Freighter House

Chelmsford City Council

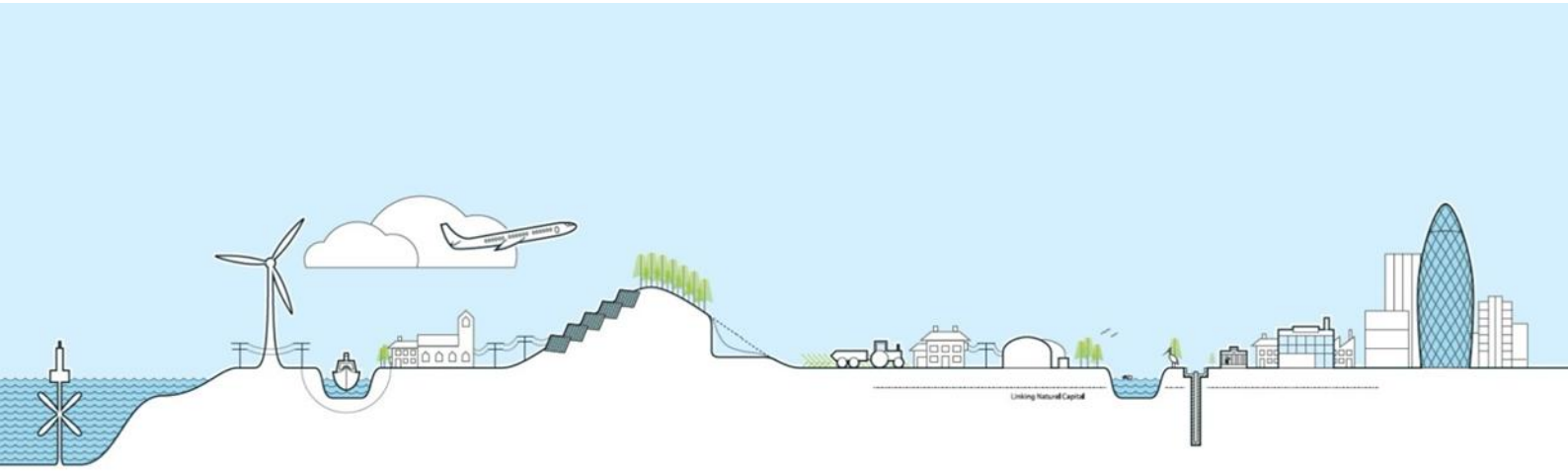
Environmental Permit Application

Site Condition Report

June 2025

Prepared By

aardvark
environment matters



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Location: Freighter House, Drovers Way, Chelmsford, CM2 5PH

Grid Reference: TL 73797 09224

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1 Executive Summary

This document represents the Site Condition Report (SCR) for the waste facility at Freighter House, Drovers Way, Chelmsford, CM2 5PH. Submitted as part of an application to the Environment Agency for a permit to operate under the Environmental Permitting (England and Wales) regulations 2016.

Records of the site and surrounding areas have been reviewed in order to describe its condition at the time of making the application, and in particular, to identify any substances in, on or under the land that may constitute a pollution risk to the land. Pollution prevention measures have been identified and an assessment of pollution potential to land has been undertaken.

The report has been prepared in accordance with the Environment Agency's guidance and templates document.

2 Introduction

Aardvark EM has produced this Site Condition Report surrounding the Freighter House site on behalf of Chelmsford City Council.

The report satisfies the Environment Agency's requirements for a SCR by identifying:

- Determine the existing condition of the site at the time of making the application,
- Determine the proposed operations on-site as part of the permit application,
- Provide information about the surrounding area which may act as potential sources of pollution, or be receptors in the event of a pollution incident.

A desk study has been undertaken reviewing the information available from the following sources:

- The Landmark Information Ground via a Envirocheck report,
- The MAGIC Maps database[1].

This information is used to describe ground conditions at the site and in particular, to set baseline conditions by identifying any polluting substances that may be present at the site. Pollution substances that may be used or generated on site and pollution prevention measures are identified and described.

[1] https://magic.defra.gov.uk/magicmap.aspx

2.1 Site Location

The site is located at Freighter House, Drovers Way, Chelmsford CM2 5PH. The centre of the site is at National Grid Reference TL 73797 09224. The site is located to the north of the Springfield Business Park, on Drovers Way. The waste transfer station is located around 3.7km north-east of Chelmsford City Centre and is situated between the A138 and A12. The site can be seen located on a map in Figure 1.

