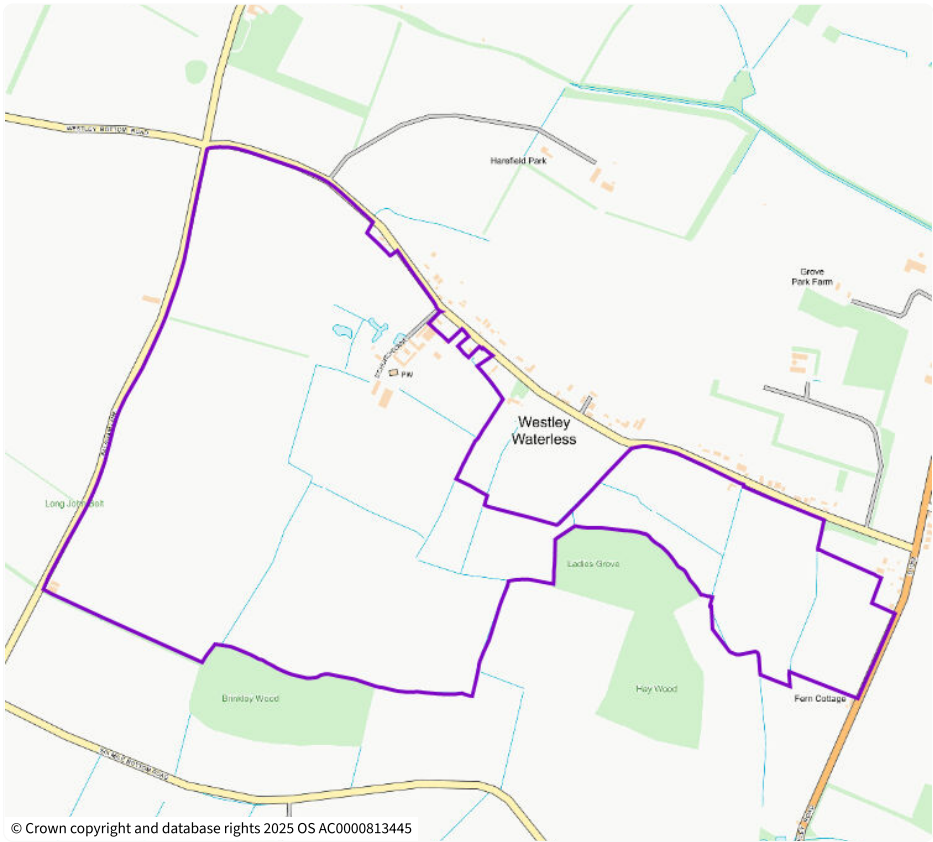


Westley Hall Farm, Church Lane, WESTLEY WATERLESS, CB8 0RL, England

Site area: 1175592 m²

Prepared for	BVT TEST ACCOUNT
Current use	Assumed agricultural
Proposed use	Assumed continued use
Transaction type	Assumed purchase



	Contaminated land	Page 2	Passed with Guidance 
	Flood	Page 2	Passed with Guidance 
	Agricultural considerations	Page 7	Identified
	Ground stability	Page 9	Identified
	Radon	Page 10	Not Identified
	Energy & Infrastructure	Page 11	Identified



Authored by

Risk Assessment Test User

 riskassessmenttestuser@landmarkinfo.co.uk.invalid

 03300 366 115

Contaminated land summary Passed with Guidance

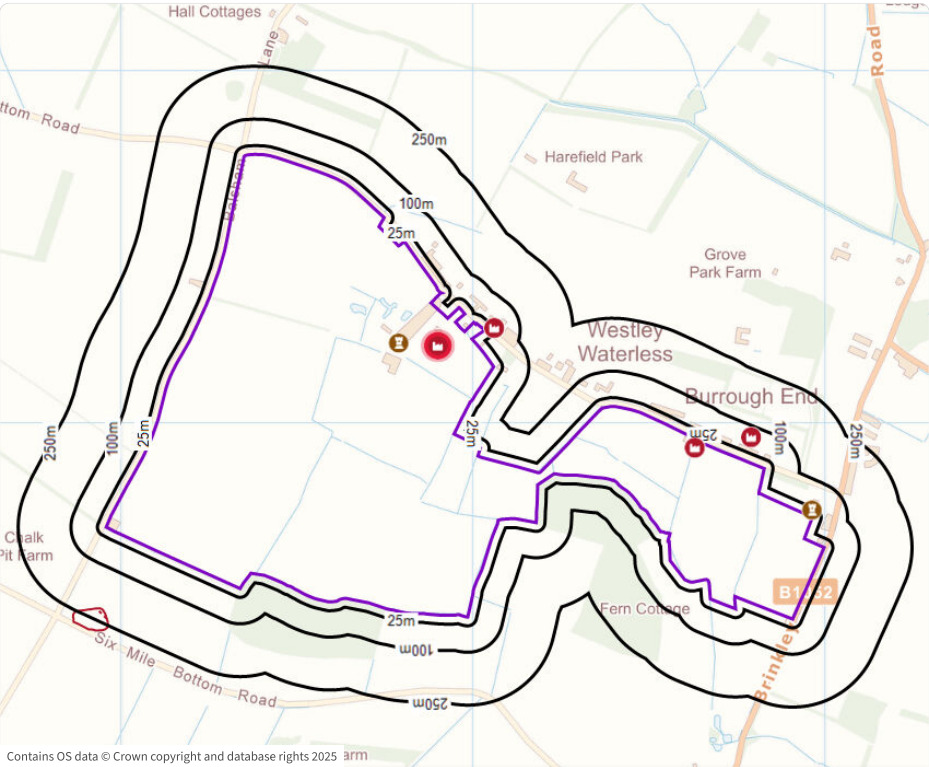
Overall risk of contaminants from on-site activities	Low to Moderate
Risk of contaminants from off-site activities impacting the Site	Low to Moderate
Environmental sensitivity (pathways and receptors) rating	High
 Liability assessment Within the scope of this assessment no liabilities have been identified. However, it would be prudent to consider our recommendations below. Recommendation Recommended product: Prudent Enquiries Risk: We have identified a graveyard at the farm, which could have contaminated the ground to some degree. Given the size and setting it is unlikely to result in environmental liability for the farm. However, it could reduce productivity in the area and create problems for future development. Action: Standard enquiries: Ask the vendor to supply any relevant information they have. This could include ground conditions and signs of pollution or reduced productivity. Inspect the area of interest for obstructions, discoloured soil, distressed vegetation and poor soil quality.	

Flood summary Passed with Guidance

Would a Flood Risk Assessment be required if development was proposed?	Yes
What is the risk of flooding in an undefended scenario or assuming defences fail?	Moderate
Are there existing flood defences within 500m of the Site?	No
What is the risk of flooding when these defences are operational?	Moderate
 Professional opinion Within the scope of this assessment no significant flood risk has been identified. However, it would be prudent to consider the recommendations below. Recommendation Risk: The on-Site watercourse presents a potential risk of flooding during extreme storm events. The Site is also at risk of surface water flooding. Action: Regularly check the watercourse for blockages, damaged banks and unusual changes to water flow Review existing drainage systems or proposals for any new drainage Understand the responsibilities of a 'riparian owner' - www.gov.uk/guidance/owning-a-watercourse Sign up to national or local flood warning services Prepare a flood plan with actions to reduce disruption, protect your property and help with recovery. Standard enquiries: Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice. Establish the availability of buildings and contents insurance before exchanging contracts. Insurance In most cases insurance should be available at standard terms.	

 Contaminated land: consultant’s commentary

Passed with Guidance 



Risk	On-site	Off-site
 Multiple features present		
 Authorised industrial processes	Identified	Identified
 Landfill and waste	Not Identified	Identified
 Incidents and enforcements	Not Identified	Not Identified
 Current land uses	Not Identified	Not Identified
 Historical land uses	Identified	Identified

On-site

Low to Moderate

 Historical map review:

The Site was in agricultural use with a graveyard in the north from the earliest map edition, dated 1886. No further significant changes were noted.

Environmental data:

An active Discharge Consent operated by The Executor Of Mrs F V Galpin. This relates to the discharge of treated sewage discharges to a freshwater Stream/River

An active Discharge Consent operated by Westbrink Farms. This relates to the discharge of agricultural and surface trade discharge - onto Land

Off-site

Low to Moderate

 Historical map review:

The following potentially contaminative land uses have been identified within 100m: infilled ponds, the surrounding farm buildings.

Environmental data:

An unspecified landfill site record 221m south-west

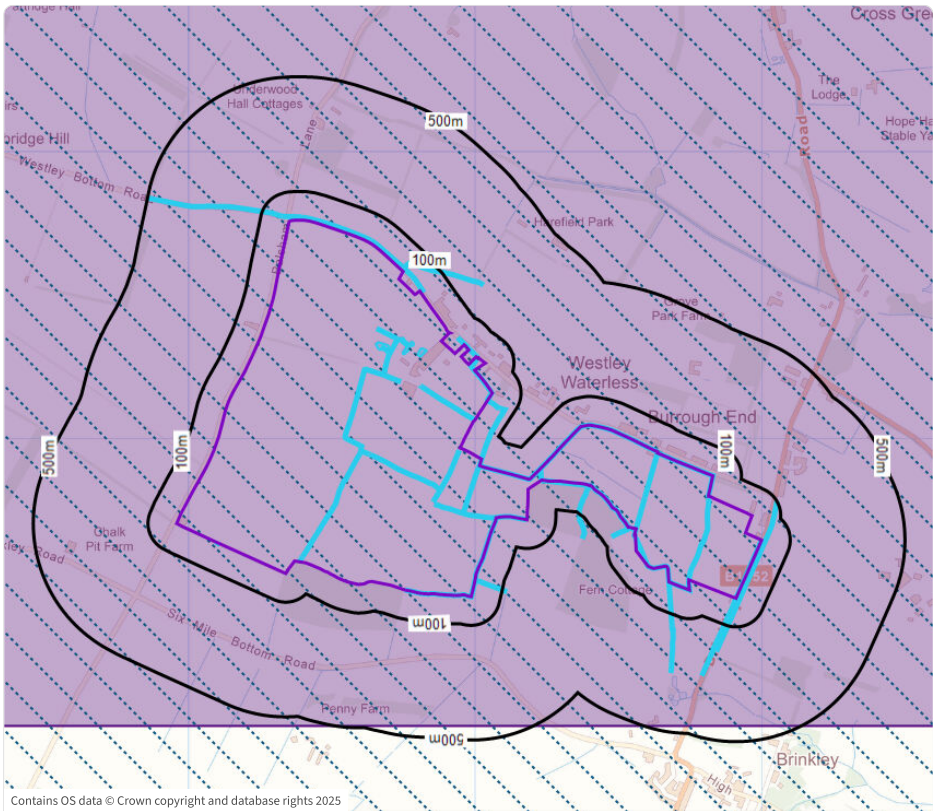
2 inactive landfill site records (nearest: 216m south-west)

Two active Discharge Consents

1 inactive permits relating to activities in the wider area.

