CRESTWOOD ENVIRONMENTAL LTD

www.crestwoodenvironmental.co.uk

Tel: 01902 229 563

LJ Developments
Groundwork Specialists

Site Condition Report

Bespoke Environmental Permit Application for the Deposit of Inert Waste for Recovery

Beam Quarry, Torrington, Devon, EX38 8JF

Report Reference: CE-BQ-1936-RP02-SCR-Final

Report Date: 7 December 2021

Produced by Crestwood Environmental Ltd.

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ENVIRONMENT	LANDSCAPE	NOISE	LIGHTING
ECOLOGY	HERITAGE	WATER	TREES
MINERALS / WASTE	AIR QUALITY	LAND QUALITY	VISUALISATION

Crestwood Report Reference: CE-BQ-1936-RP02-SCR-Final:

Issued Version Status	Date Produced	Written / Updated by:	Checked & Authorised by:
Final	07/12/2021	Louise Parsons **(Environmental Consultant)**	Andrew Abbott **(Senior Environmental Consultant)**

Crestwood Environmental Limited

Registered Office:
Science, Technology and Prototyping Centre, UoWSP, Glaisher Drive, Wolverhampton, WV10 9RU, UK

Company Reg. no. 06544898
(Registered in England & Wales)

Tel: +44 (0)1902 229 563

Email: info@crestwoodenvironmental.co.uk

Web: www.crestwoodenvironmental.co.uk

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Drawing No CE-BQ-1936-DW01 - Site Location and Environmental Permit Boundary - 1:1,250

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Appendix 1 Groundsure Enviro Insight Report

1 SITE DETAILS

1.1 Background

1.1.1 Crestwood Environmental Ltd. has been instructed by L J Developments Limited (the Client) to prepare and submit a Site Condition Report in support of the application of a Bespoke Environmental Permit for a waste recovery operation at Beam Quarry, Torrington, Devon, EX38 8JF (the Site).

1.1.2 The purpose of the application is to authorise the Client to deposit up to 96,996 m^3 (145,494 tonnes) of inert wastes which includes 10,000 m^3 (15,000 tonnes) of subsoils and topsoils to restore the quarry by way of creating an access track to geological features of interest in accordance with the restoration and landscaping scheme set out in the Planning Permission (application no. 1/0140/2021/CPZ).

1.1.3 Given that a Standard Rules Permit limits the deposit of 60,000 m^3 of material and that the Site is proximal to a Priority Deciduous Woodland and Ancient Woodland, in order to remain compliant and restore the Site to the approved final levels using the least amount of waste necessary, a Bespoke Environmental Permit is required for the Site.

1.1.4 This Site Condition Report has been prepared using the Environment Agency H5 Guidance and supporting template. In addition, a Groundsure EnviroInsight Report, included as Appendix 1, for the Site has been reviewed.

1.1.5 Site details are shown in Table 1 below.

Table 1 Site Details

Site Details	
Name of the Applicant	L J Developments Ltd.
Activity Address	Beam Quarry, Torrington, Devon, EX38 8JF
National Grid Reference	SS 46988 20374
Document Reference and Dates for Site Condition Report at Permit Application and Surrender	CE-BB-1897-RP01-SCR-Final July 2021
Document References for Site Plans (including location and boundaries)	Drawing No CE-BQ-1936-DW01

2 CONDITION OF LAND AT PERMIT ISSUE

2.1 The Site and Surrounding Area

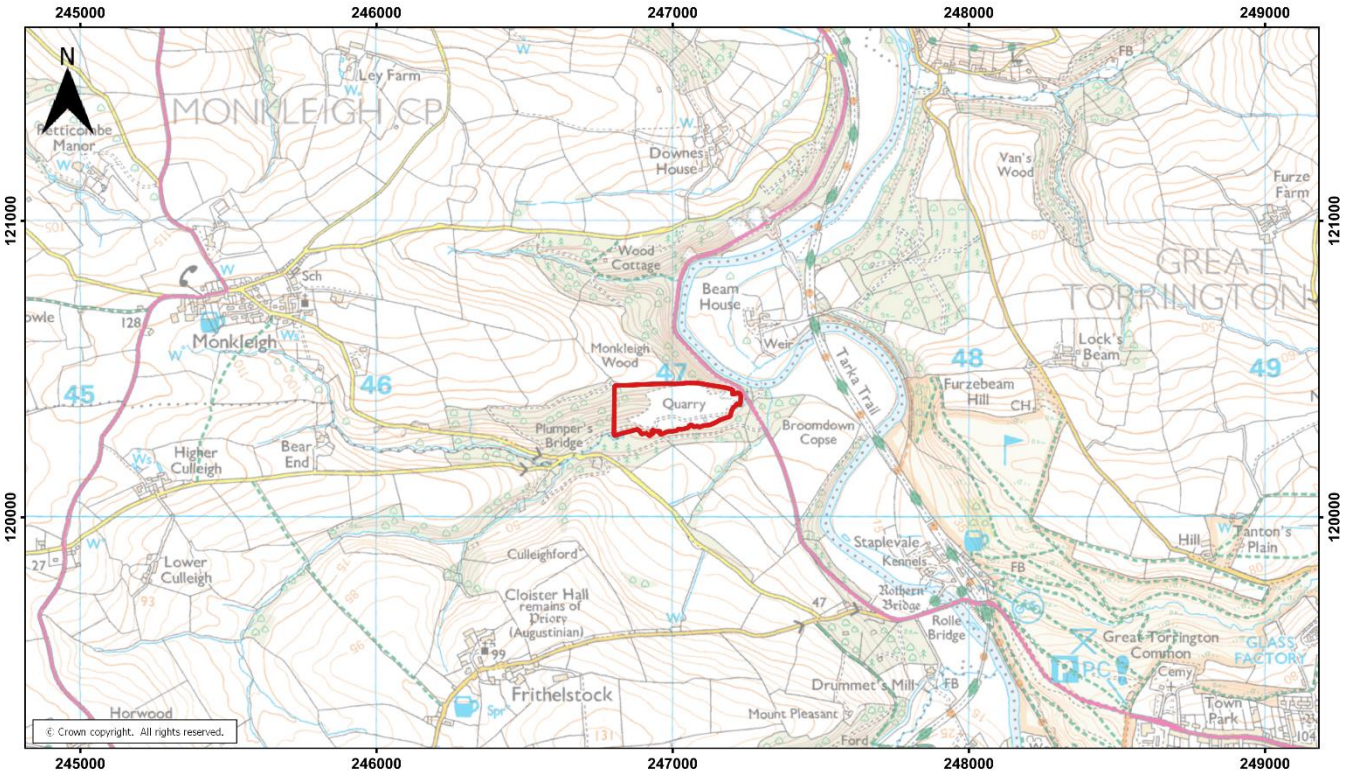
2.1.1 Located in a predominantly rural area, the Site, centred on National Grid Reference (NGR) 246988, 120374, is c. 1.7 km north-west of the outskirts of Great Torrington in Devon. There are clusters of villages in the area with the closest being Frithelstock at c. 800 m to the south-west, Monkleigh c. 1.1 km to the north-west, Weare Giffard c. 1.3 km to the north-east, Saltrens 2.1 km to the north-west and Frithelstoock Stone at c. 2.1 km to the south-west of the Site. Since May 1953, the Site has been licenced to operate as a working mineral quarry extracting sandstone and aggregate.

2.1.2 Land use immediately adjacent to the Site comprises of arable fields and pastures with a belt of trees and hedgerows contiguous to the boundary. The A368 is located to the east of the Site beyond which is the River Torridge, at approximately 80 m at the closest point which has a northerly flow regime. One of the rivers tributaries, the Mill Leat, is aligned with the southern perimeter of the Site and flows in an easterly direction into the River Torridge. Further to the east at approximately 500 m is the Tarka trail, a former railway line running roughly parallel to the River Torridge.

2.1.3 In the wider landscape, pastures and agricultural land occupy the majority of the land which are punctuated with farms and associated buildings and businesses. There are occasional individual isolated residencies in between the nearby villages.

2.1.4 Access to the Site is gained via a lane branching from the A368 which connects the town of Bideford c. 5.65 km to the north with Torrington c. 3.4 km to the south-east of the Site. The Site in context with the immediate and wider landscape is shown in Diagram 1. The red line denotes the proposed permit boundary.

Diagram 1 Site Boundary (Red Outline) In Context with Surrounding Environs



2.1.5 Within a 2 km radius of the application, there are no Designated Environmental sites, these being Sites of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR sites. There are no identified National Nature Reserves or Local Nature Reserves within 2km of the Site.

2.1.6 Woodland directly on-Site and adjacent to the west, Monkleigh Wood, is classified as Ancient Woodland

(Ancient Replanted Woodland and Ancient & Semi-Natural Woodland) and, under the Priority habitat Inventory it is denoted as Deciduous Woodland. This woodland branches out further to the west and also stretches from the north-eastern edge of the site to follow the River Torridge in a northerly direction until it terminates approximately 900 m north-east of the Site`s boundary.

2.1.7 In total and inclusive of the woodland described on-Site in paragraph 2.1.6 above, there are nineteen areas of Designated Ancient Woodland within 2000 m. Reference should also be made to Section 2.6 for further details.

2.1.8 A H1 Accidents and Amenity Risk Assessment has been prepared as part of the Environmental Permit Application. Reference should be made to document CE-BQ-1936-RP06-H1

2.2 Geology

2.2.1 The underlying bedrock geology has been mapped by the British Geological Survey (BGS) and comprises of sandstone pertaining to the Bude Formation. These strata are Carboniferous in age and were deposited in a subaqueous setting. Typically, they are coarse to fine grained detrital sediments forming down-slope flows of beds and fans of material in a marine or lacustrine environment. BGS https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/ state that there are only superficial deposits in the very south of the Site, adjacent to the Mill Leat water course. Superficial geology is shown on Figure 1 and bedrock geology is shown on Figure 2.

2.2.2 The Site itself is designated as one of Devon`s Regionally Important Geological and Geomorphological Sites (RIGS) due to the importance of the Carboniferous Bude Formation sandstone, shale and mudstone with sedimentological features, folding and river terraces.

2.2.3 At approximately 2.90 km to the south-east of the Site is another RIGS, Barley Grove in Torrington, designated as such based on the view of terrace features of the River Torridge & outcrops of the Carboniferous Bude Formations sandstone and shale.

