

SITE CONDITION REPORT

West Lay Ltd

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	West Lay Ltd
Activity address	Land north of Cyder House, Castle Hill, Aspall, Suffolk, IP14 6NZ
National grid reference	TM 17144 65587
Document reference and dates for Site Condition Report at permit application and surrender	321890 Site Condition report (May 26, 1.0).
Document references for site plans (including location and boundaries)	321890 DW01 – Permit boundary plan (solid green line)

Note:

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue	
Environmental setting including: • geology • hydrogeology • surface waters	West Lay Ltd are looking to construct a wetland to help manage treated wastewaters produced from operations at Aspall Cidery. The site currently comprises agricultural land, which is presently uncropped and laid to bare soil. Superficial geology is noted to be the Lowestoft formation diamicton (till) (glacial) chalk till with outwash sands gravels silts and clays (ref: BGS Online Geology Viewer accessed 250326). Thickness is variable but can be up to 60m thick in places. Recent investigation (2026) by Evolve Geo-Environmental has shown that this unit is present across the site. The base of this unit was unproven in the investigation, maximum investigation depth 4 metres below ground level. Bedrock geology is mapped as sandstones of the Crag Group Sandstone - Shallow marine sandstone, (BGS, accessed 250326). The unit can be up to 70m thick onshore. This unit was not encountered in the recent investigation by Evolve Geo-Environmental. Hydrogeology. The bedrock geology is noted to be a Principal Aquifer based on accessing the MAGIC data website (250326). Principal aquifers provide significant quantities of drinking water, and water for business needs. They may also support rivers, lakes and wetlands. Access to the MAGIC database (25/03/26) indicates that the Superficial strata are defined as a Secondary (undifferentiated) aquifer. These

2.0 Condition of the land at permit issue	
	strata can support local water supplies and may form an important source of base flow to rivers. The site is in a total catchment Source Protection Zone (MAGIC, 260326). This is the area around a supply source within which all the groundwater ends up at the abstraction point. The site is in an area mapped as being of medium groundwater vulnerability (MAGIC, 250326) <i>i.e.</i> at medium risk to a pollutant discharged at ground level. These are areas that offer some groundwater protection. Intermediate between high and low vulnerability. The nearest watercourse is the River Deben that flows parallel to the northern site boundary approximately 25 m from the site. The site is just located in a Flood Zone 2 or Flood Zone 3 recorded area (Gov.UK, accessed 250326) along the northern boundary of the site. These are lands with a medium to high risk of flooding from rivers or the sea. The site is just located in an area (along the northern site boundary) noted to be at risk from surface water flooding <i>i.e.</i> where rainfall overwhelms local drainage infrastructure (1:30 year risk). We have included some images of the site captured during the ground investigation (April 2026) below. 

2.0 Condition of the land at permit issue

	
Pollution history including: • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures	The earliest historic map extract provided in the Envirocheck Report (1886) shows the site as being undeveloped agricultural land. A road (the current B1077) marks the eastern boundary of the site with Aspoll Hall located to the South. The use of the site does not appear to change over the period of mapping available in the Envirocheck Report (1886-2025). To the South the Aspoll Brewery looks to be developed sometime prior to the 2006 historic map extract being published. The 1999 aerial photograph taken from the Envirocheck (see below) shows the eastern part of the site as it was at that time: agricultural land. The western part not shown is the same. There are no recorded pollution incidents listed to have occurred on site in the Envirocheck Report. The nearest recorded pollution incident is noted to have occurred approximately 2m west of the site and involved the spillage of sewage into the River Deben. This was categorised as a Category 2 - significant incident, dated 3rd May 1994. The site have confirmed that they are unaware of any pollution incidents that have occurred during the recent operation of the site.