 Contaminated land: consultant’s commentary

Passed with Guidance 



Risk	Search radius	Result
 Multiple features present		
 Water Features	100m	Identified
 Groundwater Vulnerability	On-site	Identified
 Abstraction Sensitivity	500m	Identified
 Environmental Designations	500m	Not Identified

Pathways and receptors

High

 The general area appears to be in agricultural use, with residential properties located on Site.

Superficial deposits underlying the Site are classified as a Secondary Aquifer - Undifferentiated and a Secondary Aquifer - B, the bedrock is classified as a Principal Aquifer.

The Site lies within a Source Protection Zone III and a Source Protection Zone II.

There are no non-potable abstraction licences within 100m.

There are no potable abstraction licences within 500m.

A drainage channel is located on the Site.

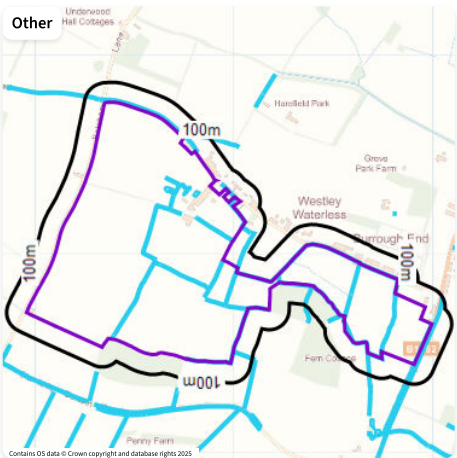
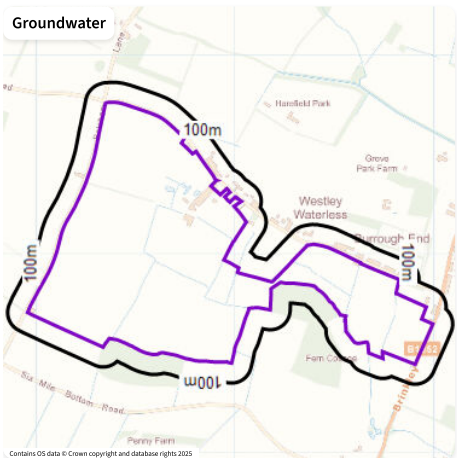
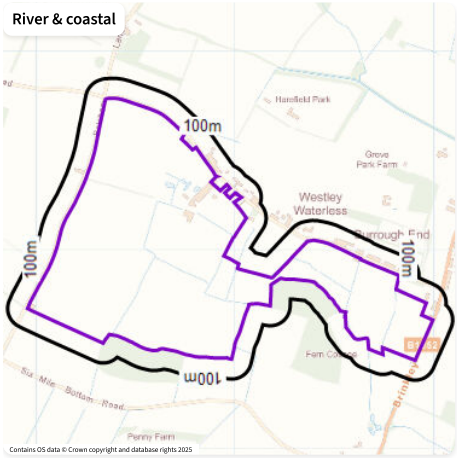
No designated eco-receptors were identified within a 500m radius of the Site.

 Additional sources of information

No additional sources of information have been reviewed as part of this assessment.

 Flood: consultant's commentary

Passed with Guidance 



■ River & coastal: River	Very Low
■ River & coastal: Coastal	Very Low
■ <u>Surface water</u>	Moderate
■ Groundwater	Very Low
■ <u>Other</u>	Moderate

 **Surface water**

Low lying areas on-site are at risk of surface water flooding. A small area is at moderate to high risk, with a larger area at moderate risk. Depths of flooding in moderate risk areas may reach up to 0.3m during a flood event,

Other

Multiple drains are located on-site. This could pose a risk during extreme storm events or in the event of a blockage.

Flood: other considerations

Dam and Reservoir Failure

Not Identified

Dam and Reservoir Failure

The Site is not within an area that would be flooded in the event of significant infrastructure failure.

Flood risk management options

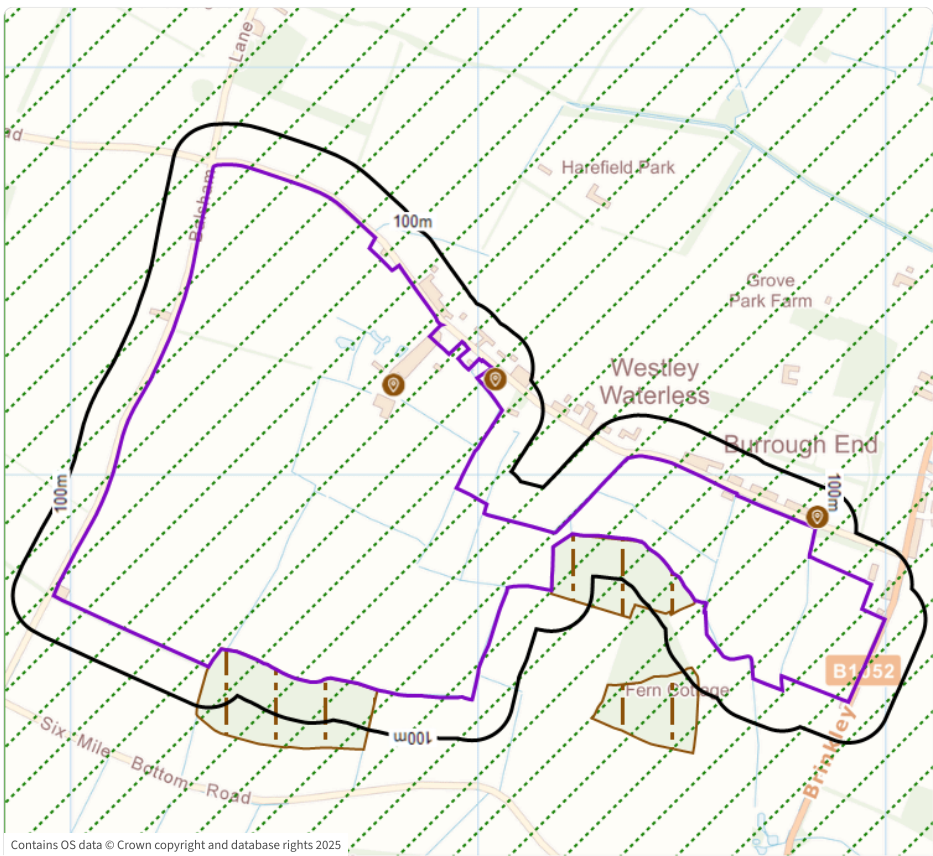
Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent.

Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business continuity plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood evacuation plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

 Agricultural considerations

Identified 



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Risk	Search radius	Result
 Multiple features present		
 Land classifications	On-site	Identified (6)
 Stewardship schemes	On-site	Not Identified
 Sites of interest	On-site	Identified (3)

 Professional opinion and recommendations

Agricultural Land Classifications

The farm is classified as Grade 2 and Grade 3. The classification system is broken down into categories according to the extent to which physical or chemical characteristics (such as climatic conditions and soil chemistry) cause limitations on food production.

Make enquiries with the land owner or Natural England for further information.

Historical rights of way

There may be historic rights of way on the farm. The Countryside and Rights of Way Act 2000 made provisions to complete the legal record of rights of way on a definitive map by 2031. Historic rights of way (those existing prior to 1949), that are not recorded on the definitive maps by 2031 will be lost. Projects are underway to re-instate historic rights of way.

Contact the Local Authority for further information.

Ancient woodland

We have identified ancient woodland on site. This could affect/restrict farming operations due to the level of protection assigned.

Please contact the relevant authority if there are plans to alter or carry out works near/on any of these features.

Nitrate Vulnerable Zones

The farm lies within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are areas designated as being at risk from agricultural nitrate pollution. There are certain requirements that should be followed when you use fertilisers and store organic manure.

For further guidance, please see the following link
<https://www.gov.uk/government/collections/nitrate-vulnerable-zones>

Agricultural considerations

Identified 

Listed Buildings

We have identified a listed building on site. This could affect/restrict farming operations due to the level of protection assigned.

Please contact the relevant authority if there are plans to alter or carry out works near/on any of these features.

Discharge consents

The farm holds an operational discharge consent. This is an Environmental Permit, which allows the release of waste water or effluent to the environment. The permit will stipulate conditions which must be followed.

Review who has management responsibility for the permit

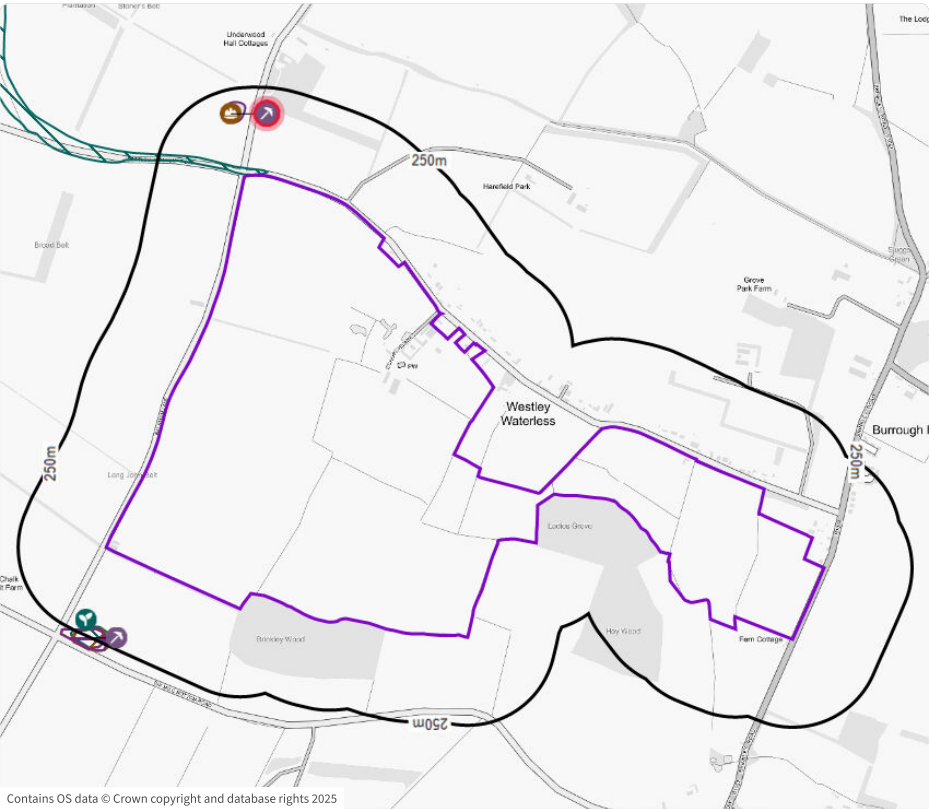
Ensure the discharge activity is well managed and that infrastructure is in a good state of repair

Contact the relevant Authority to ensure compliance with the permit

Ask the vendor to confirm that there have been no breaches of the permit conditions

 Ground stability

Identified



Risk	Search radius	Result
 Multiple features present		
 Man-made hazards	On-site	Not Identified
 Natural hazards	Mixed	Identified (2)
 Mining	Mixed	Not Identified
 Brine and Salt	On-site	Not Identified

Summary

We have identified a risk of ground stability hazards at the Site.