Figure 1 Superficial geology

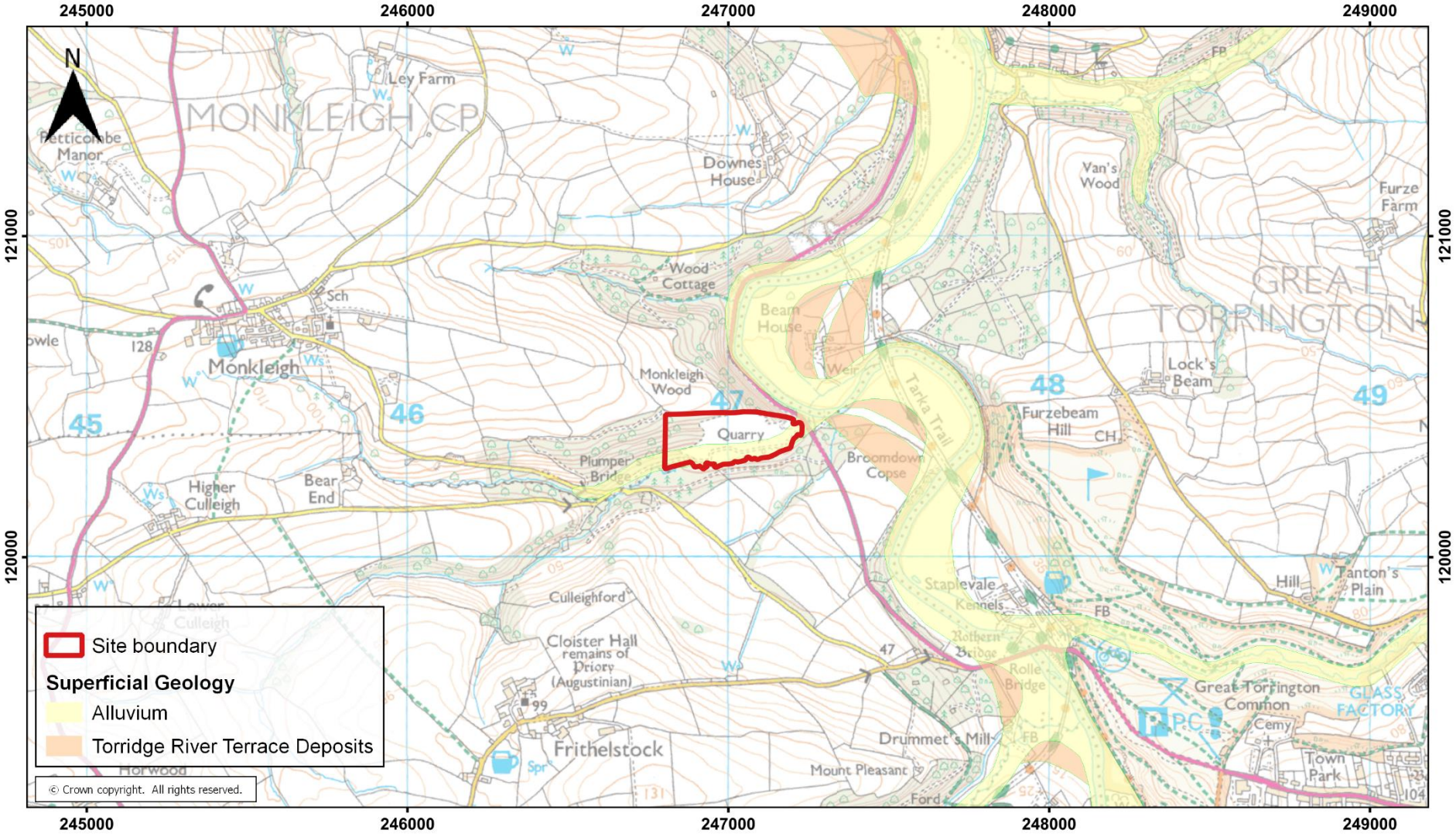
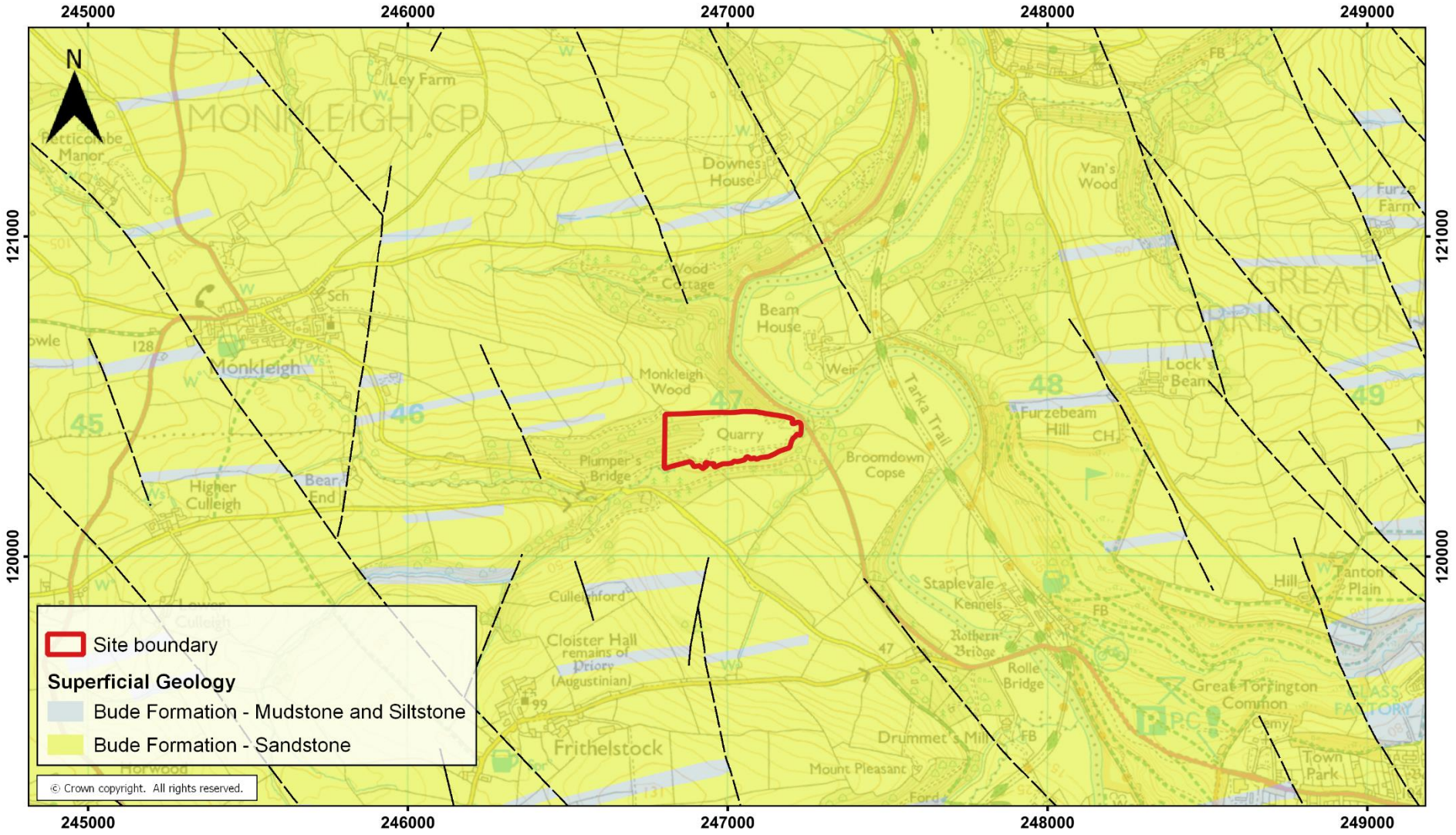


Figure 2 Bedrock geology



2.3 Hydrology And Hydrogeology

Surface Water / Rivers

2.3.1 Within a 250 m radius of the Site's boundary, there are two identified surface water features or water networks; the River Torridge, which flows in a northerly direction, at and the Mill Leat, a tributary which follows the southern boundary of the Site. It has an easterly flow regime and merges into the River Torridge at c. 80 m east of the Site.

2.3.2 The Site falls under the water body catchment of Torridge (Lew to Estuary). The operational catchment is Torridge whilst the management catchment is North Devon.

2.3.3 Under the Water Framework Directive (WFD), environmental objectives have been set for each water body and reported on in six-year periods. The most recent report carried out in 2016 states that the chemical rating for the River Torridge is 'good' whereas the ecological and overall ratings are 'moderate'.

Licensed Discharges to Controlled Waters

2.3.4 Based on information from the Groundsure Enviro Insight Report (refer to Appendix 1), there is one record of discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991. For ease of reference, this has been tabulated below in Table 2.

Table 2 Licensed Discharges to Controlled waters within 500m of the Site

Distance / Direction	License Holder	Details	Status
239m W	PGL Beam House, Torrington, North Devon, EX38 8JF	Sewage Discharges – Final/Treated Effluent into Mill Leat	Effective from 10/08/2015 under EPR 2010

Surface Water Abstractions

2.3.5 Within 2,000m of the Site, records obtained from the Environment Agency indicate that there are no licensed surface water abstractions or potable abstractions.

Groundwater Abstractions

2.3.6 Licensed groundwater abstractions are for sites that extract more than 20 cubic metres of water per day. There are no such licences identified within 2,000 m of the Site's permit boundary.

Aquifer Classification/Groundwater Vulnerability

2.3.7 Based on records gathered from the British Geological Survey website http://mapapps.bgs.ac.uk/geologyofbritain/home.html and information gathered from DEFRA`s Magic map (https://magic.defra.gov.uk/MagicMap.aspx), the groundwater on Site would be held within the bedrock strata as it has an aquifer status of Secondary A whereby it comprises of permeable layers that can support local water supplies as opposed to a strategic scale and may form an important source of base flow to rivers. The groundwater is classified as having a high vulnerability.

2.3.8 Under the WFD, groundwater bodies are subjected to environmental objectives with progress towards these targets reported on at the end of each six-year cycle. On-Site, the groundwater body is the Torridge and Hartland Streams which, based on the year 2015, has a quantitative rating of 'good` and an overall and chemical rating of 'poor'.

Groundwater Source Protection Zones

2.3.9 These zones ensure water is consumable as well as assisting in the monitoring of the risk of contamination from any activities that potentially cause pollution in the area. A Source Protection Zone defines the sensitivity around a deep groundwater abstraction to contamination. The Site location is not defined as a Groundwater Source Protection Zone despite the bedrock geology on-Site being defined as having a high vulnerability and being classified as a productive aquifer.

Nitrate Vulnerable Zone

2.3.10 Nitrate Vulnerable Zones (NVZ), under the EC Nitrate Directive (91/676/EEC), are designated areas of land that drain into nitrate polluted waters or waters which have the potential to become polluted by nitrates. They are defined as 'catchments where nitrate concentrations in sources of public drinking water exceed, or are likely to exceed, the EC limit of 50 milligrams per litre'. Records show that within 2000m of the Site, there are no identified surface water NVZ

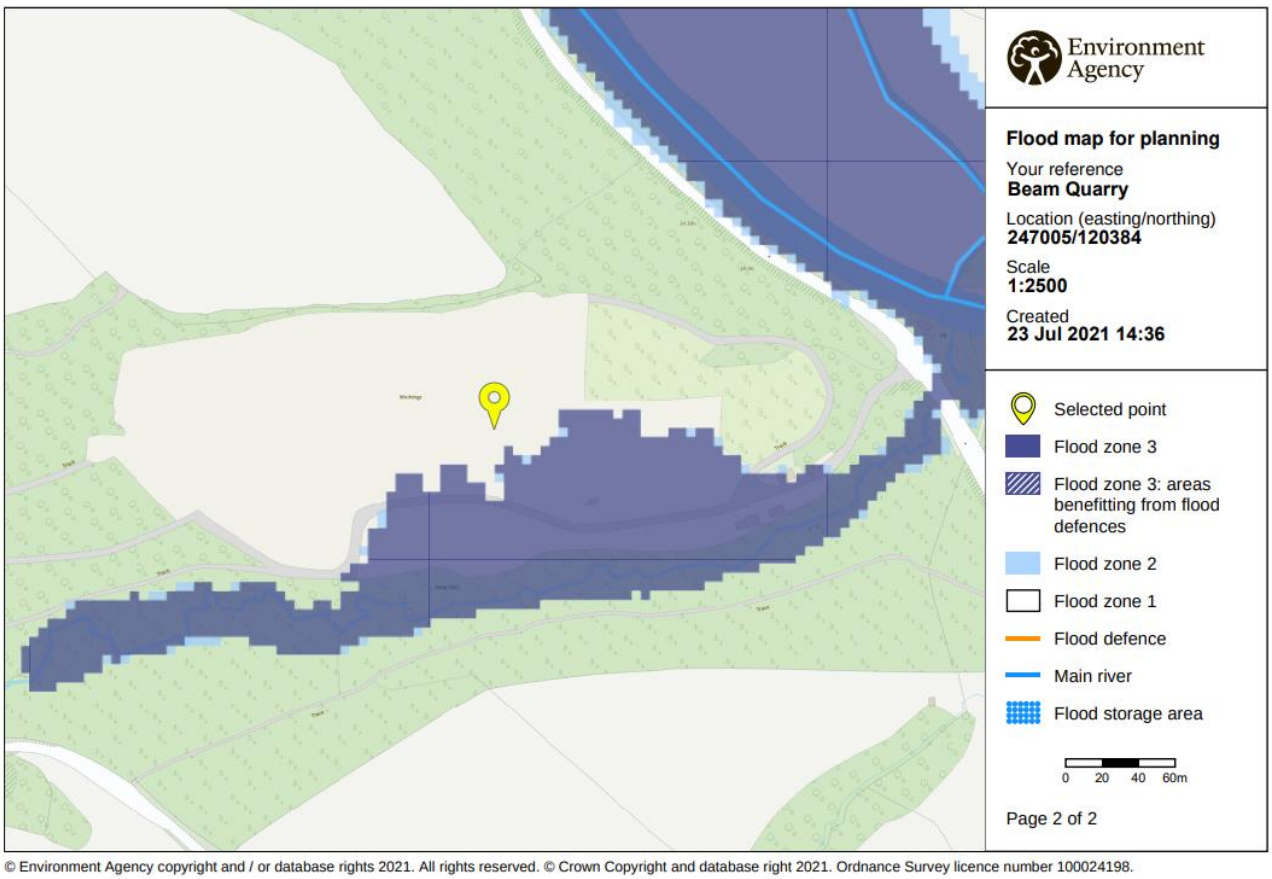
2.4 Flood Risk

Surface Water Flood Risk

2.4.1 According to Environment Agency (EA) records and as indicated in the appended Groundsure Report, in terms of river and coastal flooding, the northern portion of the Site occupies an area of land that is not categorised as either a flood zone 2 or a flood zone 3 and there is a very low probability of flooding i.e. less than 1 in 1000 chance in any given year whereas a smaller southern section of the Site is attributed to both a flood zone 2 and a flood zone 3, having a high probability of flooding which equates to 1 in 1000 and greater than 1 in 100 likelihood of flooding annually, respectively. See Diagram 2.