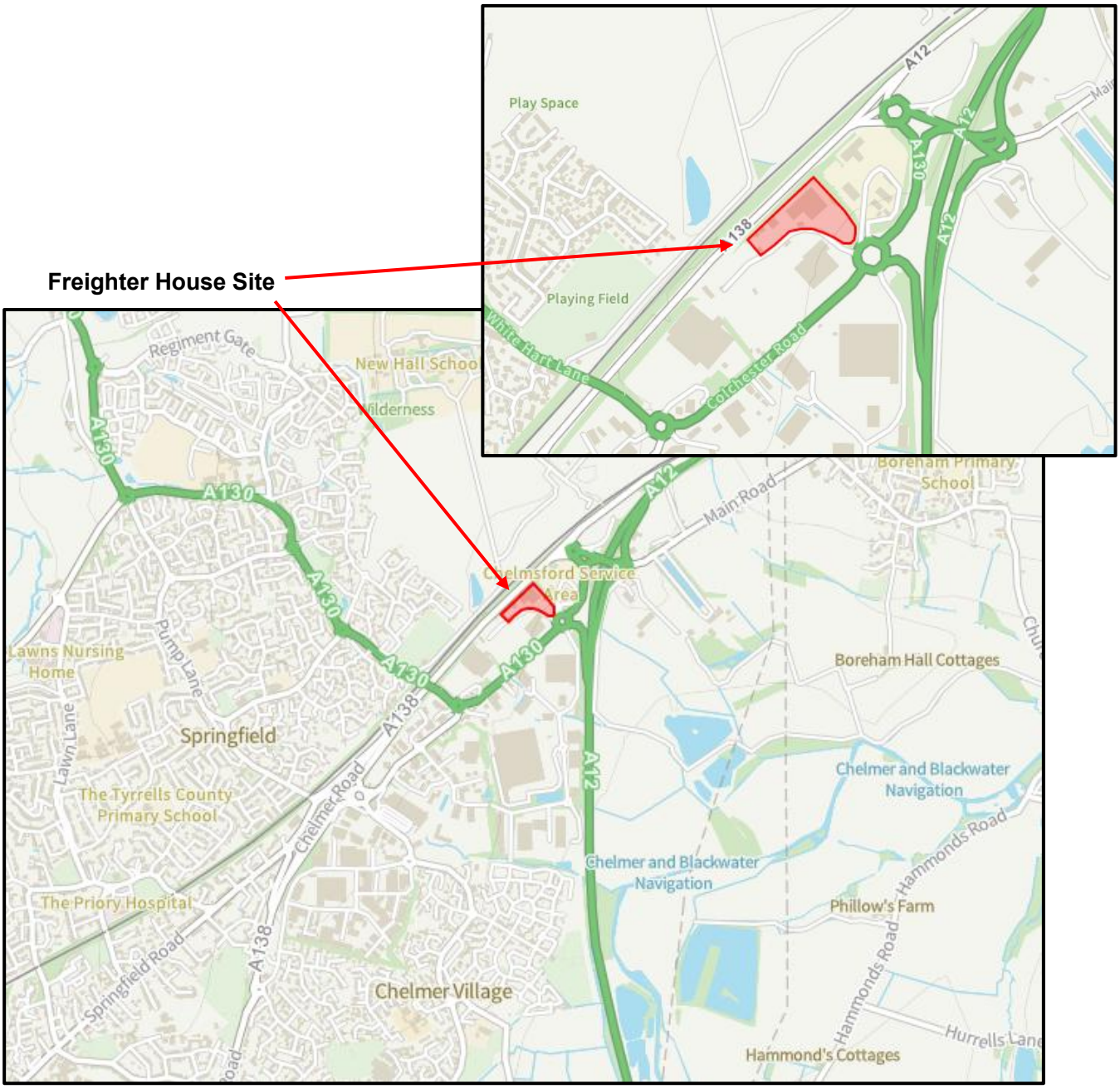


Figure 1: Site Location

2.2 Details of Waste Operation

The site handles a range of wastes including; street sweepings and litter, fly-tipped material, WEEE, fly-tipped gas cylinders and tyres.

The site also aggregates dry recyclable material (cans, glass, paper, plastics) collected from kerbside collections as part of the domestic waste collection service. The metal cans and plastic recyclates are stored and later processed in the Material Sorting Facility (MSF) to produce commercial bales for reprocessing.

All other waste types collected are taken directly to the transfer station at Winsford Way.

All waste is either stored in enclosed bays, lockable bays, containers or skips:

- Street sweepings, litter and fly-tipped material will be stored in a covered bay and removed on a periodic basis by approved contractors to ensure the bays do not overfill.
- Paper, plastic and glass are stored in covered bays and removed on a regular basis. Plastic bales are stored within the plastic bay.
- WEEE is stored in a covered secure bay. Large items are placed on the floor (such as fridges and freezers) and smaller items are placed in contractor provided cages for ease of transportation. Items are removed from the site by Essex County Council (ECC) contractors approximately every 3-4 weeks but can be collected sooner if required.
- Fly-tipped tyres are stored in an enclosed metal container on site and when container reaches capacity, they are collected and disposed of at the approved ECC contractor site.
- Scrap metal is stored in a container or skip and removed to a licenced scrap metal dealer.
- Waste oil is produced on site by the vehicle workshops, it is stored in a bunded container and periodically emptied. It is therefore not classed a s a permitted waste.
- Textiles waste is stored in a container and removed from site as required.

The site is located upon an area of hardstanding to reduce risk of contamination to the site and surrounding area. Vehicles entering the site can utilise the vehicle wash and tanker/jetter system to keep the site clean.

Water can runoff the area of hardstanding into drainage channels connected to the surface water drainage system. Surface water drainage outfalls into the surface water sewer after passing through petrol/oil interceptors. It then flows into the public foul sewer as agreed with Anglian water Services Ltd.

Storage bays are built for purpose with walls of at least 3m tall and built from railway sleepers supported by RSJs. The bays containing WEEE waste, street cleaning and fly tipped waste, and paper and plastic recycling are stored in covered storage areas.

The site operates between 5:30hrs and 21:00 hrs, 7 days a week. The site is overseen by the Director of Public Places, with support from the Street care and Performance Manager, the site managers and general site staff.

2.3 Site Layout

Materials enter the site via the site entrance, controlled by an automatic number plate recognition (ANPR) barrier system, so only permitted vehicles may enter. Entrance to site is recorded and vehicles are cleaned, if necessary, using the onsite vehicle wash. Waste is weighed on its entrance and exit to the site, through use of the site weighbridge. Waste will then be sorted and transferred into the appropriate containment area ready to be processed and dispatched.

The large building to the north of the site contains the Material Sorting Facility (MSF) where metal cans/tins and also plastics can be compacted to form commercial bales. Materials pre and post compaction can also be stored in the building. This building also contains the vehicle workshop where all vehicles are inspected every 8 weeks, to maintain safety standards and ensure accordance with the Vehicle Operators License. Site storage in addition to the site offices and staff common areas are also housed in this building. Within the MSF area is a bunded oil storage area for waste oil from the facility.