Recommendations

- 1 We recommend that you consult a local RICS accredited surveyor to arrange a survey for any properties on the Site. The survey should assess whether any properties are affected by ground stability issues.
- 2 Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
- 3 If any active ground instability appears to be affecting properties on the Site, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting any on-site properties but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing properties, or the construction of new ones.

 This section does not include consideration of coal mining/potential hazards relating to coal mining. For assessment of coal risks a Landmark coal report should be obtained.

☢ Radon

Not Identified ☑



Summary

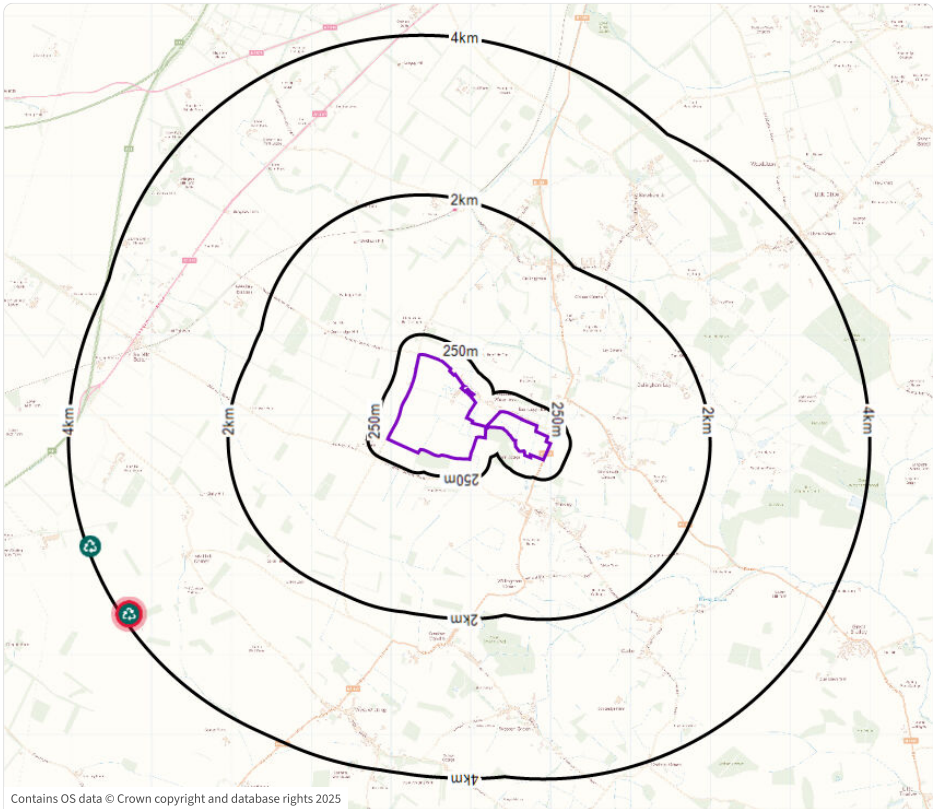
The Site is not in a radon affected area. Less than 1% of buildings are estimated to be at or above the action level.

Recommendations

- 1 The result is only valid for Sites above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the Site should be tested regardless of the radon affected area status.
- 2 No protective measures are considered necessary in the construction of new buildings or extensions.

✈ Energy & Infrastructure

Identified ⚠



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Risk	Search buffer	Result
Multiple features present		
 Non-Renewable Energy	4km	Not Identified
 Renewable Energy	4km	Identified
 Above & Below Ground Railways	250m	Not Identified
 HS2 & Crossrail 2	4km	Not Identified

Summary

We have identified features in proximity to the Site.

Recommendations

- 1 The data section has the full details of each project we've identified, along with the operator details if you'd like to contact them to find out more.
- 2 Visit the Site to ensure you are comfortable with any potential noise or visual impact.
- 3 For planned projects, contact the Local Planning Authority to find out if there are any associated planning applications with details on likely activities.

Data appendix

This section provides information on features and hazards that inform the previous sections. **We will only show maps and detail where hazards or features have been identified in the search buffer for the section.** There's no need to read this section unless you're after more detail.

For information on the limitations of the report, our terms and conditions, consumer protection and useful information, please see the Appendices which follow.

Understanding the data	14
Datasets searched	17
Contaminated land	
Authorised industrial processes	19
Landfill and waste	21
Incidents & Enforcements	Not identified
Current land uses	Not identified
Historical land uses	22
Water features	23
Groundwater vulnerability	32
Abstraction sensitivity	33
Environmental designations	Not identified
Flood	
River and Coastal	Not identified
Surface Water	34
Groundwater	Not identified
Other	35

Agricultural considerations

Land classifications	43
Land classifications - Open access land	Not identified
Stewardship schemes	Not identified
Sites of interest	45

Ground stability

Man-made hazards	Not identified
Natural factors	47
Mining	Not identified
Brine and Salt	Not identified

Energy & Infrastructure

Non-Renewable Energy	Not identified
Renewable Energy	48
Above and below ground railways	Not identified
HS2 & Crossrail 2	Not identified

Understanding the data

Contaminated land

This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined in a table. We only show an appendix page with detail where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

Search distances and buffer zones vary based on the scale of the activity and regulatory guidance. These are detailed in the maps on the individual summary pages.

Data contents

Authorised industrial processes	Current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies.
Landfill and waste sites	Detailed information on waste and landfill sites for the Site and surrounding area.
Incidents and enforcements	Pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Current land use	Contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical land use	Selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Pathways and receptors	Information relating to the aquifer designations beneath the Site, water features, designated eco-receptors and sensitive area designations at the Site and in the surrounding area.

Flood

This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

We present the data in three buffer zones, extending to a maximum of 500m.

Data contents

River and coastal flooding	The data used to form our river and coastal flood risk analysis includes: • Flood Zones: Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ2 or FZ3. • Risk of Flooding from Rivers and Seas (RoFRS): Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer. • Flood Defences: Recorded by the regulatory body, and includes defence type and standard of protection. • Areas Benefiting from Flood Defences: Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.
Surface water flooding	We present the risk of surface water flooding in three separate return periods: • 1:75 • 1:200 • 1:1000
Groundwater flooding	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
Other factors	This section accounts for risk that is not tied to modelled data. It includes historical floods, flood storage areas, proximity to water features and elevation above both of these features.

Agricultural considerations

This section details the data used as part of our Agricultural considerations. Each key dataset is mapped with the detail outlined in a table. We only show an appendix page with detail where we have found data to report. We present the data to a maximum of 100m.

Understanding the data

Data contents

Land classifications

- **Agricultural Land Classifications:** The classification system is broken down into categories according to the extent to which physical or chemical characteristics (such as climatic conditions and soil chemistry) cause limitations on food production.
- **Open access land:** Under the Countryside and Rights of Way Act 2000, people can access land across England and Wales without having to use paths, known as 'open access land'.
- **Nitrate vulnerable zones:** Catchments where nitrate concentrations in sources of public drinking water exceed, or are likely to exceed, the European Community limit. As a result farmers within these zones are required to control their use of fertilisers and manure.

Sites of interest

- **Listed buildings:** Listed buildings are considered to be of special architectural or historic interest and require planning consideration.
- **Ancient woodland:** Ancient woodland is defined as an area that has been wooded continuously since at least 1600 AD and require planning consideration.
- **Scheduled monuments:** Scheduled monuments are considered to be of national importance and require planning consideration.

Stewardship schemes

- **Environmental Stewardship Schemes:** The Environmental Stewardship Scheme aims to secure widespread environmental benefits (including improved water quality and reduced soil erosion) through financial incentives.
- **Countryside Stewardship Schemes:** The Countryside Stewardship provides financial incentives for farmers and land managers to maintain and improve the environment. Examples include conserving and restoring wildlife habitat, flood risk management and woodland creation.

Operational compliance

- **Discharge consents:** Details of consents (active) to discharge sewage, trade effluent, poisonous, noxious or polluting matter into controlled waters.
- **Water abstractions:** Details of licenses (active) for abstraction of more than 20 cubic metres of water per day from surface or underground sources.

Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity.

We search a number of different sources of information to identify areas of past mining and infilling, including historical mapping. We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology.

Radon

This information is an estimate of the probability that a property in Great Britain is at or above the "Action Level" for radon (the level at which UK Health Security Agency recommends that radon levels should be reduced, those with an average of 200 Bq m-3 or more).

Energy & Infrastructure

Non-renewable energy

This section contains the extents of all 'Blocks' that are currently licenced for the exploration and production of energy, along with the locations of all current and historic wells that have been licenced for the exploration of energy. This is provided by North Sea Transition Authority.

'Blocks' are large areas of land where a Petroleum Exploration and Development Licence (PEDL) has been offered or granted for the exclusivity of the licensee to explore or extract hydrocarbon. The presence of one or more of these licences does not mean that exploration or extraction will happen.

Drilling wells cover the following categories: shale gas; gas storage; methane gas; coalbed methane; conventional oil and gas.

This section also includes details of the Southampton to London pipeline; a replacement underground aviation fuel transportation pipeline that runs from ESSO's Fawley Refinery near Southampton to their West London Terminal storage facility in Hounslow. The replacement works have been completed; however, land regeneration works will continue for several years. Full details can be found here: www.slpproject.co.uk

Renewable energy

This section of the report covers wind, solar and other renewable energy sources, including planning information for proposed projects with a capacity of over 1MW from the Department of Energy & Climate Change.

The report will only consider a planning application to be "Identified" if the application is active. We will still provide details of the inactive applications, as these can provide context on intended activity in the area.

Understanding the data

These are usually applications that have been refused, withdrawn or abandoned.

We provide details of Wind Farms as held by the British Wind Energy Association, in addition to details of Wind Turbines located using Ordnance Survey large scale mapping.

We include details on solar farms which generate between 1MW and 50MW of power. As a rough guide 2 to 3 hectares of land are required for every 1MW of power produced. This data, from the Department of Energy & Climate Change, shows the location of operational and proposed solar farms with a point reference. As such the farm could be nearer to your property than indicated depending on how large the solar farm is. The data provides the name of the operating company, the generating capacity, and the farm's operational status.

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section of the report uses Department of Energy & Climate Change data to identify the following other types of renewable energy: Small / Large Hydroelectric, Shoreline Wave, Tidal Barrage / Stream, Biomass, Co-firing, Anaerobic / Sewage Digestion, Hot Dry Rocks, Landfill Gas, Energy from Waste (EfW) Incineration, Advanced Conversion Technology.