2.4.2 Within 250m of the Site's boundary, there are no flood defences, no areas benefitting from flood defences and no flood storage areas. According to data sourced from the Environment Agency, there have been two historical flood events since records began in 1946 within 250m of the Site. Both flood types derive from a main fluvial source and took place 6 m north-east from the Site`s boundary. The first event occurred on 18th to 19th December 1965 whilst the second occurred on the 2nd November 1970 termed 'River Torridge: Dec 1965' and 'Weare Giffard' respectively. The cause of both instances was due to the channel capacity exceeding and no raised defences in place.

Diagram 2 Surface Water Flood Risk Map for Planning



2.4.3 An Ambient Risk Analytics surface water FloodMap identifies that the highest risk of flooding on the Site

as a result of an extreme rainfall event i.e. land naturally vulnerable to surface water flooding or ponding. Data indicates that the highest risk of surface water flooding on the Site and within 50m of the boundary is 1 in 30 year (greater than 1.0m).

Groundwater Flood Risk

2.4.4 The risk assessment for groundwater flooding is based on a 1 in 100-year return period and a Digital Terrain Model (DTM) which indicates that the highest risk on Site and within 50m of the boundary is low. Reference should also be made to the Hydrogeological Risk Assessment prepared by Hafren Water which supports this application

2.5 Infilled Land

2.5.1 Infilled land is 'areas where the ground has been cut away then wholly or partially backfilled'. At the eastern edge of the Site, there is a patch of land used historically as an inert waste site which will be covered with 300 mm of topsoil and/or subsoil as part of the restoration proposal.

2.5.2 According to data sourced from Ordnance Survey, BGS records, Local Authority (LA) and historical mapping records, the Groundsure report (appended as Appendix 1) identifies no further active, recent or historical landfilled areas within a 500 m radius of the Site. In addition, there is no data indicating the presence of any historical or licenced waste sites within 500 m of the Site.

2.6 Environmental Designations/Protected Sites

2.6.1 The Magic Map website (http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx) shows that there are no European Sites (i.e. Special Area of Conservation (SAC), Special Protection Areas (SPA's), RAMSAR sites), Sites of Special Scientific Interest (SSSI), national Nature Reserve (NNR), Local Nature Reserve (LNR) or other statutory within a 2 km radius of the application. Within 250 m of the Site, there are no records showing any visual and cultural designations.

2.6.2 Within a 2000 m radius of the Site, there are no identified NNR, LNR, Forest Parks, Marine Conservation Zones, Green Belt or Proposed Ramsar, Possible SAC or Potential SPA. Although there are no records on Site indicating it is located in a SSSI Unit, the Site is located in a SSSI Impact Risk Zone. These zones have been developed to enable an assessment of the potential risk a development proposal may pose to an existing SSSI. As such, certain developments require consultation and are as follows:

- Infrastructure - Airports, helipads and other aviation proposals.
- Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines
- Air pollution - Livestock & poultry units with floorspace > 500m^2, slurry lagoons > 4000m^2.
- Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion
- Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.
- Discharges - Any discharge of water or liquid waste of more than 20m^3/day to ground (ie to seep away) or to surface water, such as a beck or stream (NB This does not include discharges to mains sewer which are unlikely to pose a risk at this location)

2.6.3 The Site lies within a declared Biosphere Reserve (North Devon) which are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. The aim of such reserves is to promote sustainable development forged by the work of the local community.

2.6.4 Defined as being continuously wooded since 1600 AD, Designated Ancient Woodland includes semi-natural woodland and plantations on ancient woodland sites. There are nineteen such areas within 2000m of the site with two being located on-Site. They both pertain to Monkleigh Wood with the woodland types being Ancient Replanted Woodland and Ancient & Semi-Natural Woodland. The remaining seventeen

identified Ancient Woodlands range from 13 m to 1771 m from the Site`s boundary and are listed on page 52 to 53 of the Groundsure Report in Appendix 1.

2.6.5 Under the Priority Habitat Inventory, habitats of principal importance are named by the Natural Environment and Rural Communities Act (2006) Section 41. There are twenty such habitats, all defined as deciduous woodland, within 250 m of the Site. Three of these are on-Site whilst the remainder are in the range of 35 m to 230 m from the Site`s boundary.

2.7 Pollution History

Pollution Incidents that may have affected the Land

2.7.1 The Groundsure report shows that there have been no reported pollution incidents on the Site itself or within 500 m of the boundary.

2.7.2 There are no records indicating within 500 m of the Site that there are any Sites determined as Contaminated Land, there are no Control of Major Accident Hazards, Regulated Explosive Sites, Hazardous Substance Storage/Usage, Historical Licenced Industrial Activities (IPC) or Licenced Industrial Activities (Part A(1)).

2.7.3 Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances into the environment indicate that there is one licence within 500 m of the Site which is on the Site itself for Torrington Stone Ltd. It is a historical permit for quarry processes and no enforcements were notified.

Historical Land Uses and Associated Contaminants

2.7.4 On the Site itself, there are two historical industrial land uses identified. They are defined as an Unspecified Quarry and a Stone Quarry in 1995. These records have been digitised from historical Ordnance Survey mapping from the original un-grouped map features (records that are intelligently grouped also show industrial land uses). Within 500 m of the Site, there are nineteen grouped and thirty-four un-grouped industrial land uses recorded ranging from between 87 m and 464 m from the boundary of the Site.

2.7.5 Historical maps of the Site obtained from www.old-maps.co.uk have been reviewed as part of this Site Condition Report. The plans date back to 1887, refer to Table 3.

Table 3 Sequence of Historical Activities on Site

Date and Map Scale	Land Use
1887 1:2,500	The Site is a wooded area referred to as Monkleigh Wood. The surrounding area is not dissimilar to the modern-day configuration.
1890 1:10,560	Largely no change.
1904 1:2,500	No change from the previous map
1905-1906 1:10,560	As above
1938 1:10,560	As above
1958-1959 1:2,500	Two patches on the eastern corner and southern edge of the Site are labelled as 'disused quarry` despite previous maps showing no indication of quarrying. The remainder of the Site is woodland
1963-1995 1:10,000	The patches of disused quarry described in the previous map of 1958-1959 have combined to form an area marked as a Stone Quarry which occupies an area approximately half the size of the current day quarry
1963-1964 1:10,560	Although the Site is not labelled, hassle marks indicate a strip of quarried area along the southern edge towards the eastern corner
1988 1:10,000 (partial)	As above

Evidence of Historic Contamination

2.7.6 A Site Walkover was undertaken on the 23rd July 2021 by a Senior Environmental Consultant representing Crestwood Environmental Ltd with photographic observations taken to support the visual inspection

made. There were no visible signs of likely ground contamination, oil or diesel contamination or ground staining by hydrocarbons. There was no evidence of vegetation stress in the vicinity of the Site.

3 PERMITTED ACTIVITIES

3.1 Overview

- The Client intends to restore the disused quarry site by partial infilling the void space using inert waste materials before landscaping and planting native grasses and trees for the purposes of a Waste Recovery Operation. The reasons are primarily to provide a restoration for the site that includes safe access to the geological features of interest by building an access ramp from the quarry floor to allow access to the upper faces for inspection and study. Planning condition 21 states *"The approved restoration scheme shall provide, where safe and practical, accessible exposures of the geological succession exposed in the permission area."*
- In addition the infill will improve overall safety at the site by providing adequate rock traps and access for face drainage works.
- It will also allow a range of biodiversity benefits to be provided and improve the landscape and visual aspects of the site.

3.1.1 This will be in accordance with the approved scheme, final contours and landscaping scheme as outlined in the Planning Permission. The activities permitted are shown in Table 4.

Table 4 Permitted Activities

Permitted activities	Bespoke waste recovery permit for the permanent deposit of inert waste to infill the void quarry space as part of a Planning Permission agreement in order to restore the quarried area with native grass and tree species in line with the neighbouring woodland
Non-permitted activities undertaken	None

3.1.2 Activities fall under The Waste Framework Directive (2008/98/EC) by virtue of Annex II, R5, R 10 and R13, see Table 5.

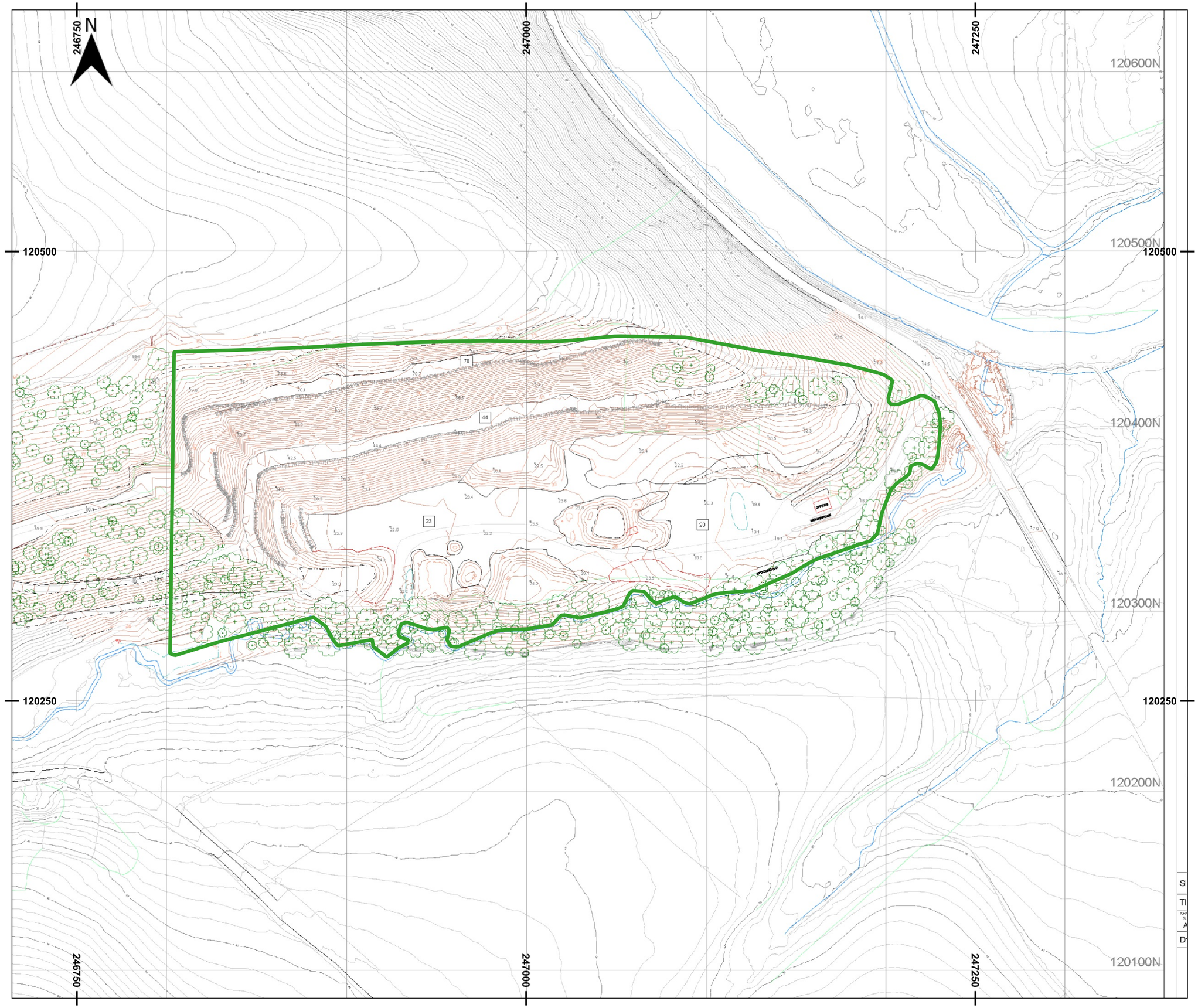
Table 5 Waste Recovery Operations

Storage / Treatment Process	Annex IIA/IIB operations
Deposit and levelling of inert soils and sub-soils to form approved restoration profile required by Planning Permission	Annex II R5 – Recycling/reclamation of other inorganic materials
Deposit and levelling of inert soils and sub-soils to form approved restoration profile required by Planning Permission and reseeding of restored area with grass species to return the land to woodland	Annex II R10 – Land treatment resulting in benefit to agriculture or ecological improvement
Secure storage of wastes, prior to treatment.	Annex II R13 Storage of waste pending any of the operations numbered R1 to R12

3.2 Substances

3.2.1 Oils and grease will be required for maintenance of the treatment facility.

3.2.2 No substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) Regulations will be used at the Site.



Legend:

Permit boundary

Final Revision:	Date:	Description:	By:	Chk:

Consultant:

Crestwood Environmental Ltd

Science, Technology & Prototyping Centre
University of Wolverhampton Science Park
Glaisher Drive, Wolverhampton
WV10 9RU

Tel: 01902 229563
info@crestwoodenvironmental.co.uk
www.crestwoodenvironmental.co.uk

Client:

QuarryPlan

Site: Beam Quarry

Drawing Title: **Proposed permit boundary**

Date:	Scale	Paper Size:
25 / 10 / 2021	1:2,000	A3 (420×297mm)

