



## **Phase I Geo-Environmental Desk Study**

### **Land North West of Willowdale Farm**

Pound Green  
Guilden Morden  
Royston  
Cambridgeshire  
SG8 0JZ

### **Prepared for:**

#### **Mr. Tim Hector**

Willow Barn  
Pound Green  
Guilden Morden  
Royston  
Cambridgeshire  
SG8 0JZ

<b>EPS Project Reference:</b>	UK21.5283
<b>Date Issued:</b>	16 <sup>th</sup> February 2021
<b>Report Status:</b>	Issue 1



**LAND NORTH WEST OF WILLOWDALE FARM, GUILDEN MORDEN**

**NON TECHNICAL CLIENT SUMMARY**

This report presents the findings of a Phase I Geo-Environmental Desk Study which was carried out to identify potential contamination from previous or current uses of the site and surrounding area and to provide an initial assessment of geological and geotechnical aspects of the site and how the proposed development or surrounding environment might be affected.

- The site currently comprises two small barns (built in the 1990's), which are proposed to be converted for residential use. Historically, the area has been used as part of an orchard and later as grazing/ pasture land. No significant sources of contamination were found in or near the existing buildings, and no other permanent structures have been documented on site from the late 1880's.
- The area is considered to have a moderate environmental sensitivity, primarily due to the underlying West Melbury Marly Chalk Formation being an important groundwater resource, albeit groundwater is not abstracted or protected in the local area.
- The only risks associated with the existing barns relate to the quality of shallow soils (made ground) used for sub-base and flooring of the buildings. Apart from the historical Willowdale Farm to the east, there are relatively few sources of potential contamination in the surrounding area.
- This Desk Study has established that although there is the potential for made ground materials beneath existing hardstanding which could be poor environmental quality; such materials would remain capped by hardstanding, and no new domestic gardens are planned in any areas where made ground materials are likely to be present, due to the nature of the proposed development (conversion). As a result, no further assessment is considered to be warranted, although a limited number of precautionary recommendations have been made to protect the health and safety of construction workers during the proposed redevelopment/ conversion, who may be briefly exposed to infilled soils during any groundworks.
- A copy of this report should be forwarded to South Cambridgeshire District Council for inclusion into their land quality records and to support/ for consideration alongside any future planning application.

By their very nature, the above bullet points represent a simplified summary of our work and should not be relied upon to form the basis for key decisions for the proposed development. A full picture is provided in the following report, or alternatively give us a call and we'll talk you through it.





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<b>Title:</b>	Phase I Geo-Environmental Desk Study Land North West of Willowdale Farm, Guilden Morden	
<b>Client:</b>	Mr. Tim Hector	
<b>Date:</b>	16 <sup>th</sup> February 2021	
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<b>Status:</b>	Issue 2  Changes since Issue 1 (Issued 11 <sup>th</sup> February 2020: Minor adjustment to site boundary in figures and appendices)	

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The report has been written, reviewed and authorised by the persons listed above. It has also undergone EPS' in house quality management inspection. Should you require any further assistance regarding the information provided within the report, please do not hesitate to contact us.

The National Planning Policy Framework requires a competent person to prepare site investigation information, which is defined as a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. EPS considers that it fulfils these criteria and would welcome any request for staff CVs or case studies to demonstrate it.

As stated within DEFRA's Contaminated Land Statutory Guidance, with any complex risk assessment it is possible that different suitably qualified people may reach slightly different conclusions when interpreting the same information. EPS recognises this and considers the conclusions presented within this report to be robust and appropriate but input from the Local Authority and their judgement in line with this guidance would still be welcomed.

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## 1 INTRODUCTION

In February 2021, Environmental Protection Strategies Ltd (EPS) was commissioned by Mr. Tim Hector, to complete a Phase I Geo-Environmental Desk Study for Land North West of Willowdale Farm, Pound Green, Guilden Morden, Royston, Cambridgeshire, SG8 0JZ ('the site'); see Figure 1.

The work was commissioned in order to support future planning proposals for the change of use of two barns to residential dwellings. Selected site photographs are presented as Appendix A and an indicative proposed development plan showing each barn and the extent of the curtilage is presented as Appendix B.

This report presents the findings, conclusions, and recommendations of the Phase I Desk Study undertaken for the site as instructed.

### 1.1 Objectives

The purpose of this Desk Study is to evaluate the potential contaminant linkages which may be active at the site in its current condition, or could become active in future, and to determine if any action is required to investigate them further or to break them.

This is achieved by carrying out the following activities:

- a) Examining the site history - late 1800s to present day, through collection of historical maps of the area, site records, records held by relevant local authorities, the Environment Agency and review of other information databases.
- b) Characterising the site's environmental and geological sensitivity through examination of existing geological, hydrogeological, topographical, and historical maps and aerial photographs of the area.
- c) Identifying Potential Areas of Concern (PAOCs) through a combination of historical map and data review.
- d) Consideration of any future plans for the site and the effects any proposed changes may have on contaminant linkages over time.
- e) Development of a Conceptual Site Model and Preliminary Risk Assessment to evaluate the potential risks posed by the site and make recommendations for any further work that may be required to ensure suitability for use and safe development. In accordance with the Environment Agency's *Land Contamination: Risk Management* (LC:RM, 2020) and the *National Planning Policy Framework*.

### 1.2 Project Limitations and Constraints

The purpose of this report is to present the findings of a Phase I Geo-Environmental Desk Study conducted at the location(s) specified. When examining the data collected from the investigations made during the assessment, EPS makes the following statements:



This report does not include specific investigation for the presence of either Potential Asbestos Containing Material (PACM) or Japanese Knotweed at the subject site however, if obvious evidence of either is observed during EPS site walkover, details will be provided in this report. Specialist contractors should be commissioned to make detailed assessments and recommendations if these materials are suspected.



## 2 SITE CHARACTERISATION

The following section provides a summary of the information collected in relation to the site location and history.