Above and below ground railways

The above and below ground railways section provides details on existing or historic railways. This includes data supplied by Crossrail1 for the route and stations and safeguarding areas; Railway lines (including underground, overground, national rail and tram lines) sourced from OpenStreetMap; and Stations and stops (including Metro, Tram, Underground, Preserved and Inactive stations) sourced from Department of Transport's NaPTAN API and Ordnance Survey OpenMap Local product for the United Kingdom.

As this data includes records of historic railways, it is possible that the railways identified are no longer present.

HS2 and Crossrail 2

The High Speed 2 (HS2) and Crossrail2 section of the report provides details on the proposed route, stations and safeguarding areas for each of the projects, based on Consultation documents and data provided by the Department for Transport.

In October 2023, the HS2 project was scaled back by the Government; discussions continue regarding the appropriate next steps, and as such the data provided may not reflect the most recent changes. Full details about the Phase 2 cancellation can be found here: <https://www.hs2.org.uk/>

Crossrail 2 is also not finalised, with Transport for London (TfL) and the Department for Transport (DfT) still engaged with discussions around the project's safeguarding measures.

Datasets searched

Contaminated land

Authorised Industrial Processes

Local Authority Pollution Prevention and Controls
 Planning Hazardous Substance Consents
 Control of Major Accident Hazards Sites (COMAH)
 Notification of Installations Handling Hazardous Substances (NIHHS)
 Explosive Sites
 Integrated Pollution Controls
 Registered Radioactive Substances
 Water Industry Act Referrals
 Discharge Consents
 Integrated Pollution Prevention and Control
 Local Authority Integrated Pollution Prevention and Control

Landfill and waste sites

Registered Waste Treatment or Disposal Sites
 Registered Waste Transfer Sites
 BGS Recorded Landfill Sites
 Registered Landfill Sites
 Licensed Waste Management Facilities (Landfill Boundaries)
 Local Authority Recorded Landfill Sites
 Historical Landfill Sites
 Licensed Waste Management Facilities (Locations)

Incidents and Enforcements

Enforcement and Prohibition Notices
 Prosecutions Relating to Authorised Processes
 Planning Hazardous Substance Enforcements
 Prosecutions Relating to Controlled Waters
 Local Authority Pollution Prevention and Control Enforcements

Prosecutions (Post 2000)
 Contaminated Land Register Entries and Notices
 Substantiated Pollution Incident Register

Historical Land Use

Potentially Contaminative Industrial Uses (Past Land Use)
 Potentially Infilled Land (Non-Water)
 Potentially Infilled Land (Water)
 Historical Tanks And Energy Facilities

Current Land Use

Fuel Station Entries
 Contemporary Trade Directory Entries

Water features

OS VMD- water Features
 OS MM Water Network

Groundwater Vulnerability

Bedrock Aquifer Designations
 Superficial Aquifer Designations
 Scottish Bedrock Aquifer Productivity
 Scottish Superficial Aquifer Productivity

Abstraction Sensitivity

Water Abstractions
 Source Protection Zones

Environmental Designations

National Nature Reserves
 Local Nature Reserves
 Marine Nature Reserves
 Sites of Special Scientific Interest
 National Parks

Ramsar Sites
 Special Areas of Conservation
 Special Protection Areas

Flood

River and Coastal Flooding

Flooding from Rivers or Sea without Defences
 Extreme Flooding from Rivers or Sea without Defences
 Risk of Flooding from Rivers or Sea (RoFRS)
 Flood Defences (with attributes)
 Flood Map: Areas Benefitting from Flood Defences

Surface Water Flooding

JBA Pluvial 75 Depths
 JBA Pluvial 200 Depths
 JBA Pluvial 1000 Depths

Groundwater Flooding

Groundwater Flood Risk 5m
 JBA Pluvial 75 Depths
 Flooding from Rivers or Sea without Defences

Other

Flood Water Storage Areas
 Historic Flood Events
 VMD Water Features
 OS MasterMap Water Network
 OS Terrain 5 DTM
 JBA Dam Break
 JBA Dam Break - Coverage

Datasets searched

Agricultural Considerations

Land classification

Nitrate Vulnerable Zones
Provisional Agricultural Land Classifications
Post 1988 Agricultural Land Classifications
Open Access Land

Stewardship schemes

Countryside Stewardship Scheme Management Areas
Environmental Stewardship Scheme Agreements

Sites of interest

Listed Buildings
Scheduled Monuments
Ancient Woodland

Operational compliance

Water Abstractions
Discharge Consents

Ground stability

Natural hazards

Potential for Landslide Ground Stability Hazards
Potential for Ground Dissolution Stability Hazards
Potential for Compressible Ground Stability Hazards
Potential for Shrinking or Swelling Clay Ground Stability Hazards
Potential for Running Sand Ground Stability Hazards
Potential for Collapsible Ground Stability Hazards
Natural Cavities

Man-made hazards

BGS Recorded Landfill Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Former Marshes
Potentially Infilled Land (Non-Water)
Potentially Infilled Land (Water)
Registered Landfill Sites
Licensed Waste Management Facilities (Landfill Boundaries)
Local Authority Recorded Landfill Sites
Historical Landfill Sites

Brine and Salt

CBSCB Compensation District
Brine Pumping Related Features
Salt Mining Related Features
Brine Subsidence Solution Area

Mining

BGS Recorded Mineral Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Non-Coal Mining Areas of Great Britain
Mining Instability
Potentially Contaminative Land Uses from large scale historical mapping
Potential Mining Areas
Man-Made Mining Cavities

Radon

Radon

Radon Potential

Energy & infrastructure

Renewable energy

Wind Farms
Wind Turbines
Renewable Energy Planning Database

Non-renewable energy

Licensed Areas for Onshore Energy Exploration and Production
Licensed Wells for Energy Exploration
Offered Blocks for Onshore Energy Exploration and Production
Southampton to London Pipeline Development

Above and Below Ground Railways

Crossrail - Stations
Crossrail - Track
Railed Transport - Tracks
Railed Transport - Stations and Stops

HS2 and Crossrail2

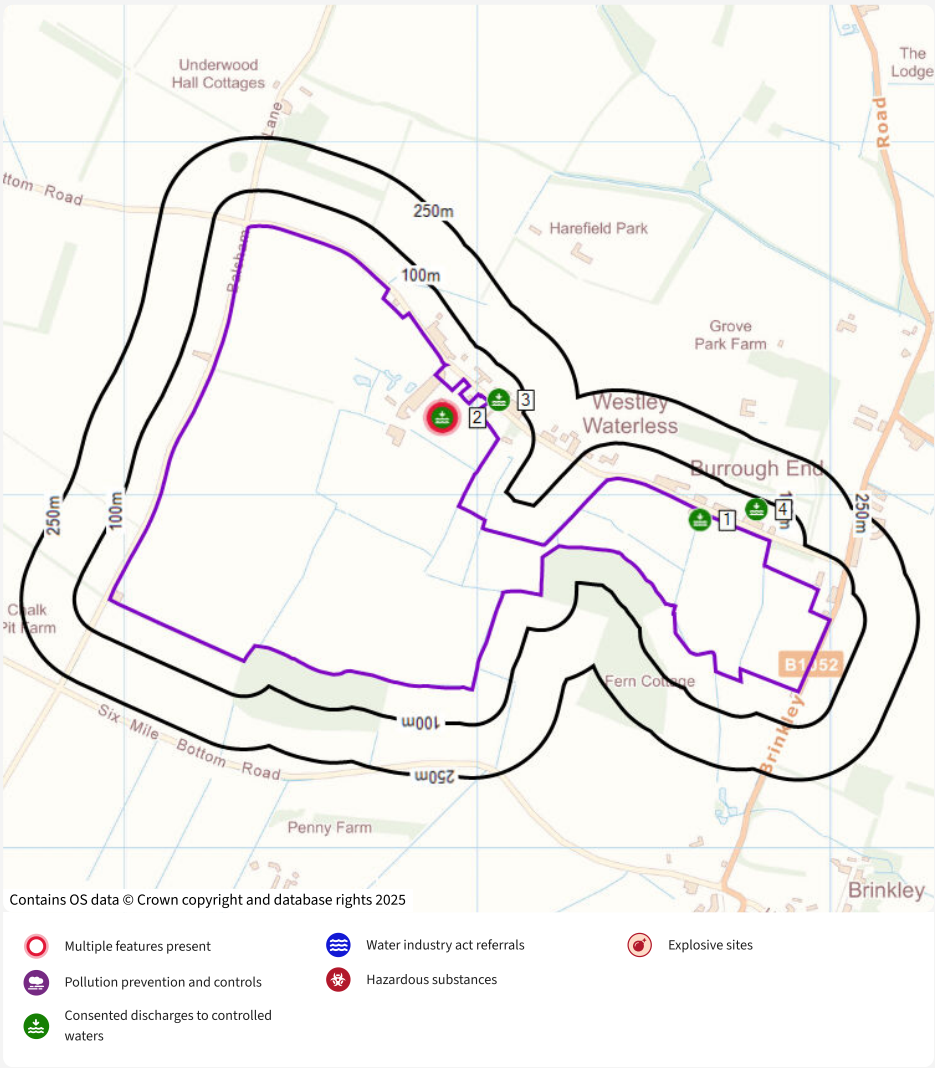
HS2 - Track
HS2 - Stations
HS2 - Safeguarding Limits
HS2 - Payment Zones
Crossrail 2 - Track
Crossrail 2 - Stations
Crossrail 2 - Safeguarding Limits

Miscellaneous

Local Authority Boundaries

Contaminated land: Authorised industrial processes

[← Back to commentary](#)



On-site

Id	Details	Distance	Contact
----	---------	----------	---------

Discharge consents

1	Consent No.: Prcnf14827 Discharge Class: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Operator: The Executor Of Mrs F V Galpin Consent Issued Date: 2003-01-14 Status: New Consent, by Application (Water Resources Act 1991, Section 88) Address: Westley House Westley Waterless, Newmarket, Cambridgeshire, Cb8 0rq Positional Accuracy: Located by supplier to within 10m Source: Environment Agency	0m N	5
2	Consent No.: Gwclf31198 Discharge Class: Trade Discharge Discharge Type: Trade Discharge - Agricultural And Surface Operator: Westbrink Farms Consent Issued Date: 2000-08-18 Status: Deemed Groundwater Regulations Authorisation Address: Westley Hall Westley Waterless, Newmarket, Suffolk, Cb3 0rl Positional Accuracy: Located by supplier to within 10m Source: Environment Agency	0m N	5