The storage area to the south-west of the main building is an area of temporary storage, the area is usually empty however can be utilised to house excess waste. Alongside the main site building are multiple storage bays including the MSF infeed bay and baled waste bay for waste pre and post treatment in the MSF.

Storage bays for gas cylinders are positioned around the site. These include bays for orphan gas bottles, non-LPG and LPG bottles which are housed in separate locked cages at the top western corner of the site. Locked storage cages housing oxygen bottles and acetylene bottles are stored along the north-western perimeter of the site.

The site layout is displayed below, in figure 2.

Figure 2: Site Layout Plan

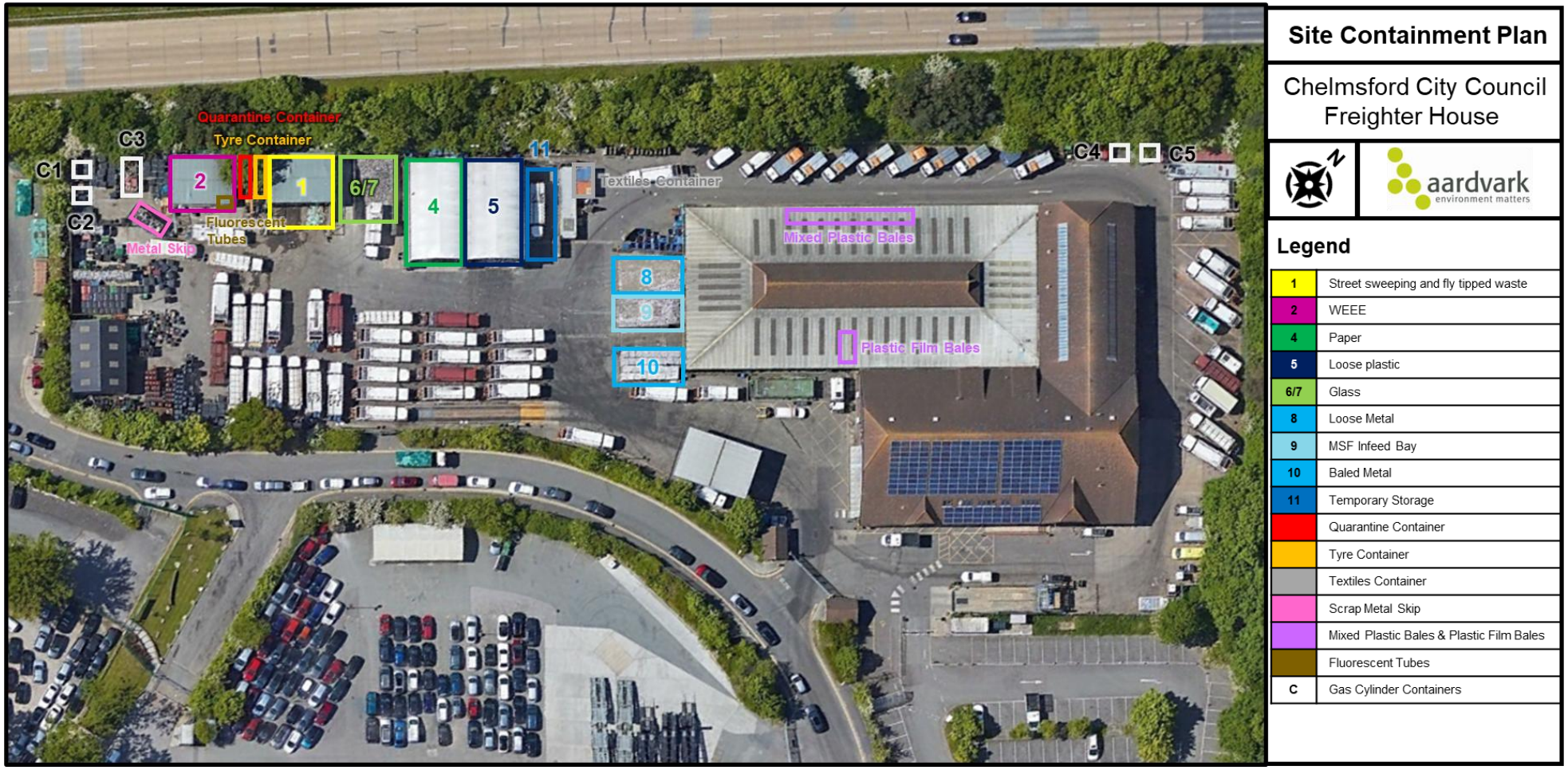


Figure 3: Site Containment Plan

3 Site Details

The site operates as a waste transfer station with waste arriving from household waste collections and fly-tipped waste pickups.

The entire site is underlain by an impermeable surface. The main site area acts as a form of containment, the perimeter of the site being slightly raised in comparison to the main site area in the form of a perimeter kerb. A drainage system forms part of the containment, collecting in drains throughout the site before running towards the eastern corner of the site, on the boundary with the car park. Wastewater passes through a 3-stage interceptor before reaching the flow controlled discharge point.

Steel palisade fencing marks the boundary of the site, allowing any fugitive waste to remain within the site boundaries. Such litter can then be collected during site spot checks. The site is secured by a gated entrance off Drover's Way. CCTV covers the site entrance, perimeter and key points around the site. The steel fencing, CCTV and gated entrance is designed to deter trespassers.

Below we can see some of these features pictured in Figure 3.

Figure 4: Key site features

4 Site History

4.1 Current Land Use

The site is part of the Springfield Business Park, functioning as a waste transfer station. The site is located on the eastern edge of Springfield. The A138 on the northern boundary of the site, the A12 to the south-east. To the east of the site, land use appears to be largely agricultural.