### 2.1 Site Characterisation

Detail	Description
<b>Location</b>	The site is located in the north west of the village of Guilden Morden approximately 8.5km north west of the town of Royston, Cambridgeshire.
<b>National Grid Reference</b>	527420, 244190
<b>Topographic Elevation</b>	The site lies at an elevation of approximately 37m to 38m Above Ordnance Datum (AOD) with ground levels generally flat throughout the area.
<b>Description of Site</b>	<p>A walkover survey was completed by EPS on the 8<sup>th</sup> February 2021, and access to the study area was via a small track off the end of Pound Green leading into a field/ paddock that is separated into a number of smaller segments by wooden post and rail fencing.</p> <p>The site itself encompasses an existing access track that runs approximately north east to south west from Pound Green and leads directly to a structure currently known as 'Barn A', anticipated to be associated with Willowdale Farm. This barn was noted to have a timber frame with cladding and roofing materials being corrugated sheet metal. The structure covers around 190m<sup>2</sup> and the south eastern and north eastern ends are open, with the surfacing in the south eastern section being a concrete slab. A combination of crushed concrete and further sections of more competent hardstanding was noted in remaining sections across the buildings footprint.</p> <p>A second structure, known as 'Barn B' is located in a field adjacent (around 40m north west of Barn A) and is smaller; covering around 65m<sup>2</sup>. This building was also constructed using a timber frame, with corrugated sheet metal cladding fixed to three sides and forming the roof. The surfacing in 'Barn B' was also noted to be crushed concrete.</p> <p>Through discussions with the Client, it is understood that both barns have been used for general storage in recent years and no evidence of any former development or infilled soils/made ground were noted outside of the footprint of either of the barns. Vegetation around the curtilage of the buildings was noted as well managed grass paddocks and some mature hedgerows were noted around the paddocks and fields. No evidence of fuel or chemical storage was noted in, or near either building, and according to the Client, this has not occurred under current ownership.</p>
<b>Surrounding Land Use</b>	The surrounding land to the north, west and south is used as arable farmland with the land to the east occupied primarily by residential housing on Pound Green and beyond within the village of Guilden Morden.



A plan showing the site location is provided as Figure 1, the current site layout is detailed on Figure 2 and an aerial photograph is included as Figure 3. Selected Site Photographs are included as Appendix A, an indicative proposed development plan is presented as Appendix B and relevant extracts of a Envirocheck report are included as Appendix C.

## 2.2 Geo-Environmental Setting

It should be noted that distances referenced in Sections 2.2 and 2.3 (below) are taken from the centre of the study area.

Detail	Description	
<b>Geology</b>	Geological maps of the area show that the geology underlying the site comprises bedrock of the West Melbury Marly Chalk Formation with no superficial deposits mapped on site or within the immediate surrounding area. Information on the site's geological context is included as Appendix D.	
<b>British Geological Survey (BGS)</b>	The nearest available historic borehole record is for a position drilled approximately 580m north east. This record describes a thin layer of grey soil and clay to a depth of approximately 0.6m, underlain by 'pale grey marl' (chalk) to the maximum depth of the borehole at around 9.1m below ground level (bgl). This borehole was drilled from a surface level of approximately 36.6m AOD (comparable to site) and groundwater rest levels were measured as approximately 8.7m bgl. This historic borehole log is included as part of Appendix D.	
<b>Geological Hazards</b>	<b>Hazard</b>	<b>On Site Risk</b>
	Mining Activities	Rare
	Collapsible Ground	Very Low
	Compressible Ground	No Hazard
	Ground Dissolution	No Hazard
	Running Sand	No Hazard
	Landslide	No Hazard
	Shrinking / Swelling Clay	No Hazard
	There are no records of any BGS recorded mineral sites, man-made or natural cavities within 1km.	
<b>Radon</b>	The Envirocheck Report indicates the site to lie in the lower probability radon area, where less than 1% of homes are estimated to be at or above the action level. It further reports that the site does not lie within an area where basic radon protection methods will need to be employed within new buildings or extensions.	
<b>Hydrogeology</b>	The underlying West Melbury Marly Chalk Formation is classified as a Principal Aquifer by the Environment Agency (EA) but the area does not lie within a groundwater Source Protection Zone (SPZ). One groundwater abstraction license is held within 1km, at roughly 980m north east, and is used for general farming and domestic purposes.  Groundwater vulnerability maps are included as Appendix E.	





Detail	Description
<p><b>Hydrology &amp; Flood Risk</b></p>	<p>The nearest surface water feature is located approximately 70m north east and appears to be a unnamed drain which runs parallel to a track to the north of Pound Green; arcing towards the centre of Guilden Morden.</p> <p>There are two surface water abstractions within 1km, the closest of these is located approximately 960m to the west, where water is collected from a stream for spray irrigation purposes. No discharge consents are recorded within 500m.</p> <p>Review of the EA Flood Zone Map for the area indicates that the site lies within Flood Zone 1, which is defined as the area with a low potential risk of flooding from fluvial or tidal sources. It should be noted that the EA maps do not take into account flooding from poor drainage or groundwater.</p> <p>A copy of the flood map for the site and surrounding area is also included in Appendix E.</p>
<p><b>Landfill &amp; Waste</b></p>	<p>No active or historic landfills or areas of potentially infilled land (non-water) are recorded by the BGS or local authority within 1km.</p> <p>Furthermore, no licensed waste management facilities, transfer, treatment or disposal sites are listed within the same radius.</p>
<p><b>Industrial Land Use</b></p>	<p>The Envirocheck report does not list any commercial or industrial land uses within 500m, with the closest proximity entry being an inactive engineering firm, located around 605m east.</p>
<p><b>Pollution Incidents</b></p>	<p>Four pollution incidents to controlled waters have been recorded within 1km, the closest of these events was for a location roughly 380m east, where a miscellaneous (unknown) pollutant was released to a drainage ditch in November 1994, and was classified as a 'Category 3, Minor Incident'.</p>
<p><b>Sensitive Land Use</b></p>	<p>The site lies within a Nitrate Vulnerable Zone whereby both surface waters and groundwater are considered to be at risk from nitrates leaching from agricultural land.</p>



## 2.3 Site History

A summary of notable potential contaminative land uses on site and within the surrounding area taken from historical mapping from 1886 – 2020 is summarised on the recent aerial photograph below. Key points are highlighted and copies of relevant historic maps and any others examined during the investigation are included in this report as Appendix F.



