



Site Condition Report

Guy & Wright Limited



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SITE DETAILS

The Vineries

Green Tye

Much Hadham

Herts

SG10 6JJ

OPERATOR DETAILS

Guy and Wright Ltd

The Vineries

Green Tye

Much Hadham

Herts

SG10 6JJ

PERMIT REFERENCE

EPR/ PP3793EU/V005

DOCUMENT REFERENCE

K163.1~09~006

ISSUE DATE

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ACTION	DATE	NAME
Prepared	05/12/2025	Hannah Davies
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Approved	26/01/2026	Hannah Davies

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DRAWINGS

REFERENCE	TITLE	DATE
K163.1~20~040	Site Permit Boundary	03/12/2025
K163.1~20~042	Site Setting Plan (1 km) (Rev 1)	29/01/2026
K163.1~20~045	Site Layout Plan (Rev 1)	19/12/2025

APPENDICES

APPENDIX	TITLE
Appendix A	Groundsure Report (ref. GS-KE9-6QX-KNE-DTD, 02/12/2025)
Appendix B	Historical Ordnance Survey plans (GS-8LZ-KC8-1BK-VA7; 02/12/2025)
Appendix C	Soil Sample Analytical report: 14-54302 dated 20/05/2014

1. SITE DETAILS

Name of the applicant	Guy & Wright Limited
Activity address	The Vineries Green Tye Much Hadham Herts SG10 6JJ
National Grid Reference (NGR)	The site is centred at NGR TL 44251 18635
Document reference and dates for Site Condition Report (SCR) at permit application and surrender	SCR document reference at permit application: K163.1~09~006.
Document references for site plans (including location and boundaries)	Permit Boundary Plan (K163.1~20~040; 03/12/2025) Site Setting Plan (K163.1~20~042; 29/01/2026) Site Layout Plan (K163.1~20~045; 19/12/2025)

2. CONDITION OF THE LAND AT PERMIT ISSUE

<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>2.1. Geology</p> <p>2.1.1. Made ground</p> <p>There are no records of artificial or Made Ground onsite. However, there are concrete and tarmac roads across the site (see Site Layout Plan). The waste reception area is also underlain by hardstanding.</p> <p>2.1.2. Superficial geology</p> <p>The underlying superficial deposits is described as the Lowestoft Formation.</p> <p>2.1.3. Bedrock geology</p> <p>The underlying bedrock geology consists of London Clay Formation: Clay, Silt and Sand and Thanet Formation & Lambeth Group (Undifferentiated clay, silt and sand) in the south-western corner of the site.</p> <p>2.2. Hydrogeology</p> <p>2.2.1. Superficial</p> <p>The superficial deposit is classified as a Secondary Undifferentiated aquifer.</p> <p>2.2.2. Bedrock</p> <p>The underlying bedrock is classified as a Secondary A Aquifer in the southwest of the site and the remainder of the site is designated an Unproductive bedrock aquifer.</p> <p>2.2.3. Source Protection Zone</p> <p>The site lies within a groundwater Source Protection Zone 3 (Total Catchment).</p> <p>2.3. Surface Water</p> <p>6 surface water features are present within 250m of the site. The closest feature is 2m south-east of the site and consists of an inland river which runs parallel to the site underground and on the ground surface. There is also an onsite pond.</p> <p>2.4. Designated Sensitive Sites</p> <p>There are no SSSIs or special areas of conservation located within 2km of the site.</p> <p>2.5. Permits and Authorisations</p> <p>There are no other licensed waste sites within 500m of the site boundary. There are 9 waste exceptions which are all within The Vineries site.</p> <p>There are 11 licensed discharge consents within 500m of the site. These consist of sewage discharges of final/treated effluent to either ground, groundwater or surface water.</p> <p>2.6. Other site context current and historical activities (e.g. Mining, Radon, etc.)</p> <p>There is one non-coal mining record onsite, with no other records within 250m of the site. The onsite record is for chalk mining which may have occurred in the past.</p>
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	<p>There are no historical licensed industrial activities within 500m of the site.</p> <p>There is an electrical substation locate approximately 25m south of the site. The main surrounding land uses are residential properties and agricultural land.</p> <p>Radon – The site is classified as less than 1% of properties having a radon level at or above the Action Level in the UK.</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>During the site reconnaissance there was no visual evidence of existing contamination or damage to pollution measures.</p> <p>Three pollution incidents were reported within 500m of the site. These consisted of the release of oils and fuel and the loss of sewage materials and were considered a Category 3 or (Minor to No Impact) to water, air and land.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>Not available.</p>
<p>Baseline soil and groundwater reference data</p>	<p>There are 4 records established on site of estimated background soil chemistry. The values are primarily estimated from rural topsoil data collected at a sample density of approx. 1 per 2 km². Within areas where rural soils are not available then estimation is conducted on stream sediment data. The data recorded on site is as follows:</p> <ul style="list-style-type: none"> • Arsenic 15 – 25 mg/kg; • Lead 100 mg/kg • Bio accessible lead 60 mg/kg • Cadmium 1.8 mg/kg • Chromium 60 – 90 mg/kg • Nickel 30 – 45 mg/kg
<p>Supporting information</p>	<ul style="list-style-type: none"> • Groundsure Report (Appendix A) • Historical Ordnance Survey plans (Appendix B) • British Geological Survey¹ • DEFRA’s Magic Map² • Site reconnaissance, 24th October 2025

