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PHASE I GEO-ENVIRONMENTAL ASSESSMENT



***LAND OFF LEYS LANE
YAXLEY
SUFFOLK
IP21 4BT***

August 2022

Prepared for:



Registered Company - GEG Ltd
Registered in England No 6469985
Registered Office: Granta Lodge, 71 Graham Rd, Malvern, WR14 2JS



**REPORT TITLE: PHASE I
GEO-ENVIRONMENTAL
ASSESSMENT**

Site Address: Land Off Leys Lane
Yaxley
Suffolk
IP21 4BT

Performed By:
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On Behalf Of:
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EXECUTIVE SUMMARY

General	A Phase I Geo-Environmental Assessment was required to satisfy the planning requirements for a proposed synchronous condenser facility at a site known as 'Land off Leys Lane, Yaxley.
Site Location & Current Status	<p>The site is located north of the village of Yaxley in the northern region of Suffolk at an approximate National Grid Reference 611857E, 274953N and covers an area of approximately 5.1ha.</p> <p>The relatively level, roughly rectangular-shaped site comprised arable land with Leys Lane running through the north of the site in an E-W orientation. A recently constructed access track has been constructed to the in the southern section of the site, to the south of the proposed structures.</p>
Geology, Hydrogeology, Hydrology	<p>The solid geology beneath the site comprises the Crag Group of the Neogene and Quaternary period (a Principal Aquifer). The solid geology is conjectured to be overlain by superficial deposits of the Lowestoft Formation - Diamicton (a Secondary undifferentiated Aquifer).</p> <p>The site lies within the Total Catchment (Zone 3) of a currently defined Groundwater Source Protection Zone (GWSPZ). There are no groundwater or surface water abstractions identified within 250 m.</p>
Flooding	According to the Environment Agency online 'Flood Map for Planning', the site lies within Flood Zone 1, being land that lies outside the 1 in 1000 year (0.1%AEP) flood risk area and hence has a low probability of flooding.
Historical Land Uses	The history of the site has been traced back to 1885 when it comprised agricultural land with a small pond in the north west corner and has remained relatively unchanged up until the present day.
Landfills, Radon & UXO	<p>There are no records of historical landfill sites identified within 250 m of the site.</p> <p>The site is in a lower probability radon area, as less than 1% of properties are above the action level.</p> <p>The site falls within an area of low bomb risk and therefore no further action is required.</p>
Pollution Incidents	There are no records of Pollution Incidents within 250 m of the site.
Geo-Hazards	No significant potential geo-hazards such as underground workings, natural cavities, dissolution, landslips, running sands or swelling/shrinking clays are identified. A moderate risk of compressible deposits has been identified.



Environmental Considerations

Potential Contamination Sources

The potential limited contamination sources are associated with localised petroleum hydrocarbons and polyaromatic hydrocarbons associated with spillage or leakages from farm machinery/vehicles, herbicides and pesticides.

Risk to Future Site Users

Based on the available information, it is considered that the risks to end users of the site and construction workers from potential exposure to any ground contamination are unlikely to be significant.

Risk to Controlled Waters

Although the site overlies a Principal Aquifer, and there is a pond in the north west of the site, the risk to Controlled Waters is considered unlikely to be significant based on the anticipated localised limited nature of any contamination.

Risks Associated with Ground Gases

Risks associated with ground gases are considered unlikely to be significant based on the absence of landfills within 250 m of the site, other significant sources and proposed low sensitivity of the end use. However, this requires confirmation by intrusive investigation.

As previously described, the site is in a lower probability radon area; as such no radon protective measures are required for the site.

Geotechnical Considerations

Traditional reinforced concrete slab foundations are anticipated at this stage for the proposed synchronous condenser units and smaller slabs/pads/strip foundations for the ancillary equipment of the proposed facility, following confirmation by intrusive investigation.

It is considered that soakaways could be potentially suitable for the site based on the anticipated ground conditions. However, this will require confirmation by intrusive investigation.

Recommendations for Intrusive Investigation

The above comments are preliminary and will require confirmation or clarification by additional intrusive investigation (as outlined at the end of the main report).

This executive summary is intended to provide an outline of the site assessment concerning ground contamination and geotechnical parameters. It does not provide a definitive analysis of the information obtained.



1. INTRODUCTION

1.1 General

Geo Environmental Group (GEG) were commissioned by Conrad Energy (Conrad) to undertake a Phase I Geo-Environmental Assessment of a site known as Land Off Leys Lane, Yaxley', which currently comprises an arable field.

The purpose of this report is to determine potential contamination risks and associated potential environmental liabilities relating to the site and its proposed use as a synchronous condenser facility in order to satisfy relevant planning requirements. In addition, anticipated foundation types and any significant geotechnical constraints are considered.

1.2 Available Information

The following drawing was supplied by Conrad:

- 'Synchronous Condenser Proposed Plan – Indicative Layout' Conrad Energy, Drawing No. YAX-SYNCO-PP-003, dated 22nd June 2022.
- 'Synchronous Condenser Location Plan – Indicative Layout' Conrad Energy, Drawing No. YAX-SYNCO-LP-002, dated 22nd June 2022.

GEG were also commissioned by Conrad to provide a topographical survey and ground utility survey of the site as presented in the following drawing:

- 'Topographical Survey,' on behalf of GEG Ltd, Drawing No. 12265, dated 22nd April 2022.
- 'Utilities and Drainage Investigation,' on behalf of GEG Ltd, Drawing No. 0422-GEG-003, dated 29th April 2022.

GEG purchased an environmental data search report and historical Ordnance Survey maps of the site and surroundings.

1.3 Proposed Site Development

The proposed use of the site is for 2 No. synchronous condenser units and associated infrastructure.

1.4 Scope

The works performed by GEG included:

- A Phase I desk study including a site walkover, review of the environmental data search report and historical maps, and preparation of a preliminary risk assessment and outline conceptual model.
- A review of the geology, hydrogeology and hydrology of the site.



- Qualitative environmental risk assessments in accordance with the Environment Agency Land Contamination Risk Management (LCRM) guidance including the development of an outline conceptual model.
- A preliminary geotechnical assessment.
- Recommendations for intrusive investigation and/or remedial work (if required).

Limitations to the scope of the report are outlined in Section 8.

2. SITE SETTING

2.1 Site Location

The site is located north of the village of Yaxley in the northern region of Suffolk at an approximate National Grid Reference 611857E, 274953N and covers an area of approximately 5.1ha.

A section of the 1:25,000 Ordnance Survey (OS) map identifying the site location is shown in Figure 1 of Appendix A. The site layout plan is presented in Figure 2 (Appendix A) and a photographic record is provided in Appendix B.

2.2 Site Description

With reference to Figure 2, the following physical characteristics of the site were observed during the site walkover which was undertaken on the 6th April 2022.

Access The open site was accessed via Leys Lane off Mellis Road, Yaxley.

Summary of current site status and boundaries The relatively level, roughly rectangular-shaped site comprised an arable field which at the time of the walkover had a young crop present across the majority of the site with Leys Lane crossing the north of the site in an E-W orientation and a recently tilled field in the north.

The southern portion of the site was separated by a recently constructed wooden post and wire fence with an access track present crossing the site in a E-W orientation. It is considered that this was associated with works being undertaken to the west of the site re-routing/installing electricity lines.

The northern and eastern boundaries of the proposed development site were open, the southern and western boundaries comprised hedgerows.

Ground levels / slopes on or close to the site Topographically, the site was relatively flat fluctuating between elevations of approximately 48 m AOD in the south east and 45 m AOD in the north west.



Depressions in the ground surface	None observed.
Waterlogged or marshy ground	None observed.
Surface water	Whilst a pond was noted on mapping in the north west of the site, this was observed to be an overgrown depression with little or no water present.
Trees or hedges	The western and southern boundary of the site was formed by hedgerows with a mature deciduous tree to the north west.
Potential Invasive Plant Species	No evidence of invasive species such as Japanese Knotweed was visible during the site walkover survey, although it should be noted that the site was not inspected by an ecologist.
Existing buildings on site	None observed.
Basements on site	None observed.
External hardstanding	None observed.
Made Ground, earthworks or quarrying	None observed.
Overhead / Underground Services present	None observed.

The following environmental observations regarding the site were made during the site walkover:

Tank storage and dispensing facilities	None observed.
Potentially hazardous materials	None observed.
Asbestos-containing materials	None observed.
Waste storage	None observed.



Electricity sub-stations None observed.

Visual / Olfactory Evidence of Contamination None observed.

2.3 Adjacent Land Uses

A summary of surrounding land-use in the immediate vicinity of the site is provided below.

North The northern boundary is open and continues into the wider field.

East Leys Lane runs adjacent to the eastern boundary with a hedgerow, mature deciduous trees and further arable fields beyond this.

South Further arable fields were located to the south of the site separated by hedgerows and occasional mature deciduous.

West Further arable fields were located to the west of the site separated by hedgerows and occasional mature deciduous and conifer trees. At the time of the walkover works were being undertaken in the adjacent fields associated with the aforementioned re-routing/installing of electricity lines.

2.4 District Uses and Potential Sources of Contamination

The following pertinent information regarding land uses of the site and within the surrounding vicinity (within 250 m unless otherwise stated) has been derived from the environmental database search report presented in Appendix D.

Waste Management No records of historical or operational waste treatment transfer or disposal sites have been identified within 250 m of the site.

Landfills No records of historical landfill sites have been identified within 250 m of the site.

Discharge Consents There are no records of discharge consents associated with the site. There are however, records of 2 No. discharge consents within 250 m of the site, both relating to sewage discharged from domestic properties located 208 m and 220 m north west.



Pollution Prevention Controls	There are no records of Integrated Pollution Controls (IPC) Authorisations identified within 250 m of the site.
Dangerous Substances	There are no records of Control of Major Accident Hazard (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) sites identified within 500 m of the site.
Pollution Incidents	There are no records of Pollution Incidents within 250 m of the site.
Coal Mining Affected Areas	The local geology indicates that the site is not in an area that is affected by coal mining. Reference to the Coal Authority interactive map viewer confirms this, as the site is not shown to be in a Coal Mining Reporting Area.
BGS Recorded Mineral Sites	No BGS Recorded Mineral Sites have been identified within 250 m of the site.
Conservation	No records of Sites of Special Scientific Interest (SSSI) National Nature Reserves (NNR), Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ancient Woodlands, Ramsar Sites or World Heritage Sites have been identified within 500 m of the site. The site lies within a Nitrate Vulnerable Zone.
Trade Directory Entries	No records of potentially contaminative industrial sites have been identified within 250 m of the site.
Radon	The site is in a lower probability radon area, as less than 1% of properties are above the action level.
UXO	According to regional unexploded bomb risk maps provided by Zetica, the site falls within an area of low bomb risk and therefore no further action is required.

3. SITE HISTORY AND DEVELOPMENT

3.1 Site History

The dates, approximate location and description of pertinent features of the site history as identified from the historical maps (Appendix E) are summarised as follows. (Capitalised words denoting structures or features are taken directly from historical maps.)

1885	The history of the site has been traced back to 1885 when it comprised 2 No. agricultural fields with a small pond in the
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north west corner and an access track in the north of the site and along the eastern boundary. The fields were separated by an E – W orientated boundary considered to be a hedgerow with occasional trees. The site was also bound by hedgerows with occasional trees.

- 1885 – 1958** No significant changes were indicated.
- 1958 – 1970** By 1970, the 2 No. fields had been merged and the on-site hedgerow appeared to have been removed. It is considered that the northern hedgerow had also been removed.
- 1970 – 2022** No significant changes were indicated.

3.2 Historical Uses of Adjacent Land

The dates, approximate location and description of pertinent features of the site's surroundings as identified from the historical maps (Appendix E) are summarised as follows. (Capitalised words in denoting structures or features are taken directly from historical maps.)

- 1885** The history of the site surroundings have been traced back to 1885 when it comprised agricultural land consisting of fields and The Leys farmyard located 200 m north west of the site. 2 No. ponds were located 150 m and 200 m north west of the site.
- 1885 – 1958** No significant changes were indicated.
- 1970** By 1970, electricity transmission lines supported metal pylons had been erected 110 m north west in a SW – NE orientation.
- 1970 – 2022** No significant changes were indicated.

4. GEOLOGY, HYDROLOGY, HYDROGEOLOGY

4.1 Published Geology

Reference to the 1:50,000 scale British Geological Survey digital mapping of the area (solid and drift) indicates that the solid geology beneath the site comprises the Crag Group of the Neogene and Quaternary period. It is described as sands, gravels, silts and clays. The sands are characteristically dark green from glauconite but weather bright orange with haematite 'iron pans'. The gravels in the lower part of the group are almost entirely composed of flint.

The solid geology is conjectured to be overlain by superficial deposits of the Lowestoft Formation - Diamicton, described as an extensive sheet of chalky till, with outwash sands and gravels, silts and clays. The till is characterised by its chalk and flint content.



No faults are conjectured to intersect the site at the surface.

4.1.1 *Potential Geo-Hazards*

No significant potential geo-hazards such as underground workings, natural cavities, dissolution, landslips, compressible deposits, running sands or swelling/shrinking clays are identified associated with the site in the database search report (Appendix D).

4.2 **Hydrogeology**

4.2.1 *Groundwater Designation*

The database search report indicates that the solid geology beneath the site is designated as a Principal Aquifer.

Principal Aquifers as assigned where geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.

The superficial deposits are characterised as a Secondary (undifferentiated) Aquifer.

Secondary (undifferentiated) Aquifers are assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

4.2.2 *Groundwater Abstractions*

According to the database search report, there are no groundwater abstraction licences within 250 m of the site.

4.2.3 *Groundwater Source Protection Zone*

The site lies within the Total Catchment (Zone 3) of a currently defined Groundwater Source Protection Zone (GWSPZ).

4.3 **Hydrology**

4.3.1 *Nearest Watercourse*

The nearest surface water feature is considered to be a pond in the north west corner of the site. Beyond this there is a drainage ditch 120m off site to the north west.

4.3.2 *Surface Watercourse Abstractions*

According to the database search report, there are no surface water abstraction licences within 250 m of the site.



4.3.3 Surface Water Flooding

According to the Environment Agency online 'Flood Map for Planning', the site lies within Flood Zone 1, being land that lies outside the 1 in 1000 year (0.1%AEP) flood risk area and hence has a low probability of flooding.

4.3.4 Potential for Groundwater Flooding

According to the BGS, the majority of the site exhibits a limited potential for groundwater flooding to occur. The western fringes, however, exhibit a potential for groundwater flooding of property situated below ground level.

5. PRELIMINARY RISK ASSESSMENT AND OUTLINE CONCEPTUAL MODEL

A summary of the legislation and regulatory guidance used in preparation of the environmental risk assessment presented in this report is provided in Appendix C.

5.1 Potential Contaminants of Concern

5.1.1 Potential On-Site Contamination Sources

Based on the historical and current usage of the site as agricultural fields, the potential **on-site** contamination sources are likely to be associated with:

- Any localised spillages or leakages of fuel or oils from farm machinery/vehicles or from any current or historical tanks (e.g.).
- Pesticides and herbicides sprayed on the site.

5.1.2 Potential Off-Site Contamination Sources

No potential significant off-site contamination sources have been identified associated with the site surroundings.

5.1.3 Potential Contaminants of Concern

The potential limited contaminants of concern associated with the current and historical land uses outlined above include:

- Herbicides/pesticides (including aldrin, DDT, dieldrin and endrin).
- Petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAHs).

A diagrammatic illustration of the outline conceptual model is presented in Figure 3 of Appendix A.

5.2 Preliminary Human Health Conceptual Model

Potential Sources: Potential limited contamination associated with the historical and current usage of the site detailed in Section 5.1.



Potential Pathways: Ingestion of soil and dust, dermal contact with soil and dust, inhalation of soil and dust, inhalation of vapours and ground gases, and potential combustion or explosion of ground gases in confined spaces.

Potential Receptors: Potential receptors comprise future site users (site workers, visitors, construction/maintenance workers and potential trespassers) and adjacent site users.

5.3 Preliminary Controlled Waters Conceptual Model

Potential Sources: Potential limited contamination associated with the former usage of the site, as detailed in Section 5.1.

Potential Pathways: Infiltration of precipitation through the site's surface and leaching of potential contaminants and subsequent vertical migration to the aquifer or horizontal migration to the watercourse.

Potential Receptors: Underlying groundwater in the Principal Aquifer and Secondary (undifferentiated) Aquifer and on site pond. (Abstractions are too distant from the site to warrant further consideration.)

5.4 Preliminary Ground Gas Assessment

There are no records of any historical landfill sites within 250 m of the site and there is no evidence to suggest that there is a significant thickness of Made Ground on the site.

Consequently, based on guidance given in Figure 6 of BS 8576:2013, the gas generation potential of the sources identified are considered to be low at this stage.

As previously described, the site is in a lower probability radon area; as such radon gas is not deemed a risk with respect to the site.

6. GEO-ENVIRONMENTAL CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary of Potential Sources of Contamination

The Phase I Desk Study, which includes an assessment of the environmental and geotechnical site data search and a preliminary risk assessment, has identified that the site was historically and is currently agricultural land located within an area of largely agricultural use.

Therefore, potential limited contamination sources are anticipated to be related to any persistent herbicides / pesticides used on site, and any localised fuels / oils associated with leakages or spillages from any plant or machinery used on-site.



6.2 Risk to Future Site Users

Based on the available information, it is considered that the risks to end users of the site and construction workers from potential exposure to any ground contamination are unlikely to be significant.

The above risks require confirmation by intrusive investigation.

6.3 Risk to Controlled Waters

Although the site overlies a Principal Aquifer, and there is a pond in the north west of the site, the risk to Controlled Waters is considered unlikely to be significant based on the anticipated localised limited nature of any contamination. However, this requires confirmation by intrusive investigation.

6.4 Risks Associated with Ground Gases

Risks associated with ground gases are considered unlikely to be significant based on the absence of landfills within 250 m of the site, other significant sources and proposed low sensitivity of the end use. However, this requires confirmation by intrusive investigation.

As previously described, the site is in a lower probability radon area; as such no radon protective measures are required for the site.

6.5 Geotechnical Considerations

6.5.1 *Potential Geotechnical Hazards*

Potential geotechnical hazards such as ground instability, dissolution features, landslides, swelling/shrinking clays and running sand are indicated by the geo-environmental database search report as being low. In addition, slope stability is not considered to be an issue.

6.5.2 *Foundations*

Traditional reinforced concrete slab foundations are anticipated at this stage for the proposed synchronous condenser units and smaller slabs/pads/strip foundations for the ancillary equipment of the proposed facility, following confirmation by intrusive investigation.

6.5.3 *Slope Stability*

Slope stability is not considered an issue on this site, based on the existing topography.

6.5.4 *Flooding*

The developable site is not considered to be at risk from significant flooding.



6.5.5 Soakaways

It is considered that soakaway storm drainage could be potentially suitable locally on the site based on the anticipated ground conditions. However, this will require confirmation by intrusive investigation.

6.5.6 Working Platforms

At this stage it is considered that a standard working platform design would be required for cranes used on site.

6.6 Preliminary Geo-Environmental Development Abnormals

Based on the Phase I Geo-Environmental Assessment no potentially significant geo-environmental hazards or abnormals have been identified to date.

6.7 Further Assessment

The following further work is recommended:

- A detailed Phase II Geo-Environmental Intrusive Investigation (Section 6.8).
- A standard crane working platform design.

6.8 Recommendations for Phase II Geo-Environmental Intrusive Investigation

To confirm the potential geotechnical and environmental parameters associated with the site, a detailed intrusive Phase II Geo-Environmental Ground Investigation is proposed as follows:

- The excavation of 6 No. trial pits to maximum depths of 4.50 m with hand shear vane tests in the cohesive stratum.
- The completion of 2 No. infiltration tests in general accordance with BRE 365 to confirm soakaway potential on site if required.
- The drilling of approximately 5 No. window sample boreholes to maximum depths of 5.00 m with gas / groundwater monitoring standpipes and 1 No. initial gas monitoring visit.
- The collection of soil and groundwater samples for chemical analysis and geotechnical testing (as detailed below).
- Full time supervision of site works by a consultant of GEG Ltd.
- Chemical analysis of approximately 4 No. soil samples.
- Geotechnical testing (including Atterberg, PSD, pH and sulphate tests).
- A generic quantitative human health risk assessment for future occupiers of the site.
- A generic qualitative Controlled Water risk assessment.
- A quantitative ground gas assessment in accordance with CIRIA C665.



- Foundation, road pavement, excavations and buried concrete assessment.
- Interpretative reporting detailing the desk study, human health and Controlled Water risk assessments and including recommendations for foundations, buried concrete, road pavement design, soakaway drainage, waste disposal / minimisation and remedial options (if required).