- Earliest mapping from the late 1880's shows the study area to be undeveloped, with sections of the northern field where 'Barn B' is now located, possibly being part of an orchard. This remained consistent until sometime between 1960-1975 when this area was no longer indicated as an orchard and a number of access tracks with similar layout to present day were established. No further significant changes were noted until 'Barn A' was first constructed, according to an aerial photograph from 1999, with 'Barn B' first appearing on maps from 1993.
- At a similar time, a series of small buildings were introduced across the field in which 'Barn B' is currently located, and through discussion with the Client, these were individual/ temporary pig shelters, which have since been removed. No other buildings or land uses have highlighted within the study site.
- The only potentially contaminative land use identified within the surrounding area is Willowdale Farm (180m east), which first appears on maps from 2006.





### 3 CONCEPTUAL MODEL & PRELIMINARY RISK ASSESSMENT

The following section provides a review of the contaminant linkages that may be active at the site through the process of a Preliminary Risk Assessment, whereby EPS have examined the potential sources that may be present as a result of historic and/ or current site activities and where potential interaction between these sources and the identified human/ environmental receptors may occur.

#### 3.1 Background

A Desk Study comprises the first stage of any geo-environmental assessment, the purpose of which is to determine what potentially contaminative activities may have occurred at the property or the surrounding area which may pose an environmental or geological risk to site users, the surrounding environment or proposed development, either at present or in the future.

The method used in this investigation to assess the environmental risk posed is based on the concept of ‘contaminant linkage’, which considers the following three factors:

<b>Source</b>	The location from which an environmentally hazardous / contaminative substance is, (or was,) derived.
<b>Pathway</b>	A route or mechanism via which a source could come into contact with a receptor to cause significant harm.
<b>Receptor</b>	An environmentally sensitive object or condition e.g. person, property, controlled water, or ecological system, which may be present now or in future.

If all three factors are identified, there is the potential for a ‘contaminant linkage’ to be active, which could result in significant harm being caused to the environment or human health.

#### 3.2 Source Characterisation

The following potential contaminant sources have been identified at the site and in the surrounding area:

Potential Source	Source Description	Principal Contaminants of Concern
Current & Historic Site Use	Infill material of unknown origin (made ground) used to level areas beneath existing buildings.	PAH, Metals, ACM
	Possible historic use of the area as part of an orchard.	Pesticides, Herbicides and Metals
Current & Historic Surrounding Land Use	Willowdale Farm located approximately 180m to the east.	PAH, Metals, ACM, TPH & VOC's

**Notes:** PAH Polycyclic Aromatic Hydrocarbons ACM Asbestos Contaminant Material  
 TPH Total Petroleum Hydrocarbons VOC's Volatile Organic Compounds



### 3.3 Potential Receptors

A framework for the assessment of risks arising from the presence of contamination in soils has been produced by the Environment Agency and the Department for the Environment, Food and Rural Affairs (DEFRA) and is presented with the report: ‘Using Science to Create A Better Place: Updated Technical Background to the CLEA Model – Science Report SC050021/SR3’. This guidance document defines a series of standard land-uses which have been further developed into six generic land uses in the Category 4 Screening Levels project for Land Affected by Contamination (DEFRA/Contaminated Land: Applications in Real Environments (CL:AIRE) Project Report SP1010, 2014) which form a basis for the development of the Conceptual Site Model.

Risks posed to controlled waters have been considered in line with the Environment Agency’s *approach to groundwater protection* (v1.2, 2018) and associated position statements.

It is understood that the proposed development plan includes the conversion of the barns to residential dwellings, with only marginal areas of the curtilage being included within the development boundary. Therefore, as part of a precautionary approach, this proposed land use has been considered as:

- Residential (with home-grown produce)

In view of the environmental setting, current and potential future land use of the site and surrounding sites, the potential receptors for any contaminant impact are discussed below:

Receptor	Site Specific Description
<b>Human</b>	Future site users, site workers involved in the site redevelopment, and those working and living in the surrounding area have the potential to be at risk from exposure to potential contaminants of concern (CoCs).
<b>Groundwater</b>	The underlying geology comprises West Melbury Marly Chalk, which is classified by the EA as Principal Aquifer. Whilst the site does not lie within a SPZ for nearby groundwater abstraction, the underlying geology is an important groundwater resource and therefore groundwater should be considered as a potential receptor to site derived contaminants at this stage.
<b>Surface Water</b>	The nearest surface watercourse is a drain located approximately 70m to the north east. It is possible (albeit unlikely) that site derived contaminants of concern may enter this and other local watercourses by overland flow, migration through unsaturated soils or entering shallow surface drainage/historical land drainage which discharges to these channels. Therefore, surface waters must also be considered as a sensitive receptor within the conceptual site model.
<b>Flora and Fauna</b>	The proposed development is likely to include the provision of some small domestic garden areas / landscaped areas within the curtilage of the barns. Some of the identified contaminants of concern are known to be phytotoxic and as such, the potential for this impact should be considered.
<b>Buildings &amp; Infrastructure</b>	Given the absence of any on site contaminants of concern that could have an adverse effect on buried infrastructure (such as concrete used in building foundations or buried potable water supply pipes), these receptors have not been identified as being sensitive to site derived contaminants.



Receptor	Site Specific Description
<b>Adjacent Land</b>	Given the limited mobility of the site-derived contaminants of concern, adjacent properties including private residential dwellings are not considered to be at risk from potential contaminants.