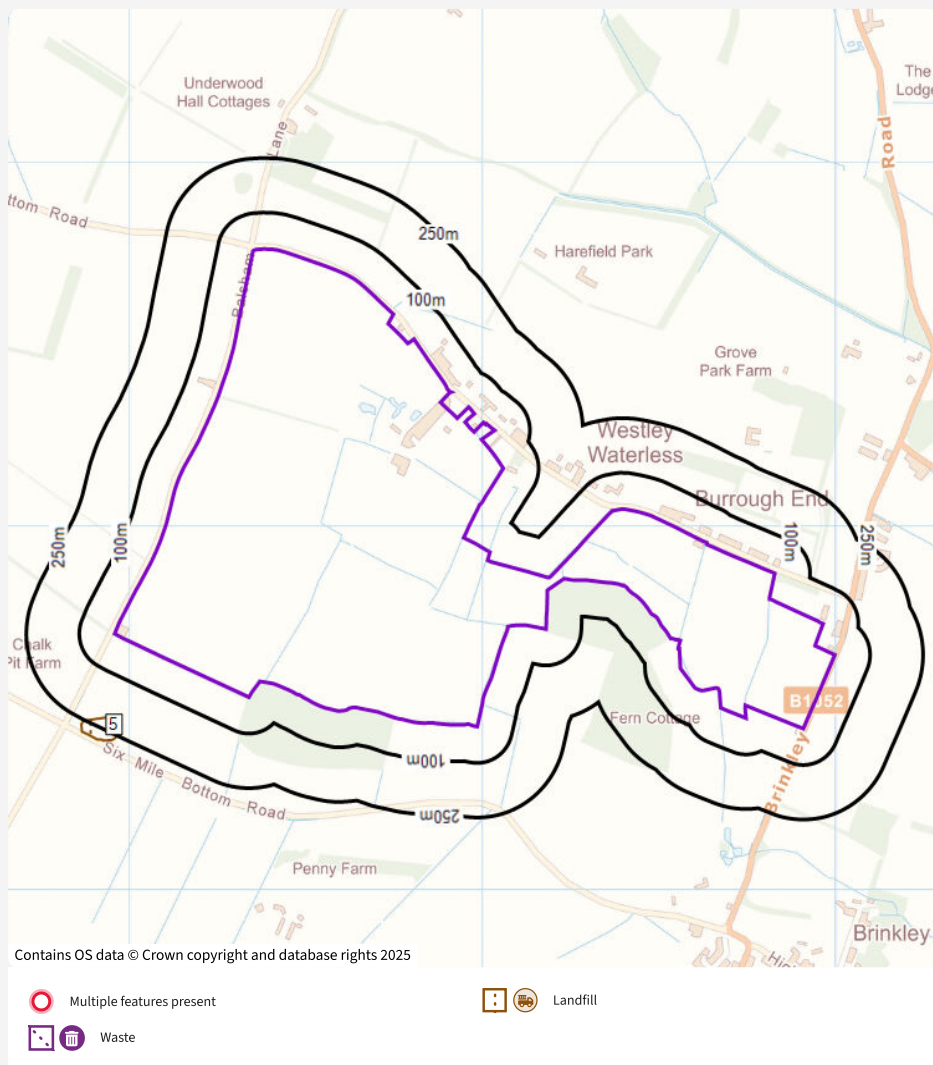
Contaminated land: Authorised industrial processes

[← Back to commentary](#)

Off-site			
Id	Details	Distance	Contact
Discharge consents			
2	Consent No.: Prcnf14302 Discharge Class: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Operator: The Spring Barn Building & Property Co Consent Issued Date: 2000-01-18 Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Address: Westley Waterless Nr Newmarket, Cambs, England, England, Cb8 0rq Positional Accuracy: Located by supplier to within 10m Source: Environment Agency	10m N	5
3	Consent No.: Prcnf05507 Discharge Class: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Operator: Brian Eberhardie & Mina Eberhardie Consent Issued Date: 1995-07-12 Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Address: 48a The Street Westley Waterless, Newmarket, Suffolk, Cb8 0rh Positional Accuracy: Located by supplier to within 100m Source: Environment Agency	28m NE	5

Off-site			
Id	Details	Distance	Contact
Discharge consents			
4	Consent No.: Prcnf14364 Discharge Class: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Operator: Mr Jason Michael Lilley Consent Issued Date: 2000-05-16 Status: New Consent, by Application (Water Resources Act 1991, Section 88) Address: The Laurels, Westley Waterless, Newmarket, Suffolk, Cb8 0rg Positional Accuracy: Located by supplier to within 10m Source: Environment Agency	68m E	5

Contaminated land: Landfill and waste

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Off-site

Id	Details	Distance	Contact
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BGS recorded landfill sites

5	Reference No.: 766 Site Name: Six Mile Bottom Pit Address: NEWMARKET, Suffolk Positional Accuracy: Positioned by the supplier Boundary Quality: Moderate	221m SW	2
---	--	---------	---

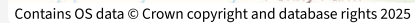
Local authority recorded landfill sites

5	Reference No.: 5 Waste Type: Category 1 Status: Closed Closure Date: Not Supplied Address: Brinkley, Brinkley, South Cambridgeshire Positional Accuracy: Located by supplier to within 100m Boundary Quality: Moderate	220m SW	4
---	--	---------	---

Historical landfill sites

5	Reference No.: EAHLD01789 Site Name: Six Mile Bottom Cross Roads Site Type: Landfill (Digitised Polygon) Waste Type: Deposited Waste included Inert, Industrial, Commercial and Household Waste Licence Holder: H S Jarvis Esquire Operator: H S Jarvis Esquire Licence Status: Site was licensed under Waste Disposal or Waste Management Licensing Last Waste Input: 1980-06-24 Address: Six Mile Bottom, Brinkley Positional Accuracy: Positioned by the supplier Boundary Quality: As Supplied	216m SW	5
---	--	---------	---

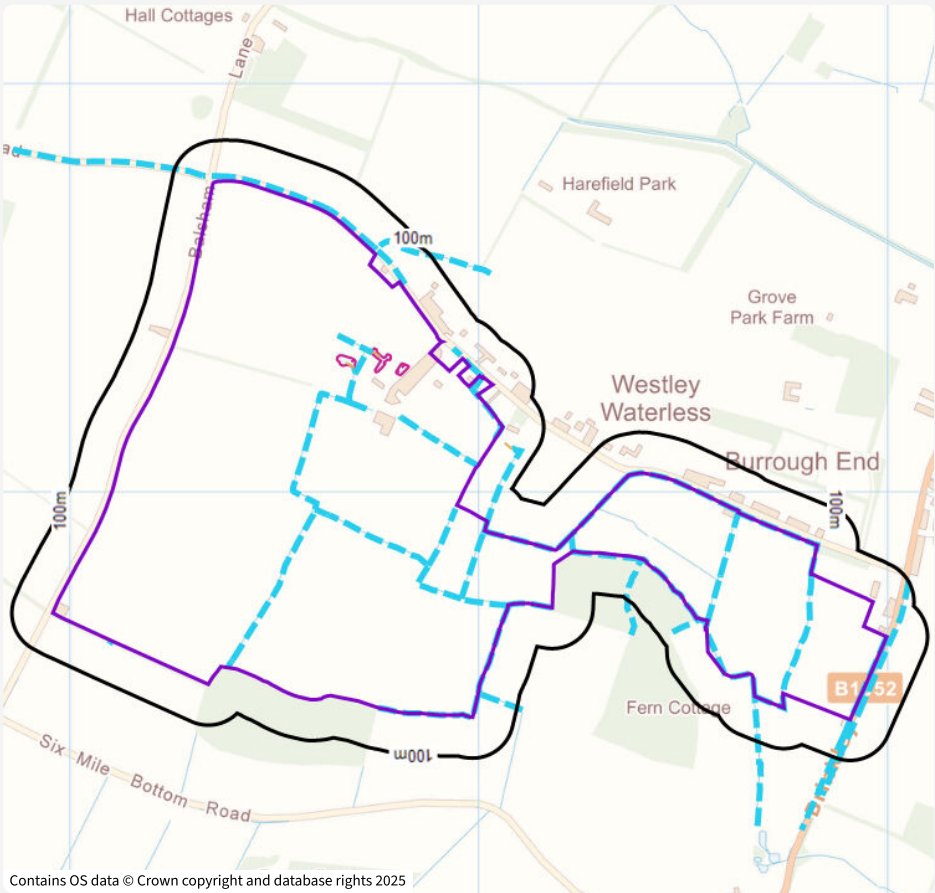
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7 Usage Summary: Factory or works - use not specified
Map Published: 1984

Contaminated land: Water features

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Water features

Details	Distance	Contact
OS VectorMap District water features		
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	0m N	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	0m N	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	0m N	1
OS MasterMap Water Network		
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1

Contaminated land: Water features

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Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Lake		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Contaminated land: Water features

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Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Lake		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Contaminated land: Water features

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Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		

Contaminated land: Water features

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Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Contaminated land: Water features

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Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Contaminated land: Water features

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Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	1m E	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	1m SE	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	2m NE	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	3m NE	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	3m NE	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	3m NE	1
Type: Lake		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	4m E	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	8m SE	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	9m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Contaminated land: Water features

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Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	9m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	9m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	9m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	9m SE	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	10m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	10m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name:	10m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	12m NW	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	13m E	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	13m SE	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	13m E	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	31m NW	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

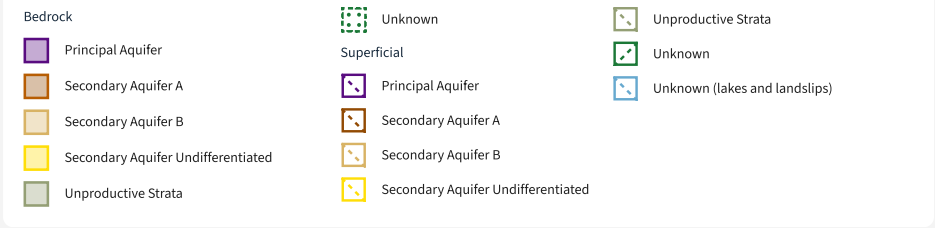
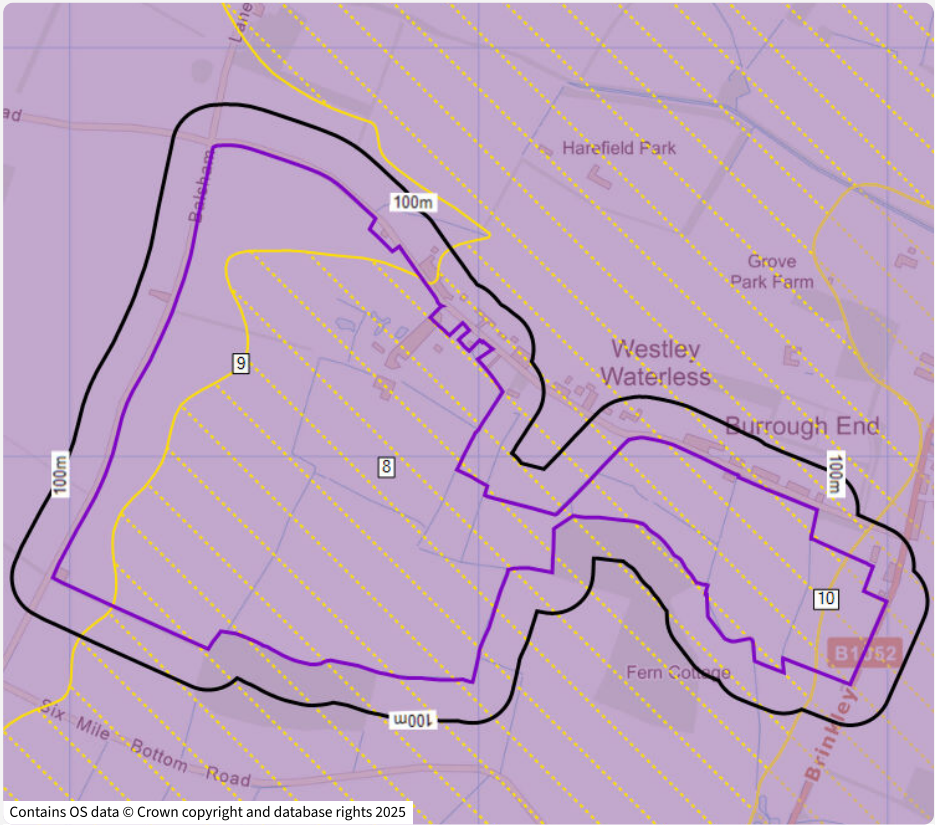
Contaminated land: Water features