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

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

3. PERMITTED ACTIVITIES

<p>Permitted activities</p>	<p>Permitted activities are restricted to recovery or a mix of recovery and disposal of non-hazardous waste with a capacity exceeding 75 tonnes (or 100 tonnes per day if the only waste treatment is Anaerobic Digestion) involving biological treatment and storage of digestate and other waste pending any of the operations numbered R1 to R12.</p> <p>The permitted activity codes listed in the current permit and part of this variation are listed below:</p> <ul style="list-style-type: none"> • 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. • R1: Gas engines used principally as a fuel or other means to generate energy. • D10: Incineration on land.
<p>Non-permitted activities undertaken</p>	<p>Not applicable.</p>
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>Site Layout Plan (K163.1~20~045; 19/12/2025) Environmental Risk Assessment (K163.1~09~004; 26/01/2026)</p>

4. CHANGES TO THE ACTIVITY

<p>Have there been any changes to the activity boundary?</p>	<p>Application to amend the site boundary to include the two new lagoons in the west of the site.</p>
<p>Have there been any changes to the permitted activities?</p>	<p>This permit variation is for the following:</p> <ul style="list-style-type: none"> • Removal of the 10 tonnes/day limit on processing animal wastes. This will not increase the overall daily site tonnage, only alter the division of the waste accepted onsite. • Regularisation within Table S1.1 relating to emission point A1 and A2 and Table S3.1 to correct the existing lagoon capacity. This should read 11,000m³ as opposed to 10,000m³. • Addition of a fourth Combined Heat and Power Engine (CHP).
<p>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</p>	<p>No.</p>
<p>Checklist of supporting information</p>	<p>Non-Technical Summary (K163.1~09~009).</p>

5. MEASURES TAKEN TO PROTECT LAND

<p>Checklist of supporting information</p>	
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6. POLLUTION INCIDENTS THAT MAY HAVE HAD AN IMPACT ON LAND, AND THEIR REMEDIATION

<p>There are no records of pollution incidents that have impacted the onsite land & surface waters. 5 soil samples collected in 2014 identified no phenols or petroleum hydrocarbons detected at the site. Samples collected from the north of the site recorded low concentrations of selected PAHs; however, these were below the Generic Assessment Criteria for allotment use. All five soil samples detected a selection of heavy metals, however, none of the concentrations exceeded SGVs for allotment use.</p>	
<p>Checklist of supporting information</p>	<ul style="list-style-type: none"> • Appendix C: Analytical Report Number: 14-54302 dated 20/05/2014

7. SOIL GAS AND WATER QUALITY MONITORING (WHERE UNDERTAKEN)

Checklist of supporting information	

8. DECOMMISSIONING AND REMOVAL OF POLLUTION RISK

Checklist of supporting information	

9. REFERENCE DATA AND REMEDIATION (WHERE RELEVANT)

Checklist of supporting information	

10. STATEMENT OF SITE CONDITION

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