4.2 Previous History of Waste Transfer Operation

The waste transfer station was running under a bespoke permit since 2006 (Permit ref. EAWML071456). However, volumes of waste materials being handled were in excess of the permitted annual tonnage. The site was inspected by the Environment Agency and Chelmsford City Council was asked to consider a variation to reflect the greater volumes of waste experienced at the site. CCC conducted a review of the facilities activities and permitting needs and it was proposed the site surrender the original permit and run under exemptions. The site was again inspected by the EA and asked to apply for a permit as not all activities being performed at the site could be completed under exemptions.

4.3 Previous History

Historical records of the site and surrounding area, dating back to 1874, show that the site has been in agricultural use up until 1989, when the building and electrical substation were installed.

The surrounding area has changed significantly since 1874. The area of Springfield seeing urban expansion over the past 150 years, originally being a few scattered dwellings, later seeing multiple housing developments constructed as well as a the Springfield business park. Transport networks have seen significant changes also, with an expansive road network being established; the A138 on the northern boundary of the site being constructed by 1976, and A12 Chelmsford bypass around 1988. We can see the area of agricultural land slowly reduce in size throughout the years.

Table 1 provides a complete overview of the historic maps reviewed. Complete copies of the maps can be found in the Appendix 3.

Date	Key Features on Site	Adjacent Features
1874 **1:2,500**	Treelined Lane to the west of the site, extending to the north. Dogkennel on the east of the site. Otherwise land appears to be agricultural fields. Footpath near east of site.	Surrounding land seems to be largely agricultural. Tree lined field boundaries. Colchester railway line north-west of site. Small amount of scattered dwellings.
1881 **1:10,560**	Lane to the west of the site, extending to the north (towards the nunnery). Dogkennel on the east of the site. Otherwise land appears to be agricultural fields. Footpath near east of site.	Surrounding area appears to be largely agricultural, multiple farms and dwellings. Boreham House and deer park to the east of the site. New hall (nunnery) to the north of the site, access via long tree lined lane. Railway passing near to the northern boundary of the site, multiple level crossings labelled along its route. Springfield labelled to the south-west of site.

Date	Key Features on Site	Adjacent Features
1897 **1:2,500**	Lane to the west of the site, extending to the north. Dog kennel cottages on the east of the site. Otherwise land appears to be agricultural fields. Footpath near east of site.	Surrounding land seems to be largely agricultural. Tree lined field boundaries. Colchester railway line north-west of site. Small amount of scattered dwellings. Road to the south of site.
1897-1898 **1:10,560**	Lane to the west of the site, extending to the north (towards the convent). Dog kennel cottages on the east of the site. Otherwise land appears to be agricultural fields. Footpath near east of site.	Surrounding area appears to be largely agricultural, multiple farms and dwellings. Boreham House and deer park to the east of the site. New hall (convent) to the north of the site, access via long lane. Railway passing near to the northern boundary of the site. Springfield labelled to the south-west of the site.
1922 **1:2,500**	Treelined lane to the west of the site, extending to the north. Dog kennel cottages on the east of the site. Springs located here. Otherwise land appears to be agricultural fields. Footpath near east of site.	Surrounding land seems to be largely agricultural. Railway line north-west of site. Small amount of scattered dwellings. Clay pit to the south-west of site. Road to the south of site.
1924 **1;10,560**	Lane to the west of the site, extending to the north (towards the convent). Dog kennel cottages on the east of the site. Otherwise land appears to be agricultural fields. Footpath near east of site.	Surrounding area appears to be largely agricultural, multiple farms and dwellings. Boreham House to the east of the site, deer park no longer labelled. New hall (convent) to the north of the site, access via long lane. Railway passing near to the northern boundary of the site. Springfield labelled to the south-west of the site. South-east of site labelled as liable to floods.
1938 **1:10,560**	No significant changes since last map.	No significant changes since last map.
1945 – 1947 **Ariel**	Lane passes through the west of the site. Path passes through the east of the site. Land appears to be agricultural.	Surrounding area appears to agricultural, a few dwellings scattered throughout. Railway to the north of site, road to the south. Can make out the large estates of Boreham House and New Hall.
1952 **1:2,500**	Lane to the west of the site, extending to the north. Dog kennel cottages on the east of the site. Springs located here. Otherwise land appears to be agricultural fields. Footpath near east of site.	Surrounding land seems to be largely agricultural. Railway line north-west of site. Level crossing now situated where lane and railways line intersect. Small amount of scattered dwellings, becoming more developed. Road to the south of site, labelled roman road. Stream near to the Dog kennel cottages flowing south-east.
1955 **1:10,000**	No significant changes since last map.	Surrounding area appears to be largely agricultural, multiple farms and dwellings. Boreham House to the east of the site, with labelled playing fields. New hall (convent) to the north of the site, access via long lane. Railway passing near to the northern boundary of the site. Roman road labelled to the south. Springfield labelled to the south-west of the site.
1960 – 1968 **1:10,000**	No significant changes since last map.	No significant changes since last map.