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Water features		
Details	Distance	Contact
OS MasterMap Water Network		
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	37m SE	1

Contaminated land: Groundwater vulnerability

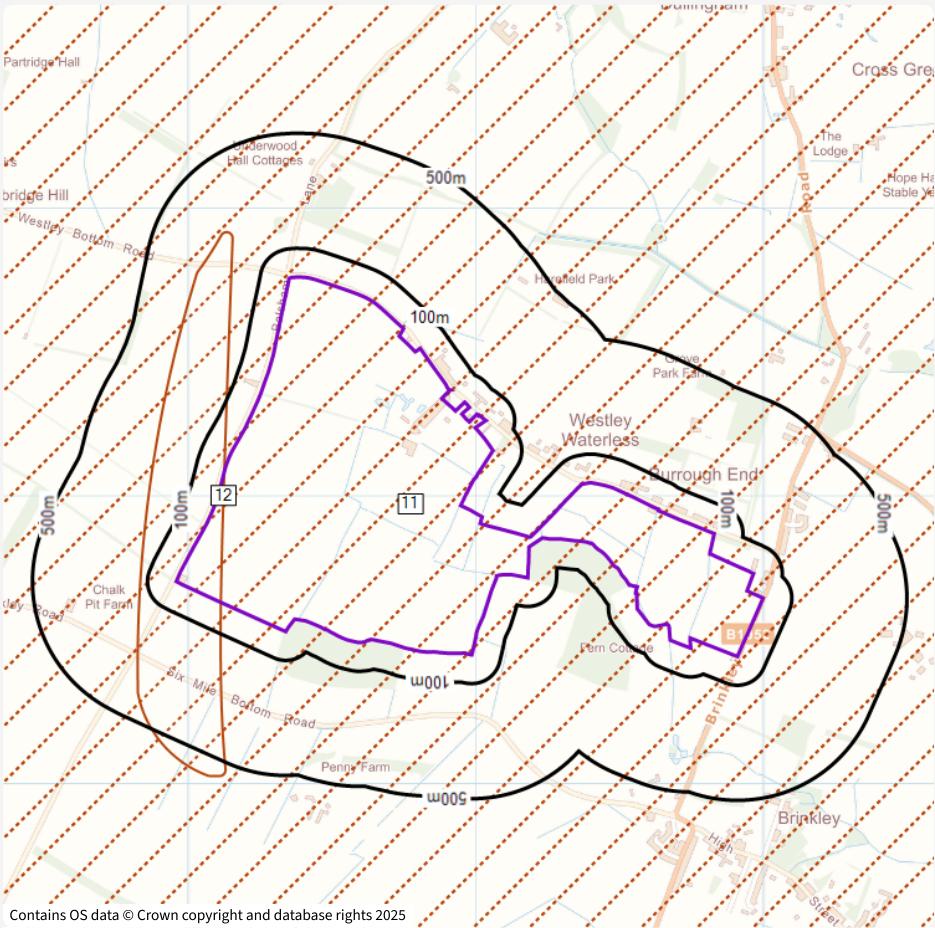
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Groundwater vulnerability			
Id	Details	Distance	Contact
Bedrock aquifer designations			
8	Aquifer Type: Principal Aquifer Source: Environment Agency	0m N	5
Superficial aquifer designations			
9	Aquifer Type: Secondary Aquifer - Undifferentiated Source: Environment Agency	0m N	5
10	Aquifer Type: Secondary Aquifer - B Source: Environment Agency	0m N	5

Contaminated land: Abstraction sensitivity

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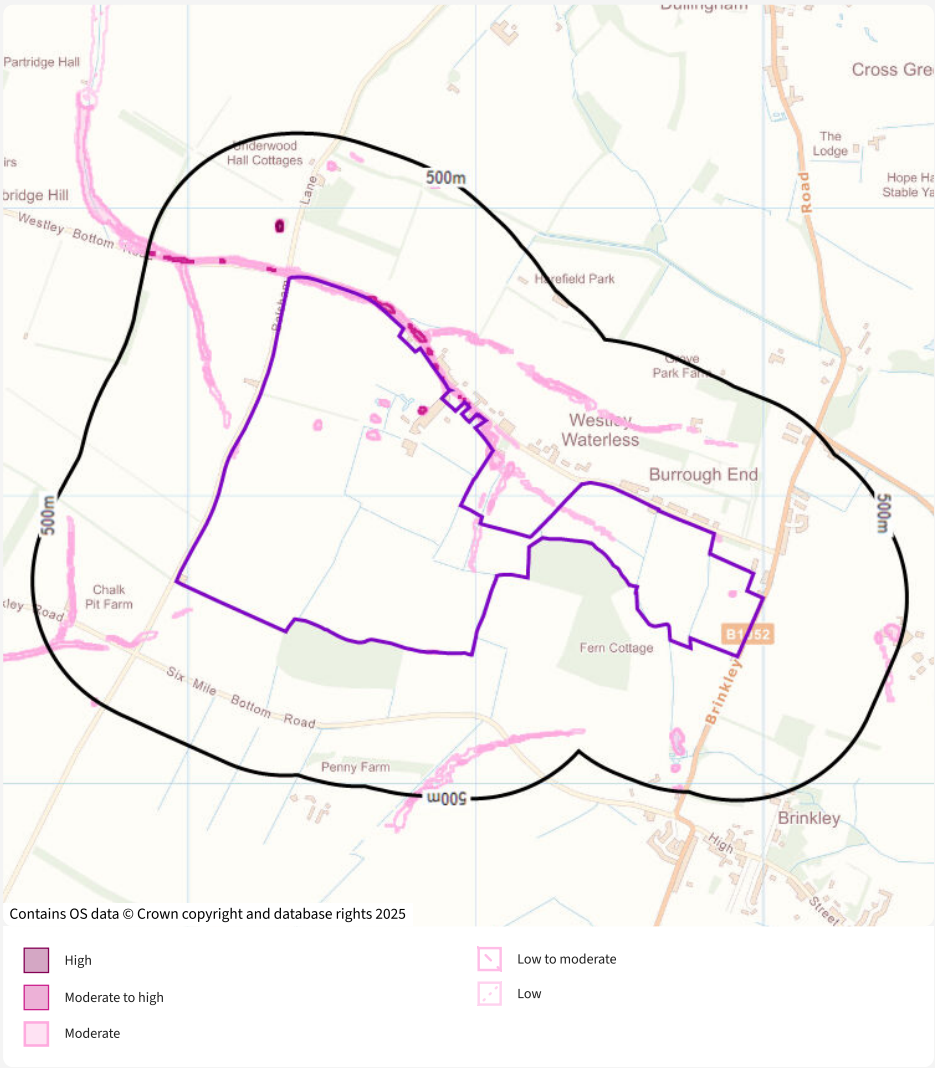


Abstraction sensitivity

Id	Details	Distance	Contact
Source Protection Zones			
11	Classification: Source Protection Zone III Description: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source. Site Name / Operator: Not Supplied Source: Environment Agency	0m N	5
12	Classification: Source Protection Zone II Description: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater. Site Name / Operator: Not Supplied Source: Environment Agency	0m N	5

Flood: Surface Water

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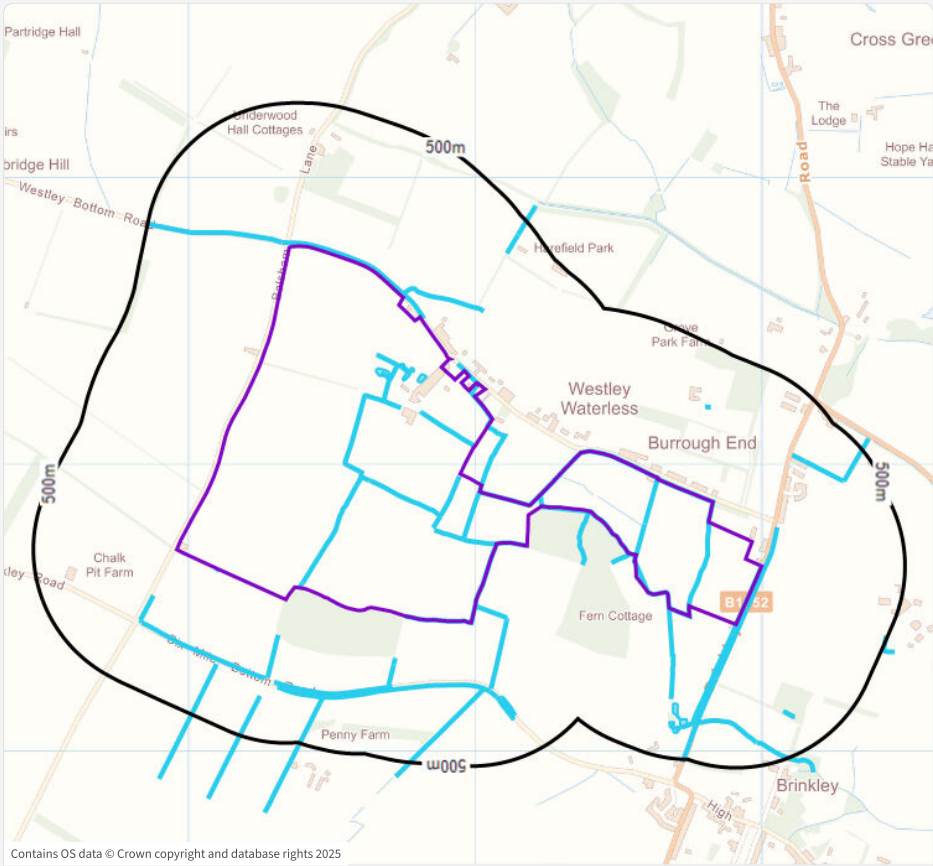
1:75 return period	Distance	Result
< 0.1m	On-site	Not Identified
0.1-0.3m	On-site	Identified
0.3-1m	On-site	Identified
> 1m	On-site	Not Identified

