and other businesses
- Fields and allotments used to grow food
- Footpaths
- Roads and railways
- Groundwater beneath the site
- Homes, or groups of homes
- Playing fields and playgrounds
- Private drinking water supplies
- Regionally important geological sites
- Schools, hospitals, and other public buildings
- Water
- Conservation and habitats protected areas and areas of scientific interest

Sensitive receptors within 2 km of the permit boundary are shown on the Site Setting Plan (K452.3~20~003). The IDs on the Site Setting Plan correspond to the Receptors Table (ERA2) below.

ERA2 Receptors

RECEPTOR TYPE	ID	DESCRIPTION	DISTANC E	DIRECTIO N
HUMANS AND PROPERTY	-	Site Workers	On site	-
	-	Site Visitors	On site	-
	INHABITANTS OF RESIDENTIAL PROPERTIES			
	1	Residential houses on Burford Road	150m	N
	2	Residential Houses on Burford Road	265 m	NNE
	3	Residential Houses North of Burford Road	330 m	NNE
	4	Wheatfield Drive Housing Estate	345 m	SW
	5	Windrush Place Housing Estate	730 m	SSE
	6	Residential House North of Burford Road	790 m	NW
	7	Little Minster	930 m	NNW
	8	Valence Crescent Housing Estate	990 m	ESE
	9	Raleigh Cresent and Thorney leys Estate	1.05 km	SE
	10	Minster Lovell	1.2 km	W
	11	Peashell Farmhouse	1.2 km	S
	12	Residential House N of Burford Road	1.25 km	E
	13	Curbridge	1.55 km	S
	13	Tower hill Housing Estate	1.65 km	E
	15	Crawley	1.90 km	NNE
	16	Agricultural Houses	1.85 km	NE
	SENSITIVE PUBLIC USE			
	1	Windrush church of England primary school	950 m	SSE
	2	Our Lady Lourdes School	1.60 km	SE
	3	Tower Hill Cemetery	1.70 km	ESE
	4	Davenport Road Methodist Church	1.90 km	E
	COMMERCIAL USE			
	1	West Windrush Industrial Park	0m	N/A
	2	East Windrush Industrial Park	165 m	East
	3	South Windrush Industrial Park	495 m	SSE
	4	Caffeica, Peashell Farm	1.10 km	SSW
	5	Curbridge dental Hygiene Care	1.50 km	S
	6	Audley Travel	1.45 km	NE
	7	Flogas Britian Ltd Witney	1.50 km	E
	8	Old Mill Motors, Daisyroots ceramics	1.50 km	NNE
	9	Tesco express, Grumpys, Rowing Machine	1.60 km	ESE
	RECREATIONAL AREAS			
	1	West Witney Sport Ground	540 m	E
	2	Witney Lakes Resort	540 m	SW
	3	Deer Park Wood Path	390 m	SE
	4	Wash Meadow Recreational Area	875 m	NW

RECEPTOR TYPE	ID	DESCRIPTION	DISTANC E	DIRECTIO N
	5	Deer Park Recreational Ground	1.05 km	ESE
	6	Windrush Place Playground	1.05 km	S
	7	Raleigh Crescent Park	1.20 km	ESE
	AGRICULTURAL			
	CRITICAL INFRASTRUCTURE			
	ROADS AND RAILWAYS			
	-	B4047	200 m	N
	-	A10	1.30 km	S
	-	B4477	1.50 km	E
	-	A4095	1.60 km	SE
	PUBLIC RIGHTS OF WAY			
	-	Public Footpath N of River Windrush	850 m	N
	-	Public Footpath Parallel E of Brize Norton Road	1.10 km	E
	-	Bridleway Parallel with the A40	1.15 km	S
	-	Bridleway in West Witney	1.15 km	SE
WATER	SURFACE WATER			
	-	River Windrush and tributaries	160 m	N
	-	Balance Pond Wheatfield Drive	500 m	SW
	GROUNDWATER			
	-	Bedrock Aquifer - Secondary A	-	-
ENVIRONM- ENTALLY SENSITIVE SITES	DESIGNATED SITES			
	NON-STATUTORY DESIGNATED SITES			
HERITAGE SITES	LISTED BUILDINGS, PARKS & SCHEDULED MONUMNETS			
	1	Windrush Farmhouses Grade II listed buildings	945 m	NW
	2	Minster Lovell Manor Ruins, St Kenelm's Church, Manor Farmhouse.	975 m	NNW
	3	Minster Riding Road Grade II Listed buildings	1.20 km	NNW
	4	Minster Lovell Bridge Grade II Listed Building	1.25 km	NW
	5	Bushey Ground Grade II Listed Buildings	1.28 km	SW
	6	Witney Park Farmhouse Grade II Listed Building	1.35 km	ESE
	7	Minster Lovell War Memorial, The Chestnuts, White Hart Grade II Listed Building	1.40 km	WNW
	8	Upper Crescent	1.50 km	WNW
	9	44, Brize Norton Road	1.55km	WNW
	10	Brize Norton Road Grade II Listed buildings	1.55 km	W