Date	Key Features on Site	Adjacent Features
1969	No significant changes since last map.	Surrounding area appears to be largely agricultural, multiple farms and dwellings. Boreham House to the east of the site. Railway passing near to the northern boundary of the site. Roman road labelled to the south. Springfield labelled to the south-west of site and appears to be slowly developing.
1965-1976 **1:2,500**	Lane to the west of the site, stops at site boundary to the north. Dog kennel cottages no longer at site. Stream running across east of the site. Footpath no longer appears on map.	Road now constructed on the north-western boundary of the site, alongside the railway line, level crossing now gone. Colchester road to the south of the site. Wells and springs to the south-east of the site at Windford Hill. Dwellings to the South of the site.
1970 - 1979 **1:10,000**	No significant changes since last map.	Surrounding area appears to be largely agricultural, multiple farms and dwellings. Road on the north-western boundary of the site, along the railway line. Springfield labelled to the south-west of site and continues to show development. Boreham House and new Hall still present on maps.
1974 **1:2,500**	Footpath and stream running across the east of the site. Lane still present to the west of the site.	Road and railway on the north-western boundary of the site. Colchester road to the south of the site. Wells, springs and pumps to the south-east of the site at Windford Hill. Dwellings to the south of the site.
1983 **1:10,000**	No significant changes since last map.	Surrounding area appears to be largely agricultural, multiple farms and dwellings. Road on the north-western boundary of the site, along the railway line. Springfield labelled to the west of site and continues to show development, now stretches north. Southern area of Springfield becoming industrial, multiple buildings labelled as depots.
1988 **1:2,500**	Stream running across the east of the site. Lane still present to the west of the site.	Road and railway on the north-western boundary of the site. Road now labelled the A138. Wells and springs to the south east of the site at Windford Hill. Dwellings to the south of the site. Colchester Road now labelled the B1137 and roadways extended to join the A138 and A12 to the east of the site.
1989 **1:2,500**	The north-east of the site now houses a large building. Electricity substation labelled within the site area. Unclear use to the south-west of the site.	Road and railway on the north-western boundary of the site. Road now labelled the A138. Colchester Road now labelled the B1137, roundabout added to connect to the site. Car parks and a large building labelled cattle market to the south of the site.
1990 – 1993 **1;10,000**	Large building to the north-east of site, lane still present to the west of site.	Road network seeing significant changes since last 1:10,000 map. Springfield now appearing quite developed, to the west of the site. Boreham house and New Hall still present on maps, convent now houses multiple sewage treatment plants. Southern area of Springfield still appears to be a business park.
1993 **1:2,500**	North-east of site houses a large building. Electricity substation labelled within the site area. Use of the south-west of the site still unclear.	Same buildings and roads still present. Railway still present to the north of the A138. Addition of a service area and additional buildings to the north-east of the site.

Date	Key Features on Site	Adjacent Features
1999 Ariel	The site features a large building to the north-east of the site. To the West of the site is a car park.	To the North of the site is the A138 and railway. Beyond this seems to be agricultural land. Service area to the north-east of the site. The area to the south of the site appears to be a business park with large buildings and expansive car parks. Large road network surrounding the site.
1999 1:10,000	Large building to the north-east of site. Lane no longer present to the west, current land use unclear.	Southern area of Springfield now labelled as an industrial estate, appears to be expanding north-east along Colchester road. Sewage works no longer labelled at new hall site. Development has continues in Springfield. No other significant changes.
2006 1:10,000	No significant changes since last map.	Springfield has continues to expand including the Springfield business park. However no other significant changes.
2022 1:10,000	Additional buildings within site boundary to the west of site. No other significant changes.	New Hall now appears to be a school. Boreham House land contains multiple ponds/small lakes. Springfield continues to expand. Sewage pumping station east of New Hall. No other significant changes.

Table 1: Table Summarising Historical Site Changes

5 Environmental Setting and Condition of the Land

5.1 Geological Data

The geology of the site is shown in the Appendix 3 and summarised in the below table (table 2) with the general engineering geological and geotechnical characteristics of the materials underlying the site (and its immediate surroundings).

Age	Stratigraphic name	Description and characteristics
Cromerian	Glaciolacustrine Deposits, Mid Pleistocene	Clay and silt
Quaternary	Head	Clay, silt, sand and gravel
Ypersian	London Clay Formation	Clay, Silt and Sand

Table 2: Table Summarising the Geology of the Site

5.2 Ground Stability

Ground stability data is shown within the Appendix 3 and summarised in table 3 below. This data has been sourced from the BGS, national geoscience information service.

Hazard	Hazard potential	Distance and direction	Grid reference
Potential for compressible ground stability hazard	No hazard	0m north-west 91 west	573774 209222 573950 209180
	Very low	0m west	573777 209218
	Moderate	0m west	573777 209218
Potential for ground dissolution stability hazards	No hazard	0m west	573777 209218
Potential for landslide ground stability hazard	Very low	0m west	573777 209218
	Low	215m east	574084 209315
Potential for running sand ground stability hazards	No hazard	0m west	573777 209218
	Very low	0m north-west	573774 209180
		91m East	573950 209180
Potential for shrinking or swelling clay ground stability hazards	No hazard	91m east	573950 209180
		145m west	573535 209296
	Very low	0m north-west	573774 209222
	low	0m west	573777 209218
	Moderate	0m north-east	573815 209286
		195m south	573810 108962
		200m south-west	573512 209053
		204m north-east	573512 209473

Table 3: Table Summarising Ground Stability data.

5.3 Hydrogeological and Hydrological Data

Located within the Chelmer operational catchment, within the Chelmer (d/s confluence with Can) water body (A map of the catchment is provided in Appendix 1). Soilscape soil typing mapping indicates soil type to be freely draining (please see Appendix 2 for the map data.

There appear to be no aquifers in the vicinity. Groundwater vulnerability is medium-low (Groundwater vulnerability maps are provided in Appendix 3.,

The area is not within a source protection zone (SPZ), the closest being over 6km to the east of the site. The nearest extraction point appears to be located approximately to the north-east and is described as a medium extraction. A smaller extraction point appears to the south-east of the site.

Under the Water Framework Directive the designations of major, minor and non-aquifer have been replaced by a more stringent approach which was introduced in 2013. Major and minor aquifers largely transfer to new designations of principal and secondary aquifers. Some of the former non-aquifers are sub-divide into secondary aquifers and unproductive strata. The relevant designation for the site is secondary (undifferentiated), unproductive strata.