1:200 return period	Distance	Result
< 0.1m	On-site	Not Identified
0.1-0.3m	On-site	Identified
0.3-1m	On-site	Identified
> 1m	On-site	Not Identified

1:1000 return period	Distance	Result
0.3-1m	On-site	Identified
> 1m	On-site	Not Identified

Flood: Other

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Risk	Search radius	Result
Historic flood events	50m	Not Identified
Flood water storage areas	On-site	Not Identified
Water features	25m	Identified

Water features

Details	Distance	Contact
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	0m N	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	0m N	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	0m N	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	309m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	375m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	390m SE	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	0m N	1

Flood: Other

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Water features		
Details	Distance	Contact
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Lake		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Flood: Other

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Water features		
Details	Distance	Contact
Name:	0m N	1
Type: Lake		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Flood: Other

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Water features		
Details	Distance	Contact
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	0m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Flood: Other

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Water features		
Details	Distance	Contact
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1

Water features		
Details	Distance	Contact
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	0m N	1

Flood: Other

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Water features		
Details	Distance	Contact
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	0m N	1

Water features		
Details	Distance	Contact
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	0m N	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	1m E	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	1m SE	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	2m NE	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	3m NE	1
Name: Type: Inland river Level: Underground Data Provider: Ordnance Survey	3m NE	1
Name: Type: Lake Level: On ground surface Data Provider: Ordnance Survey	3m NE	1

Flood: Other

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Water features		
Details	Distance	Contact
Name:	4m E	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	8m SE	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	9m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	9m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	9m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	9m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	9m SE	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		

Water features		
Details	Distance	Contact
Name:	10m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	10m N	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	10m N	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	12m NW	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		
Name:	13m E	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	13m SE	1
Type: Inland river		
Level: On ground surface		
Data Provider: Ordnance Survey		
Name:	13m E	1
Type: Inland river		
Level: Underground		
Data Provider: Ordnance Survey		

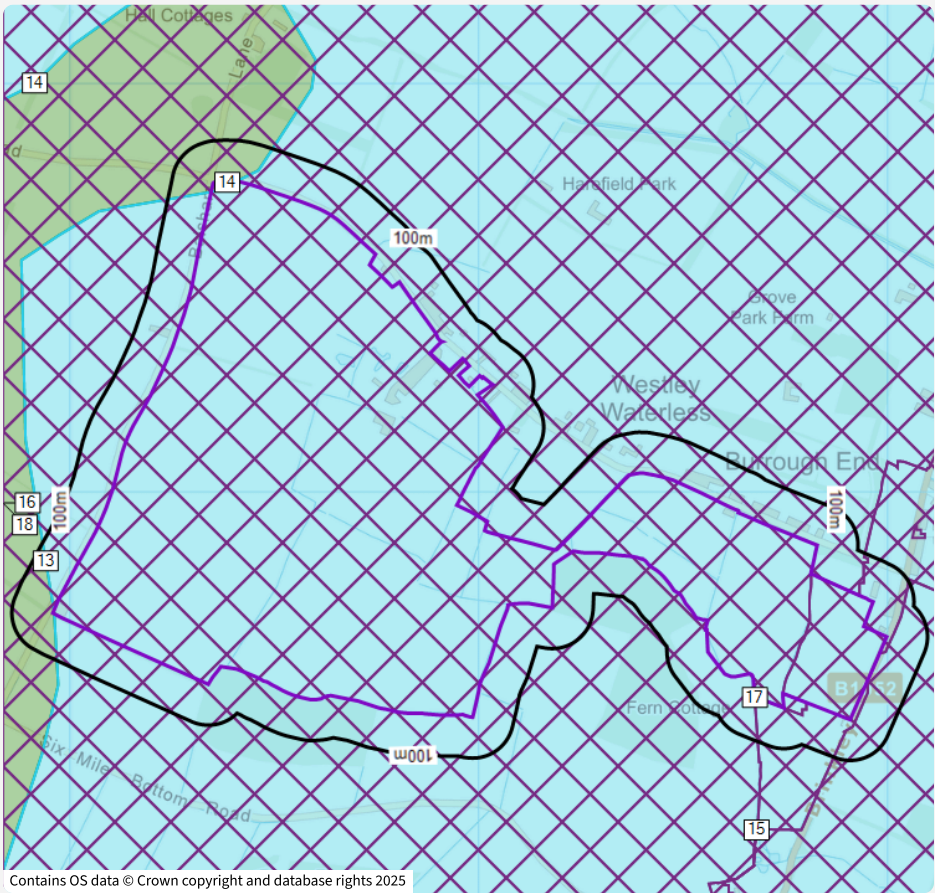
Flood: Other

[← Back to commentary.](#)

Water features		
Details	Distance	Contact
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	31m NW	1
Name: Type: Inland river Level: On ground surface Data Provider: Ordnance Survey	37m SE	1

Agricultural considerations: Land classifications

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- Grade 1

Grade 2

Grade 3

Grade 3a
- Grade 3b

Grade 4

Grade 5

Non-agricultural
- Urban

Other

Nitrate vulnerable zones

Not surveyed

Land classifications

Id	Details	Distance	Contact
----	---------	----------	---------

Nitrate vulnerable zones

15	Reserve name: Sandlings And Chelmsford Designation: Groundwater Area (m2): 3725828518.6 Data provider: Environment Agency Provider reference: G78	0m N	5
16	Reserve name: Anglian Chalk Designation: Groundwater Area (m2): 3877226306.25 Data provider: Environment Agency Provider reference: G71	0m N	5
17	Reserve name: Lower Stour Nvz Designation: Surface Water Area (m2): 874119963.78 Data provider: Environment Agency Provider reference: S424	0m N	5
18	Reserve name: Ely Ouse And Cut-Off Channel Nvz Designation: Surface Water Area (m2): 3643394310.43 Data provider: Environment Agency Provider reference: S390	0m N	5

Provisional agricultural land classifications

14	Classification: Grade 2 Area (m2): 1150991589.46 Data provider: Natural England Provider reference: 1075	0m N	8
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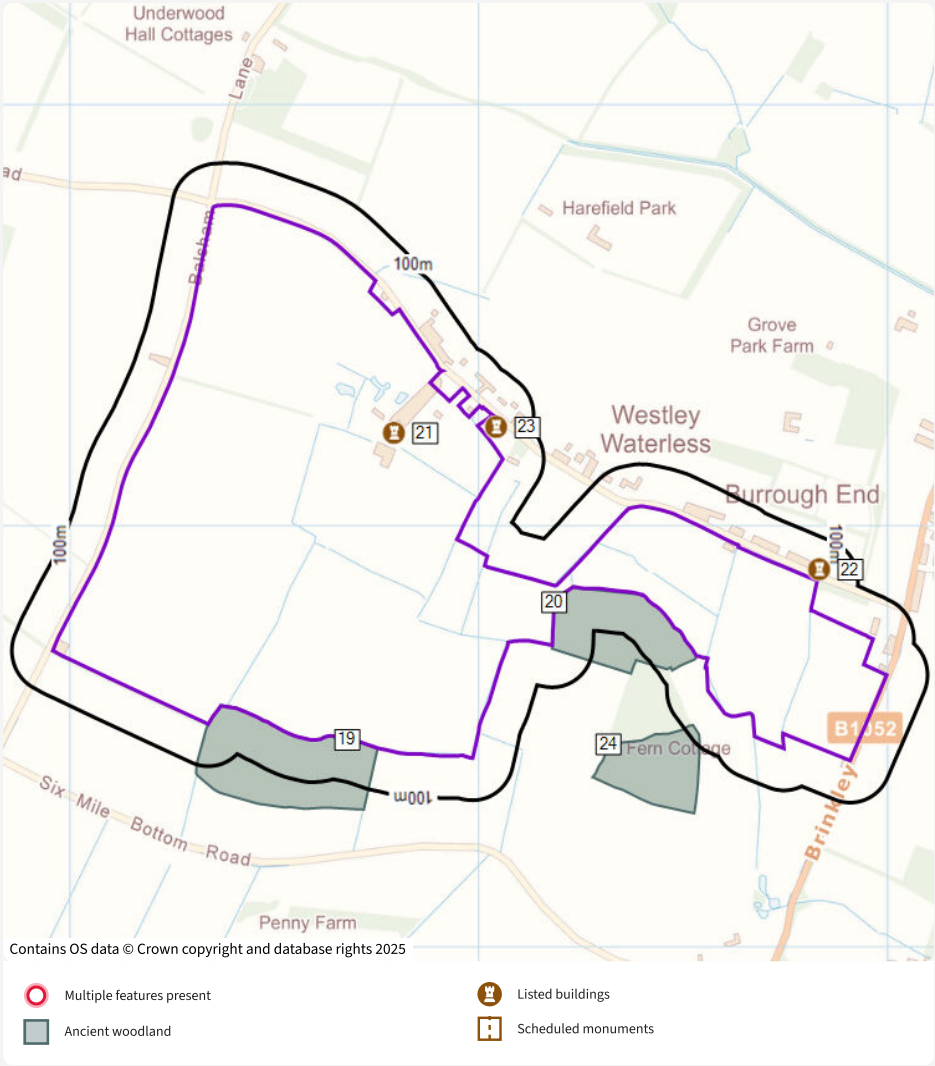
Agricultural considerations: Land classifications

[← Back to summary.](#)

Land classifications			
Id	Details	Distance	Contact
Provisional agricultural land classifications			
13	Classification: Grade 3 Area (m2): 486299809.5 Data provider: Natural England Provider reference: 1076	0m N	8

Agricultural considerations: Sites of interest

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Sites of interest

Id	Details	Distance	Contact
----	---------	----------	---------

Listed buildings

21	Site type: Listed buildings Name: Parish Church Of St Mary The Less Reference: 1127104 Data provider: Historic England	0m N	3
22	Site type: Listed buildings Name: Brook End Reference: 1126340 Data provider: Historic England	27m E	3
23	Site type: Listed buildings Name: Orchard Cottage Reference: 1164469 Data provider: Historic England	30m NE	3

Ancient woodland

19	Site type: Ancient woodland Name: Brinkley Wood Reference: 1116624 Site area: 74498.74 Data provider: Natural England	0m N	8
20	Site type: Ancient woodland Name: Hay Wood/Ladies Grove Reference: 1116628 Site area: 49784.11 Data provider: Natural England	0m N	8