Drawn By:	Checked By:	Status:	Final Revision:
AA	ST	FINAL	-

Drawing Ref:	Drawing No:
CE-BQ-1936-DW01	**Figure 1**

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Groundsure
LOCATION INTELLIGENCE

Enviro
Insight

BEAM QUARRY, ROAD FROM WEARE GIFFARD CROSS TO RAKEHAM TOLL HOUSE CROSS, WEARE GIFFARD, EX38 8JF

Order Details

Date: 22/07/2021

Your ref: Beam_Quarry

Our Ref: GS-8066013

Client: Crestwood Environmental Ltd

Site Details

Location: 247083 120381

Area: 6.85 ha

Authority: Torridge District Council

Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
12	**1.1**	**Historical industrial land uses**	2	0	4	15	-
13	1.2	Historical tanks	0	0	0	0	-
14	1.3	Historical energy features	0	0	0	0	-
14	1.4	Historical petrol stations	0	0	0	0	-
14	1.5	Historical garages	0	0	0	0	-
14	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
15	**2.1**	**Historical industrial land uses**	2	0	6	28	-
17	2.2	Historical tanks	0	0	0	0	-
17	2.3	Historical energy features	0	0	0	0	-
17	2.4	Historical petrol stations	0	0	0	0	-
18	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
19	3.1	Active or recent landfill	0	0	0	0	-
19	3.2	Historical landfill (BGS records)	0	0	0	0	-
20	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
20	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
20	3.5	Historical waste sites	0	0	0	0	-
20	3.6	Licensed waste sites	0	0	0	0	-
20	**3.7**	**Waste exemptions**	0	1	0	0	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
22	**4.1**	**Recent industrial land uses**	2	0	0	-	-
23	4.2	Current or recent petrol stations	0	0	0	0	-
23	4.3	Electricity cables	0	0	0	0	-
23	4.4	Gas pipelines	0	0	0	0	-
23	4.5	Sites determined as Contaminated Land	0	0	0	0	-

23	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
24	4.7	Regulated explosive sites	0	0	0	0	-
24	4.8	Hazardous substance storage/usage	0	0	0	0	-
24	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
24	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
24	**4.11**	**Licensed pollutant release (Part A(2)/B)**	1	0	0	0	-
25	4.12	Radioactive Substance Authorisations	0	0	0	0	-
25	**4.13**	**Licensed Discharges to controlled waters**	0	0	1	0	-
25	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
26	4.15	Pollutant release to public sewer	0	0	0	0	-
26	4.16	List 1 Dangerous Substances	0	0	0	0	-
26	4.17	List 2 Dangerous Substances	0	0	0	0	-
26	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
26	4.19	Pollution inventory substances	0	0	0	0	-
27	4.20	Pollution inventory waste transfers	0	0	0	0	-
27	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Geology (basic)					
28	**5.1**	**Superficial geology (625k)**	Identified (within 500m)				
28	**5.2**	**Bedrock geology (625k)**	Identified (within 500m)				

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
29	**6.1**	**Superficial aquifer**	Identified (within 500m)				
31	**6.2**	**Bedrock aquifer**	Identified (within 500m)				
33	**6.3**	**Groundwater vulnerability**	Identified (within 50m)				
34	6.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	6.5	Groundwater vulnerability- local information	None (within 0m)				
36	6.6	Groundwater abstractions	0	0	0	0	0
36	6.7	Surface water abstractions	0	0	0	0	0
36	6.8	Potable abstractions	0	0	0	0	0
36	6.9	Source Protection Zones	0	0	0	0	-

37	6.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
38	**7.1**	**Water Network (OS MasterMap)**	1	6	7	-	-
40	**7.2**	**Surface water features**	1	1	6	-	-
40	**7.3**	**WFD Surface water body catchments**	1	-	-	-	-
40	**7.4**	**WFD Surface water bodies**	0	1	0	-	-
41	**7.5**	**WFD Groundwater bodies**	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
42	**8.1**	**Risk of Flooding from Rivers and Sea (RoFRaS)**	High (within 50m)				
43	**8.2**	**Historical Flood Events**	0	2	0	-	-
43	8.3	Flood Defences	0	0	0	-	-
43	8.4	Areas Benefiting from Flood Defences	0	0	0	-	-
44	8.5	Flood Storage Areas	0	0	0	-	-
45	**8.6**	**Flood Zone 2**	Identified (within 50m)				
46	**8.7**	**Flood Zone 3**	Identified (within 50m)				
Page	Section	Surface water flooding					
47	**9.1**	**Surface water flooding**	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
49	**10.1**	**Groundwater flooding**	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
50	11.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
51	11.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	11.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	11.4	Special Protection Areas (SPA)	0	0	0	0	0
51	11.5	National Nature Reserves (NNR)	0	0	0	0	0
52	11.6	Local Nature Reserves (LNR)	0	0	0	0	0
52	**11.7**	**Designated Ancient Woodland**	2	3	1	3	10
53	**11.8**	**Biosphere Reserves**	1	0	0	0	0
53	11.9	Forest Parks	0	0	0	0	0

53	11.10	Marine Conservation Zones	0	0	0	0	0
54	11.11	Green Belt	0	0	0	0	0
54	11.12	Proposed Ramsar sites	0	0	0	0	0
54	11.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	11.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	11.15	Nitrate Sensitive Areas	0	0	0	0	0
55	11.16	Nitrate Vulnerable Zones	0	0	0	0	0
56	**11.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
57	11.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
58	12.1	World Heritage Sites	0	0	0	-	-
58	12.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	12.3	National Parks	0	0	0	-	-
58	12.4	Listed Buildings	0	0	0	-	-
59	12.5	Conservation Areas	0	0	0	-	-
59	12.6	Scheduled Ancient Monuments	0	0	0	-	-
59	12.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
60	**13.1**	**Agricultural Land Classification**	Grade 4 (within 250m)				
61	13.2	Open Access Land	0	0	0	-	-
61	13.3	Tree Felling Licences	0	0	0	-	-
61	13.4	Environmental Stewardship Schemes	0	0	0	-	-
62	**13.5**	**Countryside Stewardship Schemes**	1	2	1	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
63	**14.1**	**Priority Habitat Inventory**	3	3	14	-	-
64	14.2	Habitat Networks	0	0	0	-	-
64	14.3	Open Mosaic Habitat	0	0	0	-	-
65	14.4	Limestone Pavement Orders	0	0	0	-	-

Recent aerial photograph

Capture Date: 30/05/2020

Site Area: 6.85ha

Recent site history - 2017 aerial photograph

Capture Date: 17/06/2017

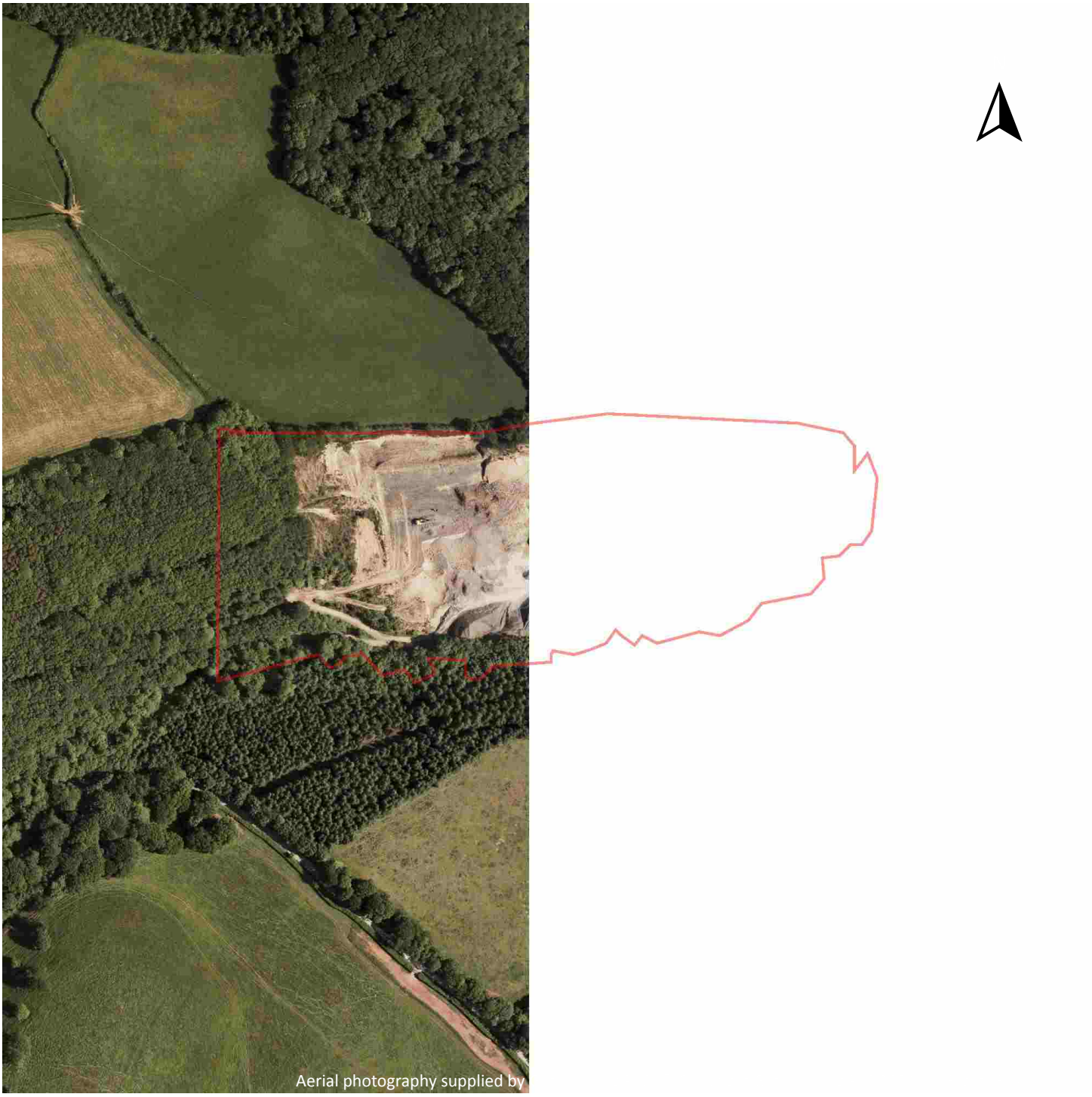
Site Area: 6.85ha

Recent site history - 2010 aerial photograph

Capture Date: 24/05/2010

Site Area: 6.85ha

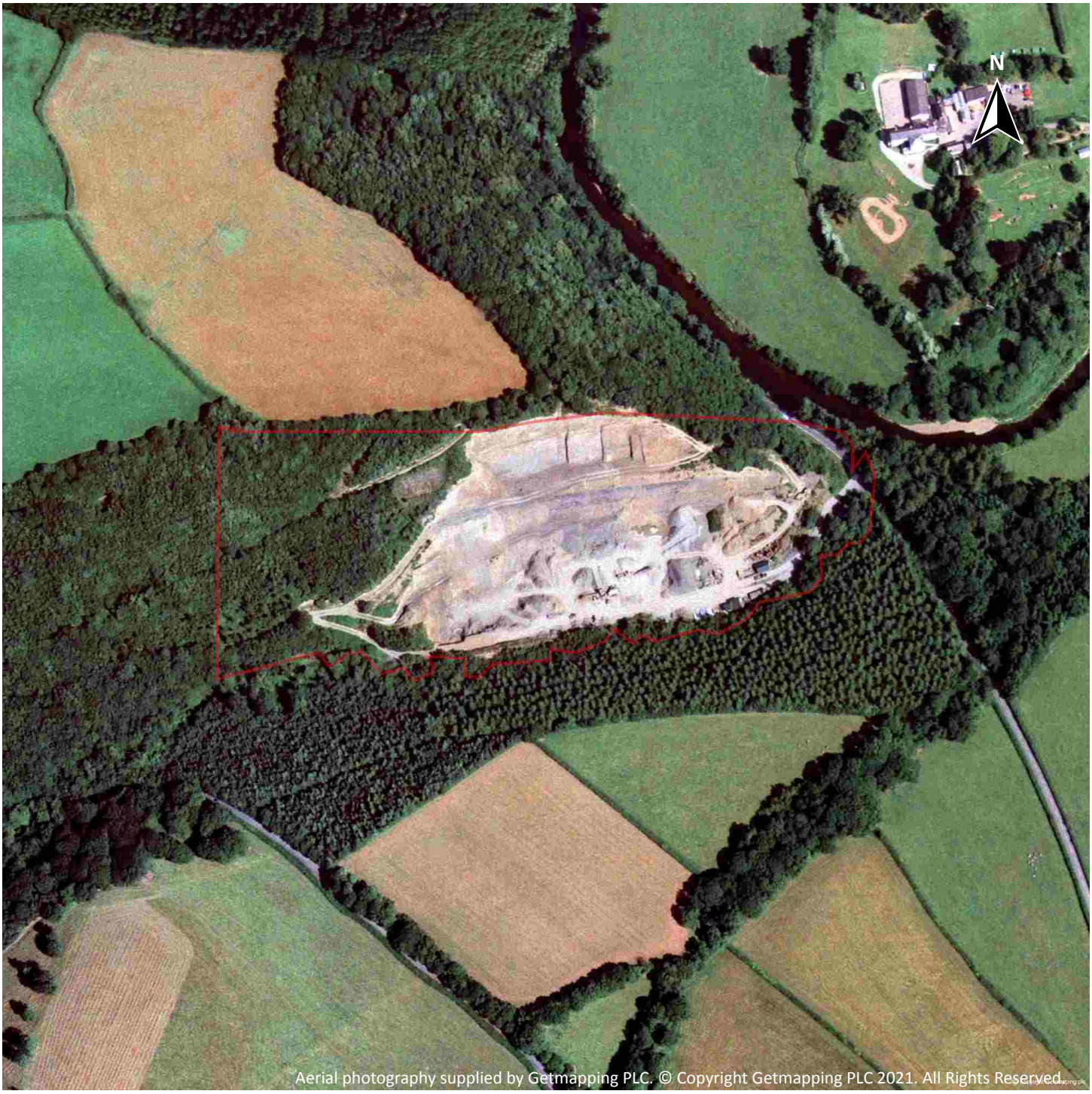
Recent site history - 2005 aerial photograph