### 3.4 Potential Pathways

Where contaminants may be present in soil, there are a number of potential pathways that enable human receptors to come into contact with or be exposed to them. The most direct pathways, considered under current UK legislation, can be summarised as follows:

- Direct ingestion of contaminated soil
- Ingestion of household dust
- Ingestion of contaminated vegetables
- Ingestion of soil attached to vegetables
- Dermal contact with contaminated soil
- Dermal contact with household dust
- Inhalation of fugitive soil dust
- Inhalation of fugitive household dust
- Inhalation of vapours outdoors
- Inhalation of vapours indoors

Clearly, not all of these potential pathways apply for every standard land-use. For example, ingestion of contaminated vegetables will not apply to land uses other than residential with plant uptake and allotments.

However, in addition to direct exposure pathways, a number of physical transport mechanisms / pathways may also exist at a site that allow remote or less accessible contaminants in soil or groundwater to reach human or environmental receptors both at a site and beyond the site boundary. These include the following:

- Downward and lateral movement of contaminants in soil either by gravity or through being 'leached' by percolating rainwater.
- Lateral migration of contaminants dissolved in groundwater.
- Direct seepage or leaching of contaminants from soil into subsurface drains or supply pipework.
- Volatilisation of contaminants from groundwater or unsaturated soils into buildings or outdoor air.

Through examination of the standard land use and environmental setting at each site, the presence of pathways and transport mechanisms described above must be considered when assessing whether a contaminant linkage may plausibly be active, and therefore be included in the conceptual site model.

### 3.5 Summary of Contaminant Linkages

Considering the site use and environmental setting, and the proposed land use, no plausible contaminant linkages have been identified that could impact any sensitive receptors.

The following comments are made with respect to contaminant linkages which have been considered through development of the conceptual model, but have not been concluded as 'plausible' – i.e. through which a significant possibility of significant harm could occur to an identified receptor:



- PAHs and metals have been identified as contaminants of concern associated with potential historic onsite infill, however these contaminants are considered to be relatively immobile in the environment by virtue of their very low solubility and volatility. On this basis, plausible pathways by which these potential contaminants could pose a significant risk to the underlying groundwater or nearby surface watercourses are not considered to be active.
- Although the site appears to have historically comprised part of an orchard, which could be a source of pesticides and herbicides, it is considered unlikely that these were used on a large scale and given the time that has elapsed since it was last used for this purpose (50+ years); significant quantities of these contaminants in shallow soils is not considered to be likely.
- As the converted barn footprints will be very similar to the footprint of the existing structures and no other former (permanent) buildings have been noted on site within historical records, it is not considered plausible that future site users will come into contact with made ground materials in peripheral landscaped areas, post completion of the redevelopment works.
- Whilst petroleum hydrocarbons have been identified as contaminants of concern associated with nearby Willowdale Farm, it is not anticipated that volatile organic compounds i.e. petrol were ever stored in significant quantities on the farm. Furthermore, given the distance of this farmyard from the study area (180m east), and the low permeability nature which is typical of the chalk marl in this area, a plausible contaminant linkage has not been identified associated with the on-site migration of contaminants in soil or groundwater from this land use.



#### 4 CONCLUSIONS & RECOMMENDATIONS

Based upon the information obtained and reviewed in this report, it is concluded that there are currently no plausible contaminant linkages associated with the proposed conversion of 'Barns A & B' for future residential land use.

The only viable sources of contamination identified by this Phase I Desk Study that may impact future site users or construction workers is the presence of made ground associated with the existing buildings (i.e. concrete and crushed concrete surfacing within the barns themselves and any sub-base material below the hardstanding) and the potential presence of residual contamination associated with historic use as an orchard.

While detailed development plans are not currently available, any areas of private domestic garden and soft landscaping associated with the barns after they are converted to residential use are anticipated to fall outside of the footprint of the existing buildings. Therefore, any made ground materials will not be exposed/ disturbed, post completion of the redevelopment works. Should proposals change to include any garden/ landscaped areas within areas currently capped by hardstanding, then the risks at the site should be reassessed.

On this basis, EPS therefore concludes that no further environmental investigation work is warranted, however the following precautionary measures have been recommended in order to ensure safe development.

- a) All construction workers operating at the site should be advised of the potential for exposure to and contact with made ground in the subsurface. Appropriate health and safety precautions should also be adopted during any excavation works to avoid exposure to soils. Reference should be made to relevant health & safety guidance including the following CIRIA document: *R132 Guide to Safe Working on Contaminated Sites*.
- b) Any palpable evidence of contamination encountered during exposure of shallow soils beneath the site during redevelopment work should be reported to EPS so that an inspection can be made and appropriate sampling and assessment work carried out. Construction workers should have a procedure in place for dealing with any previously unidentified contamination if it is encountered during their redevelopment activities and to this end an example method statement has been provided as Appendix G.

In accordance with the Environment Agency's *Land Contamination: Risk Management* guidance (LC:RM, 2020) EPS considers that, further environmental assessment will not be required as part of the proposed redevelopment/ conversion of the existing barns from future residential use.

It is recommended that a copy of this report be forwarded to the Environmental Health Department of South Cambridgeshire District Council for inclusion into their land quality records and to support any future planning application.