7. REFERENCES

1. British Standard Institute (1999) BS: 5930 Code of Practice for Site Investigations. BSI, London.
2. British Standard Institute (2001) BS: 10175 Code of Practice for Investigation of Potentially Contaminated Sites. BSI, London.
3. Department for Environment, Food and Rural Affairs and the Environment Agency (2002) *Assessment of Risks to Human Health from Land Contamination: An Overview of the Development of Soil Guideline Values and Related Research, Report CLR 7.*
4. Department for Environment, Food and Rural Affairs and the Environment Agency (2002b) *Model Procedures for the Management of Contaminated Land, Report CLR 11.*
5. Department for Environment, Food and Rural Affairs and the Environment Agency (2002c) *Potential Contaminants for the Assessment of Land, Report CLR 8.*
6. Environment Agency. *Environmental Quality Standards.*
7. Environment Agency 2021. *Land Contamination Risk Assessment (LCRM).*
8. Scotland and Northern Ireland Forum for Environment Research (2003) *Method for Deriving Site-Specific Human Health Assessment Criteria for Contaminants in Soil.*
9. DEFRA (July 2008). *Guidance on the Legal Definition of Contaminated Land.*

8. LIMITATIONS

This report only provides a preliminary assessment of the potential geotechnical and contamination issues and can only be relied upon in that context. Further detailed assessment is required to fully characterise the site for any proposed development.

The conclusions and recommendations stated herein are based on information available at the time of production. These may not necessarily apply if the site is to be utilised for a more or less sensitive purpose in the future, or if operational procedures or management alter over time.



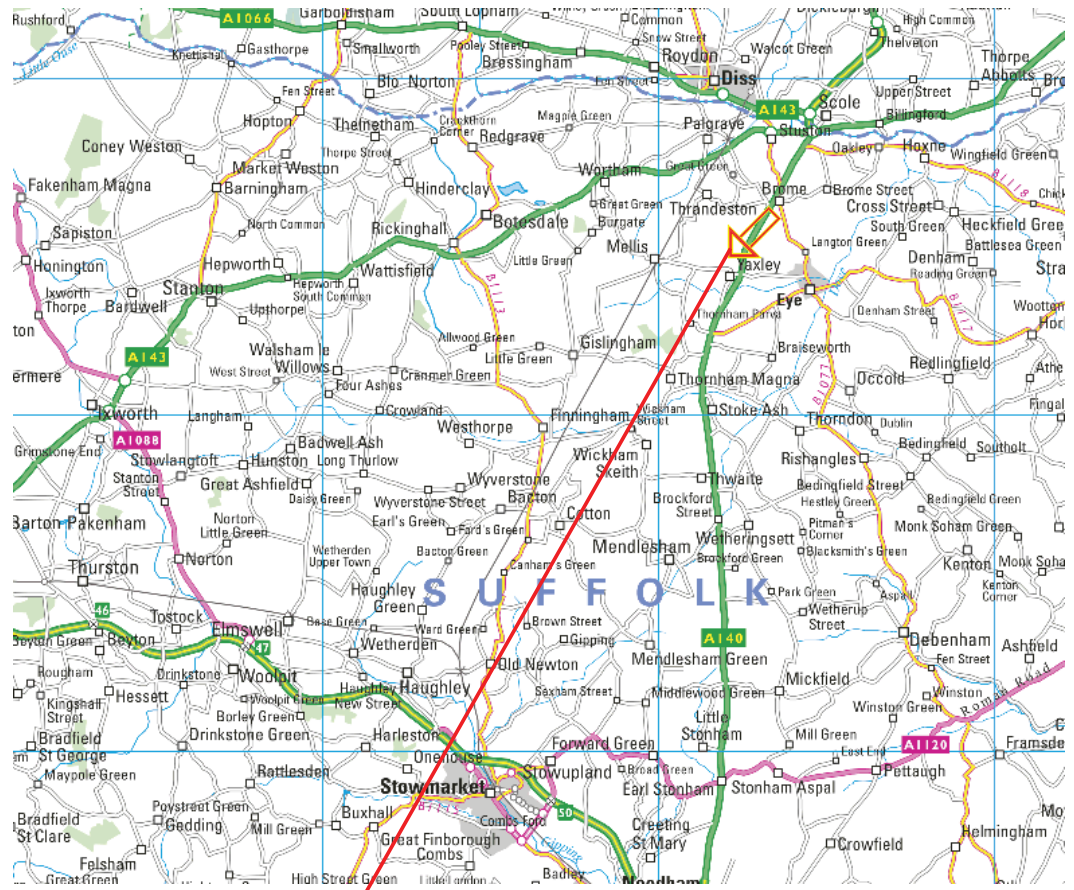
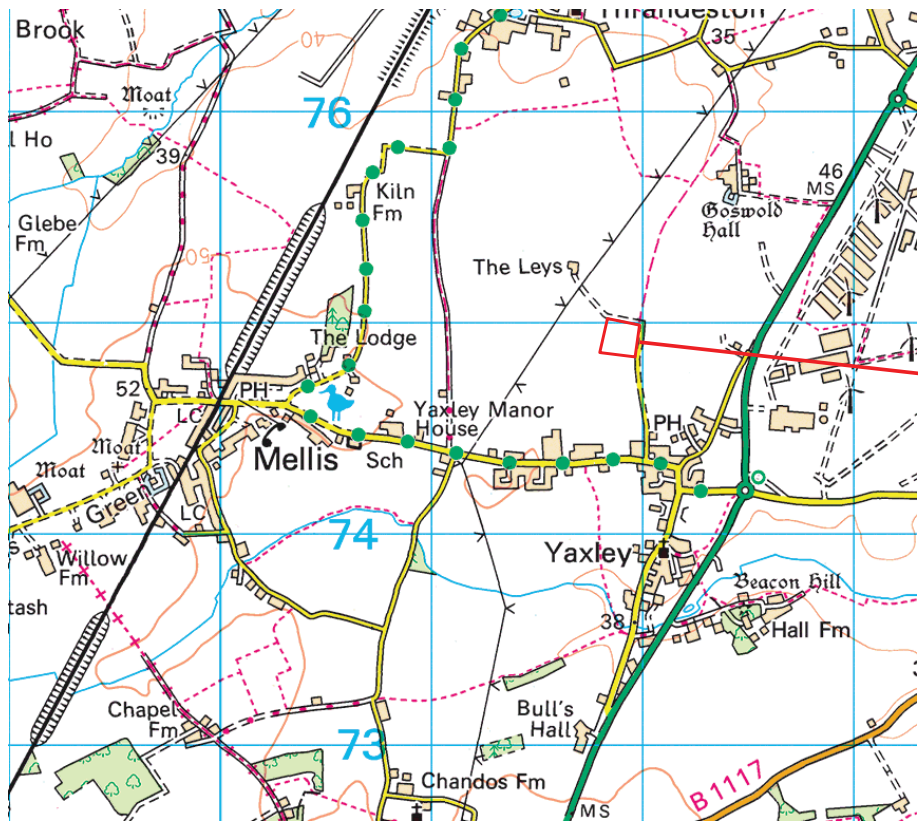
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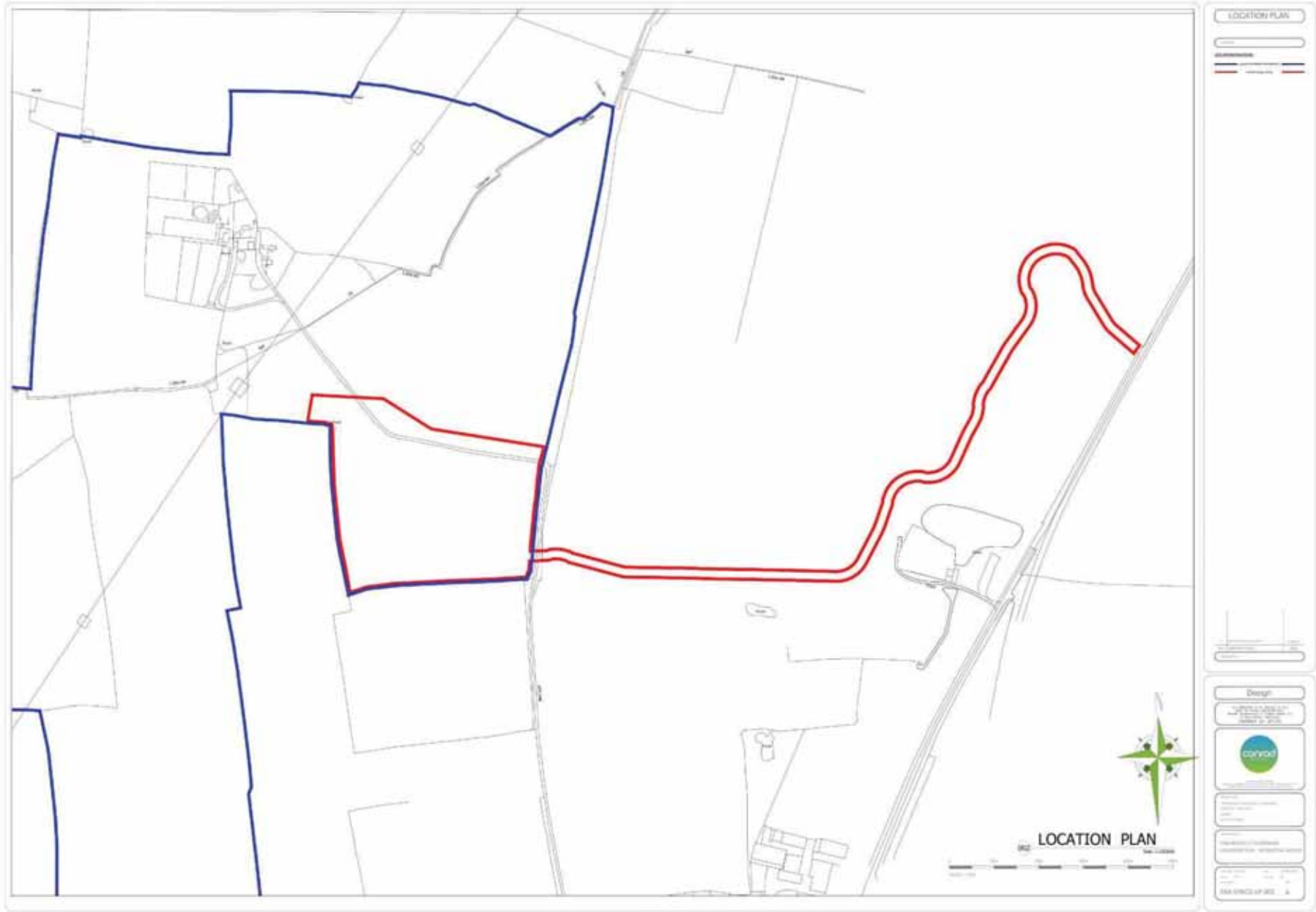
APPENDIX A


FIGURES AND PLANS



SITE LOCATION

TITLE: FIGURE 1 : SITE LOCATION PLAN		Geo Environmental Group  GEG House 17 Graham Road Malvern, WR14 2HR Tel. 01684 212526 Fax 01684 576917 admin@g-eg.co.uk www.g-eg.co.uk
SITE: LAND OFF LEYS LANE, YAXLEY		
CLIENT: CONRAD ENERGY		
PROJECT No.: GEG-22-742	DRAWN/CHECKED: AT / MR	
SCALE: NTS	DATE: 11/05/22	

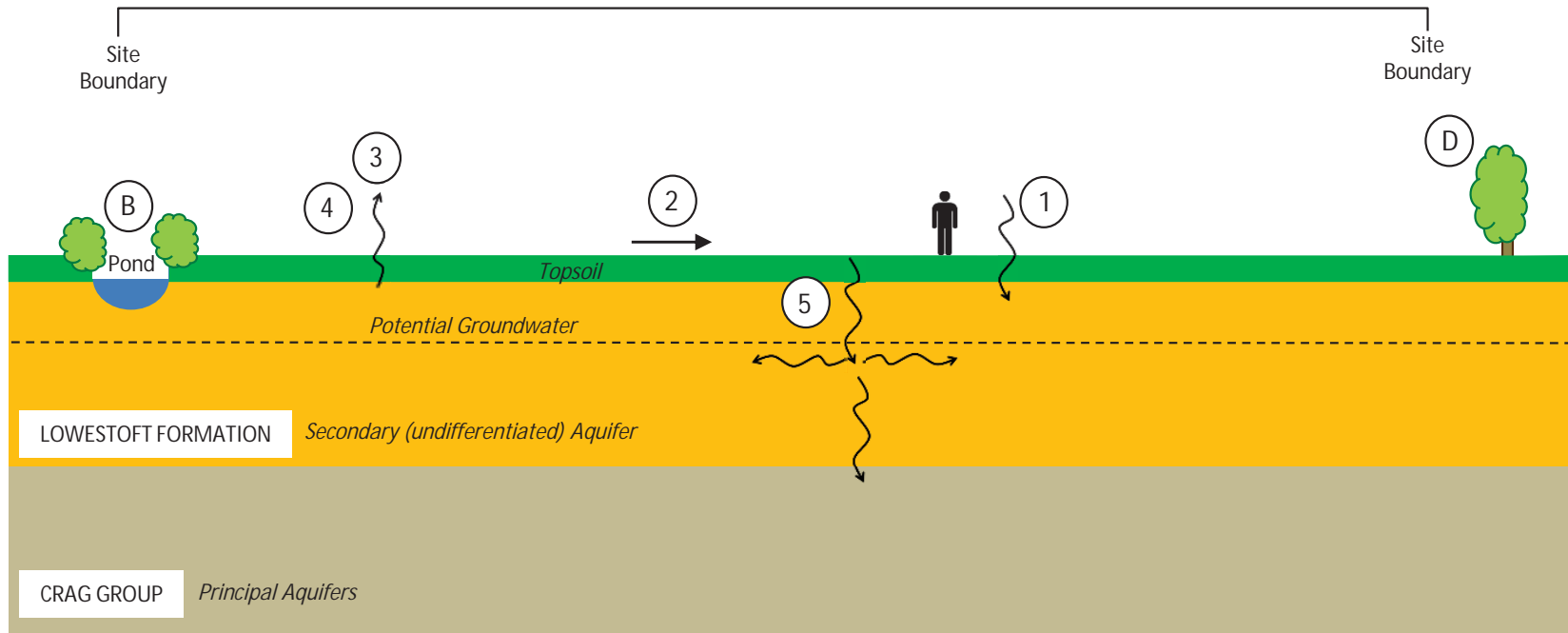


TITLE: FIGURE 2: CURRENT LAYOUT PLAN	CLIENT: CONRAD ENERGY	SCALE: AS SHOWN	GEG House, 17 Graham Road Malvern, WR14 2HR Tel. 01684 212526 Fax 01684 576917 admin@g-eg.co.uk, www.g-eg.co.uk  Geo Environmental Group
SITE: LAND OFF LEYS LANE, YAXLEY	PROJECT No.: GEG-22-742	DRAWN/CHECKED: AT / MR	

WEST

POTENTIAL DEVELOPMENT SITE:
AGRICULTURAL LAND

EAST



No records of landfills within 250 m.

PATHWAYS

- ① Infiltration of precipitation
- ② Surface water run off
- ③ Migration of ground gases (methane and carbon dioxide)
- ④ Potential dermal contact, ingestion of contaminated soil and/or dust and inhalation of gases/vapours
- ⑤ Potential leaching/mobilisation of contaminants and lateral and vertical migration

RECEPTORS

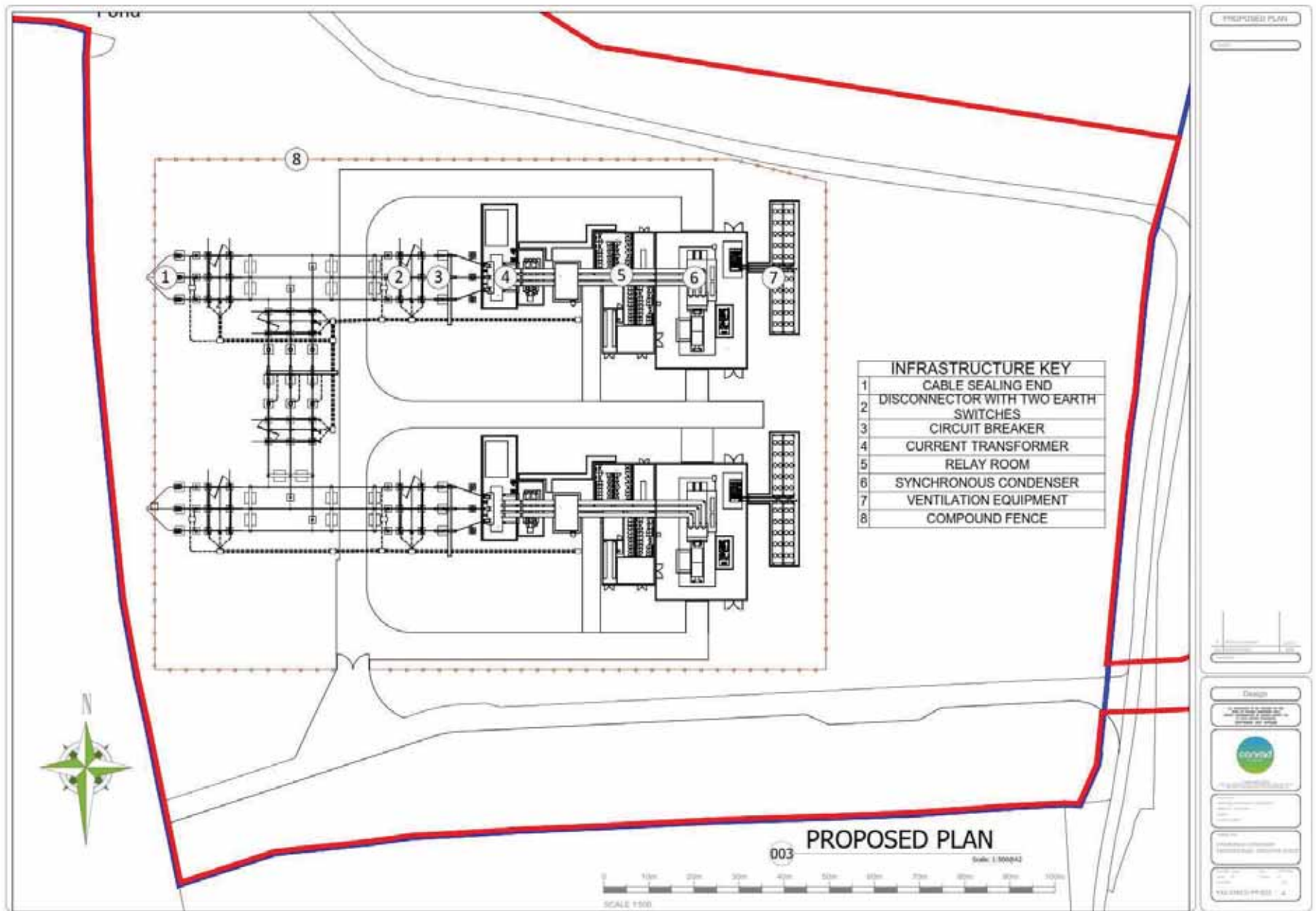
- Site users
- ① A Aquifer type
- ② B Watercourse
- ③ C Building Materials (including plastic pipes)
- ④ D Flora and fauna

SIGNIFICANT SOURCES

Potential sources of contamination associated with historical/current site usage (see text)

Please refer to the text of the report for further information relating to this diagram.

TITLE: FIGURE 3: PRELIMINARY CONCEPTUAL SITE MODEL		Geo Environmental Group
SITE: LAND OFF LEYS LANE, YAXLEY		
CLIENT: CONRAD ENERGY		GEG House 17 Graham Road Malvern WR14 2HR Tel. 01684 212526 Fax 01684 576917 admin@g-eg.co.uk www.g-eg.co.uk
PROJECT No.: GEG-22-742	DRAWN/CHECKED: AT / MR	
SCALE: NTS	DATE: 10/05/22	



TITLE: FIGURE 4: PROPOSED LAYOUT PLAN	CLIENT: CONRAD ENERGY	SCALE: AS SHOWN	GEG House, 17 Graham Road Malvern, WR14 2HR Tel. 01684 212526 Fax 01684 576917 admin@g-eg.co.uk www.g-eg.co.uk
SITE: LAND OFF LEYS LANE, YAXLEY	PROJECT No.: GEG-22-742	DRAWN/CHECKED: AT / MR	





APPENDIX B

PHOTOGRAPHIC RECORD

Geo Environmental Group

Geotechnical, Environmental & Ecological Consultants



Photo 1: View west along Leys Lane adjacent to northern boundary.



Photo 2: View south across the eastern side of the site.



Photo 3: View south across western side of the site.



Photo 4: North west corner of the site, location of over grown pond.



Photo 5: View south from south west corner of the site.



Photo 6: View north east across site.

Client: Conrad Energy
Project: The Leys and Ivy Farm, Yaxley
Project No: GEG-22-742

Geo Environmental Group

Geotechnical, Environmental & Ecological Consultants



Photo 7: View east along southern boundary of site.



Photo 8: View south along Leys Lane, site access road.

Client: Conrad Energy
Project: The Leys and Ivy Farm, Yaxley
Project No: GEG-22-742



APPENDIX C

ENVIRONMENTAL RISK ASSESSMENT METHODOLOGY



1. ENVIRONMENTAL RISK ASSESSMENT METHODOLOGY

1.1 Regulatory Controls

Contaminated land in England is principally controlled by:

- Part 2A of the Environmental Protection Act (1990) and accompanying Statutory Guidance.
- Planning and Development Controls.

Part 2A relates to contaminated land risks from land in its current condition, whilst the planning and development control essentially is applicable to new developments which fall within the planning regime and applies to the proposed end use of the land.