Capture Date: 08/06/2005

Site Area: 6.85ha

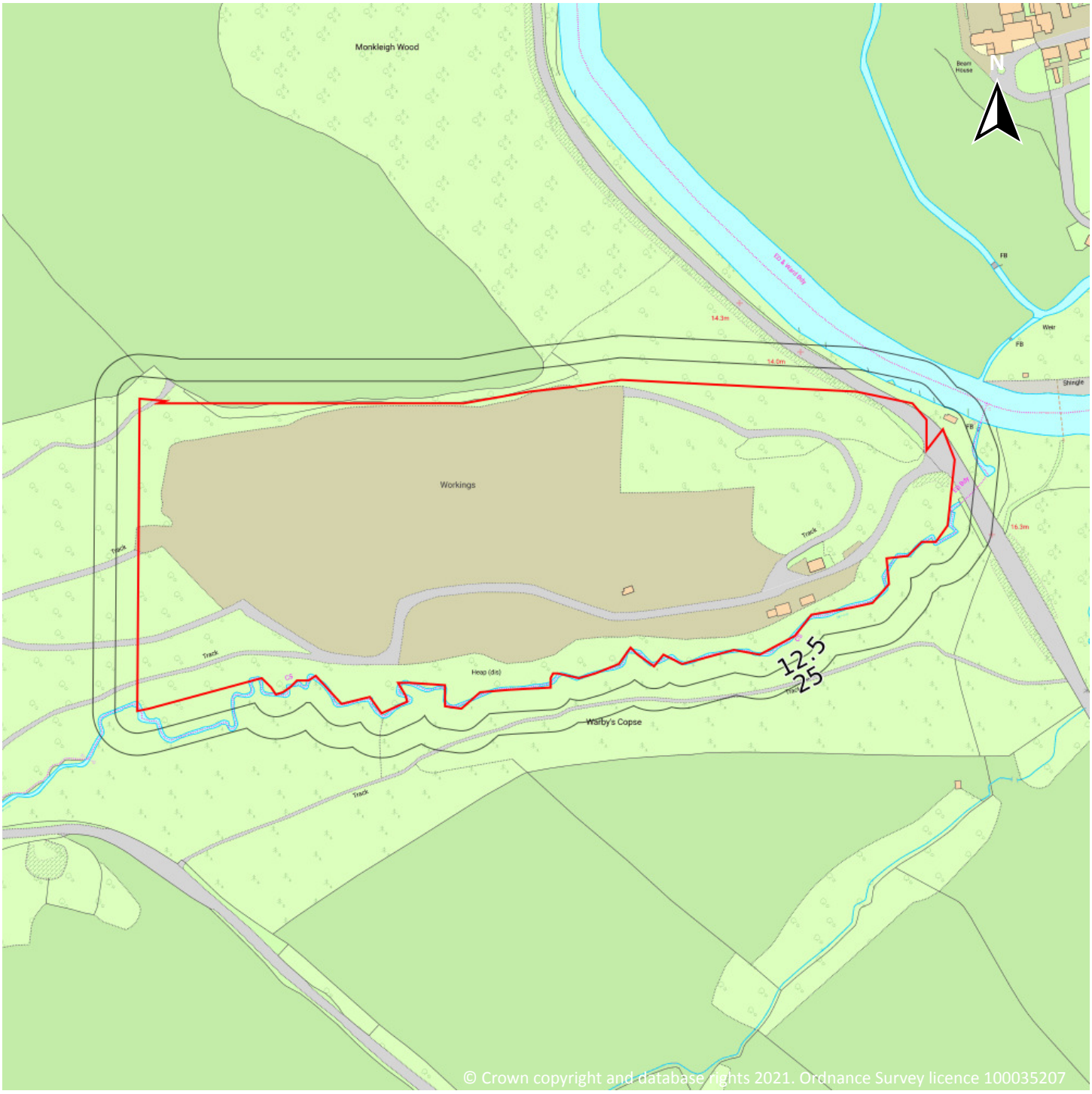
Recent site history - 1999 aerial photograph



Capture Date: 27/07/1999

Site Area: 6.85ha

OS MasterMap site plan



Site Area: 6.85ha

1 Past land use

Site Outline

Search buffers in metres (m)

Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m	21

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
1	**On site**	**Unspecified Quarry**	**1995**	**324891**

ID	Location	Land use	Dates present	Group ID
2	**On site**	**Stone Quarry**	**1995**	**331633**
A	87m SW	Unspecified Pit	1963 - 1995	377031
A	92m SW	Unspecified Quarry	1886	368046
A	95m SW	Unspecified Quarry	1906	360086
A	95m SW	Unspecified Quarry	1938	358753
B	298m SW	Unspecified Heap	1963 - 1995	380155
B	299m SW	Unspecified Quarry	1906 - 1938	339741
3	312m NE	Cuttings	1906	339995
C	315m NE	Cuttings	1906 - 1938	358665
C	315m NE	Unspecified Pit	1886	334794
4	338m W	Unspecified Pit	1963 - 1995	378267
5	349m W	Unspecified Old Quarry	1886	329549
6	379m NE	Unspecified Pit	1963 - 1995	353486
7	407m N	Unspecified Quarry	1963 - 1995	353954
D	431m N	Unspecified Quarry	1886	360044
D	431m N	Unspecified Quarry	1938	364123
D	432m N	Unspecified Quarry	1906	358565
8	464m SE	Unspecified Quarry	1906 - 1938	346118
9	482m N	Unspecified Quarries	1963 - 1995	360416
10	493m N	Unspecified Quarries	1886	363858

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped

Site Outline

Search buffers in metres (m)

Historical industrial land uses

2.1 Historical industrial land uses

Records within 500m	36

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 15**

ID	Location	Land Use	Date	Group ID
1	**On site**	**Unspecified Quarry**	**1995**	**324891**
2	**On site**	**Stone Quarry**	**1995**	**331633**
A	87m SW	Unspecified Pit	1995	377031

ID	Location	Land Use	Date	Group ID
A	87m SW	Unspecified Pit	1963	377031
A	87m SW	Unspecified Pit	1964	377031
A	92m SW	Unspecified Quarry	1886	368046
A	95m SW	Unspecified Quarry	1906	360086
A	95m SW	Unspecified Quarry	1938	358753
B	298m SW	Unspecified Heap	1995	380155
B	298m SW	Unspecified Heap	1963	380155
B	298m SW	Unspecified Heap	1964	380155
B	299m SW	Unspecified Quarry	1906	339741
B	299m SW	Unspecified Quarry	1938	339741
3	312m NE	Cuttings	1906	339995
C	315m NE	Cuttings	1938	358665
C	315m NE	Unspecified Pit	1886	334794
C	331m NE	Cuttings	1906	358665
D	338m W	Unspecified Pit	1995	378267
D	338m W	Unspecified Pit	1963	378267
D	338m W	Unspecified Pit	1964	378267
4	349m W	Unspecified Old Quarry	1886	329549
E	379m NE	Unspecified Pit	1995	353486
E	379m NE	Unspecified Pit	1963	353486
E	379m NE	Unspecified Pit	1964	353486
F	407m N	Unspecified Quarry	1995	353954
F	407m N	Unspecified Quarry	1963	353954
F	407m N	Unspecified Quarry	1964	353954
G	431m N	Unspecified Quarry	1938	364123
G	431m N	Unspecified Quarry	1886	360044
G	432m N	Unspecified Quarry	1906	358565
H	464m SE	Unspecified Quarry	1906	346118

ID	Location	Land Use	Date	Group ID
H	466m SE	Unspecified Quarry	1938	346118
I	482m N	Unspecified Quarries	1995	360416
I	482m N	Unspecified Quarries	1963	360416
I	482m N	Unspecified Quarries	1964	360416
5	493m N	Unspecified Quarries	1886	363858

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	1

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 19**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	39m S	Rolle Estate Office BUDLEIGH SALTERTON Devon EX9 7BL	EPR/TF0902CB /A001	Disposing of waste exemption	Non-Agricultural Waste Only	Burning waste in the open

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use

Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed pollutant release (Part A(2)/B)

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 22**

ID	Location	Company	Address	Activity	Category
1	**On site**	**Workings**	**Devon, EX38**	**Unspecified Quarries Or Mines**	**Extractive Industries**
A	**On site**	**Torrington Stone Ltd**	**Beam Quarry, Torrington, Devon, EX38 8JF**	**Unspecified Quarries Or Mines**	**Extractive Industries**

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	1

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 22**

ID	Location	Address	Details	
A	**On site**	**Torrington Stone Ltd, Beam Quarry, Torrington, EX38 8JF**	**Process: Quarry Processes Status: Historical Permit Permit Type: Part B**	**Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified**

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	**0**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	**1**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 22**

ID	Location	Address	Details	
2	239m N	PGL BEAM HOUSE, TORRINGTON, NORTH DEVON, EX38 8JF	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRCB3992NQ Permit Version: 1 Receiving Water: MILL LEAT	Status: NEW ISSUED UNDER EPR 2010 Issue date: 10/08/2015 Effective Date: 10/08/2015 Revocation Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Geology (basic)

5.1 Superficial geology (625k)

Records within 500m	1

Generalised geology data based on BGS's published poster maps of the UK (North and South). Superficial related themes digitised from 1977 first edition Quaternary map (North and South).

Location	Lex code	Description	Rock type
169m S	ALV-CLSS	ALLUVIUM	CLAY, SILT AND SAND

This data is sourced from the British Geological Survey.

5.2 Bedrock geology (625k)

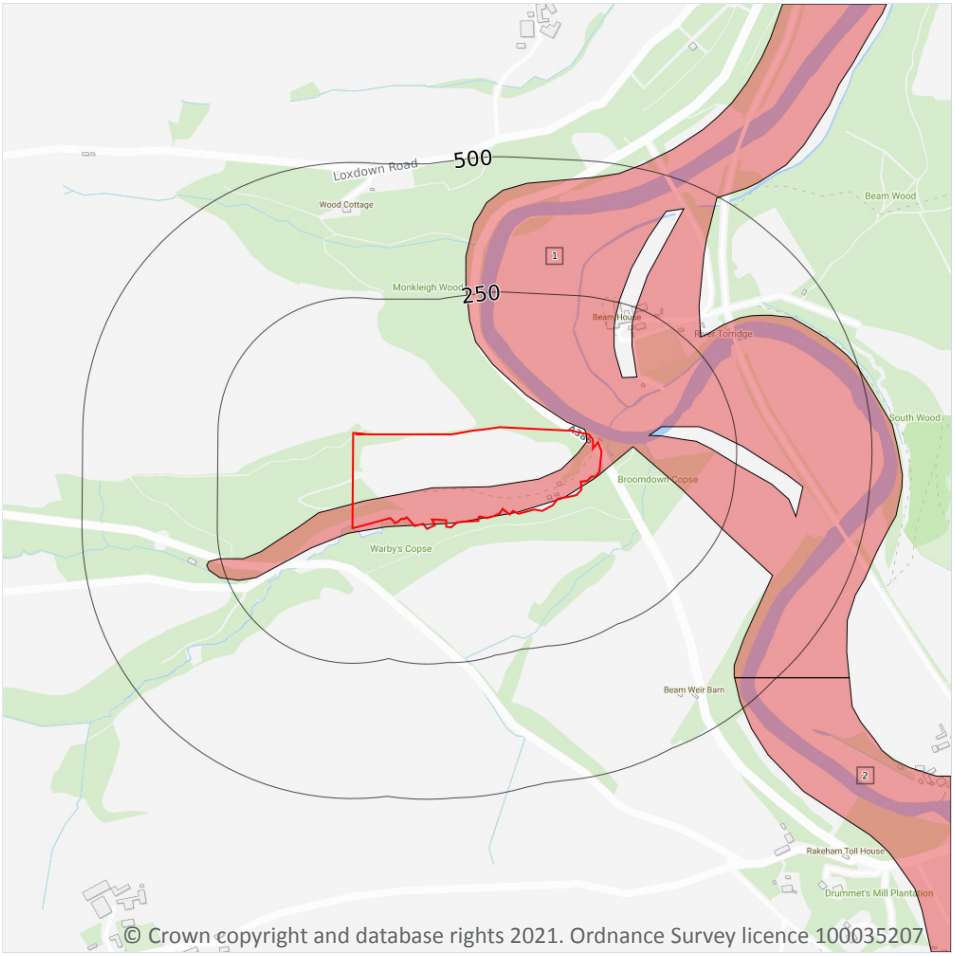
Records within 500m	1

Generalised geology data based on BGS's published poster maps of the UK (North and South). Bedrock related themes created through generalisation of 1:50,000 data.