5.4 Surface Water Features

There are no surface water features of concern within a close proximity to the site. An inland stream appears to run across the north-east of the site, however this appears to be historical and cannot be seen on current maps. The closest features appear to be a pond at Wharton nature reserve 100m to the north-west of the site and a tributary of the River Chelmer around 800m north-east of the site. The closest sensitive water feature appears to be the river Chelmer approximately 1.3km south of the site, running east until it reaches the river Blackwater near Maldon. In the vicinity are a number of small pond areas, fisheries and lakes, however none of these surface water features appear to be sensitive. The site sits within both a drinking water protected areas as well as a drinking water safeguard zone.

Feature	Location Relative to Site
Small inland river	Running through the northern corner of the site, area is now tarmacked.
Pond Wharton Nature Reserve	100m to the north-west of site.
Pond	500m east of site, within Boreham House grounds.
Lakes	Collection of lakes 600m south-east of site.
Tributary of the river Chelmer	800m to the north-east of the site.
River Chelmer	1.25km south-east of site.

Table 4: Table Summarising Nearby Surface Water Features.

A majority of the site is at no risk of flooding from surface water. To the south-west of the site building is an area of medium flood risk (100 year return) and another of low flood risk (1000 year return). In terms of flood risk from rivers and sea without defences, there are two areas at risk of flooding around 750m away from the site. One to the north-east around the area of the river Chelmer's tributary, the second area to the south-east of the site.

5.5 Pollution History

Pollution history has been reviewed, including the possibility of pollution due to:

- Pollution incidents which may have affected the land,
- Historical land uses and associated contaminants,
- Any visual/olfactory evidence of existing contamination,
- Evidence of damage of pollution prevention measures.

5.5.1 Pollution incidents to Controlled Water

An extensive list of pollution incidents within 1km of the site can be found in the Appendix, a summary can be found in table 5 below.

Pollutant	Cause	Affected area	Distance (m)	Grid Reference
Organic wastes	Leaking Tank	Freshwater stream / river	52m north-east	573900 209300
Oils - diesel	Leaking Underground Pipe	Potential River	391 south	573900 208800
Unknown	Unknown	Freshwater stream / river	558 south-east	574100 208700
Unknown	Unknown	Freshwater stream / river	621 east	574500 209300
Chemicals – Pesticides	Collision	Freshwater stream / river	692 north-east	574400 209700
Chemicals – unknown	Accidental spillage / leakage	Freshwater stream / river	776 west	572900 209100
Oils – other oils	Accidental spillage / leakage	Freshwater stream / river	950 east	574800 209000

Table 5: Table Summarising Nearby Pollution Incidents to Controlled Water.

5.5.2 Registered Radioactive Substances

There is one recorded use of radioactive substances within the vicinity of the site (under permit VB3530DN), approximately 880m south of the site. No further information is supplied.

5.5.3 Substantiated Pollution Incident Register.

There has been one recorded substantiated pollution incident (ref. 1707337) within the vicinity of the site, approximately 380m south of the site. The event is described as atmospheric pollutants and categorised as having a significant impact to the air.

5.5.4 Pollution Prevention and Controls

The following shows all areas where pollution is being actively prevented and controlled within 1km of the site. Data has been summarised in table 6, complete data can be found in the Appendix.

Site name	Description	Distance (m)	Grid Reference
Boreham Sf Connect	PG1/14 Petrol Filling Station	81m east	573961 209256
J Sainsbury's	PG1/14 Petrol Filling Station	371m south-west	573543 208804

Table 6: Table Summarising Nearby Pollution Incident and Control Measures.

5.6 Industrial Land Uses

The following table (table 7) contains a summary of all active contemporary trade directory entries within a 1km buffer zone surrounding the site. The full dataset can be found within the Appendix.

Name	Classification	Distance (m)	Grid Reference
Eco Aggregates	Reclaiming -waste products	63m south-east	573829 209129
BP Service Station	Petrol Filling Stations	75m east	573955 209258
Sainsbury's Petrol Station	Petrol Filling Stations	215m south-west	573577 208964
Global Marine Group	Marine Engineering Equipment manufacturers	264m south	573776 208885
Cooper Chelmsford	Car Dealers	340m south	573648 208804
Concord Asia	Freight Forwarders	381m west	573291 209171
Sanis Motors	Car Body Repairs	421m east	574298 209301
B W B S Ltd.	Commercial Vehicle Servicing, Repairs, Parts and Accessories	463m east	574309 209425
Chelmsford Urology partnership	Hospitals	473m east	574318 209425
Glyn Hopkins	Car Dealers	516m south-west	573414 208711
Trilux	Lighting Manufacturers	483m south-east	574017 208743
Steven Eagell Toyota Chelmsford	Car Dealers	614m south-west	573297 208678
Pinfarthings Blinds and Awnings	Blinds, Awnings and Canopies	631m west	573064 209004
Visteon	Engineers – General	682m south-west	573386 208535
Locher Evers International	Freight Forwarders	728m south	573613 208416
Sunswitch	Heating Equipment - Sales and Services	781m south	573502 208384
Batelle UK Ltd.	Laboratories	880m south	573539 208274

Table 7: Table Summarising Industrial Land uses within 1km Buffer Zone.

5.7 Environmental Designations

There are no RAMSAR sites, Special Areas of Conservation or Special Protection Areas (SPAs) within a 10km radius of the site. The closest being an area approximately 11km to the east of the site near Maldon and the Blackwater Estuary. The site being all 3 designations (RAMSAR site, Special area of conservation and special protection area).

There are however 7 Sites of Special Scientific Interest (SSSIs) yet none of these are within 3.7km of the sites boundary. There are 3 Local Nature Reserves within 10km of the site. These are detailed within the below table. The site is located within a nitrate vulnerable zone (NVZ).

