



Site Condition Report

Ubico Limited



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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,
Cheltenham,
Gloucestershire,
GL51 9JZ

PERMIT REFERENCE

EPR/FB3602KK

DOCUMENT REFERENCE

K452.3~09~004

ISSUE DATE

17/04/2026



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DRAWINGS

REFERENCE	TITLE	DATE
K452.3~20~005	Permit Boundary Plan (Rev 1)	26/03/2026
K452.3~20~003	Site Setting Plan (2 km) (Rev 1)	16/03/2026
K452.3~20~008	Site Layout Plan (Rev 1)	25/03/2026

APPENDICES

APPENDIX	TITLE
Appendix A	Groundsure Report (GS-DM1-AQL-24E-P2Z - 25/11/2025)

1. SITE DETAILS

Name of the applicant	Ubico Limited
Activity address	Ubico Limited, Supergas Industrial Estate, Downs Road Depot, Witney, OX29 0SZ
National Grid Reference (NGR)	The site is centred at NGR SP 32822 10418
Document reference and dates for Site Condition Report (SCR) at permit application and surrender	SCR document reference at permit application: K452.3~09~004 18/03/2026
Document references for site plans (including location and boundaries)	Permit Boundary Plan (K452.3~20~005) Site Setting Plan (K452.3~20~003) Site Layout Plan (K452.3~20~006)

2. CONDITION OF THE LAND AT PERMIT ISSUE

Environmental setting including:

- geology
- hydrogeology
- surface waters

2.1. Geology

2.1.1. Made ground

No evidence of artificial and made ground on site and within 500 m of the permit boundary. Given the commercial location of site, location of the site it is reasonable to assume the presence of made ground despite the lack of formal record.

2.1.2. Superficial geology

No evidence of superficial geology within 500 m of the permit boundary.

2.1.3. Bedrock geology

The bedrock geology on site is classified as the Cornbrash Formation, a form of limestone from the Jurassic period specifically the Bathonian age.

2.2. Hydrogeology

2.2.1. Superficial

No records of superficial geology within 500m of the permit boundary.

2.2.2. Bedrock

The bedrock aquifer onsite is a Secondary A aquifer, and this is described as a permeable layer capable of supporting water supplies at the local rather than strategic scale, and in some cases forming an important source of base flow to rivers. Records within 500 m of the site show that there are two Principal aquifers.

2.2.3. Source Protection Zone

There is no record of a Source Protection Zone within 500 m of the site.

2.3. Surface Water

There are no surface water features within 500 m of the site. There is one WFD surface water body catchment onsite. This is the Windrush and tributaries. The operational and management catchment for this river is Windrush and Cotswolds.

2.4. Designated Sensitive Sites

There is one record of designated ancient woodlands within 2000 m of the site namely, Maggot's Grove (1040 m NE).

There are no other designated sensitive sites within 2 km.

A Priority Habitat is located approx. 123 m west of site but is not classified as a designated sensitive site. The habitat is designated as deciduous woodland.

	2.5. Permits and Authorisations There are two records of historical waste sites derived from Local Planning Authority records which both relate to the site subject of this application. Records are from 2011 and 2013 respectively. Four licenced waste sites are located within 500 m of the site. These are comparable material recycling facilities. There are records of 126 waste exemptions within 500 m of the site. The exemptions listed are a combination of both commercial and agricultural waste exemptions. Those exemptions utilised onsite are to be consolidated into the new Bespoke Environmental Permit. The waste exemption reference number onsite is EPR/XF0836JY/A001 2.6. Other site context current and historical activities (e.g. Mining, Radon) 2.6.1 Radon Radon was recorded onsite. Between 1% and 3% of properties were affected and the incident did not require any radon protection measures.
Pollution history including: • 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	Records within 500 m of the site show that there are 2 pollution incidents located near site involving the pollutant diesel in 2002 (57m N & 443 m SE).
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No Available
Baseline soil and groundwater reference data	Soil chemistry results showing estimated baseline and background concentration of potentially harmful elements- Arsenic – 15-25 mg/kg (onsite) Bio-accessible – No data Lead- 100 mg/kg (onsite) Bio accessible lead- 60 mg/kg (onsite) Cadmium 1.8 mg/kg (onsite) Chromium 60-90 mg/kg (onsite) Nickel 15-30 mg/kg (onsite)

Supporting information

- Groundsure Report (Appendix A)
- British Geological Survey¹
- DEFRA's Magic Map²
- BGS Estimated Background Soil Chemistry data (GS-DM1-AQL-24E-P2Z, 25th November 2025)

¹ [BGS Geology Viewer - British Geological Survey](#)

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

3. PERMITTED ACTIVITIES

Permitted activities	Operations at the site involve the receipt, storage and dispatch of predominantly non-hazardous waste, although there will be a small proportion of hazardous wastes to be stored on site, and outlined in the List of Waste K452.3~09~006. The site currently runs under the listed standard rules and exemptions; SR2022 No7 – Material Waste Facility, S1 Exemption – Storing waste in secure container and S2 Exemption – Storing waste at a secure site. • R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced) • R3: Recycling/reclamation of organic substances which are not used as solvents • R4: Recycling/reclamation of metals and metal compounds • R5: Recycling/reclamation of other inorganic materials This application seeks to vary the standard rules permit into a bespoke permit to incorporate the S1 and S2 waste exemptions currently utilised.
Non-permitted activities undertaken	N/A
Document references for: • plan showing activity layout; and • environmental risk assessment.	Permit Boundary Plan, (K452.3~20~005, 26/03/2026) Sensitive Receptors Plan, (K452.3~20~002, 16/03/2026) Site Setting Plan, (K452.3~20~003, 16/03/2026) Site Layout Plan, (K452.3~20~006, 25/03/2026) Non-Technical Summary, K452.3~09~001, 13/03/2026) Management System Summary, K452.3~09~002, 16/03/2026) Environmental Risk Assessment & Tables (K452.3~09~003 24/03/2026) List of Wastes, (K453.3~09~006, 10/03/2026) Fire Prevention Plan, (K452.3~09~010, 23/03/2026)

4. CHANGES TO THE ACTIVITY

Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	Current Standard Rules Permits & Waste Exemption: - SR2022 No7 – Material Waste Facility - S1 Exemption – Storing waste in secure containers - S2 Exemption – Storing waste at a secure site This application seeks to vary the standard rules permit into a bespoke permit to incorporate the S1 and S2 waste exemptions currently utilised. See the List of Waste document (K452.3~09~006) for all waste that will be accepted and stored onsite
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	

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]
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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]
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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)]

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)]

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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