Location	Lex code	Description	Rock type
On site	**HOWY-MDSS**	**HOLSWORTHY GROUP**	**MUDSTONE, SILTSTONE AND SANDSTONE**

This data is sourced from the British Geological Survey.

6 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

6.1 Superficial aquifer

Records within 500m	2

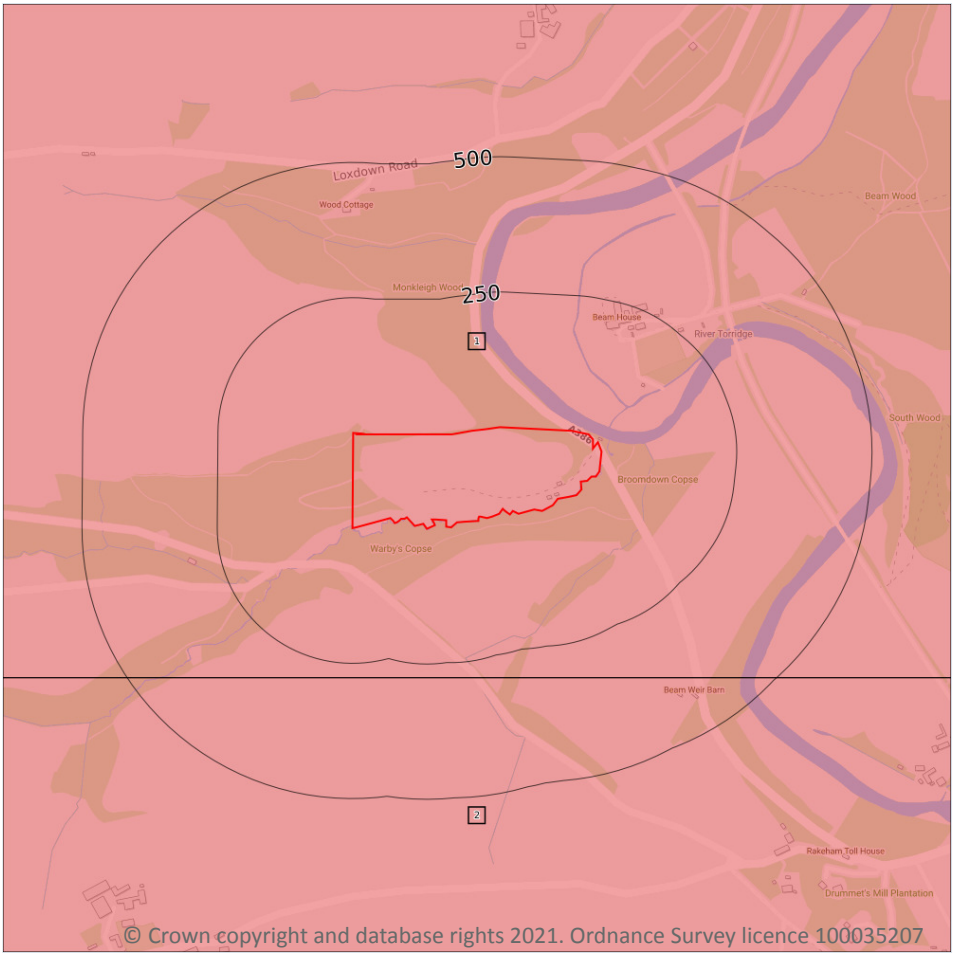
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 29**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	446m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

6.2 Bedrock aquifer

Records within 500m	2

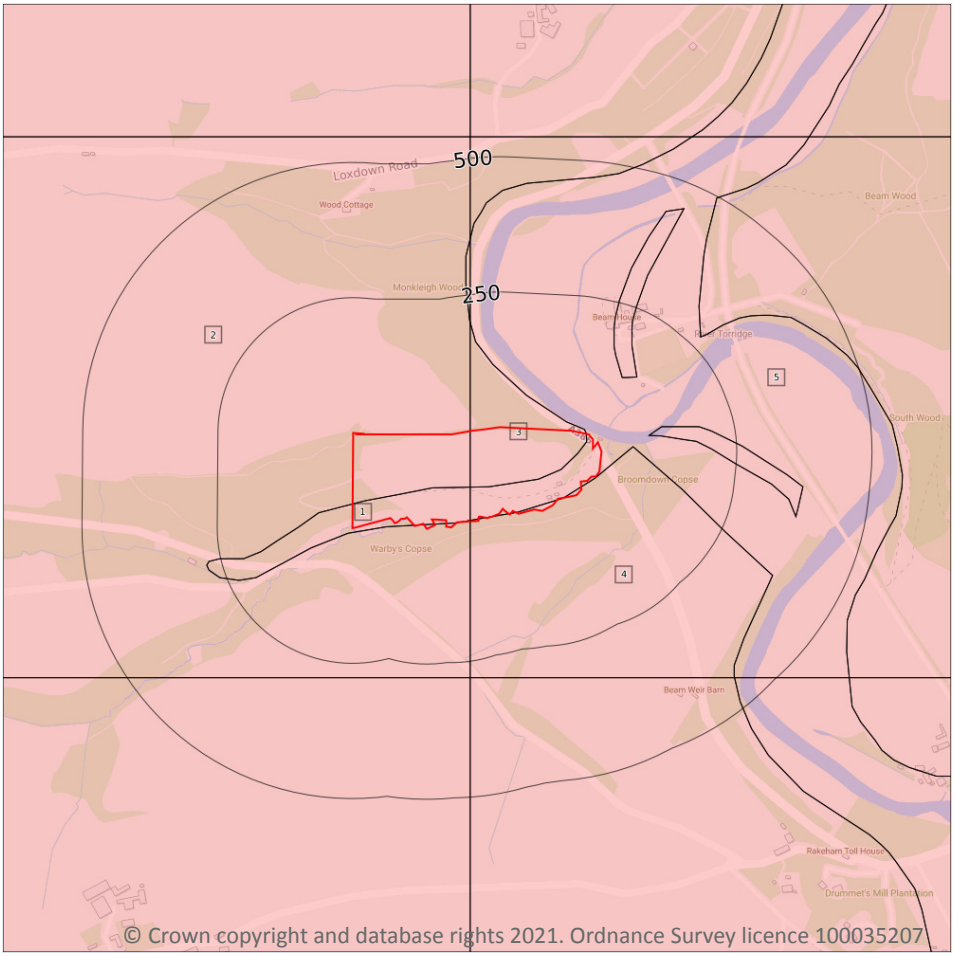
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 31**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	275m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability
- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability
- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information
- Unproductive aquifer
- Soluble rock risk
- Local information

6.3 Groundwater vulnerability

Records within 50m	5

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 33**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: 40-70% Dilution value: >550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: 40-70% Dilution value: >550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
3	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: >550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Medium	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
4	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: >550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Medium	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
5	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: >550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Medium	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

6.4 Groundwater vulnerability- soluble rock risk

Records on site	0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

6.5 Groundwater vulnerability- local information

Records on site	0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones

6.6 Groundwater abstractions

Records within 2000m	0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.7 Surface water abstractions

Records within 2000m	0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.8 Potable abstractions

Records within 2000m	0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

7 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

7.1 Water Network (OS MasterMap)

Records within 250m	14

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 38**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**

ID	Location	Type of water feature	Ground level	Permanence	Name
4	16m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Torridge
B	18m E	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
B	19m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	24m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Torridge
B	24m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	28m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Torridge
B	80m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	80m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Torridge
7	81m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	84m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	84m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	181m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	181m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

7.2 Surface water features

Records within 250m	8

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 38**

This data is sourced from the Ordnance Survey.

7.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 38**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	**On site**	**River WB catchment**	**Torridge (Lew to Estuary)**	**GB108050014660**	**Torridge**	**North Devon**

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 38**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	17m NE	River	Torridge (Lew to Estuary)	GB108050014660	Moderate	Good	Moderate	2016

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 WFD Groundwater bodies

Records on site	1

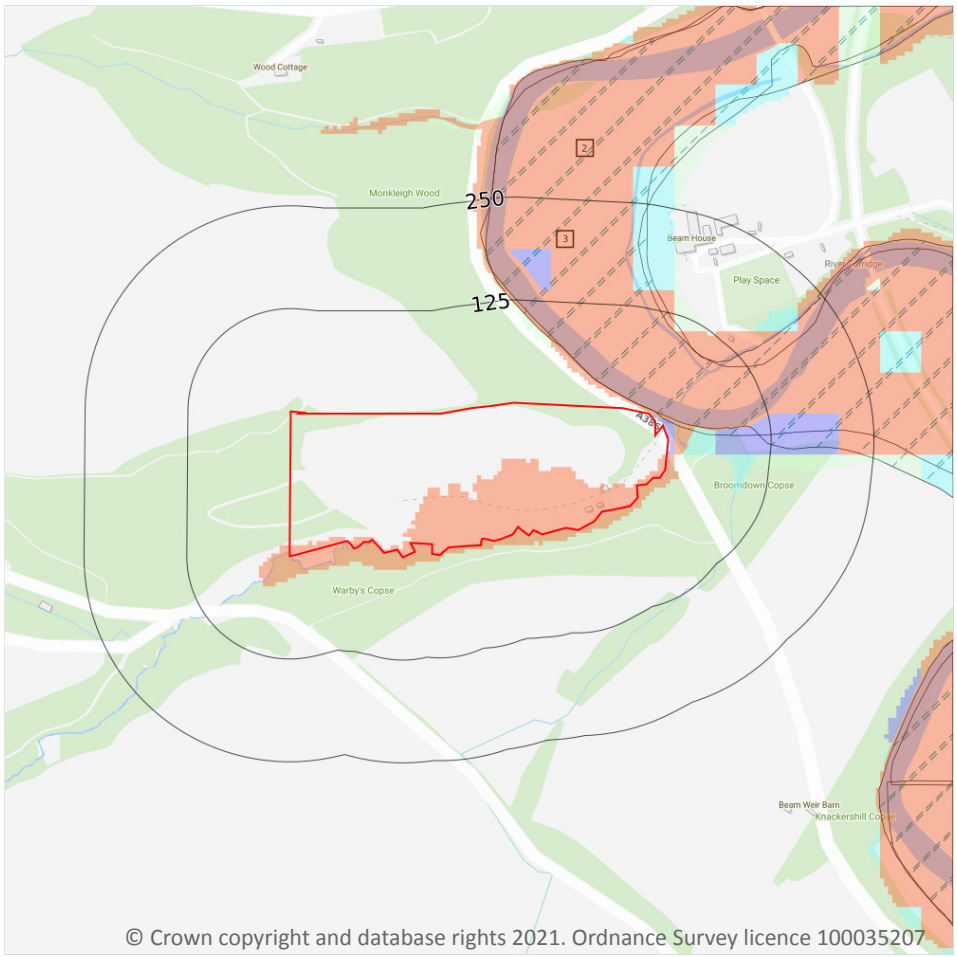
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 38**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	**On site**	**Torridge and Hartland Streams**	**GB40802G800600**	**Poor**	**Poor**	**Good**	**2015**

This data is sourced from the Environment Agency and Natural Resources Wales.

8 River and coastal flooding



Site Outline

Search buffers in metres (m)

Environment Agency river and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

8.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m	**13**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on **page 42**

Distance	RoFRaS flood risk
On site	**High**
0 - 50m	High

This data is sourced from the Environment Agency and Natural Resources Wales.

8.2 Historical Flood Events

Records within 250m	2

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

Features are displayed on the River and coastal flooding map on **page 42**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
2	6m NE	Weare Gifford	1970-11-02 1970-11-02	Main river	Channel capacity exceeded (no raised defences)	Fluvial
3	6m NE	River Torride: Dec 1965	1965-12-18 1965-12-19	Main river	Channel capacity exceeded (no raised defences)	Fluvial

This data is sourced from the Environment Agency and Natural Resources Wales.