## FIGURES





Approximate Site Location

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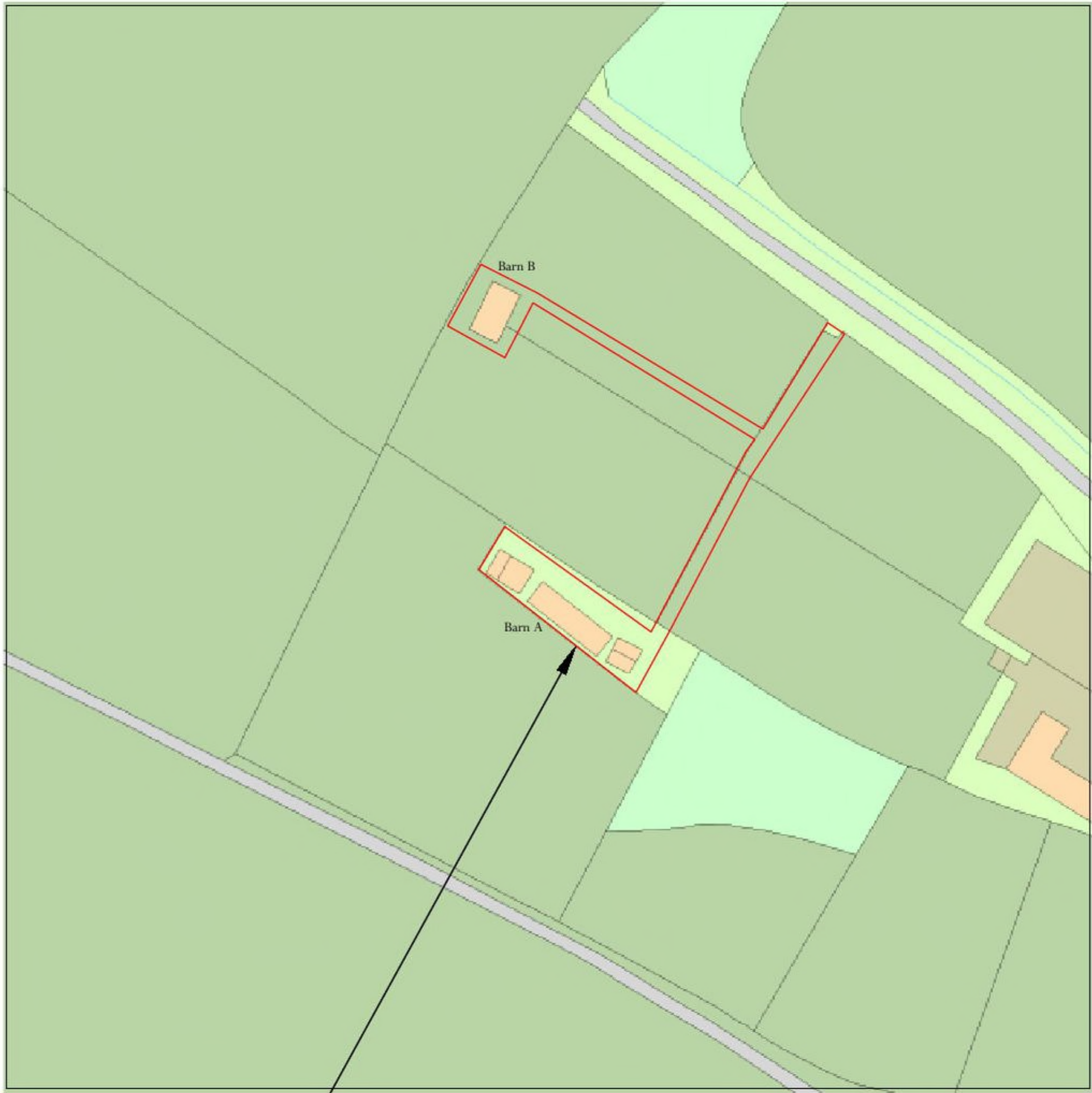
**Title:** Site Location Plan

**Project:** Land Northwest of Willowdale Farm, Pound Green, Guilden Morden, Royston, Cambs, SG8 0JZ

**Fig No:** 1

Scale:	NTS		
Drawn By:	TA	Approved By:	MB
Job No:	UK21.5283		
Dwg No:	NWPGGuildenMorden/01		
Date:	February 2021		





Approximate Site Boundary

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**Title:** Current Site Layout Plan

**Project:** Land Northwest of Willowdale Farm, Pounds Green, Guilden Morden, Royston, Cambs, SG8 0JZ

**Fig No:** 2

Scale:	NTS	
Drawn By:	TA	Approved By: MB
Job No:	UK21.5283	
Dwg No:	NWPGGuildenMorden/02	
Date:	February 2021	





Approximate Site Boundary

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**Title:** Aerial Photograph

**Project:** Land Northwest of Willowdale  
Farm, Pounds Green, Guilden  
Morden, Royston, Cambs, SG8 0JZ  
**Fig No:** 3

Scale:	NTS	
Drawn By:	TA	Approved By: MB
Job No:	UK21.5283	
Dwg No:	NWPGGuildenMorden/03	
Date:	February 2021	





## **APPENDICES**





## **APPENDIX A**

### **Selected Site Photographs**





- Approximate Site Boundary
- ① Approximate Photo Location

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**Title: Photo Location Plan**

Project: Land Northwest of Willowdale  
Farm, Pounds Green, Guilden  
Morden, Royston, Cambs, SG8 0JZ  
Appendix: A

Scale:	NTS	
Drawn By:	TA	Approved By: MB
Job No:	UK21.5283	
Dwg No:	NWPGGuildenMorden/AppA	
Date:	February 2021	



Photo 1: Image looking at the south eastern part of 'Barn A'.



Photo 2: Image showing the south western face of 'Barn A'.



Photo 3: Image showing the north eastern face of 'Barn A'.



Photo 4: Image showing 'Barn B'.



Photo 5: Image looking north west towards 'Barn B'.



Photo 6: Image looking south west towards 'Barn A'.