These two key pieces of legislation are discussed further in the following sections together with other potentially relevant systems.

1.2 Environmental Protection Act - Part 2A

Part 2A of the Environmental Protection Act (1990) [EPA], which was introduced by section 57 of the Environment Act 1995, requires an overall risk-based approach to dealing with contaminated sites, to ensure that they are 'suitable for use'.

DETR Circular 02/2000 'Contaminated Land' which came into force in England on 1st April 2000 provided accompanying regulations and Statutory Guidance. This was superseded by DEFRA Circular 01/2006 'Contaminated Land' which included amendments to address land contaminated by radioactivity.

Definition of Contaminated Land

Contaminated land is defined in section 78A(2) of Part 2A as:

'Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in on or under the land, that –

- Significant harm is being caused or there is a significant possibility of such harm being caused; or
- Pollution of controlled waters is being, or is likely to be caused.'

The Water Act 2003 s86 modified the definition of contaminated land to:

Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in on or under the land, that –

- Significant harm is being caused or there is a significant possibility of such harm being caused; or
- Significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused.'



Recent changes to Part 2A require the local authority to use a four category system to decide whether or not land is designated as contaminated land.

Category 1 describes land which is clearly problematic e.g. because similar sites are known to have caused a significant problem in the past.

Categories 2 and 3 cover the less straightforward land where detailed consideration is needed before deciding whether it is contaminated land. The test rests on whether or not the Local Authority believes there is a strong case for regulatory action – and thus whether it should be placed into Category 2 (contaminated land) or Category 3 (not contaminated land). The decision basis is initially related to human health risks, and if this is not conclusive due to uncertainty over risks, wider socio-economic factors (e.g. cost, views of local people etc.).

Category 4 describes land that is clearly not contaminated land. The new Category 4 test is particularly important in terms of reducing uncertainty over when land is clearly not contaminated land in the legal sense. Land at or below SGV/GAC levels derived using the CLEA methodology is likely to be well within Category 4. DEFRA are currently in the process of producing Category 4 screening levels. PT2A states that normal levels of contaminants in soil should not be considered to cause land to qualify as contaminated land, unless there is a particular reason to consider otherwise. DEFRA have commissioned BGS to produce a report determining normal levels of contaminants in UK soils.

Once land has been determined as contaminated land, the enforcing authority must consider how it should be remediated and, where appropriate, it must issue a remediation notice to require such remediation. The enforcing authority for the purposes of remediation may be the local authority which determined the land, or the Environment Agency, which takes on responsibility once land has been determined if the land is deemed to be a “special site”. The rules on what land is to be regarded as special sites, and various rules on the issuing of remediation notices, are set out in the Contaminated Land (England) Regulations 2006.

‘Special Sites’

In certain cases, the Environment Agency is the regulatory authority for the contaminated land legislation. This arises if the site under investigation has been used for certain processes, or if the site is situated on bedrock classed as a Principal Aquifer (i.e. water-bearing strata). In the legislation, these sites are referred to as “Special Sites”.

1.3 Planning and Development Controls

The Part 2A contaminated land regime will not normally apply where land is being managed within the normal cycle of land redevelopment and regeneration, where planning and development control will continue to be the primary means of control.

Land contamination, or the possibility of it, is a material consideration for the purposes of town and country planning. Current planning control on contaminated land is set out in **National Planning Policy Framework (2018)**, which was published in July 2018, and replaces the original 2012 NPPF.



National Planning Policy Framework (England) is intended to complement the pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000.

In addition to the planning system, the **Building Regulations 1991** (made under the Building Act 1984) may require measures to be taken to protect the fabric of new buildings, and their future occupants, from the effects of contamination. Approved Document Part C (Site Preparation and Resistance to Contaminates and Moisture) 2004 edition gives guidance on these requirements.

1.4 Environmental Protection Act 1990 Part III – Statutory Nuisance

Statutory nuisance provisions will no longer apply where the nuisance arises regarding land in a 'contaminated state'. However, nuisance provisions could still apply where land gives rise to a nuisance (such as an odour) that is an offence to human senses but which is not covered under the various categories of harm set out in the Contaminated Land Statutory Guidance.

1.5 Permitted Installations

Part 2A will not apply where the Environment Agency or the Local Authority has powers under Integrated Pollution Prevention and Control (IPPC) provisions of the Environmental Permitting Regulations 2007 to take action to remedy contamination resulting from the breach of an installation permit.

Waste Management Licensing (Part II of EPA 1990)

Part 2A will not normally apply where contamination has resulted from land subject to a waste management licence, although it may apply where adverse effects arise from causes other than a breach of licence conditions or from activities that are permitted under the licence. Licences are regulated and issued by the Environment Agency.

Waste management licensing is currently being incorporated into the Environmental Permitting Regulations (see Permitted Installations).

1.6 Water Resources Act (WRA) 1991

Sections 161 to 161D of the Water Resources Act 1991 give the Environment Agency powers to take action to prevent or remedy the pollution of controlled waters. The Agency can serve a 'works notice' on any person who has 'caused or knowingly permitted' potential pollution to be in a place from which it is likely to enter controlled waters, or to have caused or knowingly permitted a pollutant to enter controlled waters. The works notice specifies what actions have to be taken in what time periods. Where urgent action is required or a works notice is not complied with, the Agency has the power to carry out the works itself and recover costs from the appropriate person.

The Water Resources Act may apply where the Part 2A regime does not, for example where there is historical pollution of groundwater.

The Water Act 2003 includes a provision, not yet commenced, to amend the current Part 2A definition of pollution of controlled waters to introduce a 'significance' test. The Government propose to return to this issue when a



significance test for radioactive and non-radioactive contamination can be considered together.

1.7 Groundwater Regulations (GWR) 2009

The existing Groundwater Directive (80/68/EEC) aims to protect groundwater from pollution by controlling discharges and disposals of certain dangerous substances to groundwater. In the UK, the directive is implemented through the Groundwater Regulations (GWR) 2009.

Groundwater is protected under these regulations by preventing or limiting the inputs of polluting substances into groundwater. Substances controlled under these regulations fall into two categories:

- **Hazardous** substances are the most toxic and must be prevented from entering groundwater. Substances in this list may be disposed of to the ground, under a permit, but must not reach groundwater. They include pesticides, sheep dip, solvents, hydrocarbons, mercury, cadmium and cyanide. Hazardous substances replace the previous List 1 substances which came under the 1998 GWR.
- **Non-hazardous pollutants** are less dangerous, and can be discharged to groundwater under a permit, but must not cause pollution. Examples include sewage, trade effluent and most wastes. Non-hazardous pollutants include any substance capable of causing pollution and the list is much wider than the previous List 2 substances. For example, nitrate is included as a pollutant but it was excluded from List 2 in the 1998 GWR.

The existing Groundwater Directive is to be repealed by the Water Framework Directive 2000/60/EC (WFD) in 2013. The GWR 2009 has recently been made law to enact both the WFD and its Daughter Directive 2006/118/EC on the protection of groundwater. This new Groundwater Directive (2006/118/EC) is commonly referred to as the Groundwater Daughter Directive (GWDD).

1.8 Suitable for Use Approach

In practice, most sites with a previous potentially contaminating history are remediated to a condition 'suitable for use' under the planning regime rather than the Part 2A legislation.

The 'suitable for use' approach outlined in DEFRA Circular 01/2006 consists of the following three elements:

- Ensuring that land is suitable for its current use.
- Ensuring that land is made suitable for any new use, as planning permission is given for that new use.
- Limiting requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment regarding the current use or future use of land for which planning permission is being sought.



Where new development is taking place, it will be the responsibility of the developer to carry out the necessary remediation. In most cases, the enforcement of any remediation requirements will be through planning conditions and building control, rather than through a remediation notice issued under Part 2A.

1.9 Assessment Methodology

The Environment Agency (EA) issued new online guidance on 8th October 2020 regarding Land Contamination Risk Management (LCRM).

The LCRM is made up of three stages.

1. LCRM: Risk assessment.
2. LCRM: Options Appraisal.
3. LCRM: Remediation and Verification.

The EA use a three staged risk based approach and each stage is broken down into tiers or steps as detailed below.

Stage 1: Risk Assessment

A three tiered approach to risk assessment is recommended:

1. Preliminary risk assessment.
2. Generic quantitative risk assessment.
3. Detailed quantitative risk assessment.

Stage 1 includes information for intrusive site investigations (formerly known as the Phase I Geo-Environmental Assessment – Desk Study). Stages 2 and 3 were formerly known as the Phase II Geo-Environmental (Intrusive) Assessment. As the risk assessment procedure has remained unchanged, GEG have retained the universally understood Phase I and Phase II titles, which now refer to the revised Stage 1 Risk Assessment as outlined.

Stage 2: Options Appraisal

There are three steps to an Options Appraisal as detailed below:

1. Identify feasible remediation options.
2. Do a detailed evaluation of options.
3. Select the final remediation option.

Stage 3: Remediation and Verification

There are four steps to remediation and verification comprising:

1. Development of a remediation strategy.
2. Remediation.



3. Production of a verification report.
4. Undertaking of long term monitoring and maintenance, if required.

Overview of LCRM

The LCRM process always starts with a preliminary risk assessment.

The risk assessment stage is an iterative process. The three tiers can be undertaken in order or progression can be made directly from a preliminary risk assessment to a detailed quantitative risk assessment. As part of a generic or detailed quantitative risk assessment collection of detailed information about the site will be required. This is usually through an intrusive site investigation.

Depending on the level of risk or regulatory requirements, progression from a preliminary risk assessment to the options appraisal stage can be made. If progression is made directly to the options appraisal stage, collection of detailed site investigation information will be required by the generic and detailed quantitative risk assessments, to confirm that the approach is viable and acceptable.

Following the risk assessment stage, if it is concluded that the risks are acceptable, with agreement from the relevant regulator, then the process can end.

If there are unacceptable risks then remediation or mitigation is required in accordance with stages 2 and 3.

In Stage 2 Options Appraisal, the following will be undertaken:

1. Consideration of the most feasible options.
2. Production of a shortlist of options.
3. Evaluation and assessment of the shortlisted options.
4. Selection of which ones are the most suitable to take forward to Stage 3.

In Stage 3 Remediation and Verification, a remediation strategy will be produced, remediation undertaken and a verification report produced.

At the Options Appraisal stage it will be determined if long term monitoring and maintenance is the remediation option. Post-remediation monitoring may be required for further verification.

Determination of Risk

A pollutant linkage must be present for there to be a Source-Pathway-Receptor relationship as defined below.

Source - a contaminant or pollutant that is in, on or under the land and that has the potential to cause harm or pollution.

Pathways - a route by which a receptor is or could be affected by a contaminant.



Receptors - something that could be adversely affected by a contaminant, for example a person, Controlled Waters, an organism, an ecosystem, or Part 2A receptors such as buildings, crops or animals.

Without a pollutant linkage, there is not a risk - even if a contaminant is present.



APPENDIX D

ENVIRONMENTAL INFORMATION



Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

294202999_1_1

Customer Reference:

GEG-22-742

National Grid Reference:

611850, 274960

Slice:

A

Site Area (Ha):

3.11

Search Buffer (m):

1000

Site Details:

The Leys and Ivy Farm

Leys Lane

Yaxley

Suffolk

IP21 4BT

Client Details:

Mr M Perks

Geo Environmental Group

GEG House

17 Graham Road

Malvern

Worcestershire

WR14 2HR



Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	13
Hazardous Substances	-
Geological	14
Industrial Land Use	15
Sensitive Land Use	16
Data Currency	17
Data Suppliers	21
Useful Contacts	22

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0



Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes			n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		2		3
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control	pg 2				1
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 2	Yes			
Pollution Incidents to Controlled Waters	pg 2				2
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 3			1	(*19)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 8	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 8	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 8	Yes	n/a	n/a	n/a
Source Protection Zones	pg 8	1			
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 8		4	3	22



Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 13	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites	pg 13				1
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 14	Yes	n/a	n/a	n/a
BGS Recorded Mineral Sites					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 14	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 14	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 14	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 14	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a



Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries	pg 15				2
Fuel Station Entries					
Gas Pipelines					
Underground Electrical Cables					
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 16	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					



Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (NE)	0	1	611850 274963
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	0	1	611850 275000
1	Discharge Consents Operator: Ms Tracey Potter Property Type: Domestic Property (Single) Location: Leys Lane, Thrandeston, Suffolk, Ip21 4bt Authority: Environment Agency, Anglian Region Catchment Area: Upper River Waveney (Diss) Reference: Npswqd002202 Permit Version: 1 Effective Date: 15th August 2008 Issued Date: 15th August 2008 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Ditch Trib Of River Waveney Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	208	2	611632 275227
1	Discharge Consents Operator: Mr G Talbot Property Type: Domestic Property (Single) Location: The Leys Leys Lane, Thrandeston, Diss, Norfolk, Ip21 4bt Authority: Environment Agency, Anglian Region Catchment Area: Upper River Waveney (Diss) Reference: Prenf13902 Permit Version: 1 Effective Date: 19th November 2001 Issued Date: 19th November 2001 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Waveney Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	220	2	611600 275220
2	Discharge Consents Operator: Mid Suffolk District Council Property Type: Not Supplied Location: Adjacent To Mellis Rd, Yaxley, Suffolk Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Prenf00143 Permit Version: 1 Effective Date: 21st November 1988 Issued Date: 21st November 1988 Revocation Date: 10th February 1992 Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: Trib River Dove Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	765	2	611190 274370
3	Discharge Consents Operator: Cranswick Plc Property Type: MAKING OF FOOD PRODUCTS/DAIRY Location: Eye Airfield Business Park, Eye, Suffolk, Ip23 7hu Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Eprlb3895rv Permit Version: 1 Effective Date: 9th April 2019 Issued Date: 9th April 2019 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Dove Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	825	2	612525 274288



Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	<p>Discharge Consents</p> <p>Operator: Stramit Industries Ltd Property Type: REAL ESTATE ACTIVITIES/BUYING/SELLING/RENTING Location: Oaksmere Business Park Eye Airfield Industrial Estate, Yaxley, Eye, Suffolk, Ip23 8bw Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prenf10373 Permit Version: 1 Effective Date: 21st March 1996 Issued Date: 21st March 1996 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary River Dove Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m</p>	A15SW (E)	918	2	612880 274810
5	<p>Integrated Pollution Prevention And Control</p> <p>Name: Cranswick Country Foods Plc Location: Eye Poultry Processing Plant - Epr/Yp3609ps, Cranswick House - Eye Site, Oaksmere Business Park, Eye Airfield Industrial Estate, Yaxley, Eye, Suffolk, IP23 8BW Authority: Environment Agency, Anglian Region Permit Reference: YP3609PS Original Permit Ref: Yp3609ps Effective Date: 30th January 2020 Status: Effective Application Type: Application App. Sub Type: New Positional Accuracy: Located by supplier to within 10m Activity Code: 6.8 A(1) d) (iii) Activity Description: CREATED BY IED - TREATMENT AND PROCESSING (OTHER THAN PACKAGING) OF ANIMAL OR VEGETABLE RAW MATERIALS (OTHER THAN MILK ONLY) WITH FINISHED PRODUCT CAPACITY GREATER THAN FORMULA SHOWN IN REGS Primary Activity: N Activity Code: 6.8 A(1) (B) Activity Description: Animal, Vegetable And Food; Slaughtering Animals Greater Than 50 T/Day Primary Activity: Y Activity Code: 0.0 Associated Process Activity Description: Associated Process Primary Activity: N</p>	A9NE (SE)	825	2	612720 274560
	<p>Nearest Surface Water Feature</p>	A13NW (NW)	0	-	611743 275043
6	<p>Pollution Incidents to Controlled Waters</p> <p>Property Type: Not Given Location: Ipswich District Authority: Environment Agency, Anglian Region Pollutant: Unknown Note: Dove Incident Date: 23rd March 1993 Incident Reference: 1647 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m</p>	A9NW (SE)	639	2	612200 274300
7	<p>Pollution Incidents to Controlled Waters</p> <p>Property Type: Not Given Location: Ipswich District Authority: Environment Agency, Anglian Region Pollutant: Unknown Note: Dove Incident Date: 7th January 1993 Incident Reference: 1572 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m</p>	A8SE (S)	896	2	612000 274000



Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	<p>Water Abstractions</p> <p>Operator: R & T Flowerdew Licence Number: 7/34/16/*g/027 Permit Version: Not Supplied Location: Well At Potash Farm, YAXLEY Authority: Environment Agency, Anglian Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 0 Yearly Rate (m3): 1100 Details: E chalk; Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p>	A14SW (SE)	432	2	612370 274740
	<p>Water Abstractions</p> <p>Operator: A G Driver Licence Number: 7/34/16/*G/0007 Permit Version: 100 Location: Bore At Kiln Fm,Thrandeston Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p>	A16SE (NW)	1264	2	610610 275620
	<p>Water Abstractions</p> <p>Operator: S G Grover & Sons Licence Number: 7/34/17/*G/0005 Permit Version: 100 Location: Bore At Hall Farm, Yaxley Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st December 1996 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p>	A4NE (SE)	1353	2	612600 273700
	<p>Water Abstractions</p> <p>Operator: S G Grover And Sons Licence Number: 7/34/17/*g/005 Permit Version: Not Supplied Location: Bore , Hall Farm, YAXLEY Authority: Environment Agency, Anglian Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 2 Yearly Rate (m3): 7000 Details: E chalk; Status: Perpetuity Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p>	A4NE (SE)	1370	2	612580 273670



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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: R C G Flatman Licence Number: 7/34/16/*g/025 Permit Version: Not Supplied Location: Bore Near The Lodge, MELLIS Authority: Environment Agency, Anglian Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 2 Yearly Rate (m3): 6000 Details: E chalk; Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SW (W)	1370	2	610390 274730
	Water Abstractions Operator: P & W Murton & Sons Licence Number: 7/34/16/*G/0084 Permit Version: 100 Location: Borehole At Little Green Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st November 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A22NE (N)	1394	2	611400 276400
	Water Abstractions Operator: Environment Agency Licence Number: 7/34/17/*G/0068 Permit Version: 100 Location: Borehole 1 Yaxley Authority: Environment Agency, Anglian Region Abstraction: Environmental: Transfer between sources Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Crag; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 1990 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SE (S)	1402	2	612100 273500
	Water Abstractions Operator: M & P Joy Licence Number: 7/34/16/*G/0014 Permit Version: 100 Location: Bore At Marsh Fm,Thrandeston Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st October 1994 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(NW)	1827	2	610990 276715



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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: R J B Starke Licence Number: 7/34/17/*G/0001 Permit Version: 100 Location: Bore Nr Chestnut Fm, Eye Authority: Environment Agency, Anglian Region Abstraction: Other Industrial/Commercial/Public Services: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 15th August 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1856	2	613790 275400
	Water Abstractions Operator: R W B Starke & Son Licence Number: 7/34/17/*s/062 Permit Version: Not Supplied Location: Yaxley Stream , West Of Eye Authority: Environment Agency, Anglian Region Abstraction: Spray Irrigation Abstraction Type: Not Supplied Source: Stream Daily Rate (m3): 4 Yearly Rate (m3): 227000 Details: Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(SE)	1945	2	613600 273840
	Water Abstractions Operator: R W B Starke & Son Licence Number: 7/34/17/*G/0061 Permit Version: 100 Location: Bore At Chestnut Fm, Eye Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 April Authorised End: 30 September Permit Start Date: 1st December 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1967	2	613900 275415
	Water Abstractions Operator: R W B Starke & Son Licence Number: 7/34/17/*G/0061 Permit Version: 101 Location: Bore At Chestnut Farm Eye Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Chestnuts Farm Eye Authorised Start: 01 March Authorised End: 30 November Permit Start Date: 1st March 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1968	2	613900 275420



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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: R W B Starke & Son Licence Number: 7/34/17/*G/0061 Permit Version: 100 Location: Bore At Chestnut Fm, Eye Authority: Environment Agency, Anglian Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 April Authorised End: 31 October Permit Start Date: 1st December 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1968	2	613900 275420
	Water Abstractions Operator: Rwb Starke & Son Licence Number: 7/34/17/*g/061 Permit Version: Not Supplied Location: Bore At Chestnut Farm, EYE Authority: Environment Agency, Anglian Region Abstraction: Unspecified Abstraction Type: Not Supplied Source: Unknown Daily Rate (m3): 13 Yearly Rate (m3): 218000 Details: E chalk; Status: Perpetuity Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1972	2	613905 275415
	Water Abstractions Operator: Camstar Herbs Limited Licence Number: An/034/0017/009 Permit Version: 2 Location: Borehole At Chestnuts Farm, Eye Authority: Environment Agency, Anglian Region Abstraction: Agricultural Vegetable Wash Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 March Authorised End: 30 November Permit Start Date: 19th January 2017 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1979	2	613904 275450
	Water Abstractions Operator: Camstar Herbs Limited Licence Number: An/034/0017/008 Permit Version: 1 Location: Underground Strata Comprising Of Chalk At Chestnuts Farm, Eye Authority: Environment Agency, Anglian Region Abstraction: Agricultural Vegetable Wash Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 March Authorised End: 30 November Permit Start Date: 1st April 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1984	2	613914 275429