This data has been summarised in table 8 below and utilises the Magic maps application.

Site Name	Designation	Distance (km)
N/A	Nitrate Vulnerable Zone	Inclusive of Site
Danbury Common	SSSI	3.7 km south-east
Blake's Wood and Lingwood Common	SSSI	3.8 km south-east
Woodham Walter Common	SSSI	5.1 km south-east
River Ter	SSSI	6.3 km north
Thrift Wood, Woodham Ferrers	SSSI	8.7 km south-east
Newney Green Pit	SSSI	9.3 km west
Hanningfield Reservoir	SSSI	9.7 km south
Chelmer Valley Riverside	LNR	2.8 km west
Marconi Ponds	LNR	4.9 km south-west
Galleywood common	LNR	7 km south-west

Table 8: Table Summarising Environmental Designations within a 10km Buffer Zone.

5.7.1 Discharge Licences

The following table lists the current discharge licences within a 1km buffer zone of the site.

Property Type	Operator	Distance from Site (m)	Grid Reference	Permit Number / reference
Storm tank on sewerage network	Anglian Water Service Limited	118 north-west	573680 209340	Asenf2512
Storm tank on sewerage network	Anglian Water Service Limited	181 east	574030 209140	Aw2nf620
WWTW	Chelmsford B.C.	453 south	573920 208740	Pr2nf621
Pumping station on sewerage network	Anglian Water Services Limited	485 south	573910 208700	Prenf10162
WWTW	Anglian water Services limited	495 south-west	573280 208870	Pr2nfe02982
Storm tanks on sewerage network	Anglian Water Service Limited	545 south-west	573200 208900	Asenf2512
Domestic Property (single)	Essex Police Authority	696 north-east	574490 209580	Pr2nfe00882
Domestic Property (single)	V J Adams	713 east	574588 209145	Pr2nfe05774
Domestic Property (single)	Ford New Holland Ltd.	713 east	574588 209145	Pr2nfe06674
Farms / crop + animal rearing / plant nursery	Pioneer Aggregates C/O Mr.L.Harris	714 north	574000 210000	Pr2nfe04174
Real estate activities / buying / selling / renting	Essex County Council (Highways Department	813 south	573620 208330	Prenf04226

Table 9: Table Summarising Discharge Licenses within the Vicinity of the Site.

5.7.2 Historic Landfills

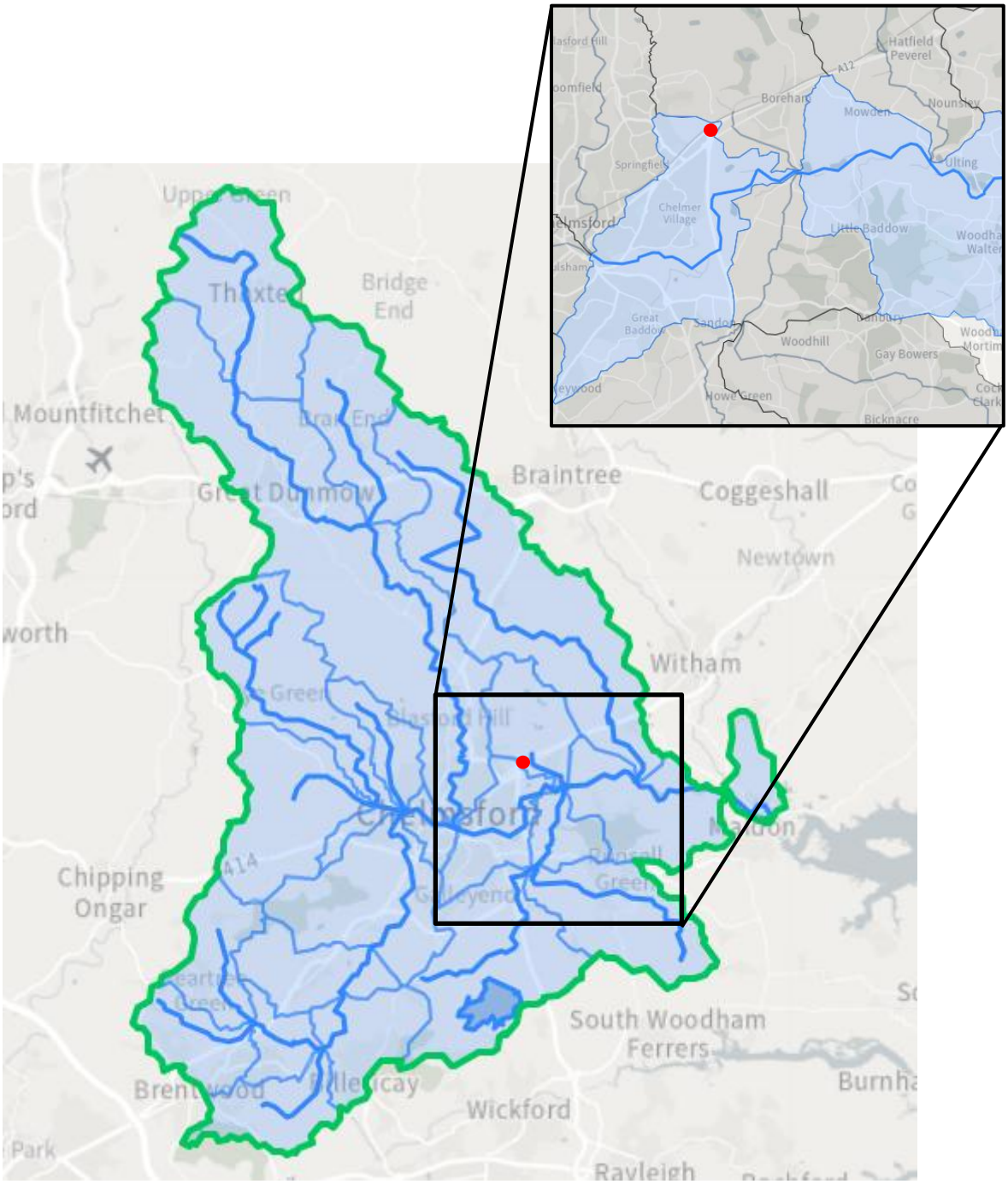
There are no recorded historic landfill sites within 1km of the site boundary.