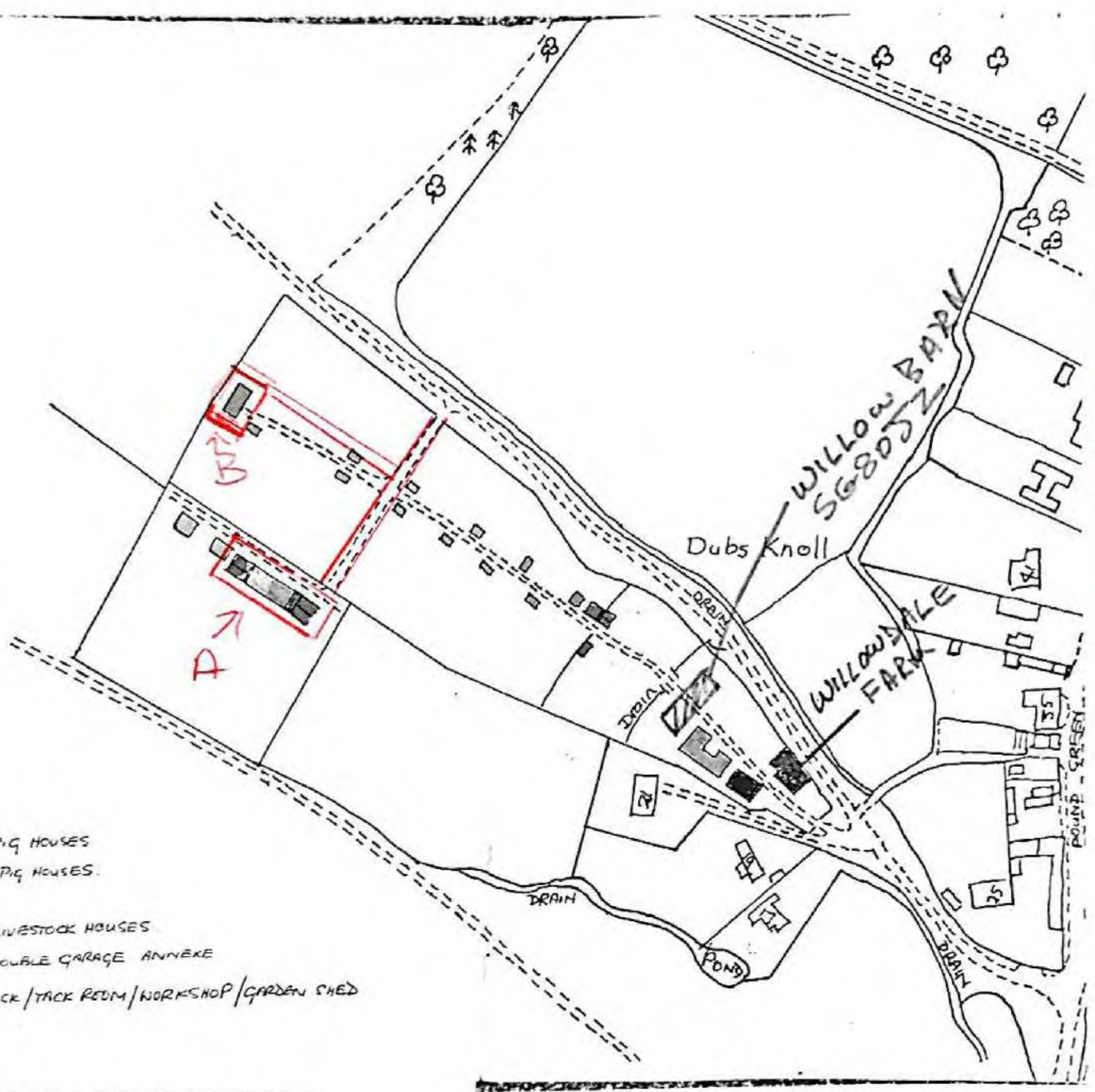


## **APPENDIX B**

### **Indicative Proposed Development Plan**



BARN A = Approx 190 Sqm  
 Barn B = Approx 64 Sqm



- INDIVIDUAL PIG HOUSES
- FARROWING PIG HOUSES.
- BARNs
- GENERAL LIVESTOCK HOUSES
- OFFICE / DOUBLE GARAGE ANNEXE
- STABLE BLOCK / TACK ROOM / WORKSHOP / GARDEN SHED
- HOUSE