RECEPTOR TYPE	ID	DESCRIPTION	DISTANCE	DIRECTION
	11	105, Brize Norton Road Grade II Listed Building	1.6 km	WSW
	12	Main Road Grade II Listed building	1.50 km	S
	13	Barn House Grade II Listed Building	1.60 km	WNW
	14	Grade II Buildings N of B4047	1.75 km	WNW
	15	Crawley Bridge, Windrush Upholstery Grade II Listed buildings	1.70 km	NNE
	16	Charity Farmhouses, Thatched cottage Grade II listed Buildings	1.75 km	SSE
	17	Old Manor House, Barn and Barn room Grade II listed buildings	1.85 km	NW
	18	35,37 Upper Crescent Houses Grade II Listed Buildings	1.85 km	WNW
	19	Manor Farm, Treehouse, Waterside Cottage Grade II listed	1.95 km	NNE

3.3. Prevailing Wind Direction

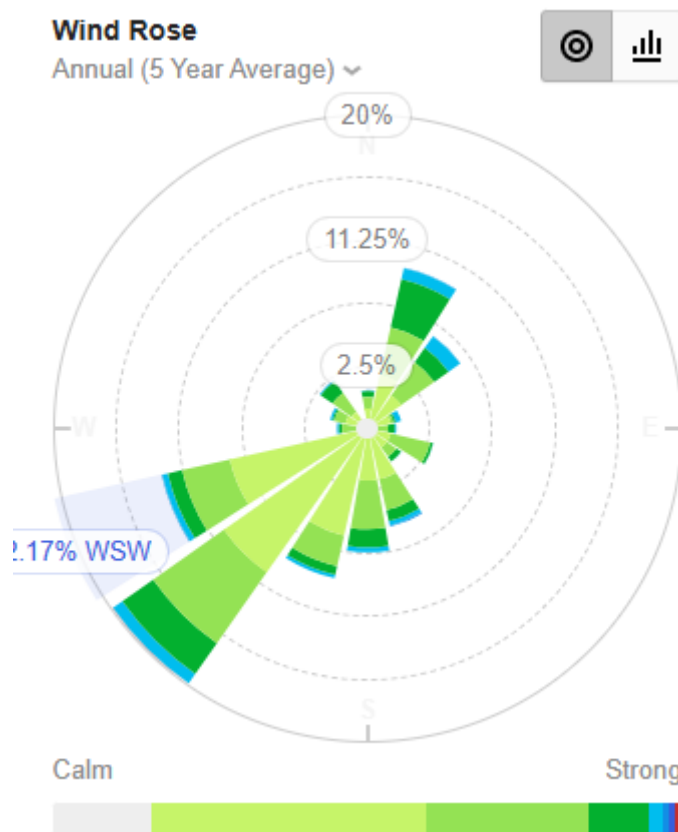


Figure 2 Willy Weather wind rose. Annual 5-year average, (willyweather.co.uk).

The closest observing station where wind statistic data is available is at RAF Brize Norton, approximately 5.2 km West-Southwest of the permit boundary. Figure 2 presents the wind statistics on a wind rose as an annual average using data from the previous 5 years (2020-2025). The wind rose indicates that the sensitive receptors located towards the NE of the site are potentially at greatest risk from hazards transmitted through the air.

3.4. Pathways

The pathway is the means by which the hazard reaches the receptor and forms the link between the two. For example, a dust hazard may reach a receptor by travelling through air, with the air therefore being the pathway.

The source-pathway-receptor link must be present for there to be a risk. Management measures applied at the site act to minimise the overall risk by impeding or removing the pathway.