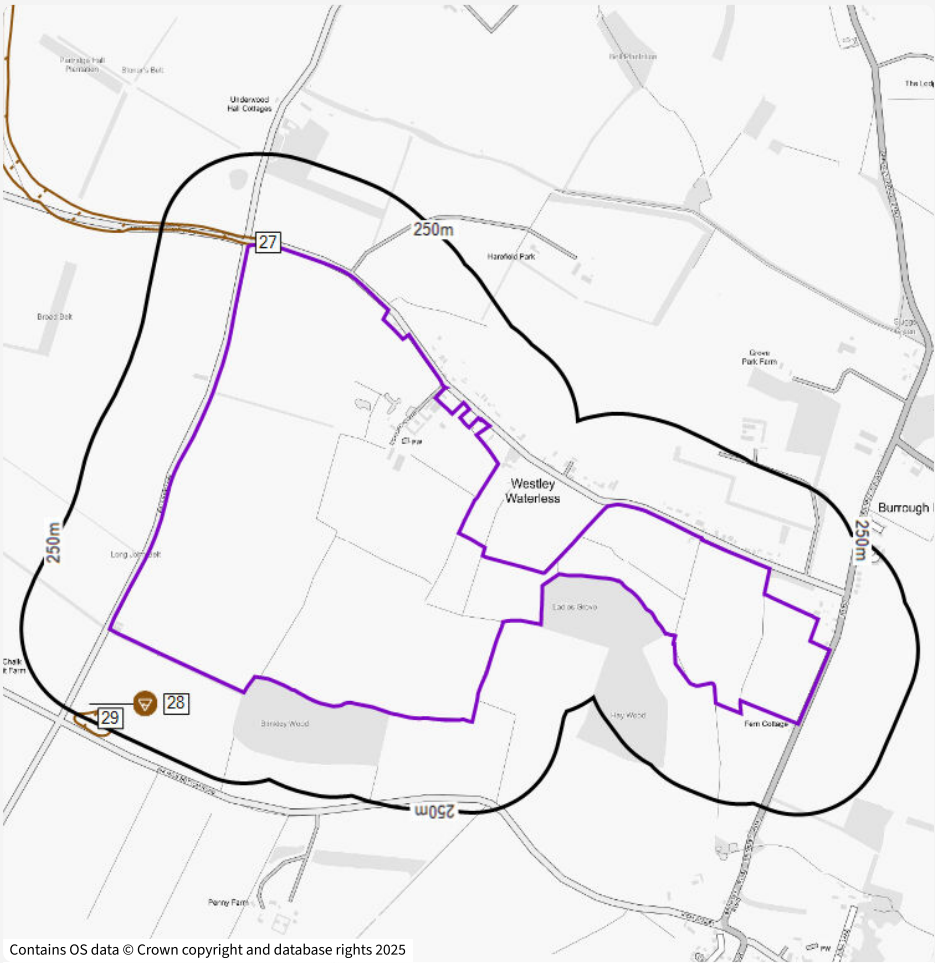
Agricultural considerations: Sites of interest

[← Back to summary.](#)

Sites of interest			
Id	Details	Distance	Contact
Ancient woodland			
24	Site type: Ancient woodland Name: Not Supplied Reference: 1417999 Site area: 35780.4 Data provider: Natural England	79m SE	8

Ground stability: Natural factors

[← Back to summary](#)

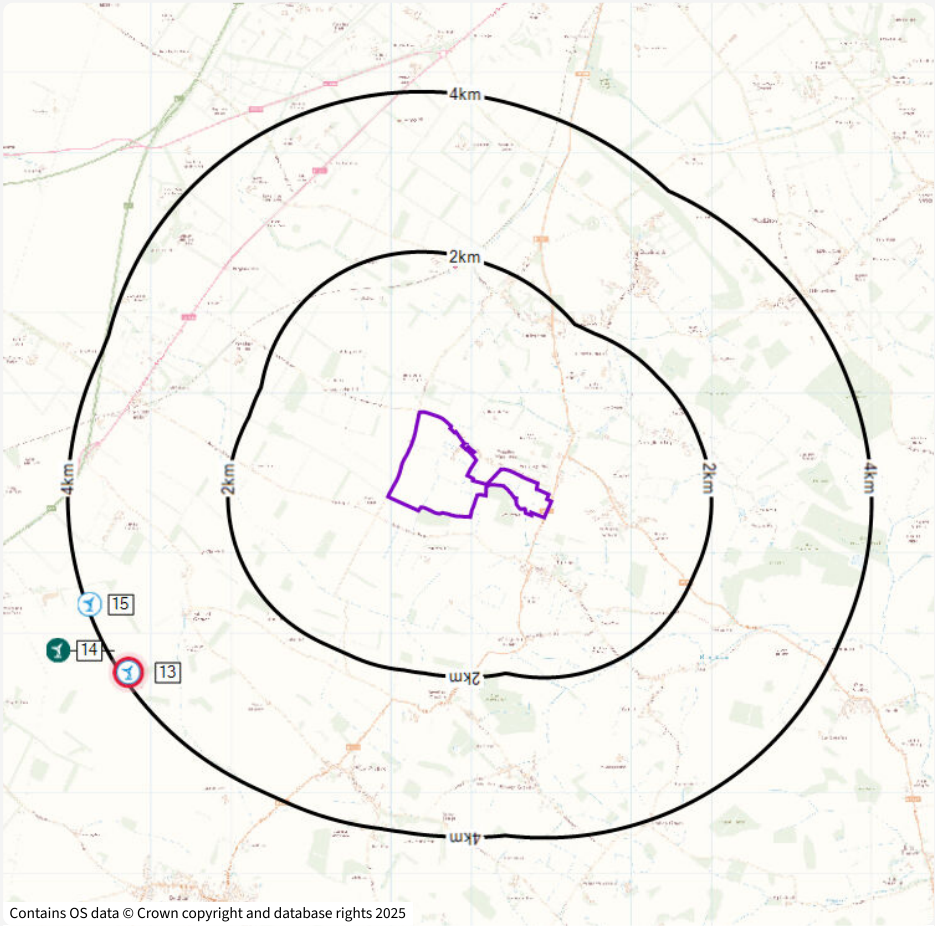


Natural factors

Id	Details	Distance	Contact
Potential for compressible ground stability hazards			
27	Classification: Moderate Potential for Compressibility	2m NW	2
29	Classification: Moderate Potential for Compressibility	212m SW	2
Natural cavities			
28	Reference: 2059 Type: Solution Pipe x 4 Location: Cambridgeshire	210m SW	3

Energy & Infrastructure: Renewable Energy

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Wind energy

Id	Details	Status	Distance
Wind turbines			
13	Name: Wadlow Wind Farm Turbine	Operational	3914m SW
13	Name: Wadlow Wind Farm Turbine	Operational	3924m SW
13	Name: Wadlow Wind Farm Turbine	Operational	3951m SW
15	Name: Wadlow Wind Farm Turbine	Operational	3960m W
13	Name: Wadlow Wind Farm Turbine	Operational	3980m SW

Planning applications

14	Name: Wadlow Wind Farm Reference: S/1018/06/F Onshore/Offshore: Wind Onshore Installed capacity (MWe): 26 Contractor: DIF Address: Nr West Wrattling, South Cambridgeshire Local Planning Authority: South Cambridgeshire District Council	Operational	3923m SW
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- Multiple features present
- Wind farms
- Wind turbines
- Planning apps - wind energy
- Planning apps - Solar farms
- Planning apps - other renewable energy

Appendices

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Report limitations

Site Solutions Farm reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise.

The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a Site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers.

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

Flood data does not include flood risk from very small catchments, as models of such small-scale catchments are not considered to be reliable for UK-wide flood assessments.

The Energy & Infrastructure section has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a 'remote' investigation and reviews databases of publicly available information that have been chosen to enable a desk-based analysis of key infrastructure projects. The report does not include data on all UK energy and Infrastructure projects, nor does Landmark make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark cannot guarantee that all land uses or factors of concern will have been identified by the report.

Landmark is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.

Methodology

Contaminated land risk

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent Site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
 Passed	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
 Passed with guidance	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the guidance suggested.	3 or 4
 Further action	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2

Flood risk

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
 Passed	Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary. Recommendations: Some simple advice may be provided. Insurability: Insurance should be readily available.
 Passed with guidance	Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an 'extreme' event. Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan. Insurance: In most cases insurance should be readily available.
 Further Action	Moderate to High and High: This report reveals a significant risk of flooding which should be addressed. Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed. Insurance: Insurance may not be available without a higher premium or excess.

Methodology

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the risk on the summary page will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.

Agricultural considerations

This section of the report considers specific agricultural considerations (listed in the data section). If these are identified on Site, or within the search buffer, they will be listed, with appropriate recommendations. The overall outcome on the front page of the report is either 'Identified' or 'Not Identified'.

Radon

This report informs you whether any properties on Site are in a Radon Affected Area and the percentage of homes in that category that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in any onsite properties; the only way to find out whether any existing property is above or below the Action Level is to carry out a radon measurement.

Energy and Infrastructure

This section of the report considers both non-renewable and renewable energy, above and below-ground railways, and HS2 and Crossrail. If any of these are identified on Site, or within the search buffer, they will be listed – with appropriate recommendations. The overall outcome on the front page of the report is either 'Identified' or 'Not Identified'.

Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a site. The findings of the report should be discussed with your professional advisor.

1 Ordnance Survey

Adanac Drive
Southampton
SO16 0AS

 www.ordnancesurvey.co.uk
 customerservices@ordnancesurvey.co.uk
 03456 05 05 05

2 British Geological Survey, Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
NG12 5GG

 www.bgs.ac.uk
 enquiries@bgs.ac.uk
 0115 936 3143

3 Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

 www.landmark.co.uk
 helpdesk@landmark.co.uk
 0330 036 6619

4 South Cambridgeshire District Council

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
CB23 6EA

 www.scambs.gov.uk
 08450 450 500

5 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

 enquiries@environment-agency.gov.uk
 03708 506 506

6 Cambridgeshire County Council

Shire Hall
Castle Hill
Cambridge
CB3 0AP

 www.camcnty.gov.uk
 01223 717111

7 East Cambridgeshire District Council, Environmental Health Department

The Grange
Nutholt Lane
Ely
CB7 4PL

 www.eastcambs.gov.uk
 01353 665555 extn 284

Useful contacts

8 Natural England

County Hall
Spetchley Road
Worcester
WR5 2NP

 www.naturalengland.org.uk

 enquiries@naturalengland.org.uk

 0300 060 3900

9 Environment Agency, Head Office

Rio House
Waterside Drive
Aztec West, Almondsbury
Bristol
BS32 4UD

 01454 624400

Important consumer protection information



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Imperium
Imperial Way
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✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

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TPOs

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

🌐 www.tpos.co.uk

✉ admin@tpos.co.uk

☎ 01722 333306

Complaints procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision

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Argyll Environmental Terms and Conditions

Argyll Environmental Terms and Conditions for Site Solutions and Flood Solutions reports can be found here: <https://www.landmark.co.uk/wp-content/uploads/2022/07/Argyll-SiteSolutions-and-FloodSolutions-TsCs-3.5-Jan-2022.pdf>. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

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