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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: R W B Starke & Son Licence Number: 7/34/17/*G/0074 Permit Version: 100 Location: Borehole No.2 At Eye Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Temporary Authorised Start: 01 April Authorised End: 31 October Permit Start Date: 1st December 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1988	2	613910 275465
	Water Abstractions Operator: R W B Starke & Son Licence Number: 7/34/17/*G/0074a Permit Version: 1 Location: Borehole No.2 At Eye Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Chestnuts Farm Eye Authorised Start: 01 March Authorised End: 30 November Permit Start Date: 1st March 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1989	2	613910 275470
	Water Abstractions Operator: R W B Starke & Son Licence Number: 7/34/17/*G/0074 Permit Version: 100 Location: Borehole No.2 At Eye Authority: Environment Agency, Anglian Region Abstraction: Agricultural Vegetable Wash Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Temporary Authorised Start: 01 April Authorised End: 31 October Permit Start Date: 1st December 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1989	2	613910 275470
	Water Abstractions Operator: Rwb Starke & Son Licence Number: 7/34/17/*g/074 Permit Version: Not Supplied Location: Borehole At, EYE Authority: Environment Agency, Anglian Region Abstraction: Unspecified Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 74 Yearly Rate (m3): 460000 Details: E chalk; Status: Temporary Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1993	2	613915 275465



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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Intergranular Dilution: <300 mm/year Baseflow Index: 40-70% Superficial: >90% Patchiness: Superficial >10m Thickness: Superficial Recharge: Low	A13NW (N)	0	3	611850 275000
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Intergranular Dilution: <300 mm/year Baseflow Index: 40-70% Superficial: >90% Patchiness: Superficial >10m Thickness: Superficial Recharge: Low	A13SW (NE)	0	3	611850 274963
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NW (N)	0	3	611850 275000
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SW (NE)	0	3	611850 274963
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13NW (N)	0	3	611850 275000
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13SW (NE)	0	3	611850 274963
9	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13SW (NE)	0	2	611850 274963
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 87.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A13NW (NW)	113	4	611704 275156



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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A13NW (NW)	113	4	611709 275157
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 779.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A13NW (NW)	113	4	611713 275159
13	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 6.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A13NW (NW)	144	4	611621 275132
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 102.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A14SW (E)	444	4	612395 274776
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 277.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A14NW (E)	470	4	612448 274971
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 43.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A8NW (S)	476	4	611767 274410
17	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 77.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A8NE (SE)	504	4	612195 274446
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 66.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A14SE (E)	686	4	612646 274795
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 183.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A18NW (N)	686	4	611647 275728



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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 63.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 2	A14SE (E)	690	4	612649 274791
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 39.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A12NW (W)	705	4	611035 275107
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A19NW (NE)	706	4	612221 275664
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 444.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A18NE (N)	711	4	612131 275706
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 254.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A19NW (NE)	711	4	612226 275669
25	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 10.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A17NE (NW)	719	4	611464 275712
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A17NE (NW)	722	4	611454 275712
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 136.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A17NE (NW)	728	4	611440 275712
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 420.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A9NW (SE)	760	4	612514 274368



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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
29	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 124.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A17NE (NW)	774	4	611298 275686
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A17NE (NW)	774	4	611298 275686
31	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 239.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A9NW (SE)	800	4	612495 274294
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 44.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A7NW (SW)	818	4	611123 274366
33	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 50.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A11SE (W)	920	4	610837 274789
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 146.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A11SE (W)	936	4	610830 274740
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A19NW (NE)	963	4	612354 275888
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 55.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A19SE (NE)	966	4	612805 275497
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 528.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A19NW (NE)	970	4	612358 275894



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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 28.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Waveney Primacy: 1	A3NE (S)	985	4	612126 273923



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Suffolk County Council - Has supplied landfill data		0	5	611850 274963
	Local Authority Landfill Coverage Name: Mid Suffolk District Council - Has supplied landfill data		0	6	611850 274963
39	Local Authority Recorded Landfill Sites Location: Yaxley Reference: Not Supplied Authority: Suffolk County Council Last Reported Status: Closed Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Applicable	A8SE (S)	796	5	612000 274100



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Neogene To Quaternary Rocks (Undifferentiated)	A13SW (NE)	0	1	611850 274963
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	1	611850 275000
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	1	611850 274963
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	1	611850 274963
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	1	611850 275000
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	1	611850 274963
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	1	611850 275000
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	1	611850 275000
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	1	611850 274963
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	1	611850 275000
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	1	611850 274963
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	1	611850 274963
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	1	611850 275000
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	185	1	611827 275225
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	1	611850 274963
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	1	611850 275001
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	1	611850 274963
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	1	611850 275001



Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
40	Contemporary Trade Directory Entries Name: R K Kemp Location: Chapel Farm, Mellis Road, Yaxley, Eye, Suffolk, IP23 8DB Classification: Coal & Smokeless Fuel Merchants & Distributors Status: Active Positional Accuracy: Automatically positioned to the address	A8NE (S)	531	-	611992 274366
41	Contemporary Trade Directory Entries Name: Downer Cladding Systems Ltd Location: Oaksmere Business Pk, Eye Airfield Ind Est, Yaxley, Eye, Suffolk, IP23 8BW Classification: Cladding Suppliers & Installers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A15SW (E)	944	-	612907 274817



Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
42	Nitrate Vulnerable Zones Name: River Waveney Nvz Description: Surface Water Source: Environment Agency, Head Office	A13SW (NE)	0	3	611850 274963



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Contaminated Land Register Entries and Notices Mid Suffolk District Council - Environmental Health Department Environment Agency - Head Office South Norfolk District Council - Environmental Health Department	January 2020 June 2020 September 2017	Annual Rolling Update Annually Annual Rolling Update
Discharge Consents Environment Agency - Anglian Region	January 2022	Quarterly
Enforcement and Prohibition Notices Environment Agency - Anglian Region	March 2013	
Integrated Pollution Controls Environment Agency - Anglian Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - Anglian Region	January 2022	Quarterly
Local Authority Integrated Pollution Prevention And Control Mid Suffolk District Council - Environmental Health Department South Norfolk District Council - Environmental Health Department	June 2014 June 2014	Variable Variable
Local Authority Pollution Prevention and Controls Mid Suffolk District Council - Environmental Health Department South Norfolk District Council - Environmental Health Department	June 2014 June 2014	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Mid Suffolk District Council - Environmental Health Department South Norfolk District Council - Environmental Health Department	June 2014 June 2014	Variable Variable
Nearest Surface Water Feature Ordnance Survey	February 2022	
Pollution Incidents to Controlled Waters Environment Agency - Anglian Region	September 1999	
Prosecutions Relating to Authorised Processes Environment Agency - Anglian Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - Anglian Region	March 2013	
Registered Radioactive Substances Environment Agency - Anglian Region	June 2016	As notified
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register Environment Agency - Anglian Region - Eastern Area	January 2022	Quarterly
Water Abstractions Environment Agency - Anglian Region	January 2022	Quarterly
Water Industry Act Referrals Environment Agency - Anglian Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Groundwater Vulnerability - Soluble Rock Risk Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually



Agency & Hydrological	Version	Update Cycle
Source Protection Zones Environment Agency - Head Office	May 2021	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2022	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2022	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2022	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	February 2022	Quarterly
Flood Defences Environment Agency - Head Office	February 2022	Quarterly
OS Water Network Lines Ordnance Survey	January 2022	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	January 2022	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Anglian Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Anglian Region - Eastern Area	January 2022	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - Anglian Region - Eastern Area	January 2022	Quarterly
Local Authority Landfill Coverage Mid Suffolk District Council - Environmental Health Department Norfolk County Council - Planning & Transportation - Minerals & Waste South Norfolk District Council - Environmental Health Department Suffolk County Council	February 2003 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Mid Suffolk District Council - Environmental Health Department Norfolk County Council - Planning & Transportation - Minerals & Waste South Norfolk District Council - Environmental Health Department Suffolk County Council	October 2018 October 2018 October 2018 October 2018	
Registered Landfill Sites Environment Agency - Anglian Region - Eastern Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - Anglian Region - Eastern Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - Anglian Region - Eastern Area	June 2015	



Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	January 2022	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Suffolk County Council - Environment and Transport Mid Suffolk District Council - Planning Department Norfolk County Council - Planning & Transportation - Minerals & Waste South Norfolk District Council	February 2006 February 2016 June 2007 October 2015	Annual Rolling Update Variable Annual Rolling Update Variable
Planning Hazardous Substance Consents Suffolk County Council - Environment and Transport Mid Suffolk District Council - Planning Department Norfolk County Council - Planning & Transportation - Minerals & Waste South Norfolk District Council	February 2006 February 2016 June 2007 October 2015	Annual Rolling Update Variable Annual Rolling Update Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2021	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually



Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	January 2022	Quarterly
Fuel Station Entries Catalist Ltd - Experian	March 2022	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Underground Electrical Cables National Grid	May 2021	Bi-Annually
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt Mid Suffolk District Council - Planning Department South Norfolk District Council	October 2020 October 2020	Quarterly Quarterly
Areas of Unadopted Green Belt Mid Suffolk District Council - Planning Department South Norfolk District Council	October 2020 October 2020	Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	January 2021	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	February 2021	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	January 2021	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 June 2017	Bi-Annually
Ramsar Sites Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest Natural England	February 2021	Bi-Annually
Special Areas of Conservation Natural England	July 2020	Bi-Annually
Special Protection Areas Natural England	February 2021	Bi-Annually



Data Suppliers

A selection of organisations who provide data within this report

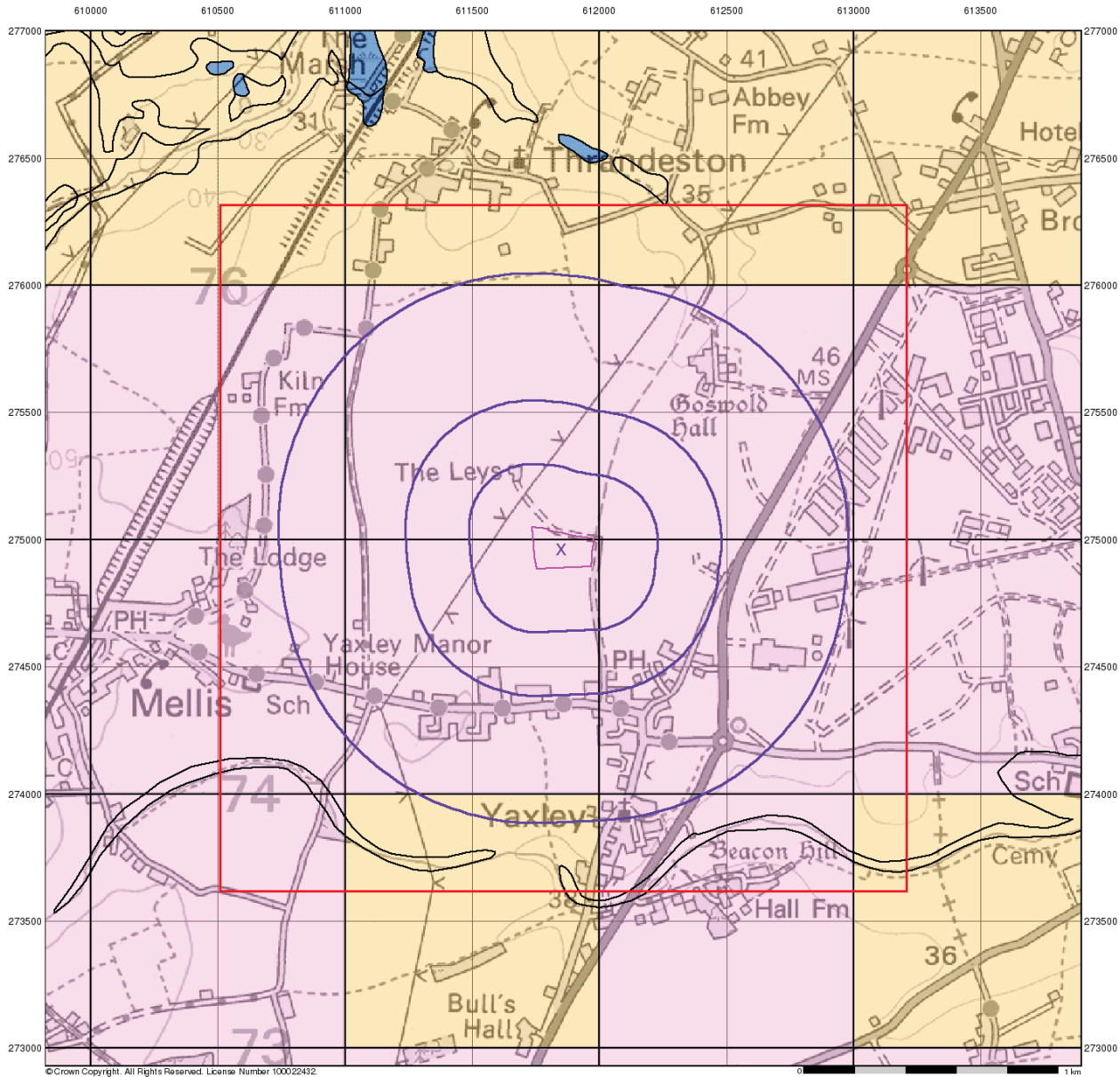
Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	



Useful Contacts

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	Suffolk County Council St Edmund House, County Hall, Ipswich, Suffolk, IP4 1LZ	Telephone: 01473 583000 Fax: 01473 230240 Website: www.suffolkcc.gov.uk
6	Mid Suffolk District Council - Environmental Health Department Council Offices, 131 High Street, Needham Market, Ipswich, Suffolk, IP6 8DL	Telephone: 01473 826622 Email: customer.services@baberghmidsuffolk.gov.uk Website: www.midsuffolk.gov.uk
7	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



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0 1 km



Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Bedrock Aquifers

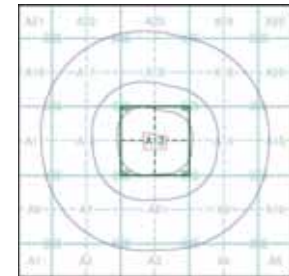
- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

- Unproductive Aquifer
- Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

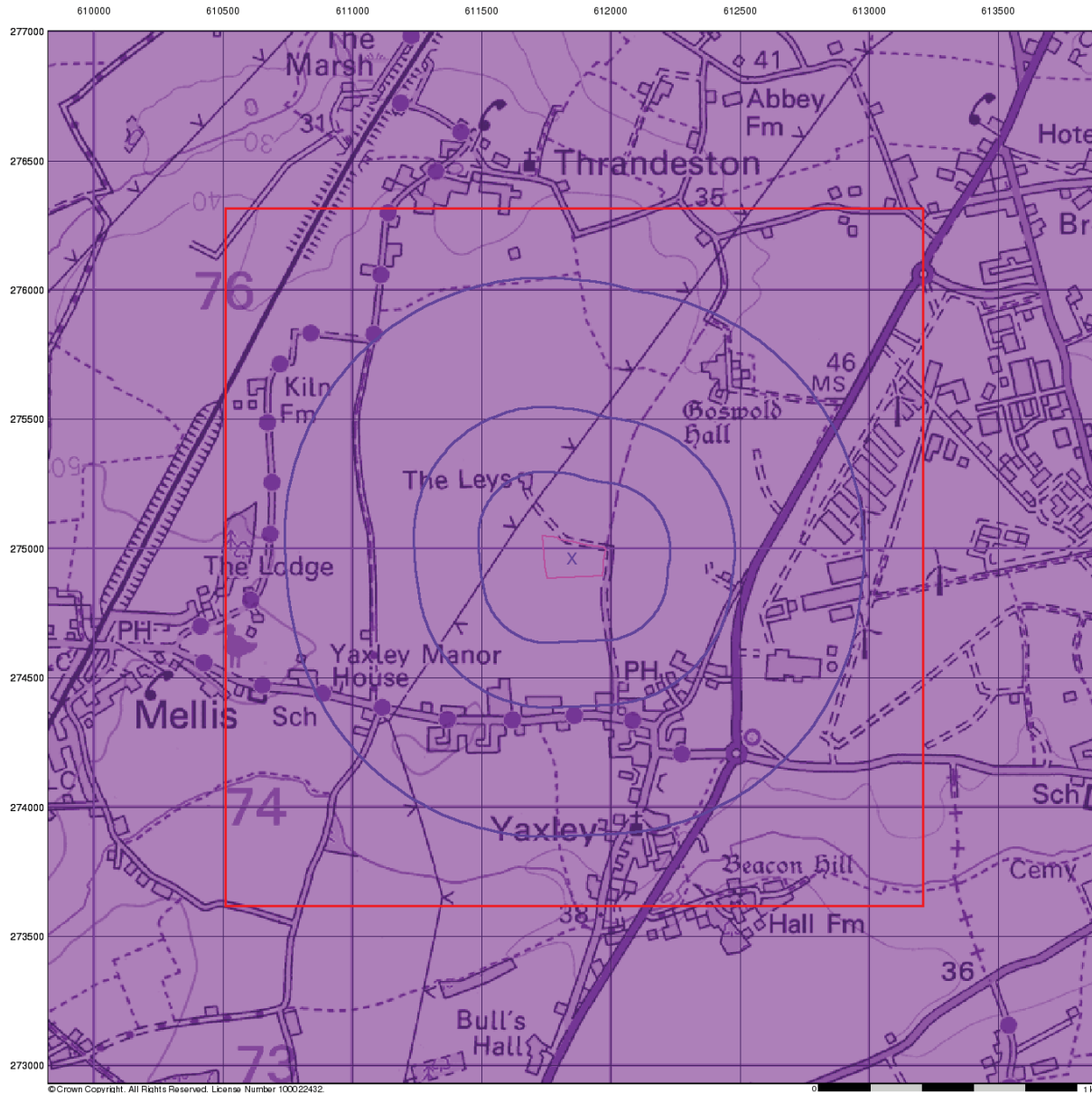
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 Site Area (Ha): 3.11
 Search Buffer (m): 1000

Site Details

The Leys and Ivy Farm, Leys Lane, Yaxley, Suffolk, IP21 4BT



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Bedrock Aquifer Designation

General

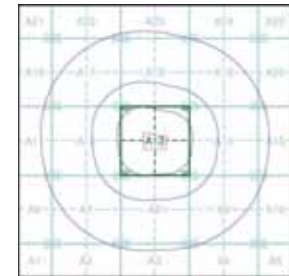
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

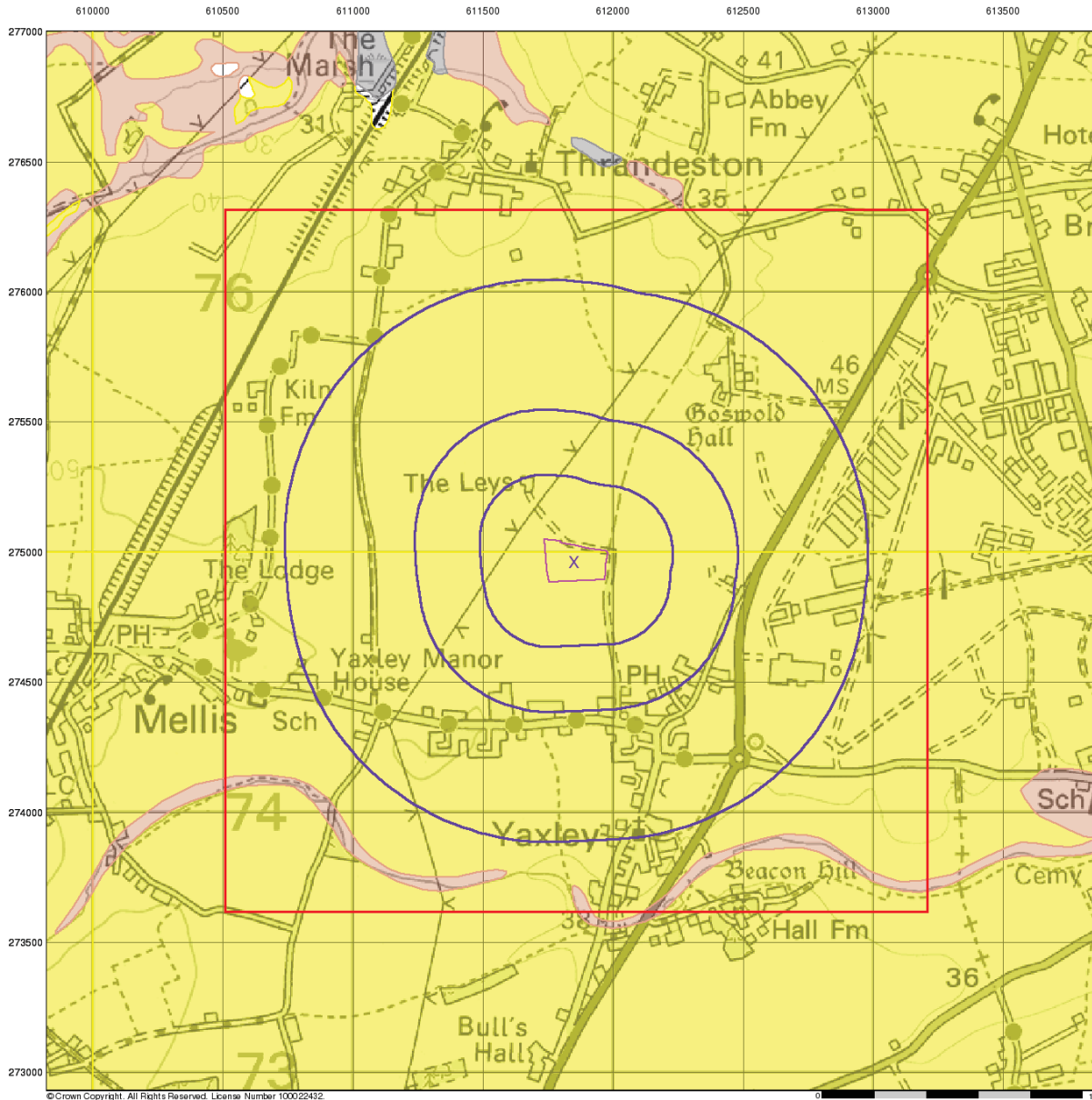
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 Site Area (Ha): 3.11
 Search Buffer (m): 1000