2.0 Condition of the land at permit issue

	
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	The site has recently been subject to intrusive investigation to support the proposed development of the site by Evolve Geo-Environmental (ref: EGE-26-03-27-01, dated 28th May 2026). This demonstrated that the local geology was natural formed of topsoil and subsoil overlying gravelly and sandy clays of the Lowestoft Formation. The clays became stiffer with depth. What is presumed to be very localised perched groundwater was found in two investigation locations. The report found no evidence of historic ground contamination.
Baseline soil and groundwater reference data	Baseline reference data for soils can be found in the Evolve Geo-Environmental report (pgs 9-10.) All potential organic contaminants assessed were below the detection limit of the individual tests undertaken. Only limited quantities of groundwater were observed during the investigation. This is considered to be perched and not present in sufficient amounts to obtain representative samples.
Supporting information	• Various publicly available environmental information sources referenced in the text e.g. MAGIC, BGS • Historical Ordnance Survey plans presented within the Envirocheck Report • Site reconnaissance • Evolve Geo-Environmental report ref EGE-26-03-27-01, dated 28th May 2026 Land north of Cyder House, Castle Hill, Aspell, Suffolk. West Lay Ltd c/o Arthian. • Baseline soil and groundwater reference data

3.0 Permitted activities

Permitted activities	Wetland
Non-permitted activities undertaken	n/a

3.0 Permitted activities	
Document references for: • plan showing activity layout; and • environmental risk assessment.	321890 DW02 Site Layout Plan 321890 ERA (Jul 26, 1.0)

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	If yes, list of them
Checklist of supporting information	• Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5.0 Measures taken to protect land	
Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
Checklist of supporting information	• Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Checklist of supporting information	• Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7.0 Soil gas and water quality monitoring (where undertaken)	
Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.	
Checklist of supporting information	• Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)

8.0 Decommissioning and removal of pollution risk

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

Checklist of supporting information	• Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)
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9.0 Reference data and remediation (where relevant)

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

Checklist of supporting information	• Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)
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10.0 Statement of site condition

Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

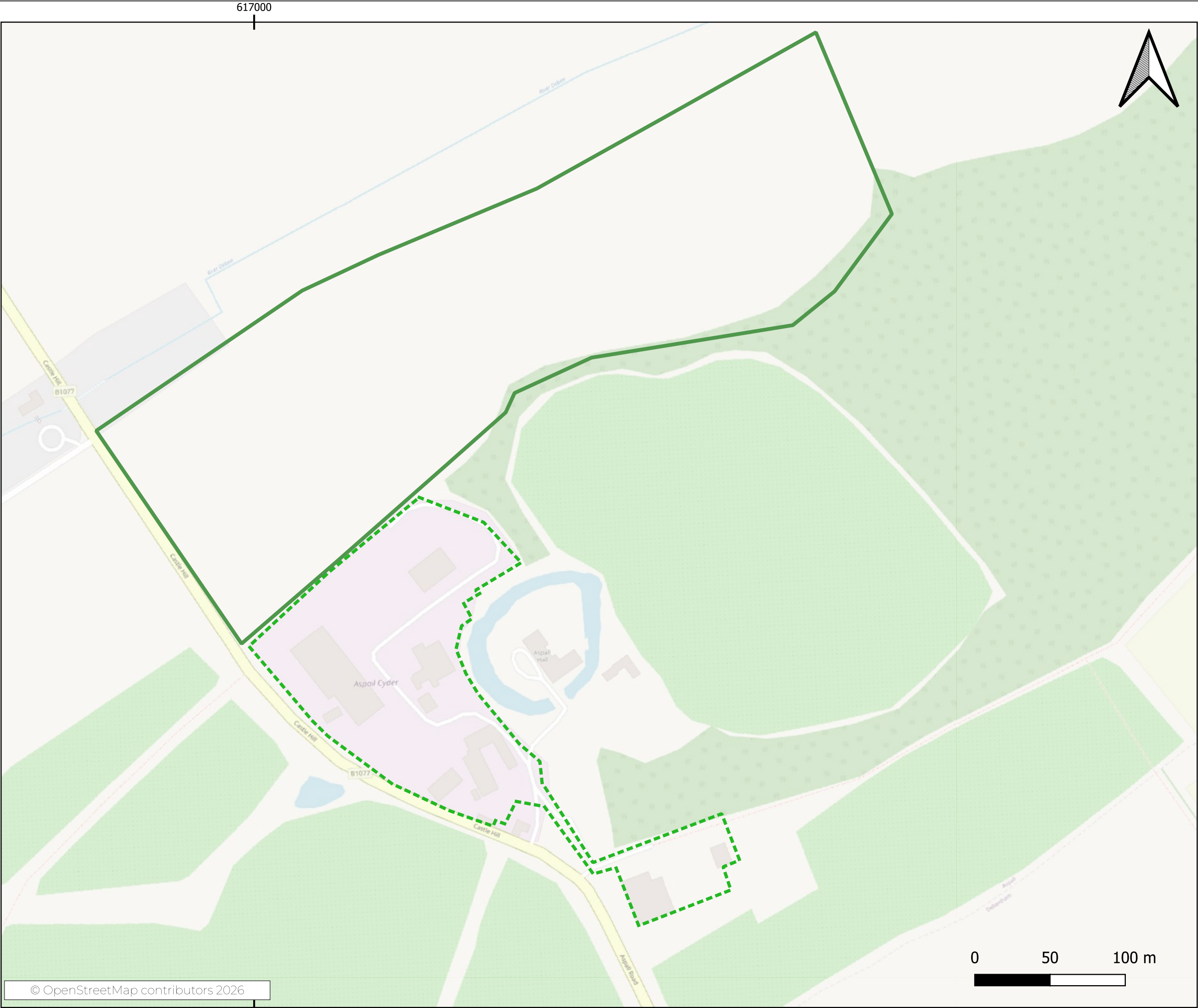
- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.