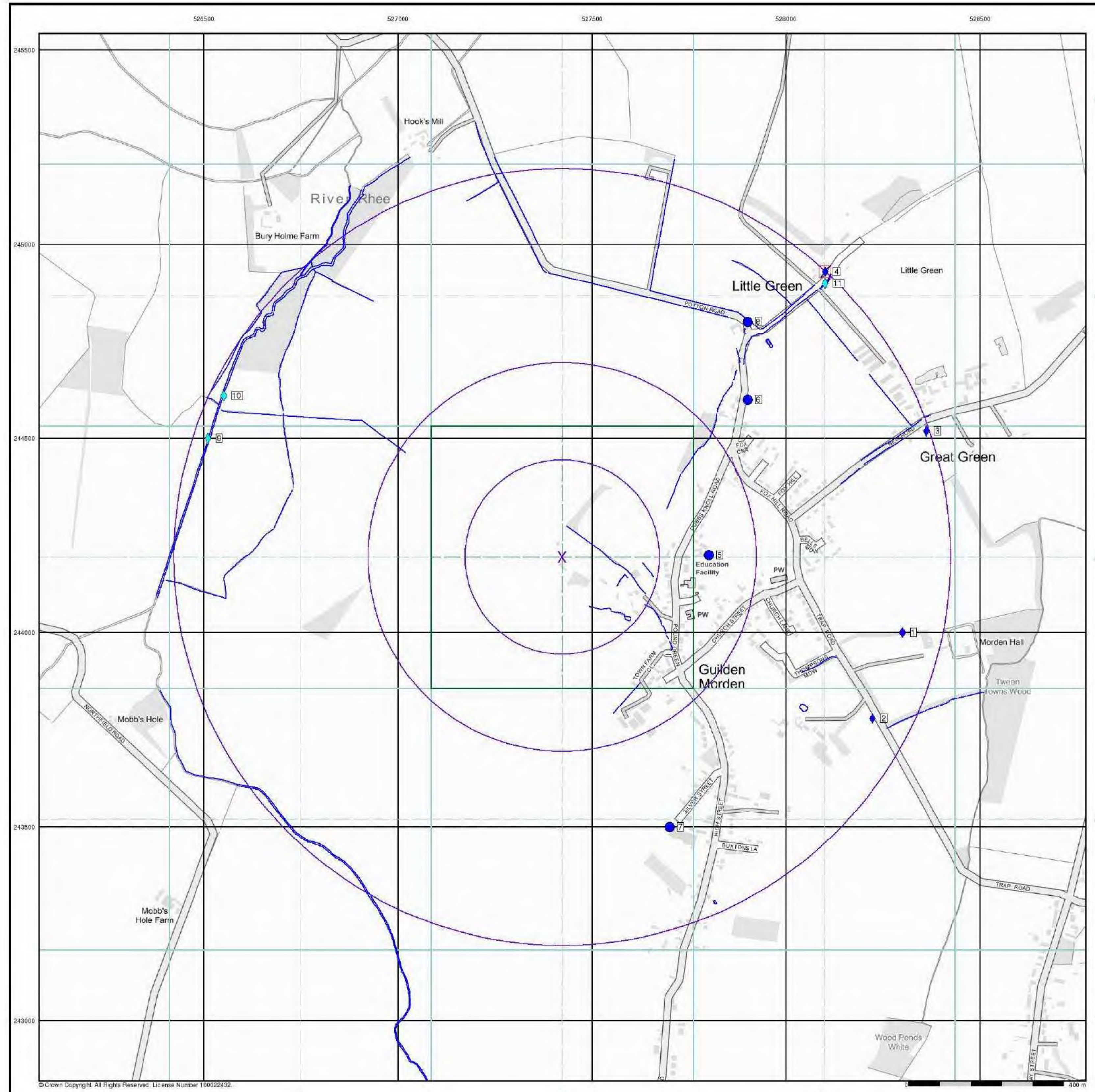




## **APPENDIX C**

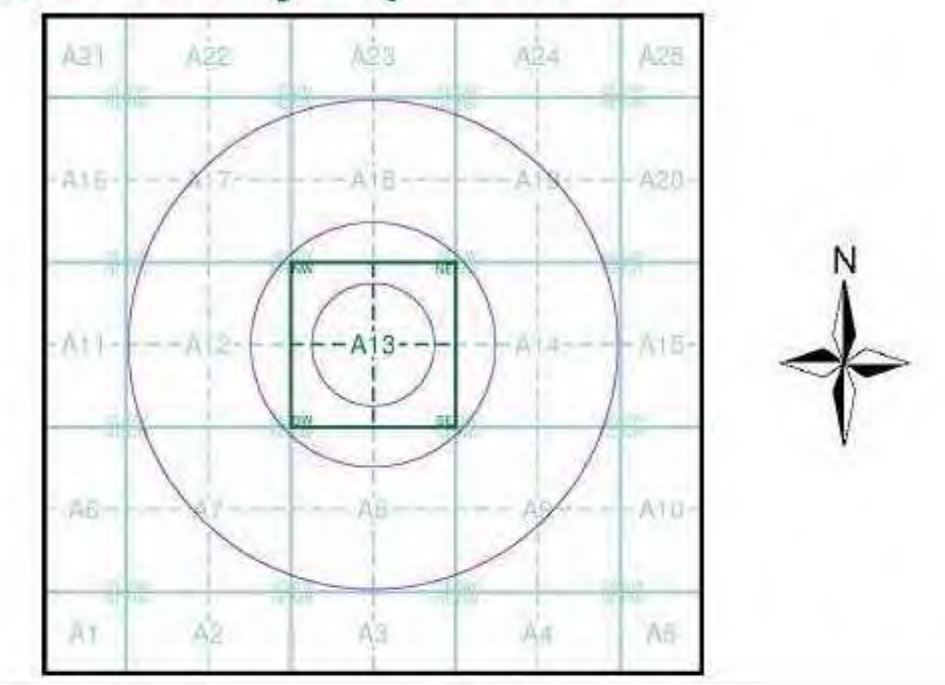
### **Surrounding Land Use**





- General**
- Specified Site
  - Specified Buffer(s)
  - Bearing Reference Point
  - Map ID
  - Several of Type at Location
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
  - Discharge Consent
  - Enforcement or Prohibition Notice
  - Integrated Pollution Control
  - Integrated Pollution Prevention and Control
  - Local Authority Integrated Pollution Prevention and Control
  - Local Authority Pollution Prevention and Control Enforcement
  - Pollution Incident to Controlled Waters
  - Prosecution Relating to Authorised Processes
  - Prosecution Relating to Controlled Waters
  - Registered Radioactive Substance
  - River Network or Water Feature
  - River Quality Sampling Point
  - Substantiated Pollution Incident Register
  - Water Abstraction
  - Water Industry Act Referral
- Hazardous Substances**
- COMAH Site
  - Explosive Site
  - NIHS Site
  - Planning Hazardous Substance Consent
  - Planning Hazardous Substance Enforcement
  - BGS Recorded Mineral Site
- Waste**
- BGS Recorded Landfill Site (Location)
  - BGS Recorded Landfill Site
  - EA Historic Landfill (Buffered Point)
  - EA Historic Landfill (Polygon)
  - Integrated Pollution Control Registered Waste Site
  - Licensed Waste Management Facility (Landfill Boundary)
  - Licensed Waste Management Facility (Location)
  - Local Authority Recorded Landfill Site (Location)
  - Local Authority Recorded Landfill Site
  - Potentially Infilled Land (Non-water)
  - Potentially Infilled Land (Non-water)
  - Potentially Infilled Land (Non-water)
  - Potentially Infilled Land (Water)
  - Potentially Infilled Land (Water)
  - Potentially Infilled Land (Water)
  - Registered Landfill Site (Location)
  - Registered Landfill Site (Point Buffered to 100m)
  - Registered Landfill Site (Point Buffered to 250m)
  - Registered Waste Transfer Site (Location)
  - Registered Waste Transfer Site
  - Registered Waste Treatment or Disposal Site (Location)
  - Registered Waste Treatment or Disposal Site