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Superficial Aquifer Designation

General

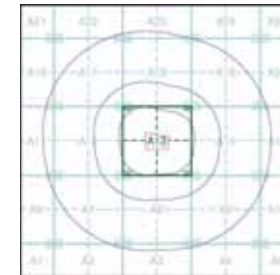
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

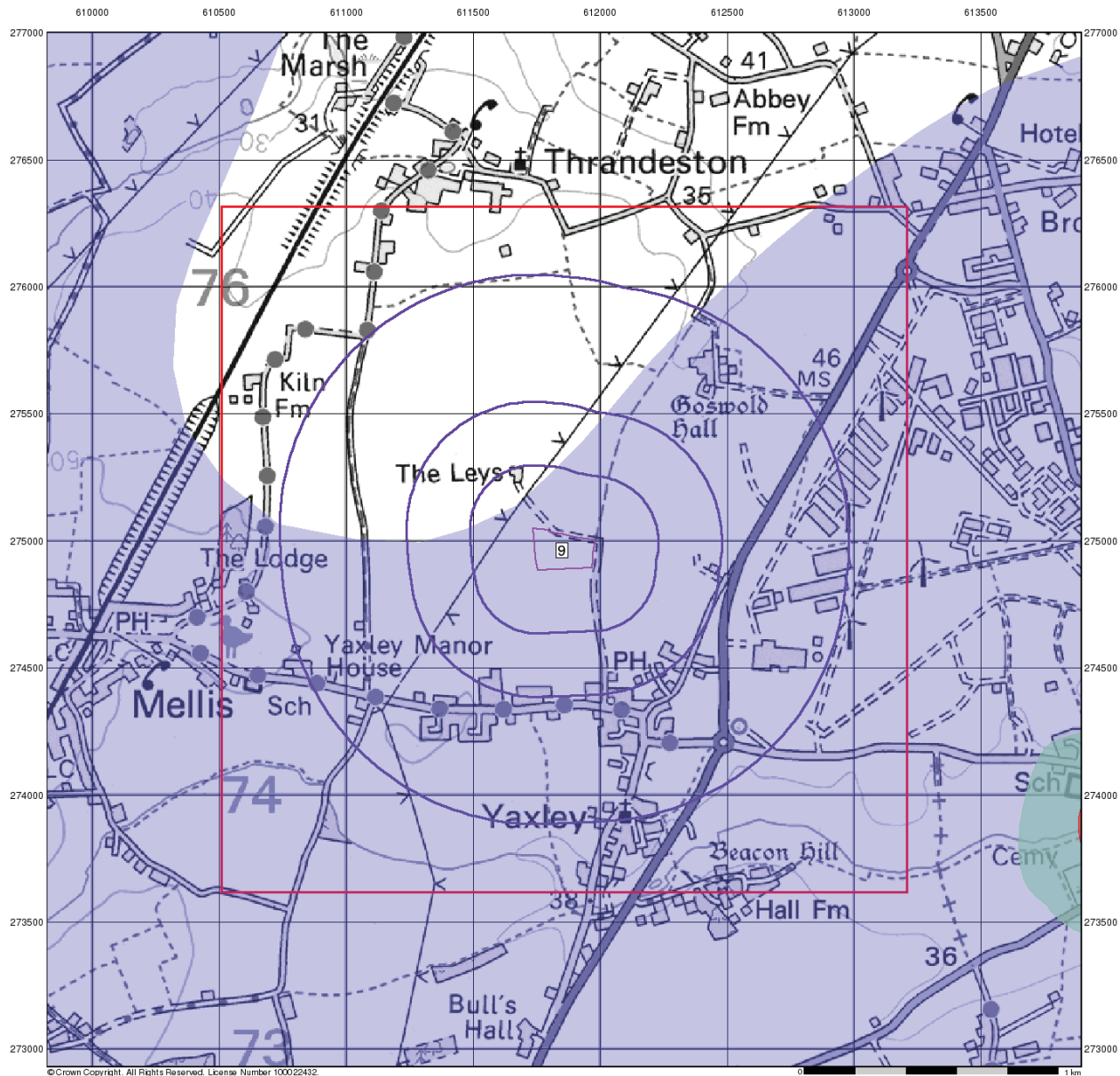
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 Site Area (Ha): 3.11
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Source Protection Zones

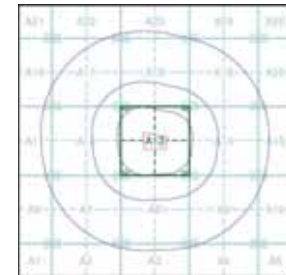
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

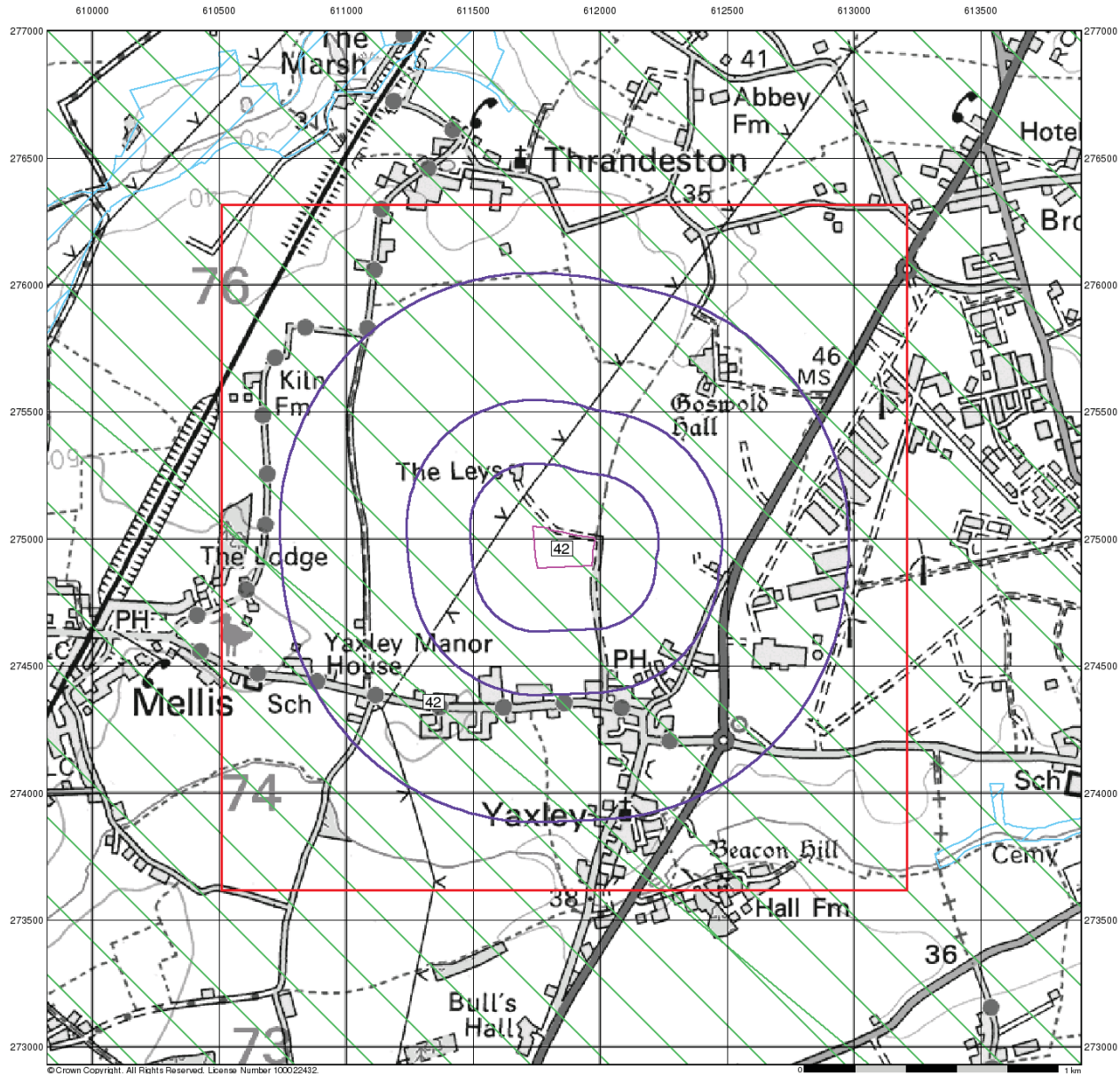
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Sensitive Land Uses

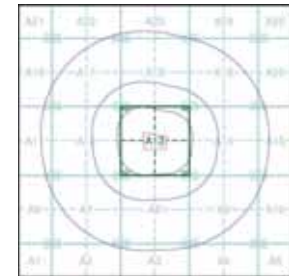
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

Sensitive Land Uses

-  Ancient Woodland
-  Area of Adopted Green Belt
-  Area of Unadopted Green Belt
-  Area of Outstanding Natural Beauty
-  Environmentally Sensitive Area
-  Forest Park
-  Local Nature Reserve
-  Marine Nature Reserve
-  National Nature Reserve
-  National Park
-  Nitrate Sensitive Area
-  Nitrate Vulnerable Zone
-  Ramsar Site
-  Site of Special Scientific Interest
-  Special Area of Conservation
-  Special Protection Area
-  World Heritage Sites

Site Sensitivity Context Map - Slice A



Order Details

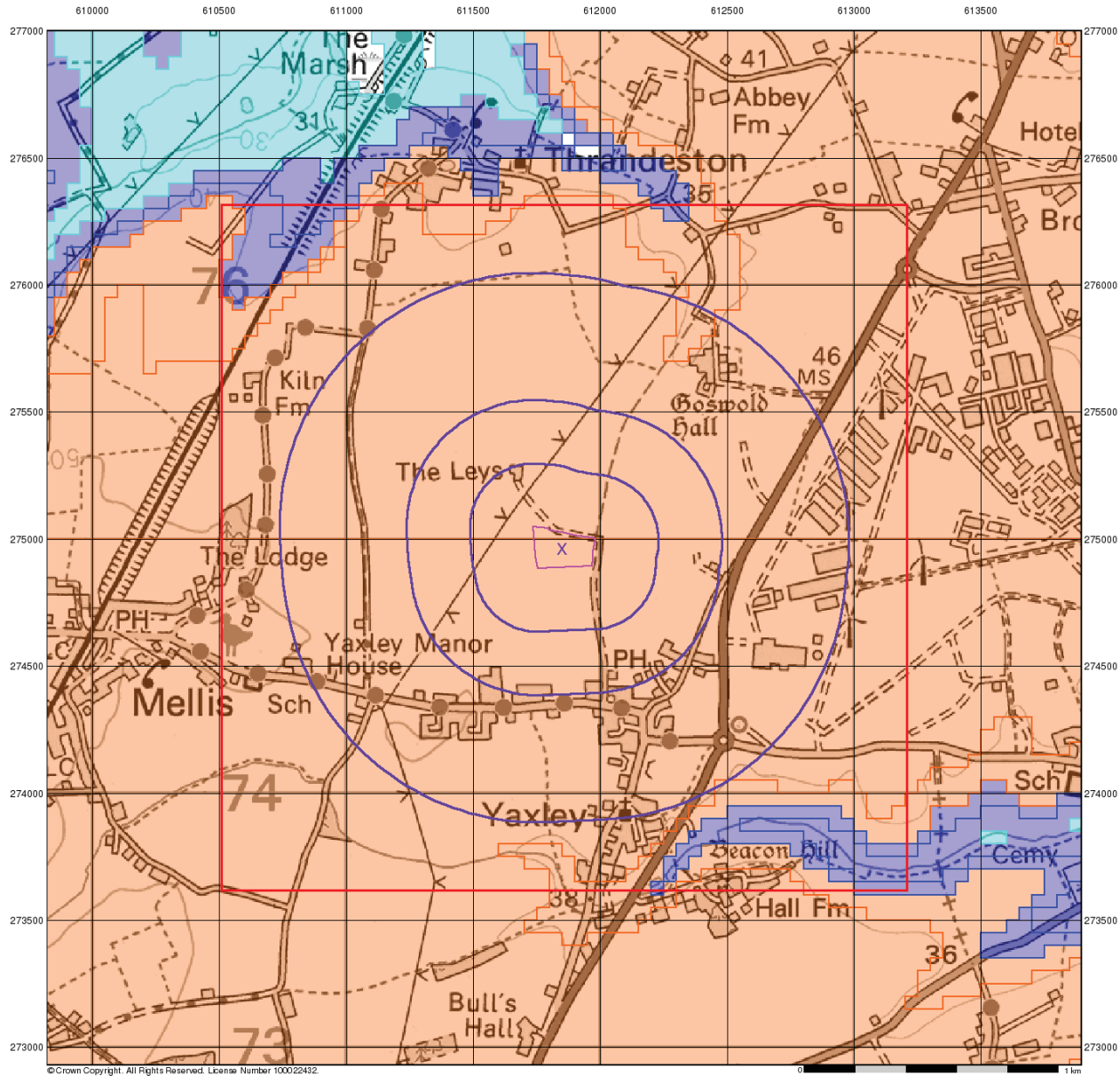
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 Slice: A
 Site Area (Ha): 3.11
 Search Buffer (m): 1000

Site Details

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BGS Flood GFS Data

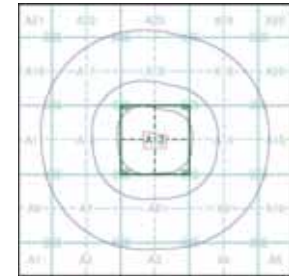
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 294202999_1.1
 Customer Ref: GEG-22-742
 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
 Search Buffer (m): 1000

Site Details

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APPENDIX E

HISTORICAL MAPS

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit, Sand Pit, Other Pits, Quarry, Shingle, Orchard, Osiers, Reeds, Marsh, Mixed Wood, Deciduous, Brushwood, Fir, Furze, Rough Pasture, Arrow denotes flow of water, Trigonometrical Station, Site of Antiquities, Bench Mark, Pump, Guide Post, Signal Post, Well, Spring, Boundary Post, Surface Level, Sketched Contour, Instrumental Contour, Main Roads (Fenced, Un-Fenced), Minor Roads (Fenced, Un-Fenced), Sunken Road, Raised Road, Road over Railway, Railway over River, Railway over Road, Level Crossing, Road over River or Canal, Road over Stream, Road over Stream, County Boundary (Geographical), County & Civil Parish Boundary, Administrative County & Civil Parish Boundary, Co. Boro. Bdy., County Borough Boundary (England), Co. Burgh Bdy., County Burgh Boundary (Scotland), Rural District Boundary, RD. Bdy., Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry, Gravel Pit, Sand Pit, Disused Pit or Quarry, Refuse or Slag Heap, Lake, Loch or Pond, Dunes, Boulders, Coniferous Trees, Non-Coniferous Trees, Orchard, Scrub, Coppice, Bracken, Heath, Rough Grassland, Marsh, Reeds, Saltings, Building, Glasshouse, Sloping Masonry, Pylon, Electricity Transmission Line, Pole, Cutting, Embankment, Standard Gauge Multiple Track, Standard Gauge Single Track, Siding, Tramway or Mineral Line, Narrow Gauge, Geographical County, Administrative County, County Borough or County of City, Municipal Borough, Urban or Rural District, Burgh or District Council, Borough, Burgh or County Constituency (Shows only when not coincident with other boundaries), Civil Parish (Shown alternately when coincidence of boundaries occurs), BP, BS, Boundary Post or Stone, Pol Sta, Police Station, Ch, Church, PO, Post Office, CH, Club House, PC, Public Convenience, F E Sta, Fire Engine Station, PH, Public House, FB, Foot Bridge, SB, Signal Box, Fn, Fountain, Spr, Spring, GP, Guide Post, TCB, Telephone Call Box, MP, Mile Post, TCP, Telephone Call Post, MS, Mile Stone, W, Well

1:10,000 Raster Mapping

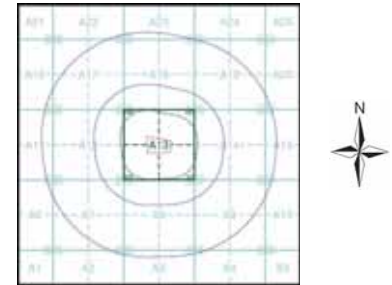
Gravel Pit, Refuse tip or slag heap, Rock (scattered), Boulders (scattered), Shingle, Sand, Slopes, Top of cliff, General detail, Overhead detail, Multi-track railway, Single track railway, County boundary (England only), District, Unitary, Metropolitan, London Borough boundary, Constituency boundary, Area of wooded vegetation, Non-coniferous trees, Non-coniferous trees (scattered), Coniferous trees (scattered), Orchard, Rough Grassland, Scrub, Water feature, Mean high water (springs), Mean low water (springs), Telephone line (where shown), Bench mark (where shown), Point feature (e.g. Guide Post or Mile Stone), Site of (antiquity), General Building, Important Building



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Suffolk	1:10,560	1885	2
Suffolk	1:10,560	1905	3
Suffolk	1:10,560	1927 - 1928	4
Suffolk	1:10,560	1952	5
Ordnance Survey Plan	1:10,000	1958	6
Ordnance Survey Plan	1:10,000	1975	7
Ordnance Survey Plan	1:10,000	1984 - 1989	8
10K Raster Mapping	1:10,000	2000	9
Street View	Variable		10

Historical Map - Slice A



Order Details

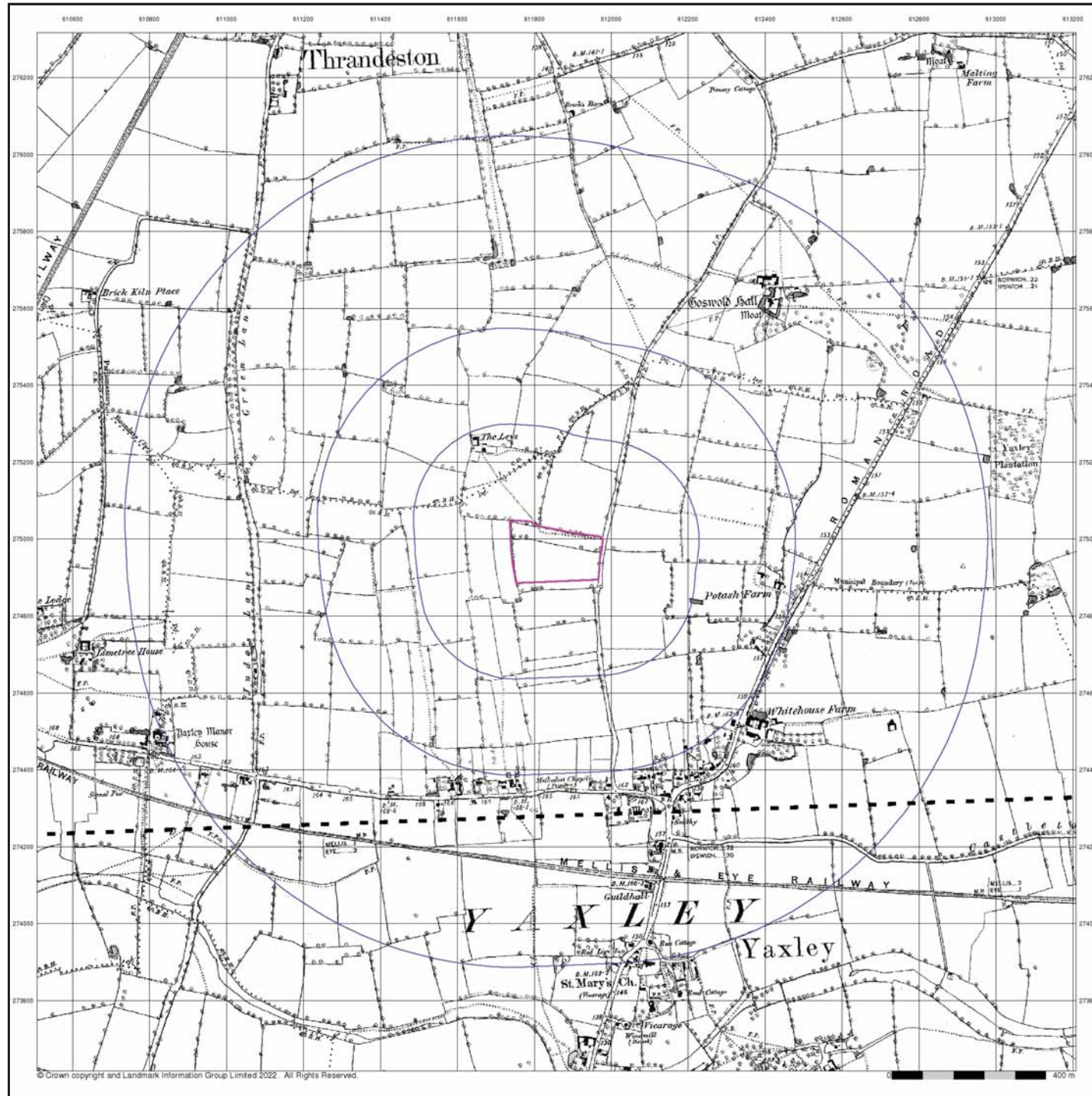
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 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
 Search Buffer (m): 1000