321890 SCR, Jun 2026, 1.0

Drawings

321890 DW01 Permit Boundary Plan

321890 DW02 Site Layout Plan



- Legend**
- Permit boundary (Engineered Wetland)
 - EPR/GP3432QA (Aspoll)

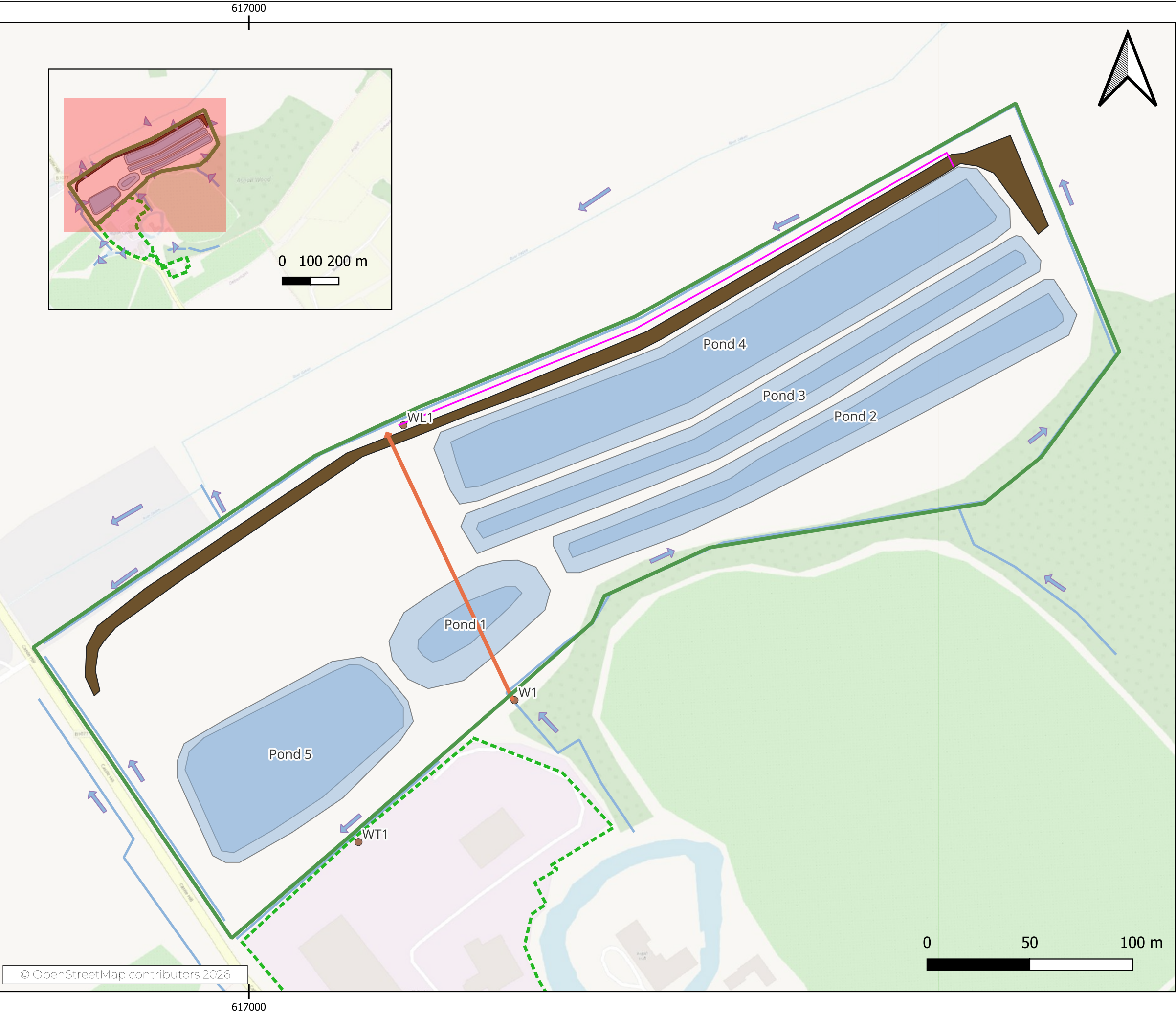
Consultant:
Arthian Ltd.
13 Henderson Road,
Inverness,
IV1 1SN

Client:
West Lay Ltd

Site: Aspoll Engineered Treatment Wetland,
Aspoll Hall, Aspoll, Suffolk, IP14 6NZ

Drawing title:
Permit Boundary Plan

Date: 03/06/2026	Scale: 1:2,500	Paper size: A3 (420×297mm)	
Drawn by: KB	Checked by: KB	Status: Final	Final revision: -
Drawing Ref: 321890-DW01		Drawing No: DW01	



- Permit boundary (wetland)
- Installation permit bdy (Aspall)
- West Lay piped discharge
- Aspall piped discharge
- Discharge points
- Flow direction
- bund
- Ponds

Consultant:
Arthian Ltd.
13 Henderson Road,
Inverness,
IV1 1SN

Client:
West Lay Ltd

Site: Aspall Engineered Treatment Wetland,
Aspall Hall, Aspall, Suffolk, IP14 6NZ

Drawing title:
Layout Plan

Date: 03/06/2026	Scale: 1:1,800	Paper size: A3 (420×297mm)
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Drawn by: KB	Checked by: KB	Status: Final	Final revision -
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Drawing Ref: 321890-DW02	Drawing No: DW02
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Appendices

Appendix 1

Historical Ordnance Survey plans presented within the Envirocheck Report

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

398478266_1_1

Customer Reference:

321890

National Grid Reference:

617160, 265580

Slice:

A

Site Area (Ha):

7.77

Search Buffer (m):

1000

Site Details:

Site at 617159,265572

Client Details:

Ms K Brady
Arthian Ltd
Willow House
Stoneyfield Business Park
Inverness
IV2 7PA

Prepared For:

West Lay Ltd

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	21
Hazardous Substances	-
Geological	22
Industrial Land Use	24
Sensitive Land Use	25
Data Currency	26
Data Suppliers	31
Useful Contacts	32