**Site Sensitivity Map - Slice A**

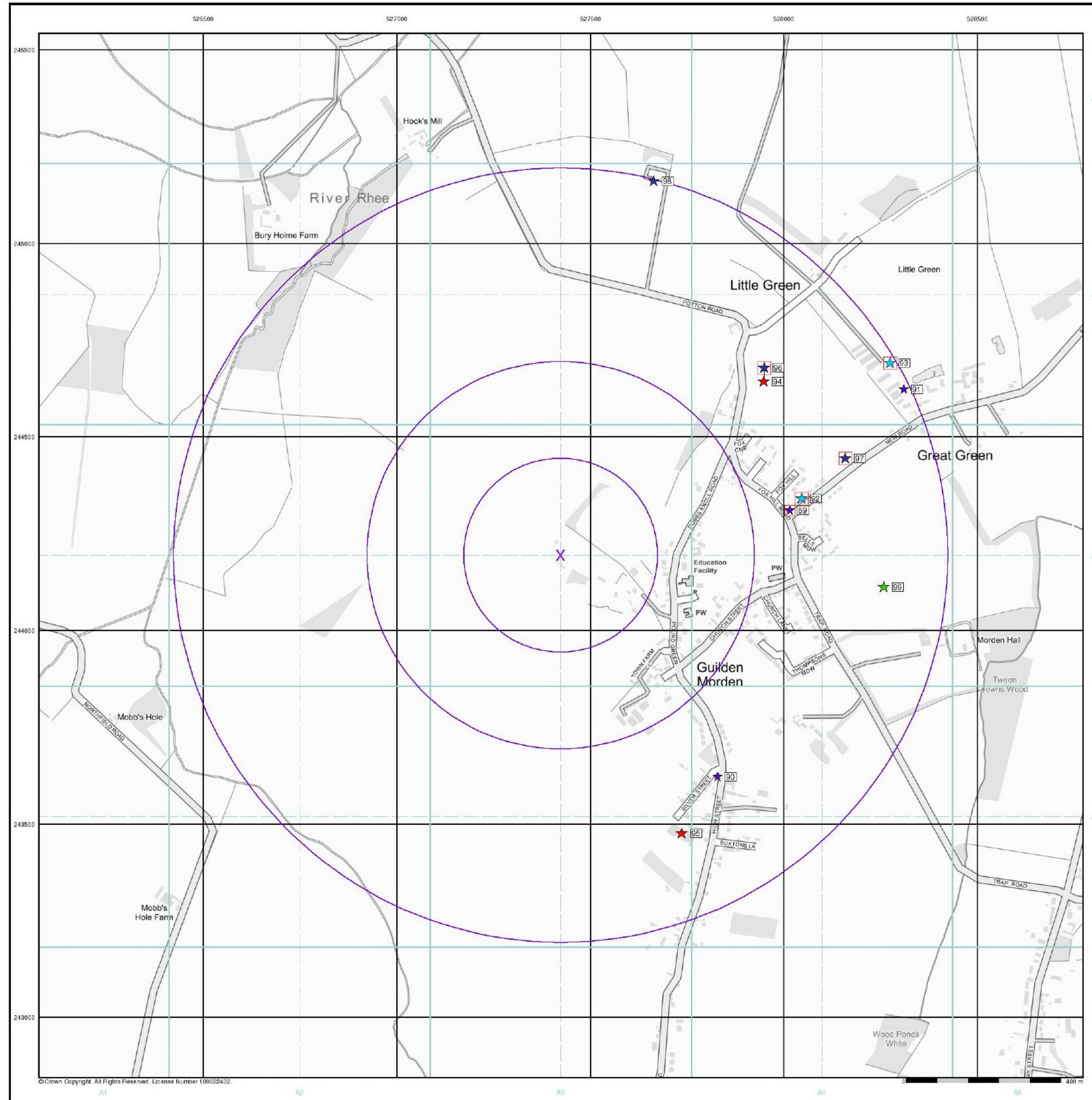


**Order Details**

Order Number: 272788932\_1\_1  
 Customer Ref: UK21.5283  
 National Grid Reference: 527420, 244190  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

**Site Details**  
 Pounds Green, Guilden Morden, Royston, SG8 0JZ





### Industrial Land Use Map

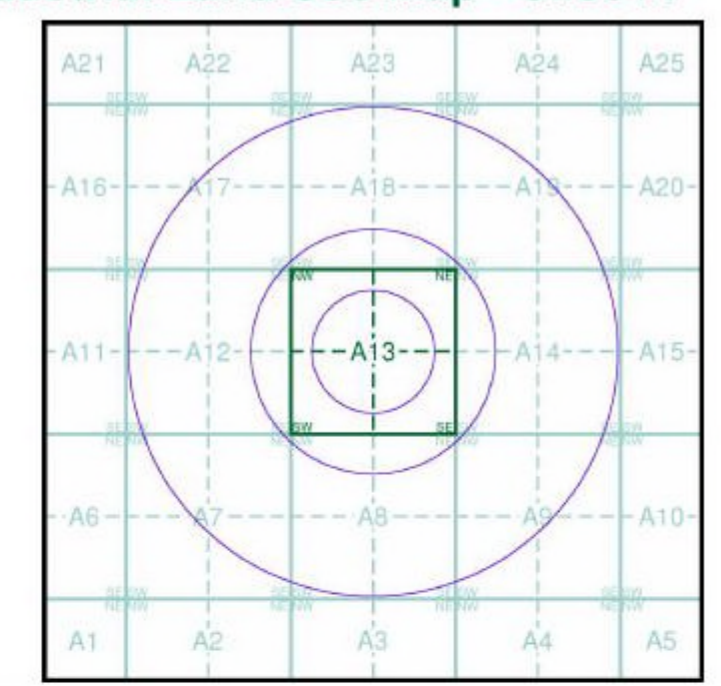
#### General

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

#### Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

#### Industrial Land Use Map - Slice A



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