5.7.3 Land stability

There is a recorded gravel pit within the area of Boreham, approximately 403m north-east of the site, the site is no longer in operation.

Appendices

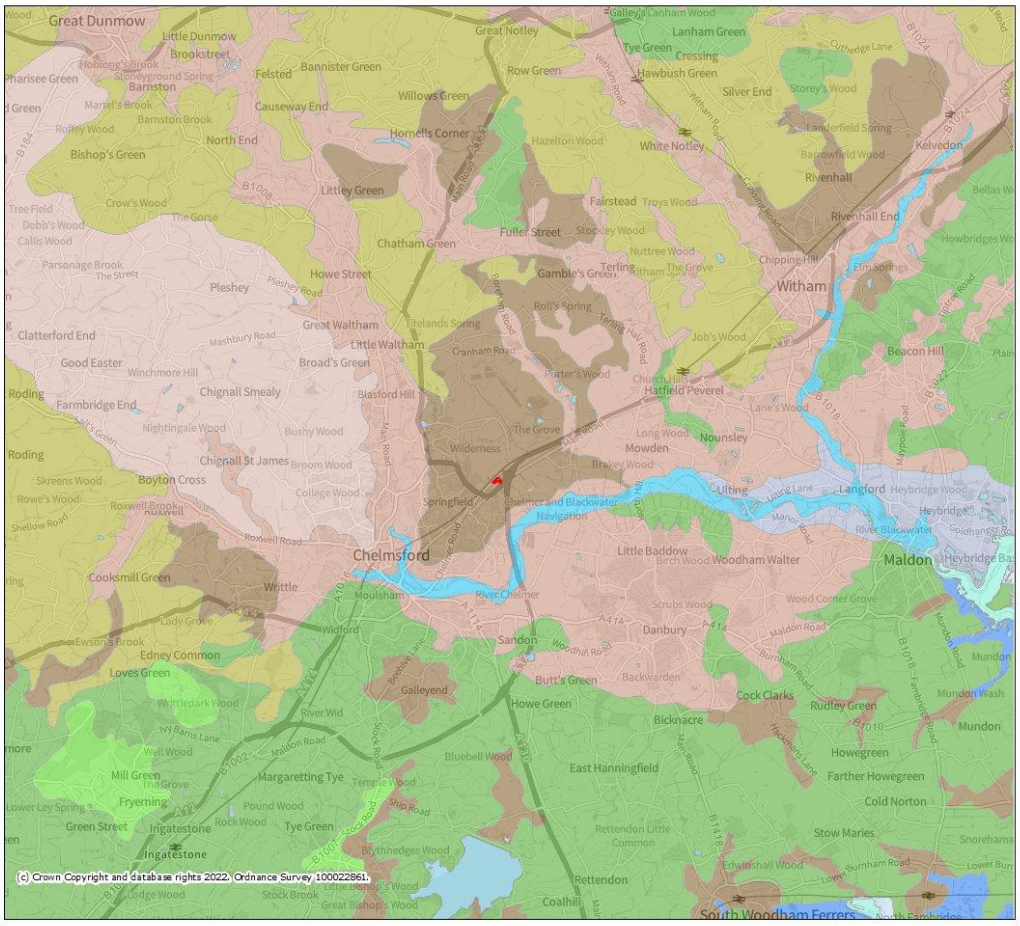
Appendix 1 – Catchment Map



Appendix 2 – Soilscape Soil Type Map

MAGIC

Soilscape



Legend

Soilscape (England)

- 1 - Saltmarsh soils
- 2 - Shallow very acid peaty soils over rock
- 3 - Shallow lime-rich soils over chalk or limestone
- 4 - Sand dune soils
- 5 - Freely draining lime-rich loamy soils
- 6 - Freely draining slightly acid loamy soils
- 7 - Freely draining slightly acid but base-rich soils
- 8 - Slightly acid loamy and clayey soils with impeded drainage
- 9 - Lime-rich loamy and clayey soils with impeded drainage
- 10 - Freely draining slightly acid sandy soils
- 11 - Freely draining sandy breckland soils
- 12 - Freely draining floodplain soils
- 13 - Freely draining acid loamy soils over rock
- 14 - Freely draining very acid sandy and loamy soils
- 15 - Naturally wet very acid sandy and loamy soils
- 16 - Very acid loamy upland soils with a wet peaty surface
- 17 - Slowly permeable seasonally wet acid loamy and clayey soils
- 18 - Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
- 19 - Slowly permeable wet very acid upland soils with a peaty surface
- 20 - Loamy and clayey floodplain soils with naturally high groundwater
- 21 - Loamy and clayey soils of coastal flats with naturally high groundwater
- 22 - Loamy soils with naturally high groundwater
- 23 - Loamy and sandy soils with naturally high groundwater and a peaty surface
- 24 - Restored soils mostly from quarry and opencast spoil
- 25 - Blanket bog peat soils
- 26 - Raised bog peat soils
- 27 - Fen peat soils
- 28 - Sea
- 30 - UC
- 31 - Water

Projection = OSGB36
xmin = 549000
ymin = 197100
xmax = 599300
ymax = 222400

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0 2 4 km

Appendix 3 – Envirocheck data