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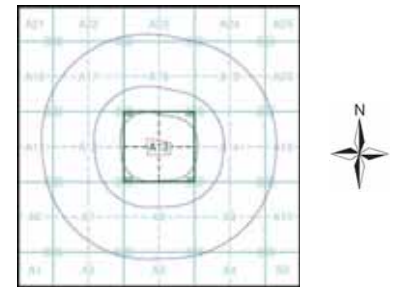
Suffolk
Published 1885
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

025SW	1885	1:10,560
036NW	1885	1:10,560

Historical Map - Slice A



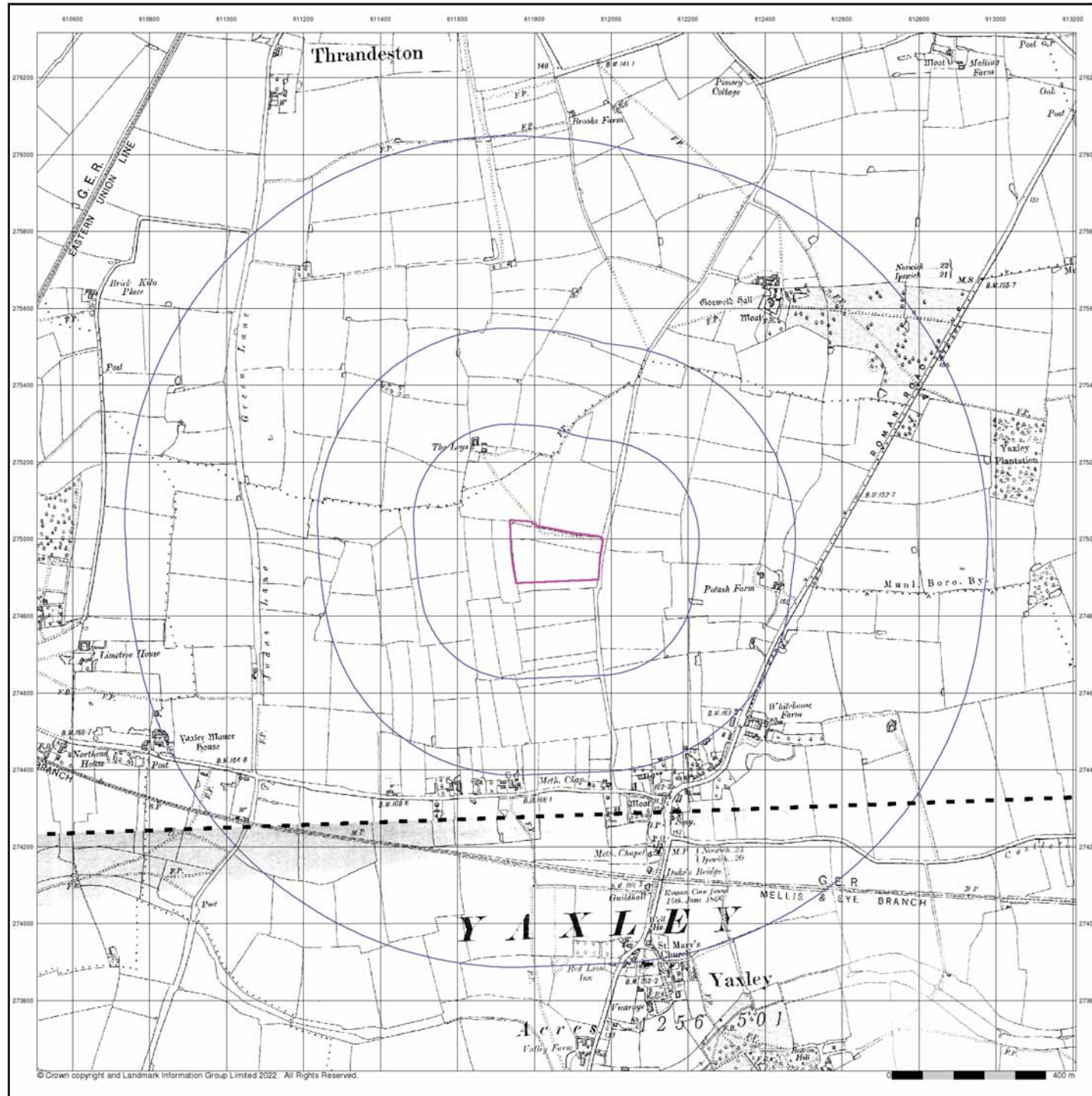
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Order Number: 294202999_1_1
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 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
 Search Buffer (m): 1000

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Suffolk

Published 1905

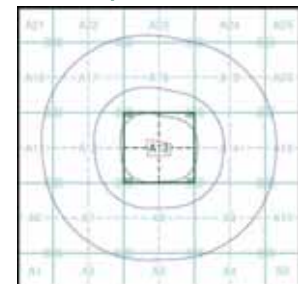
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Map Name(s) and Date(s)

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036NW	1905	1:10,560

Historical Map - Slice A



Order Details

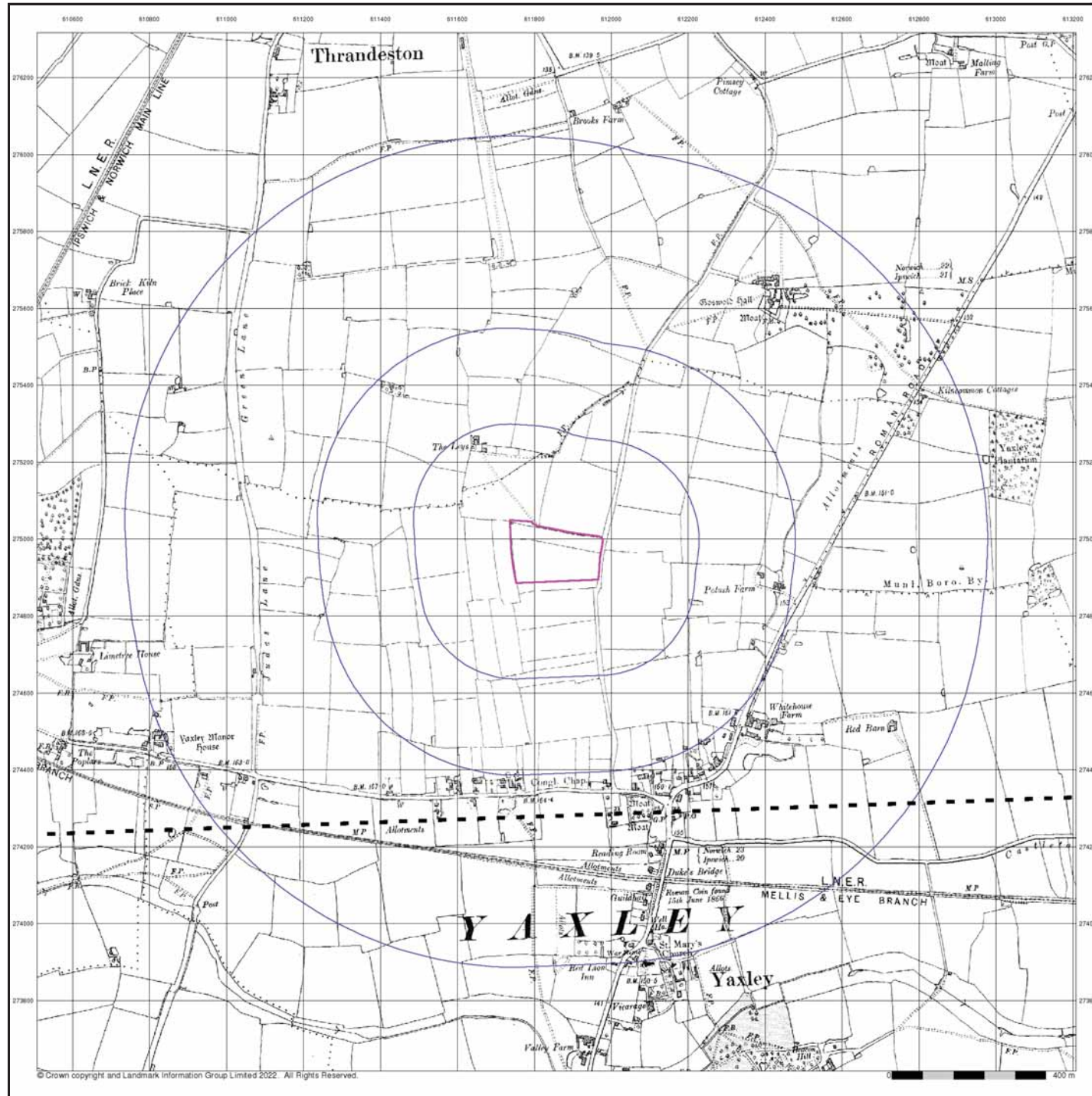
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 Customer Ref: GEG-22-742
 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
 Search Buffer (m): 1000

Site Details

The Leys and Ivy Farm, Leys Lane, Yaxley, Suffolk, IP21 4BT

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Suffolk

Published 1927 - 1928

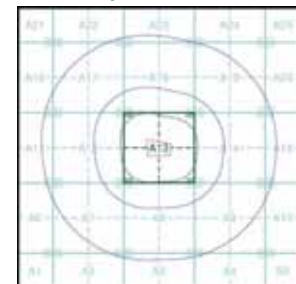
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

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036NW	1927	1:10,560

Historical Map - Slice A



Order Details

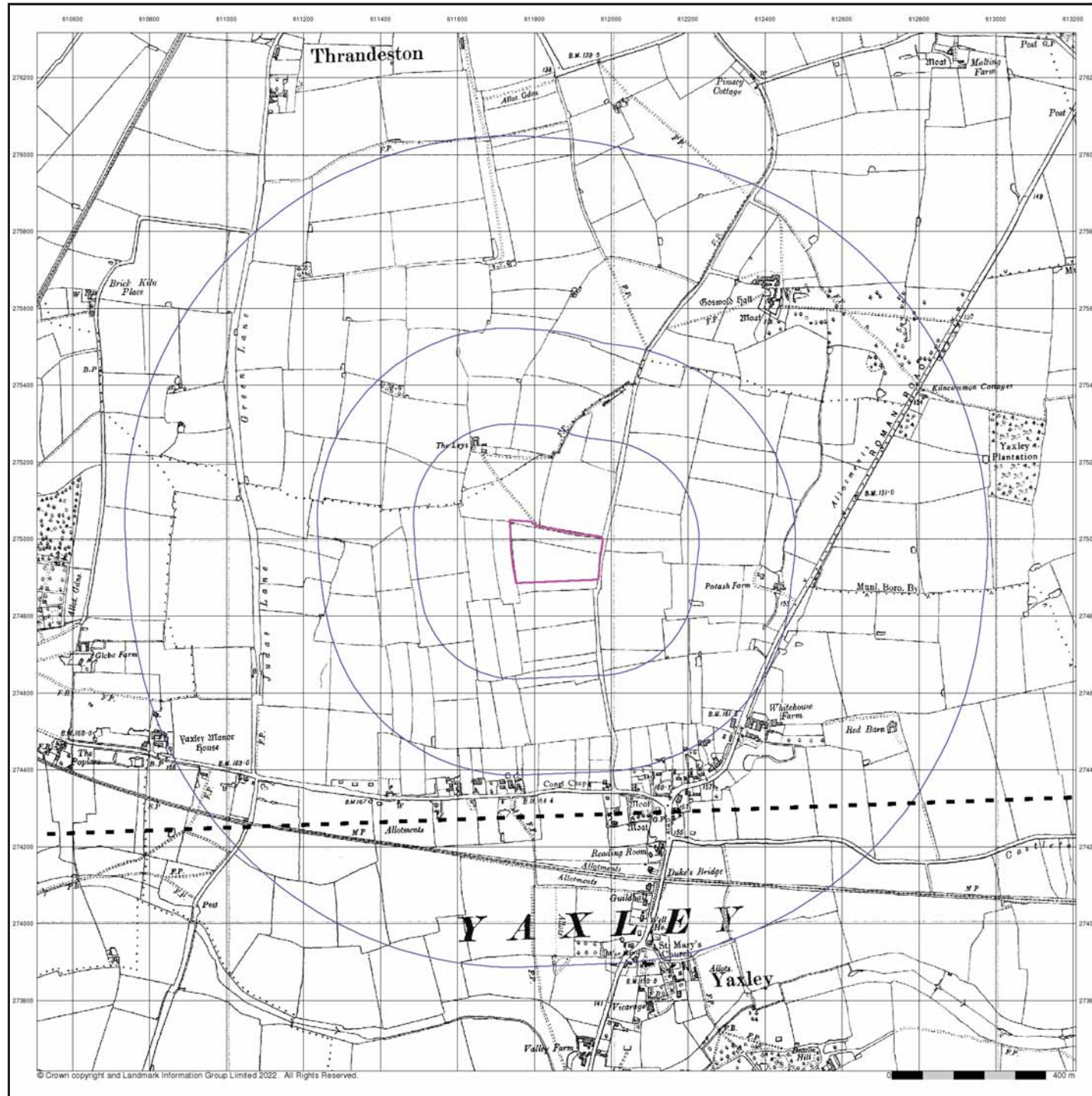
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 Customer Ref: GEG-22-742
 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
 Search Buffer (m): 1000

Site Details

The Leys and Ivy Farm, Leys Lane, Yaxley, Suffolk, IP21 4BT

Landmark
 INFORMATION GROUP

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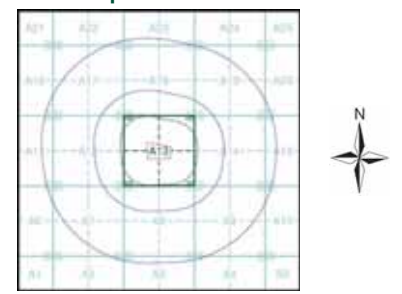
Suffolk
Published 1952
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

025SW	1952	1:10,560
036NW	1952	1:10,560

Historical Map - Slice A



Order Details

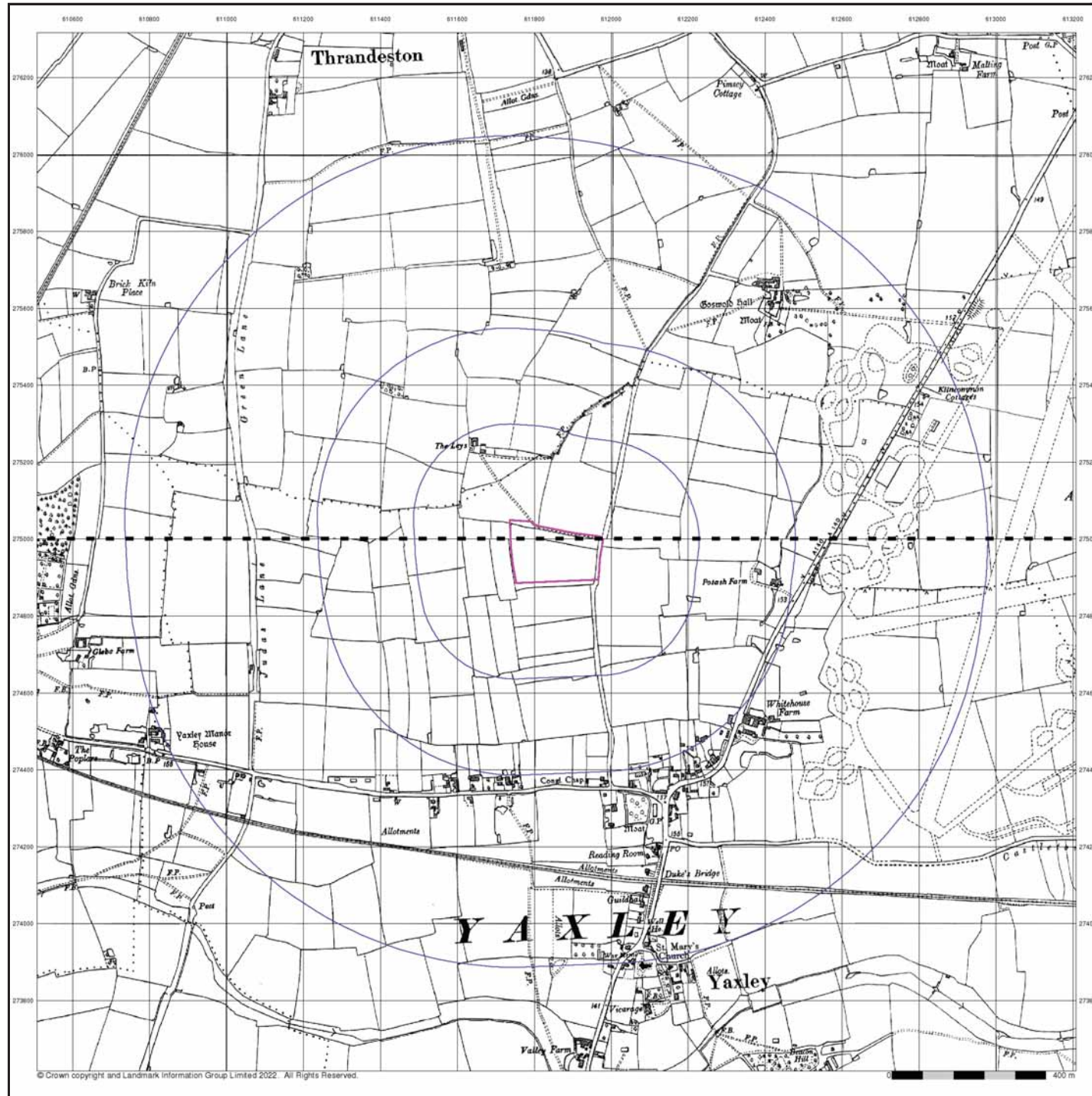
Order Number: 294202999_1_1
 Customer Ref: GEG-22-742
 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
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Ordnance Survey Plan Published 1958

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TM17NW	1958
1:10,560	
TM17SW	1958
1:10,560	

Historical Map - Slice A



Order Details

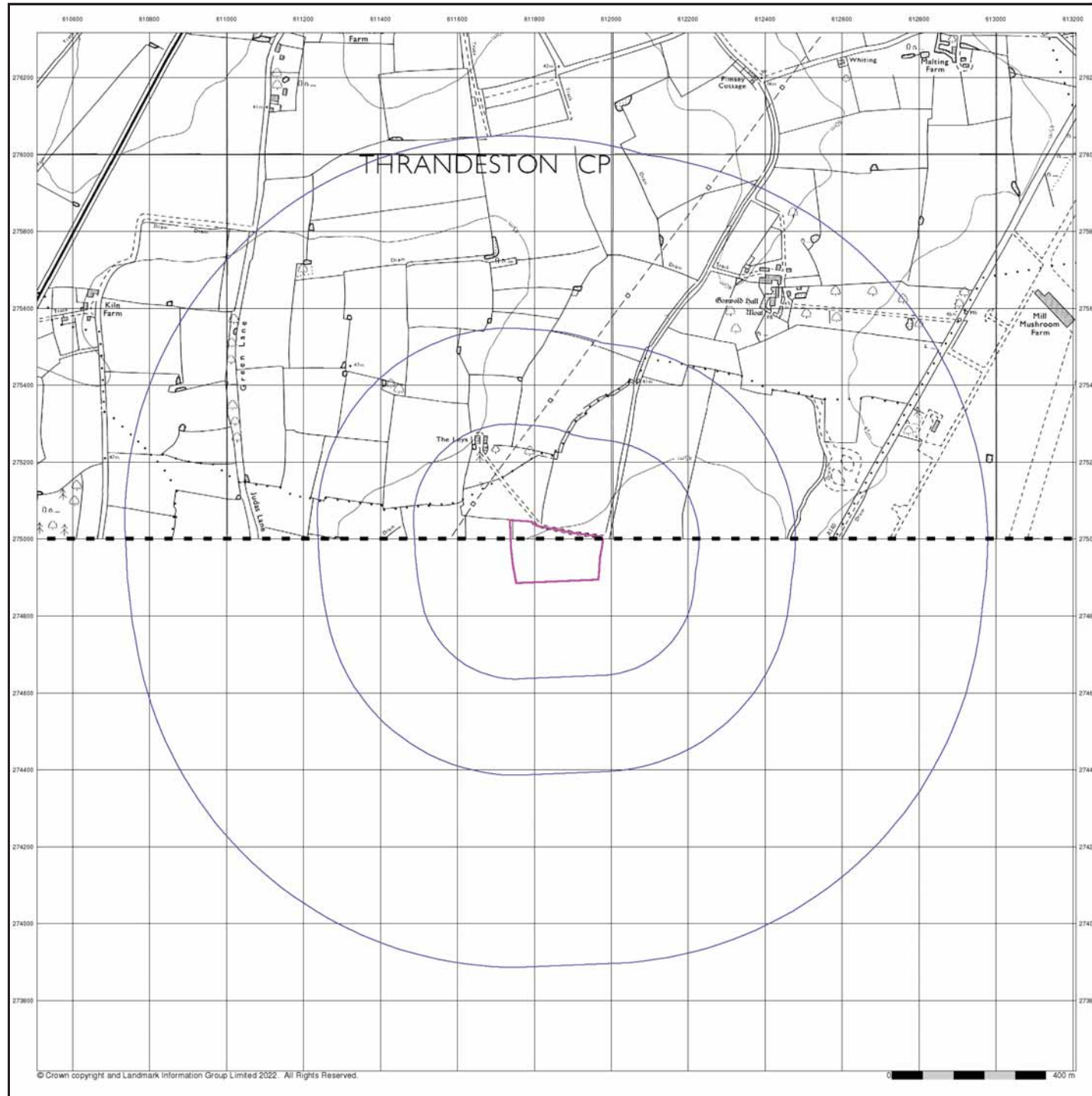
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 Customer Ref: GEG-22-742
 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
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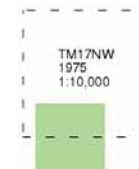
Ordnance Survey Plan