ERA3 Pathways

RECEPTOR	HAZARD	PATHWAY
Humans and Property	Odour	Transmitted through the air
	Dust and Particulate Matter	Transmitted through the air
	Noise	Transmitted through the air
	Birds, Vermin & Insects	Physical travel
	Fire	Physical contact and spread
Groundwater	Contaminated runoff	Infiltration through the ground
Surface Water	Contaminated runoff	Direct discharge from site
Environmentally Sensitive Sites	Dust and Particulate Matter	Transmitted through the air
	Noise	Transmitted through the air
	Fire	Physical contact and spread
Atmosphere	Dust and Particulate Matter	Transmitted through the air

3.5. Risk

Assessment of risk is based on the probability of receptor exposure to the identified hazards and the consequences of such exposure. The initial assessment of risk is made assuming no risk management practices are applied.

A matrix is used to determine overall risk and uses the following definitions:

ERA4 Probability of Exposure

PROBABILITY OF EXPOSURE
HIGH – <i>exposure is probable</i> : direct exposure likely with no / few barriers between hazard, source and receptor.
MEDIUM – <i>exposure is fairly probable</i> : feasible exposure possible, barriers to exposure less controllable.
LOW – <i>exposure is unlikely</i> : several barriers exist between hazards source and receptors to mitigate against exposure.
VERY LOW – <i>exposure is very unlikely</i> ; effective, multiple barriers in place to mitigate against exposure.

ERA5 Consequences of Exposure

CONSEQUENCES OF EXPOSURE
HIGH – <i>the consequences are severe</i> : sufficient evidence that short- or long-term exposure may result in serious damage.
MEDIUM – <i>consequences are significant</i> ; sufficient evidence that exposure to hazard may result in damage that is not severe in nature and reversible once exposure ceases (e.g. irritant).
LOW – <i>consequences are minor</i> ; damage not apparent though reversible adverse changes may occur.

CONSEQUENCES OF EXPOSURE
VERY LOW – <i>consequences are negligible</i> ; no evidence of adverse changes following exposure.

Comparison between probability and consequence provides the overall risk which is reached as follows:

ERA6 Assessing Overall Risk

		CONSEQUENCES			
		Very Low	Low	Medium	High
LIKELIHOOD	High	Low	Medium	High	High
	Medium	Low	Medium	Medium	High
	Low	Low	Low	Medium	Medium
	Very Low	Very Low	Low	Low	Low

3.6. Risk Management

Risk management practices for the key hazards identified above are summarised in Section 4 of this ERA. The information presented below is supported by various documents and this is clearly indicated within each table presented. In addition, risk management measures have been developed with reference to relevant guidance documents, the following being of particular note:

- Environmental Management – Guidance: Risk assessment for your environmental permit²
- Guidance: Noise and vibration management: environmental permits³
- Guidance: Control and monitor emissions for your environmental permit⁴
- Sector Guidance Note S5.06: Recovery and disposal of hazardous and non-hazardous waste.⁵

This risk assessment details the key management measures for identified risks.

² [Risk assessments for your environmental permit - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/risk-assessment-for-your-environmental-permit), Updated 1 December 2025

³ [Noise and vibration management: environmental permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/noise-and-vibration-management-environmental-permits), Updated 31 January 2022

⁴ [Control and monitor emissions for your environmental permit - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/control-and-monitor-emissions-for-your-environmental-permit), Updated 3 December 2025

⁵ [Sector Guidance Note S5.06: recovery and disposal of hazardous and non-hazardous waste - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/sector-guidance-note-s5.06-recovery-and-disposal-of-hazardous-and-non-hazardous-waste), Updated 10 October 2018

3.7. Residual Risk

The application of management practice results in a residual risk which is detailed in Section 4 of this document.

4. RISK ASSESSMENT

The key hazards identified for the activity have been subject to a risk assessment against management practice. Each hazard is assessed in a separate table (Appendix A). The information presented is, as appropriate, supported by other documents and these are referenced.

Many of the hazards identified in the tables located in Appendix A relate to 'Environmental Risk Points (ERP)' identified throughout the processes:

ERA7 Environmental Risk Points (ERP)

REFERENCE	PROCESS
ERP1	Material receipt
ERP2	Material storage
ERP4	Material dispatch

5. APPENDICES

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Appendix A

Environmental Risk Assessment Tables
(16/03/2026)

Appendix B

Groundsure Report (GS-DM1-AQL-24E-P2Z)
(19/02/2025)



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