8.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

8.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

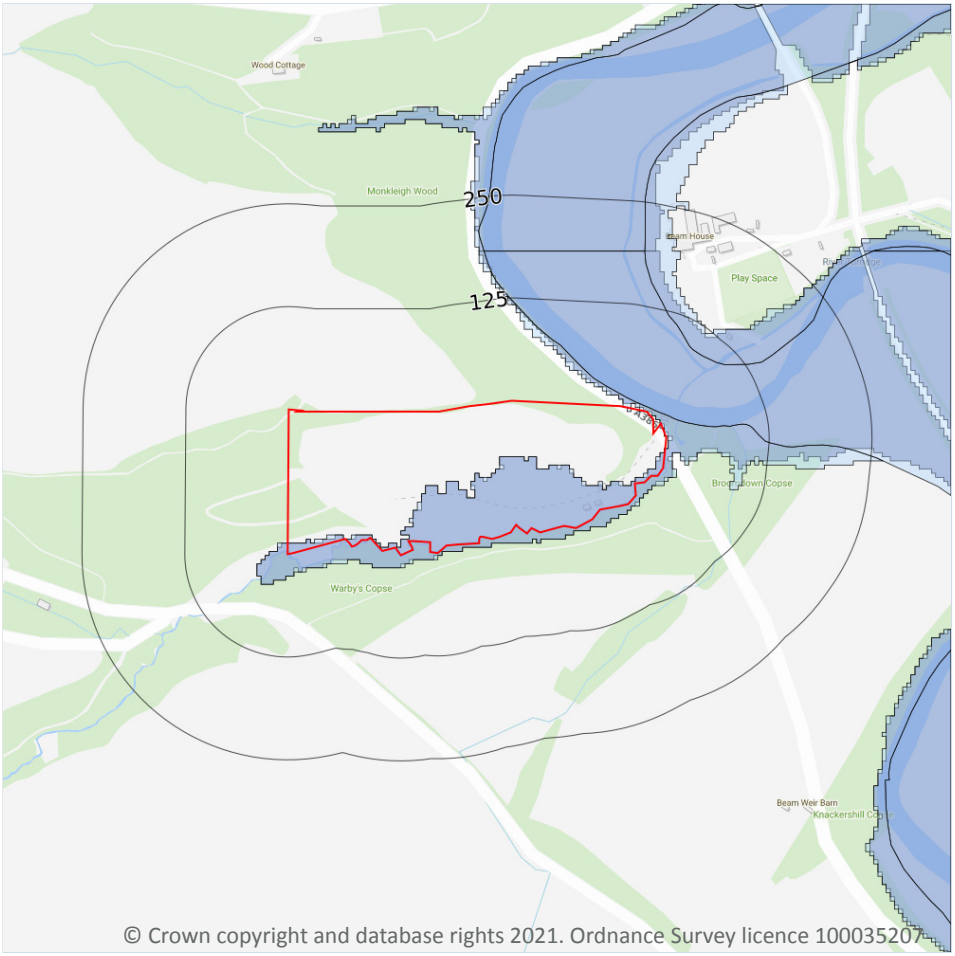
8.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

8.6 Flood Zone 2

Records within 50m	1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on **page 42**

Location	Type
On site	**Zone 2 - (Fluvial /Tidal Models)**

This data is sourced from the Environment Agency and Natural Resources Wales.

8.7 Flood Zone 3

Records within 50m	1

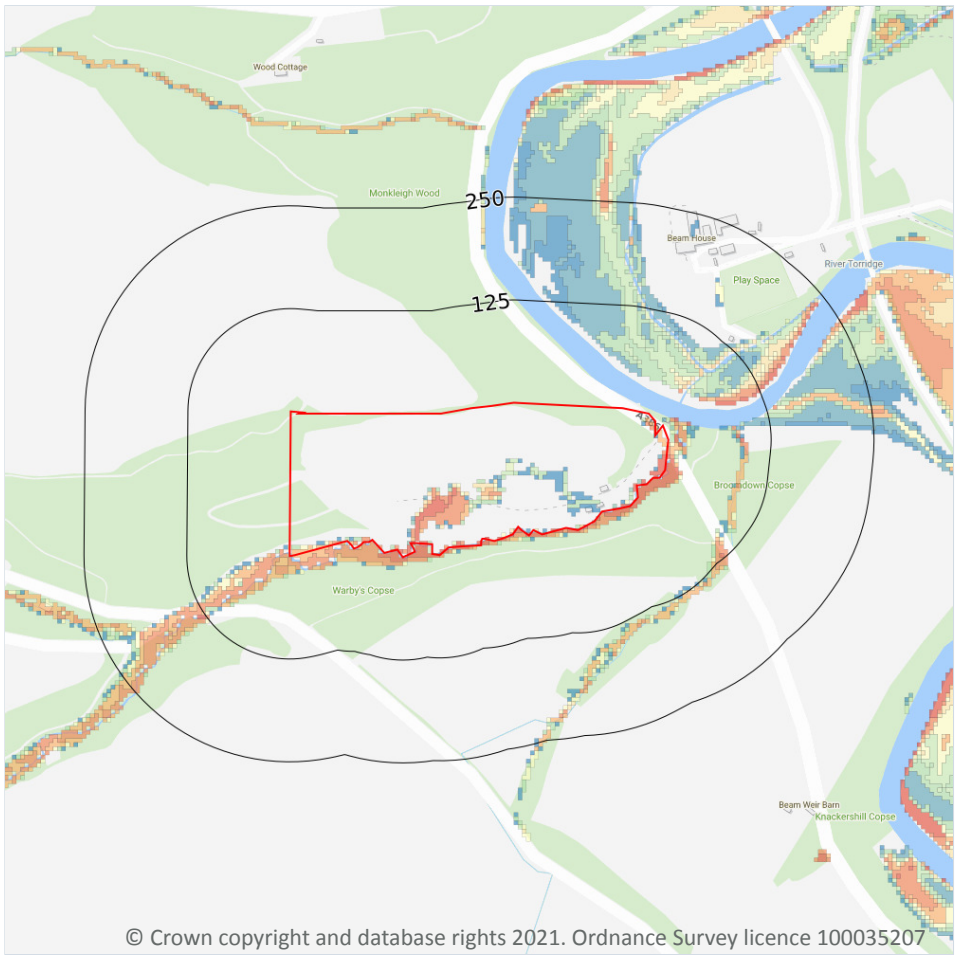
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 42**

Location	Type
On site	**Zone 3 - (Fluvial Models)**

This data is sourced from the Environment Agency and Natural Resources Wales.

9 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

9.1 Surface water flooding

Highest risk on site	**1 in 30 year, Greater than 1.0m**
Highest risk within 50m	**1 in 30 year, Greater than 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 47**

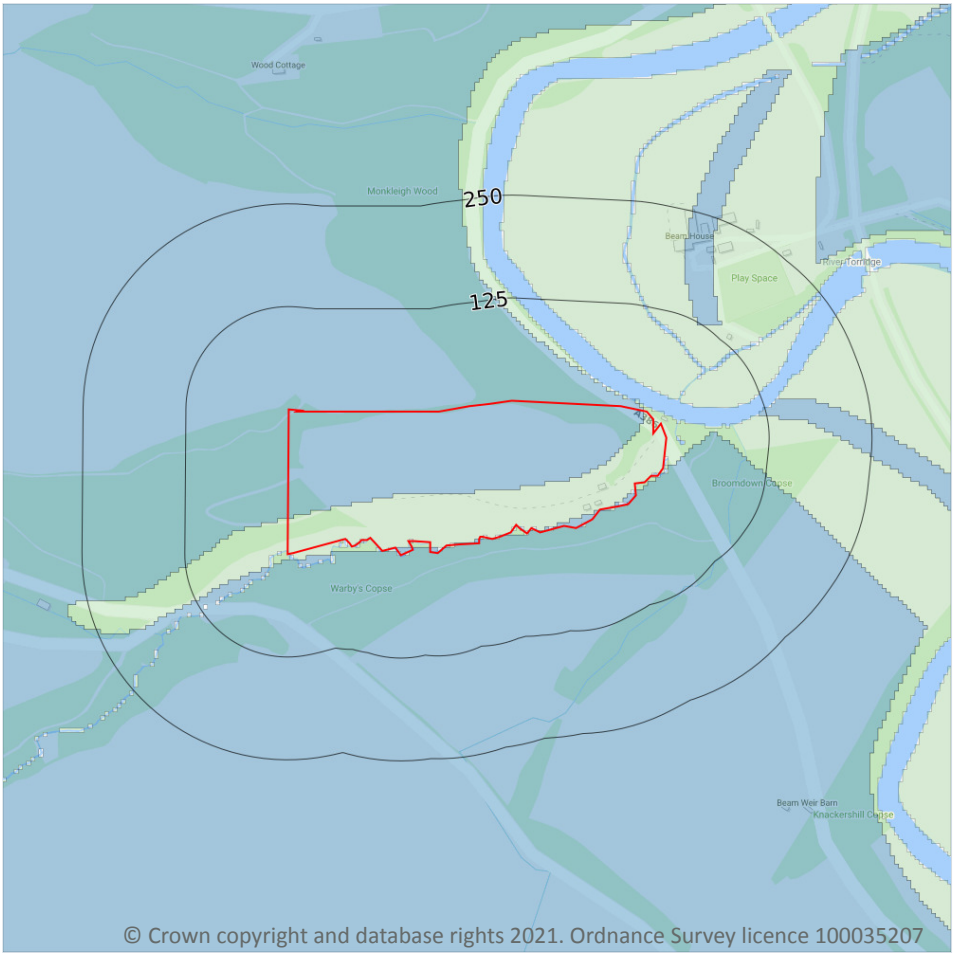
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.

10 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

10.1 Groundwater flooding

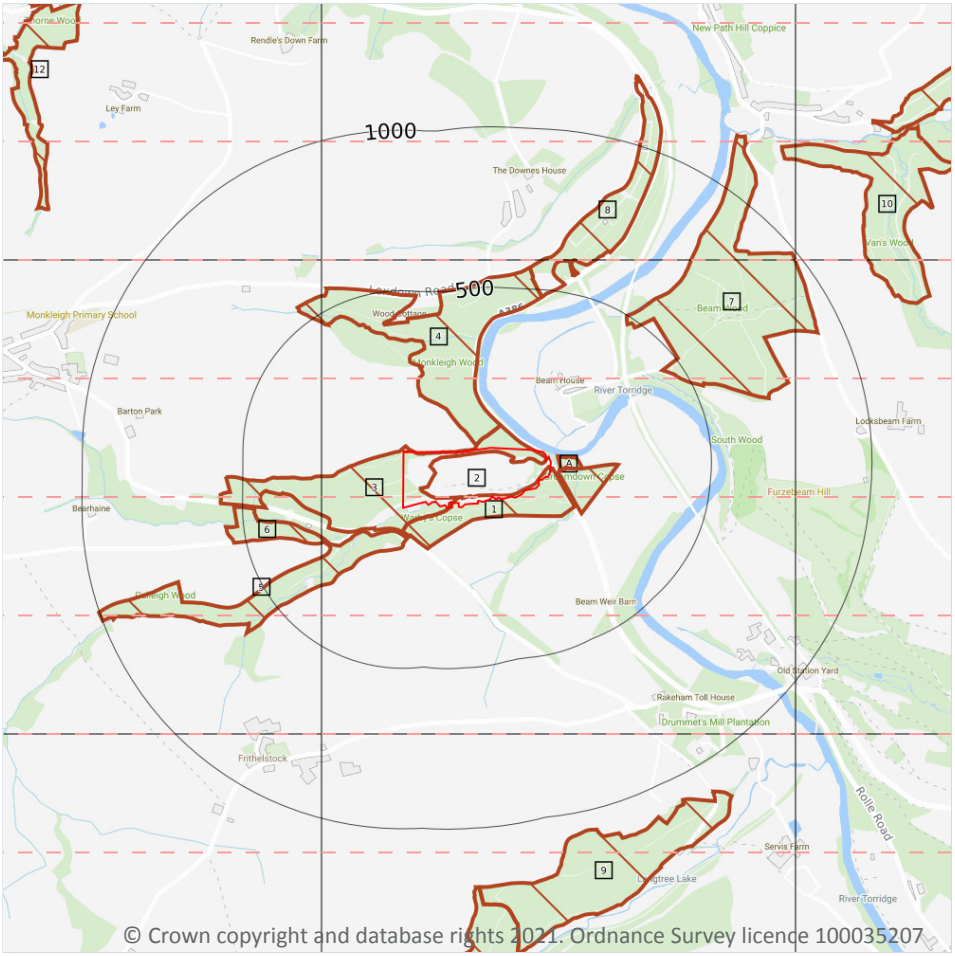
Highest risk on site	**Low**
Highest risk within 50m	**Low**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 49**

This data is sourced from Ambiental Risk Analytics.