Published 1975

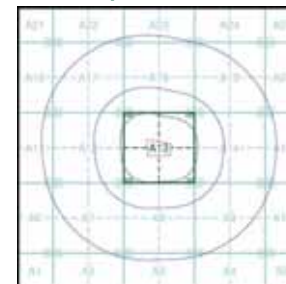
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

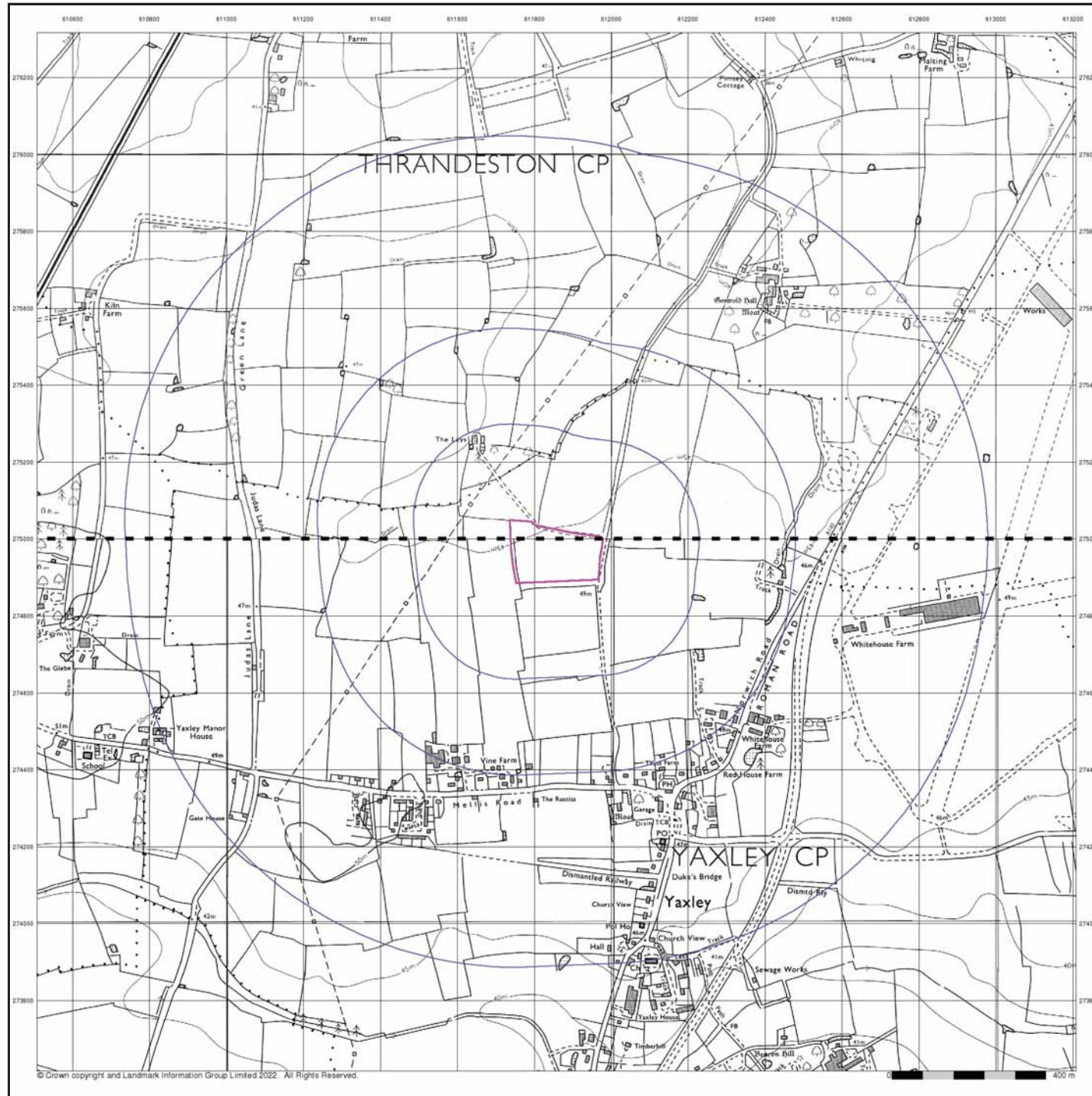
Order Number: 294202999_1_1
 Customer Ref: GEG-22-742
 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
 Search Buffer (m): 1000

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Ordnance Survey Plan

Published 1984 - 1989

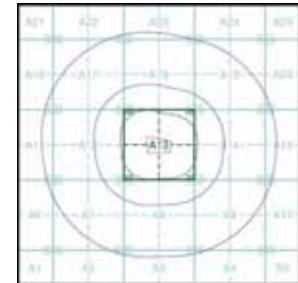
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TM17NW	1989	1:10,000
TM17SW	1984	1:10,000

Historical Map - Slice A



Order Details

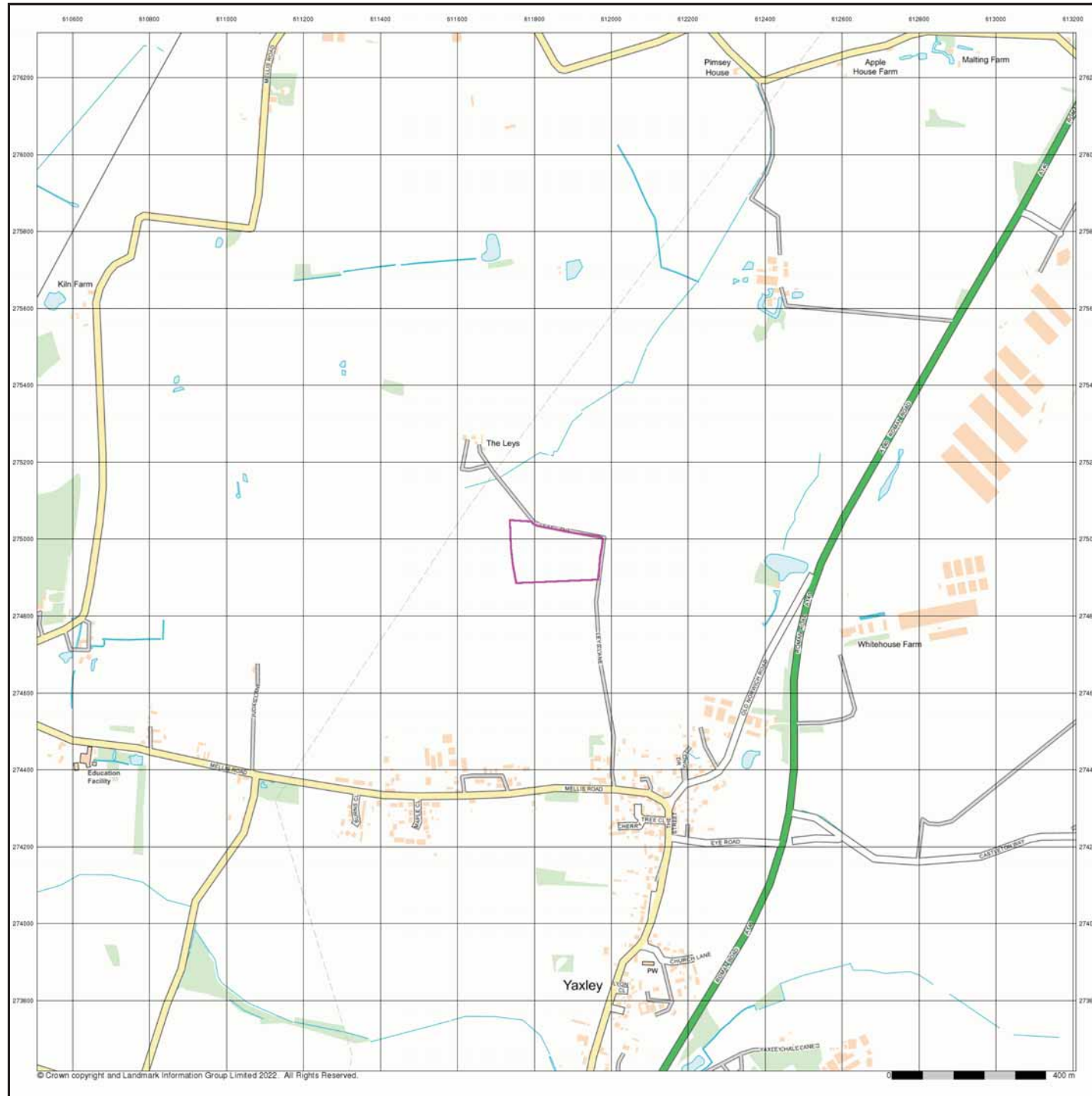
Order Number: 294202999_1_1
 Customer Ref: GEG-22-742
 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
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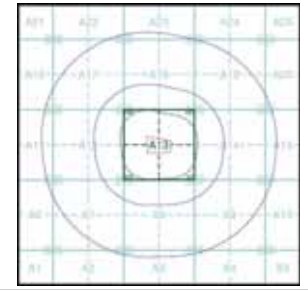
Street View
Published 2022
Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

Order Number: 294202999_1_1
 Customer Ref: GEG-22-742
 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
 Search Buffer (m): 1000

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Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry (circular with irregular edges)
Gravel Pit (circular with concentric lines)
Sand Pit (circular with concentric lines)
Clay Pit (circular with concentric lines)
Shingle (circular with concentric lines)
Refuse Heap (circular with concentric lines)
Sloping Masonry (brick pattern on slope)
Flat Rock (irregular shape with concentric lines)
Marsh (wavy lines)
Reeds (tufted shapes)
Osiers (tufted shapes)
Rough Pasture (irregular shape with small tufts)
Furze (irregular shape with small tufts)
Wood (irregular shape with small tufts)
Mixed Wood (irregular shape with small tufts)
Brushwood (irregular shape with small tufts)
Orchard (irregular shape with small tufts)
Fir (irregular shape with small tufts)
Ford (irregular shape with small tufts)
Stepping Stones (irregular shape with small tufts)
Ferry (irregular shape with small tufts)
Waterfall (irregular shape with small tufts)
Lock (irregular shape with small tufts)
Trig. Station (triangle with '507') **Altitude at Trig. Station**
B.M. 325.9 (arrow pointing up) **Bench Mark** **342** **Surface Level**
Arrow denotes flow of water
Antiquities (site of)
Cutting
Embankment
Railway crossing Road
Level Crossing
Road crossing Railway
Railway crossing River or Canal
Road over single stream
Road over River or Canal
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
Co. Burgh Bdy.
B.P.B.S. Boundary Post or Stone **P.C.B. Police Call Box**
B.R. Bridle Road **P. Pump**
E.P. Electricity Pylon **S.P. Signal Post**
F.B. Foot Bridge **SL. Sluice**
F.P. Foot Path **Sp. Spring**
G.P. Guide Post or Board **T.C.B. Telephone Call Box**
M.S. Mile Stone **Tr. Trough**
M.P.M.R. Mooring Post or Ring **W. Well**

Ordnance Survey Plan, Additional SIMS and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit
Active Quarry, Chalk Pit or Clay Pit
Rock
Boulders
Cliff
Slopes
Top
Roofed Building
Glazed Roof Building
Top
Sloping Masonry
Archway
Non-Coniferous Tree (surveyed)
Coniferous Tree (surveyed)
Non-Coniferous Trees (not surveyed)
Coniferous Trees (not surveyed)
Orchard Tree
Scrub
Bracken
Coppice, Osier
Reeds
Marsh, Saltings
Rough Grassland
Heath
Culvert
Direction of water flow
Bench Mark
Antiquity (site of)
Cave Entrance
Triangulation Station
Electricity Pylon
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH Beer House **P. Pillar, Pole or Post**
BP, BS Boundary Post or Stone **PO Post Office**
Cn, C Capstan, Crane **PC Public Convenience**
Chy Chimney **PH Public House**
EI Gen Sta Electricity Generating Station **Pp Pump**
D Fn Drinking Fountain **SB, S Br Signal Box or Bridge**
EI P Electricity Pole, Pillar **SP, SL Signal Post or Light**
FAP Fire Alarm Pillar **Spr Spring**
FB Foot Bridge **Tk Tank or Track**
GP Guide Post **TCB Telephone Call Box**
H Hydrant or Hydraulic **TCP Telephone Call Post**
LC Level Crossing **Tr Trough**
MH Manhole **Wt, W T Water Point, Water Tap**
MP Mile Post or Mooring Post **W Well**
MS Mile Stone **Wd Pp Wind Pump**
NTL Normal Tidal Limit

Large-Scale National Grid Data 1:2,500 and 1:1,250

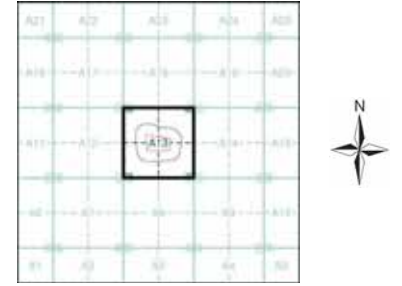
Cliff
Slopes
Top
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Positioned Boulder
Scree
Non-Coniferous Tree (surveyed)
Coniferous Tree (surveyed)
Non-Coniferous Trees (not surveyed)
Coniferous Trees (not surveyed)
Orchard Tree
Scrub
Bracken
Coppice, Osier
Reeds
Marsh, Saltings
Rough Grassland
Heath
Culvert
Direction of water flow
Triangulation Station
Antiquity (site of)
Electricity Transmission Line
Electricity Pylon
BH 23666n Bench Mark
Buildings with Building Seed
Roofed Building
Glazed Roof Building
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks Barracks **P. Pillar, Pole or Post**
Bty Battery **PO Post Office**
Camy Cemetery **PC Public Convenience**
Chy Chimney **Pp Pump**
Cis Cistern **Ppg Sta Pumping Station**
Dismtd Rly Dismantled Railway **PW Place of Worship**
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta Sewage Pumping Station**
EI P Electricity Pole, Pillar **SB, S Br Signal Box or Bridge**
EI Sub Sta Electricity Sub Station **SP, SL Signal Post or Light**
FB Filter Bed **Spr Spring**
Fn / D Fn Fountain / Drinking Ftn. **Tk Tank or Track**
Gas Gov Gas Valve Compound **Tr Trough**
GVC Gas Governor **Wd Pp Wind Pump**
GP Guide Post **Wt, W T Water Point, Water Tap**
MH Manhole **Wks Works (building or area)**
MP, MS Mile Post or Mile Stone **W Well**



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Suffolk	1:2,500	1886	2
Suffolk	1:2,500	1904	3
Suffolk	1:2,500	1927	4
Ordnance Survey Plan	1:2,500	1970 - 1977	5
Additional SIMS	1:2,500	1986	6
Large-Scale National Grid Data	1:2,500	1994 - 1995	7

Historical Map - Segment A13



Order Details

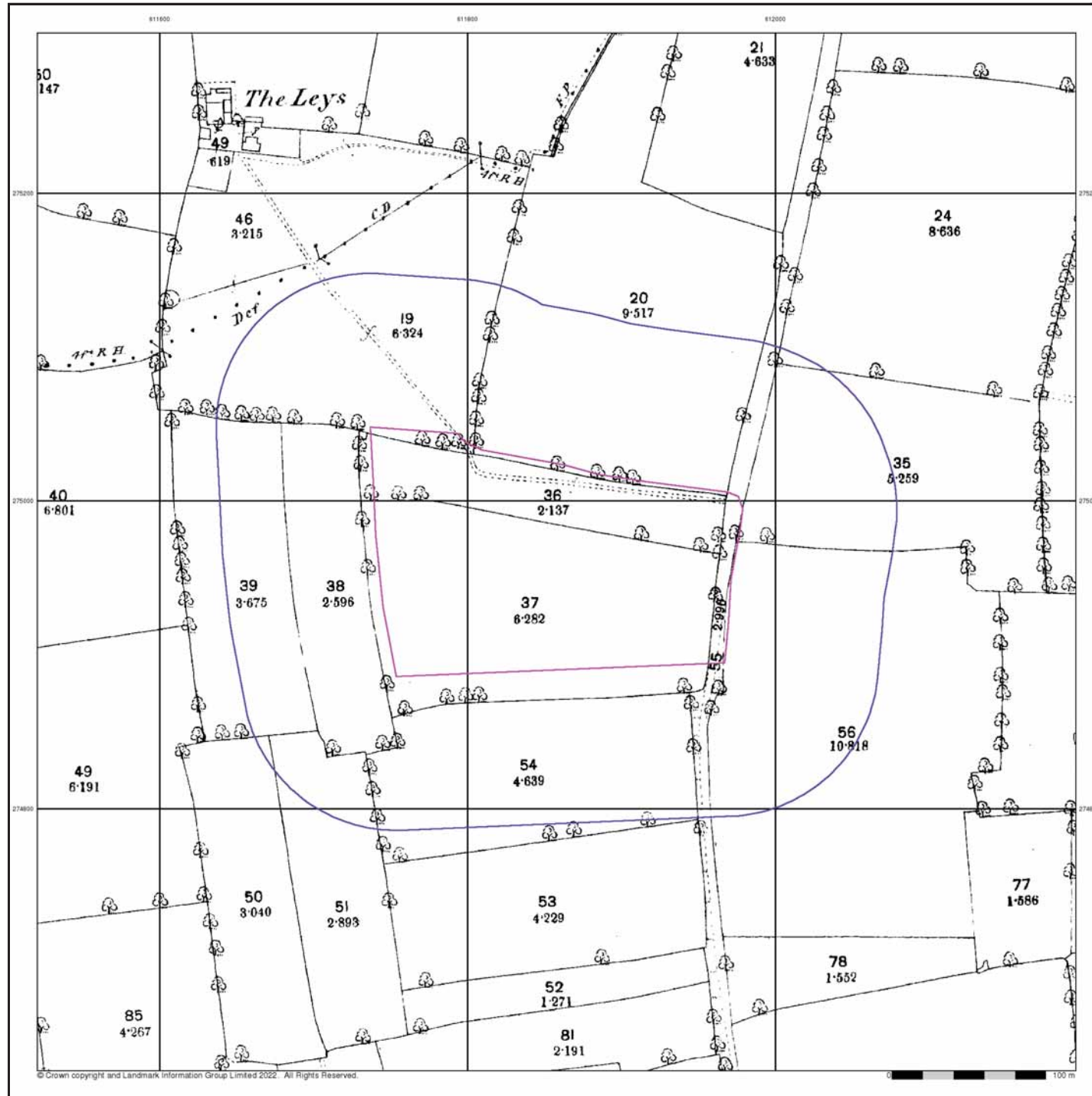
Order Number: 294202999_1_1
 Customer Ref: GEG-22-742
 National Grid Reference: 611850, 274960
 Slice: A
 Site Area (Ha): 3.11
 Search Buffer (m): 100

Site Details

The Leys and Ivy Farm, Leys Lane, Yaxley, Suffolk, IP21 4BT



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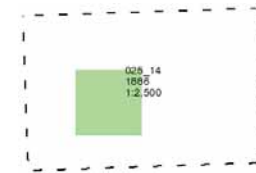
Suffolk

Published 1886

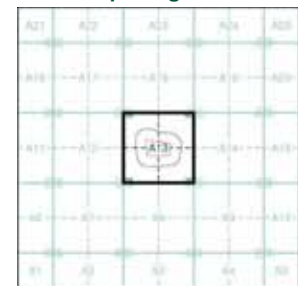
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

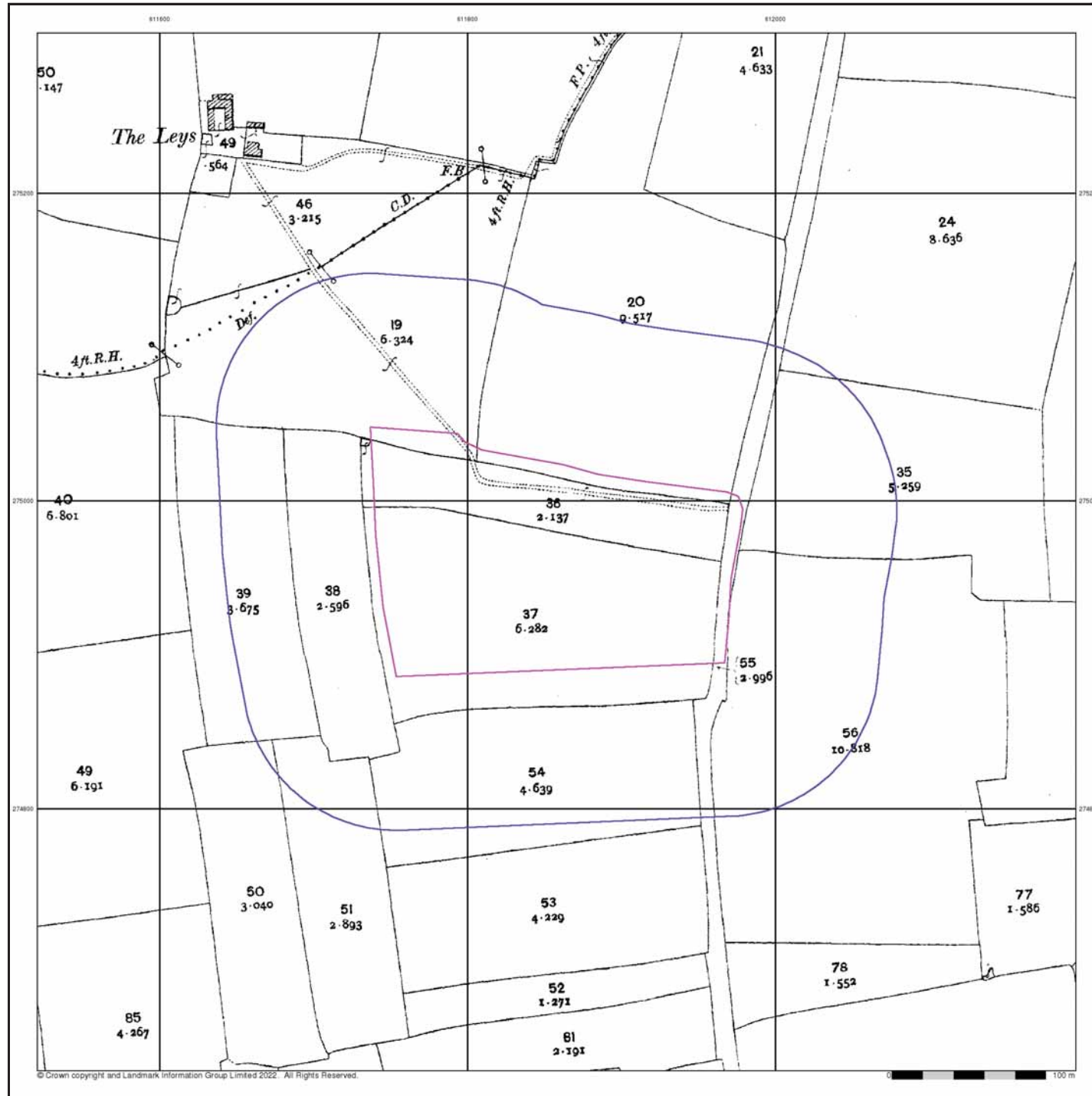
Order Number: 294202999_1_1
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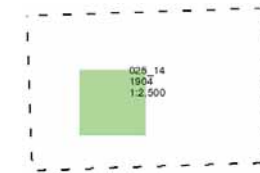
Suffolk

Published 1904

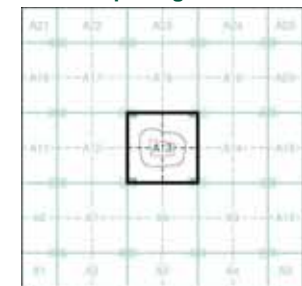
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

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Historical Map - Segment A13



Order Details

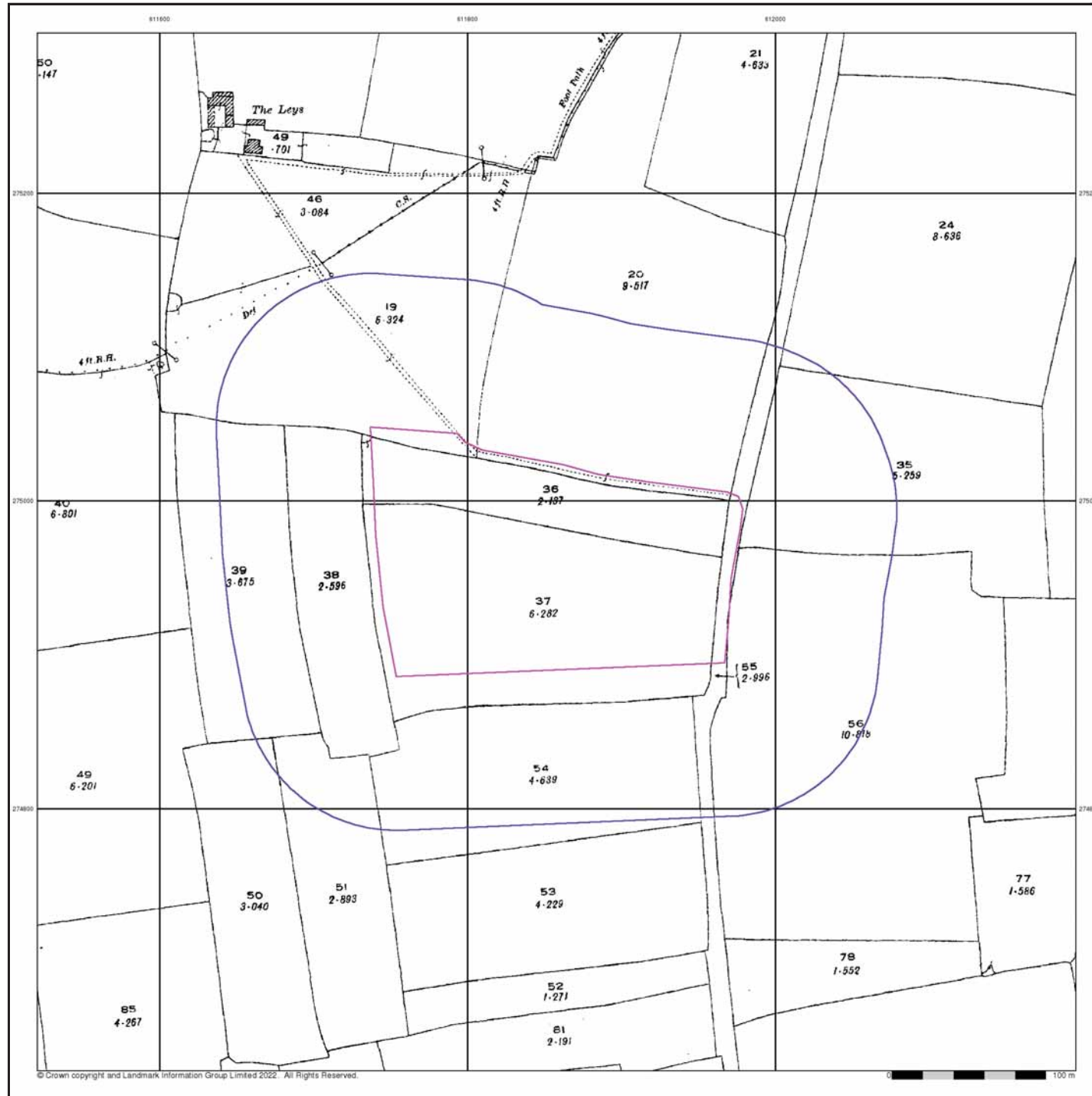
Order Number: 294202999_1_1
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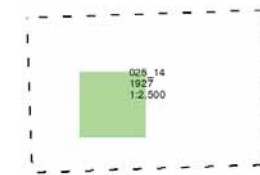
Suffolk

Published 1927

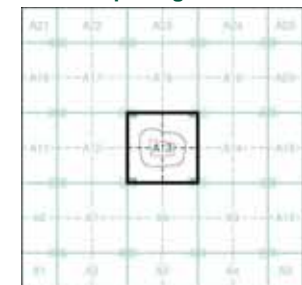
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

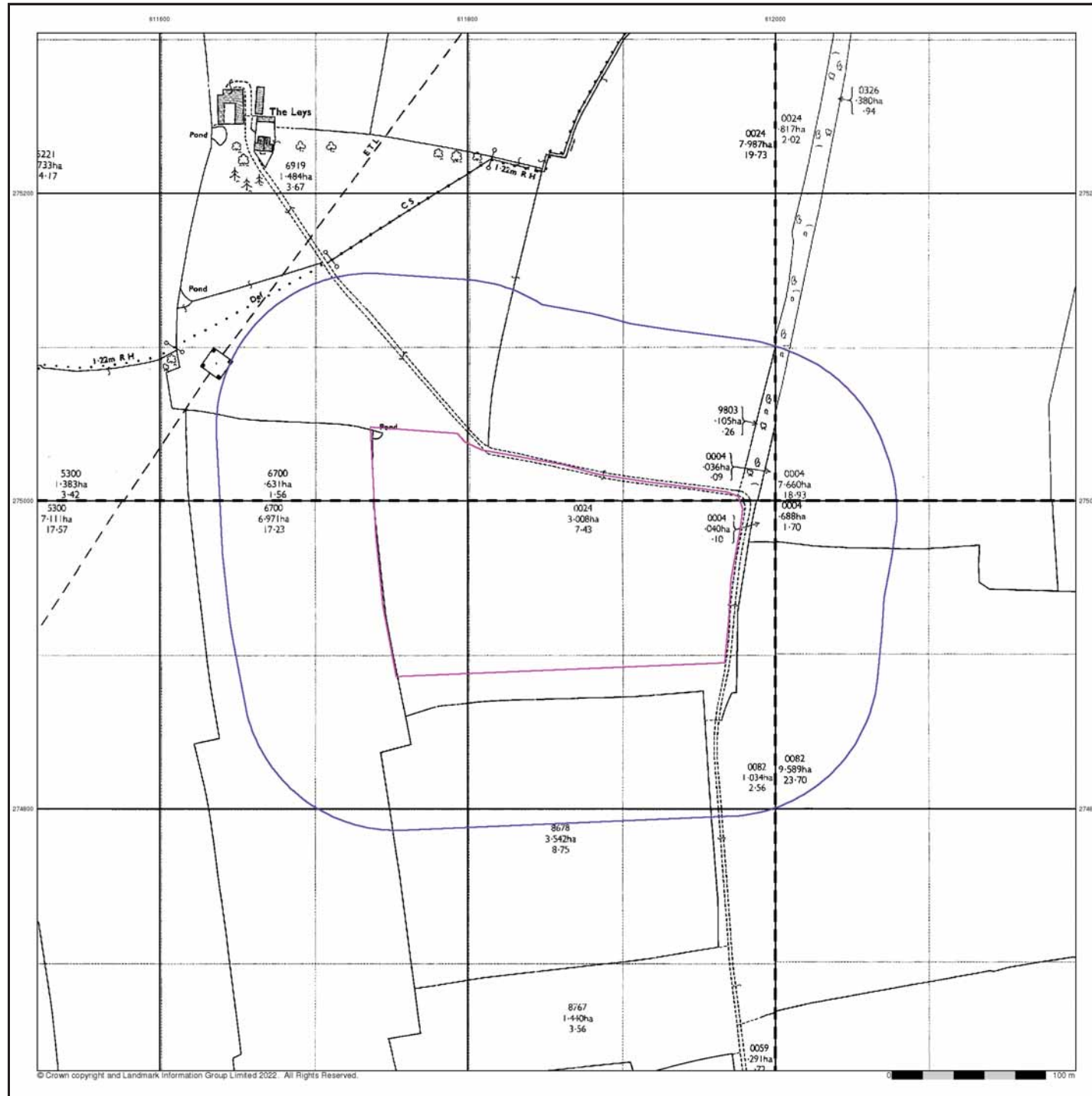
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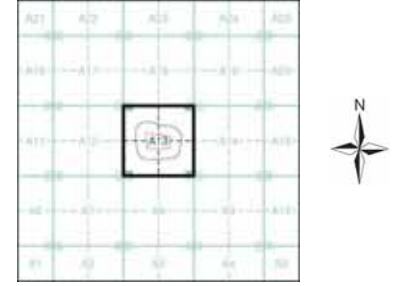
Ordnance Survey Plan
Published 1970 - 1977
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TM1175 1970 1:2,500	TM1275 1970 1:2,500
TM1174 1977 1:2,500	TM1274 1977 1:2,500

Historical Map - Segment A13



Order Details

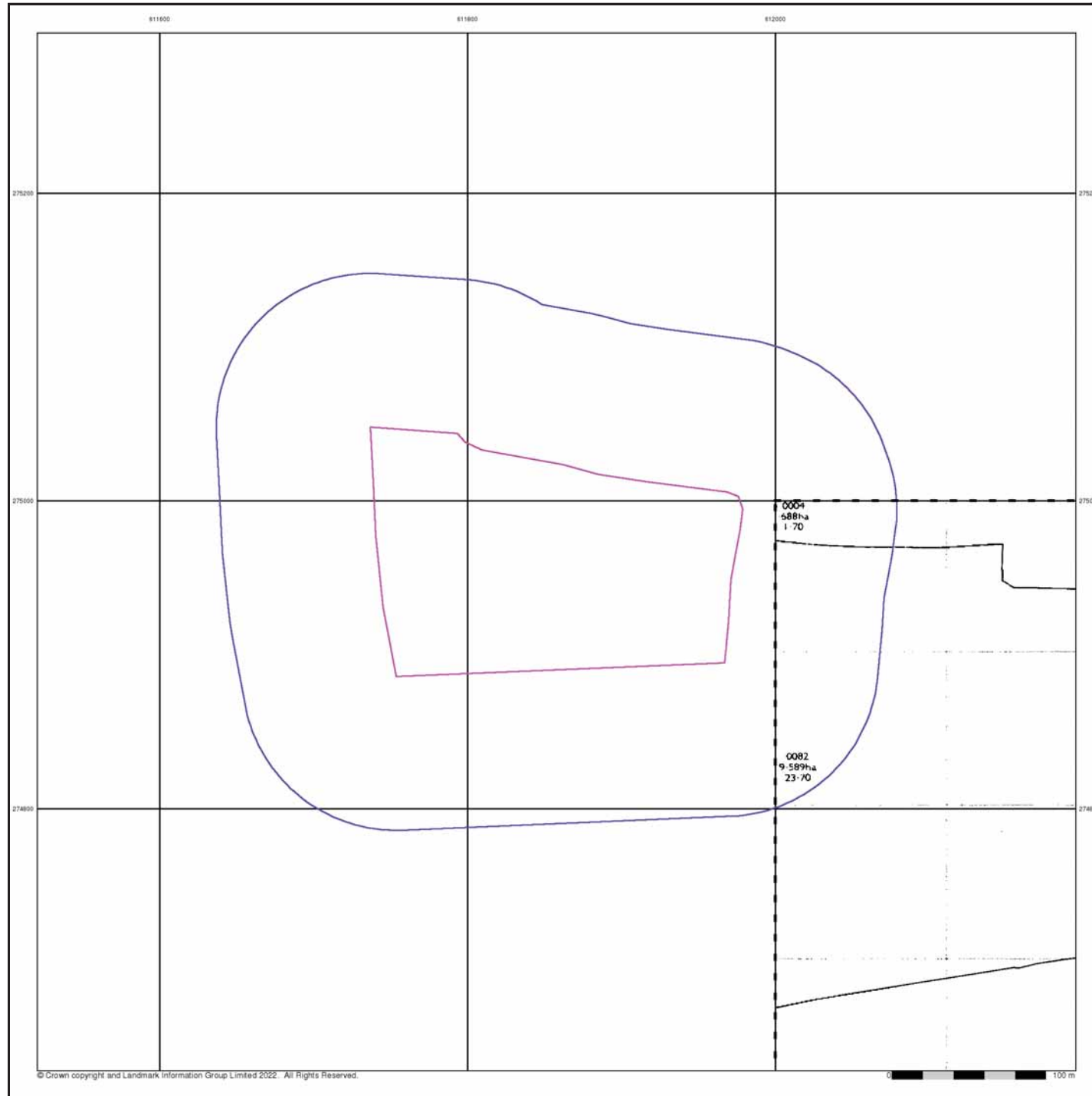
Order Number: 294202999_1_1
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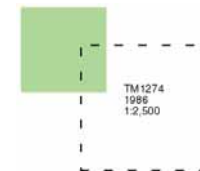
Additional SIMs

Published 1986

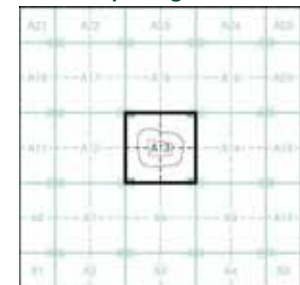
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

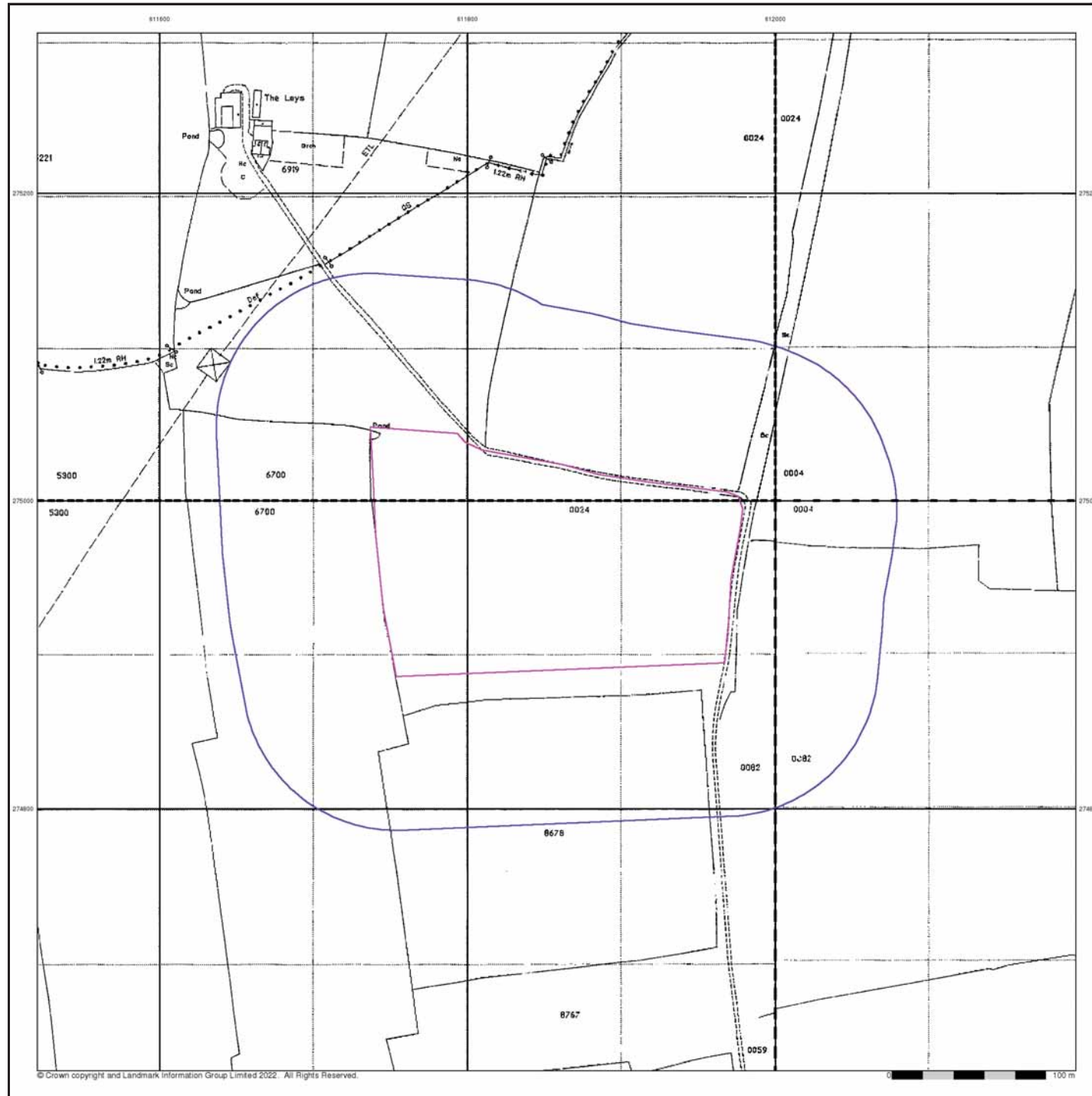


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Order Number: 294202999_1_1
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 Site Area (Ha): 3.11
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Large-Scale National Grid Data Published 1994 - 1995

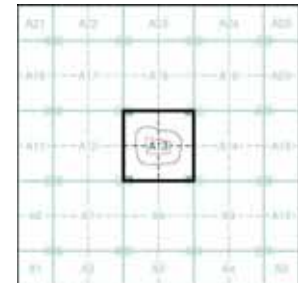
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TM1175 1994 1:2,500	TM1275 1994 1:2,500
TM1174 1995 1:2,500	TM1274 1995 1:2,500

Historical Map - Segment A13



Order Details

Order Number: 294202999_1_1
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