11 Environmental designations



11.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.6 Local Nature Reserves (LNR)

Records within 2000m	0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.7 Designated Ancient Woodland

Records within 2000m	19

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 50**

ID	Location	Name	Woodland Type
1	**On site**	**Monkleigh Wood**	**Ancient Replanted Woodland**
3	**On site**	**Monkleigh Wood**	**Ancient & Semi-Natural Woodland**
4	13m N	Monkleigh Wood	Ancient Replanted Woodland
A	25m E	Monkleigh Wood	Ancient & Semi-Natural Woodland
A	27m E	Monkleigh Wood	Ancient Replanted Woodland
5	78m S	Monkleigh Wood	Ancient & Semi-Natural Woodland
6	259m SW	Monkleigh Wood	Ancient & Semi-Natural Woodland
7	445m NE	Beam Wood	Ancient Replanted Woodland
8	479m N	Monkleigh Wood	Ancient & Semi-Natural Woodland
9	1060m S	Frizenham Wood	Ancient & Semi-Natural Woodland
10	1163m NE	Cleave Wood	Ancient Replanted Woodland
11	1184m S	Frizenham Wood	Ancient Replanted Woodland
12	1338m NW	Thorne Wood/bidd Copse	Ancient & Semi-Natural Woodland
-	1409m S	Frizenham Wood	Ancient & Semi-Natural Woodland
14	1451m NE	Cleave Wood	Ancient Replanted Woodland
-	1453m S	Frizenham Wood	Ancient Replanted Woodland

ID	Location	Name	Woodland Type
16	1701m NW	Thorne Wood/bidd Copse	Ancient Replanted Woodland
-	1752m SE	Servis Wood	Ancient Replanted Woodland
-	1771m SE	Servis Wood	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.8 Biosphere Reserves

Records within 2000m	**1**

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

Features are displayed on the Environmental designations map on **page 50**

ID	Location	Name	Status
2	**On site**	**North Devon**	**Declared**

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.9 Forest Parks

Records within 2000m	**0**

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

11.10 Marine Conservation Zones

Records within 2000m	**0**

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

11.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

11.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

11.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or ‘classified’) under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

11.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was

closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

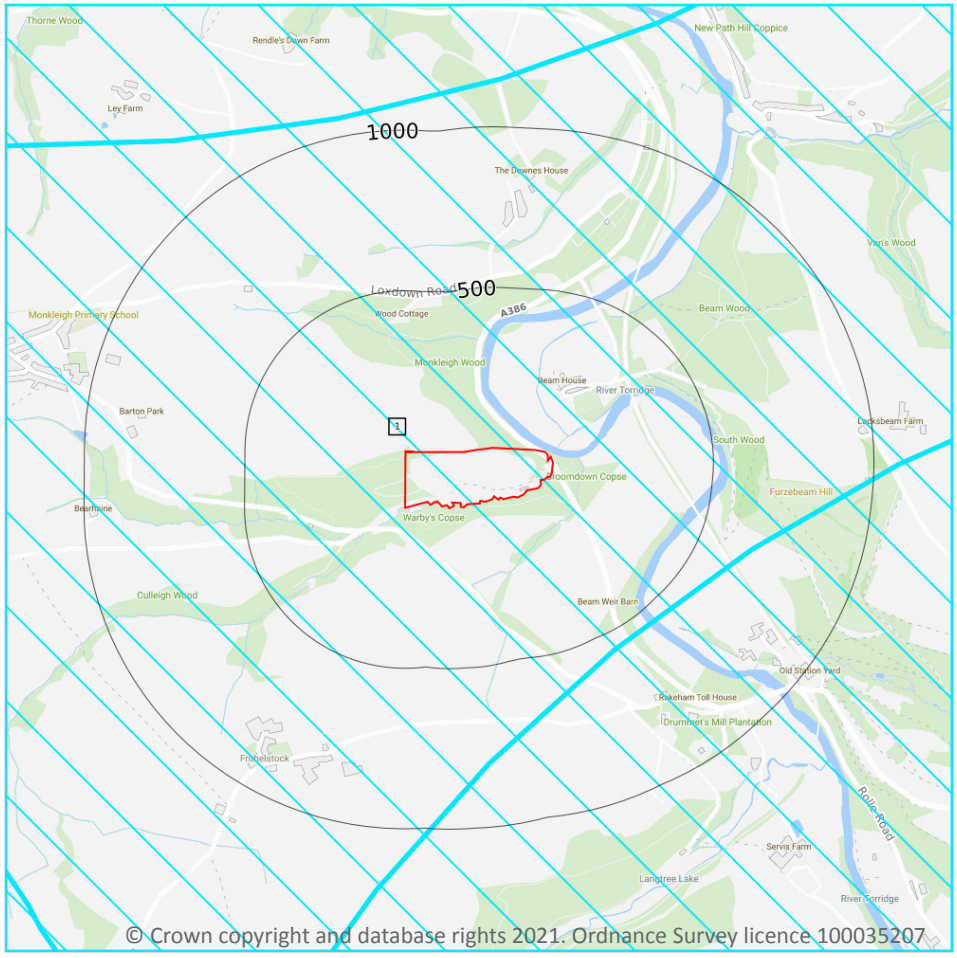
11.16 Nitrate Vulnerable Zones

Records within 2000m	0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

11.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 56**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream (NB This does not include discharges to mains sewer which are unlikely to pose a risk at this location)**

This data is sourced from Natural England.

11.18 SSSI Units

Records within 2000m	**0**

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

12 Visual and cultural designations

12.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

12.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

12.4 Listed Buildings

Records within 250m	0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

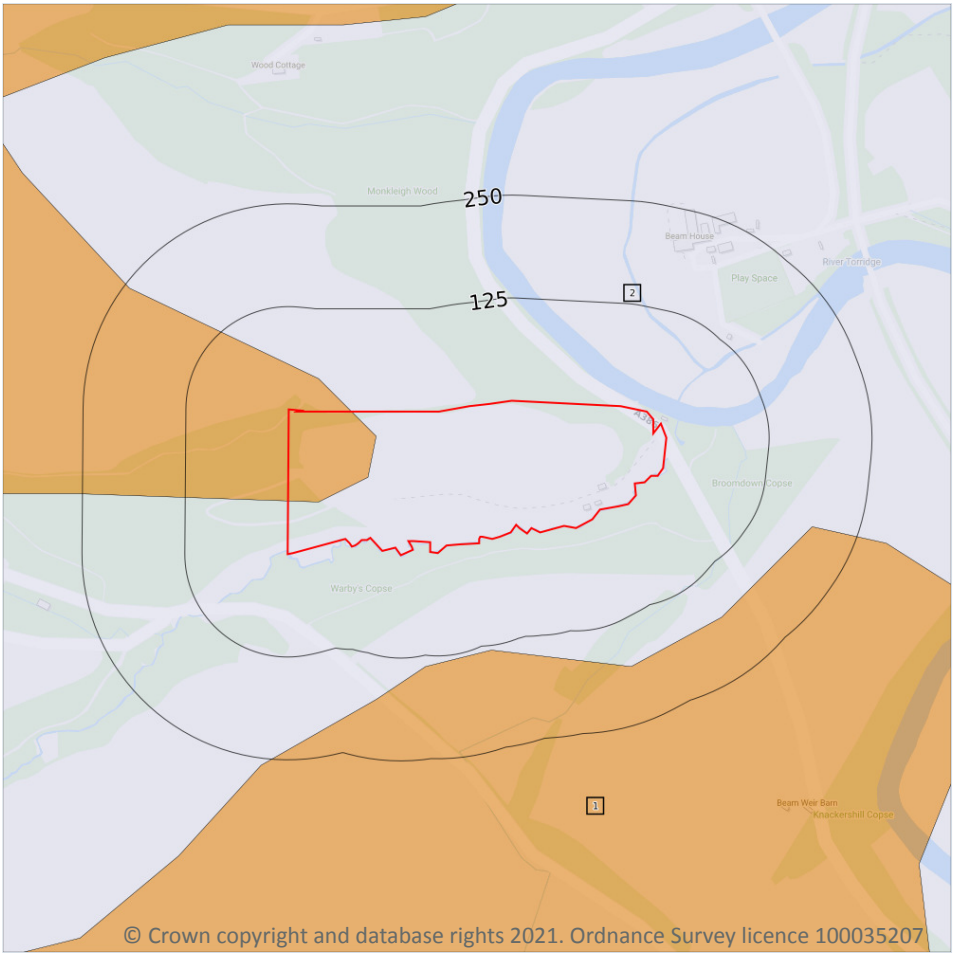
12.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

13 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

13.1 Agricultural Land Classification

Records within 250m	2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 60**

ID	Location	Classification	Description
1	On site	Grade 3	**Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.**

ID	Location	Classification	Description
2	**On site**	**Grade 4**	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**

This data is sourced from Natural England.

13.2 Open Access Land

Records within 250m	**0**

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

13.3 Tree Felling Licences

Records within 250m	**0**

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

13.4 Environmental Stewardship Schemes

Records within 250m	**0**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

13.5 Countryside Stewardship Schemes

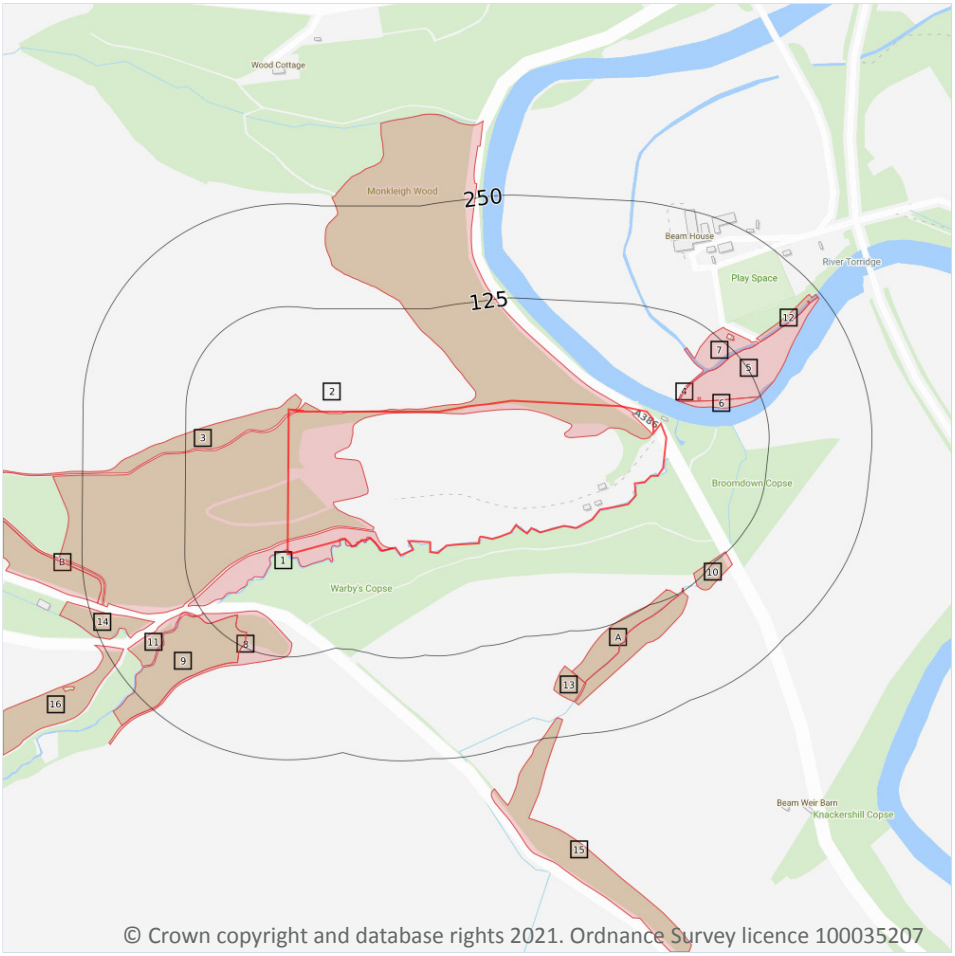
Records within 250m	4

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
On site	**487324**	**Countryside Stewardship (Higher Tier)**	**01/01/2018**	**31/12/2022**
27m E	487324	Countryside Stewardship (Higher Tier)	01/01/2018	31/12/2022
27m NE	325455	Countryside Stewardship (Middle Tier)	01/01/2017	31/12/2021
75m SW	521476	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022

This data is sourced from Natural England.

14 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

14.1 Priority Habitat Inventory

Records within 250m	20

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 63**

ID	Location	Main Habitat	Other habitats
1	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
2	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
3	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
4	35m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	35m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	35m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	64m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	79m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	96m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	114m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	116m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	122m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	134m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	155m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	165m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	182m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	226m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	226m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	230m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	230m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

14.2 Habitat Networks

Records within 250m	**0**

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

14.3 Open Mosaic Habitat

Records within 250m	**0**

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

14.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

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