Introduction

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

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes		Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		2	2	4
Prosecutions					
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control	pg 3		1		
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature			Yes		
Pollution Incidents to Controlled Waters	pg 3		4	1	
Historical Prosecutions					
Registered Radioactive Substances					
Substantiated Pollution Incident Register	pg 4			1	
Water Abstractions	pg 4				2 (*4)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 5	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 6	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 6	Yes	n/a	n/a	n/a
Source Protection Zones	pg 6	1			
Extreme Flooding from Rivers or Sea without Defences	pg 6	Yes	Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 6	Yes	Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 6		12	29	78
Water Framework Directive - Catchment	pg 20	Yes			
Water Framework Directive - Groundwater	pg 20	Yes			
Water Framework Directive - Surface Waters					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 21	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 22	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 22	Yes		Yes	
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 23	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 23	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 23	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 23	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 24		2		
Fuel Station Entries					
Points of Interest - Commercial Services					
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 24				3
Points of Interest - Public Infrastructure	pg 24		2	1	1
Points of Interest - Recreational and Environmental					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland	pg 25	1			
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 25	2			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11NW (E)	0	1	617164 265576
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NW (S)	369	1	617164 265000
1	Discharge Consents Operator: Aspall Cyder Limited Property Type: Domestic Property (Single) Location: The Cyder House Aspall Hall, Stowmarket, Suffolk, Ip14 6pd Authority: Environment Agency, Anglian Region Catchment Area: Upper River Deben (Wickham Market) Reference: Prenf01180 Permit Version: 1 Effective Date: 31st August 1989 Issued Date: 31st August 1989 Revocation Date: 17th June 2024 Discharge Type: Trade Discharge - Process Water Discharge: Freshwater Stream/River Environment: Receiving Water: Trib River Deben Status: Surrendered under EPR 2010 Positional Accuracy: Located by supplier to within 100m	A10SE (S)	14	2	617140 265480
2	Discharge Consents Operator: Mr David Wood Property Type: Domestic Property (Single) Location: Harbourough Cottage Eye Road, Aspall, Eye, Suffolk, Ip14 6nz Authority: Environment Agency, Anglian Region Catchment Area: Deben Estuary / Orwell Estuary Reference: Npswqd008122 Permit Version: 1 Effective Date: 8th June 2009 Issued Date: 8th June 2009 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Of The Gulls Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A10SE (W)	26	2	616883 265533
3	Discharge Consents Operator: Mr & Mrs Bibby Property Type: Domestic Property (Single) Location: Hillcrest, Aspall, Stowmarket, Suffolk, Ip14 6nz Authority: Environment Agency, Anglian Region Catchment Area: Deben Estuary / Orwell Estuary Reference: Prenf20247 Permit Version: 1 Effective Date: 28th August 2006 Issued Date: 28th August 2006 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Of The River Deben Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A10NW (NW)	355	2	616722 265822
4	Discharge Consents Operator: Mr & Mrs M J Barker Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Ezra Cottage, Aspall, Stowmarket, Suffolk, Ip14 6ny Authority: Environment Agency, Anglian Region Catchment Area: Deben Estuary / Orwell Estuary Reference: Prenf13948 Permit Version: 1 Effective Date: 29th January 2002 Issued Date: 25th January 2002 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Deben Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A6NW (SW)	469	2	616690 265010

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	Discharge Consents Operator: Mr Michael David Baskerville Property Type: Domestic Property (Single) Location: Glebe House Aspall, Stowmarket, Suffolk, Ip14 6ny Authority: Environment Agency, Anglian Region Catchment Area: Deben Estuary / Orwell Estuary Reference: Npswqd009156 Permit Version: 1 Effective Date: 8th September 2009 Issued Date: 8th September 2009 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Deben Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A6NW (SW)	595	2	616608 264915
6	Discharge Consents Operator: Mr & Mrs Monck-Mason Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Tawnys, Aspall Green, Stowmarket, Suffolk, Ip14 6pb Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prenf10525 Permit Version: 1 Effective Date: 29th July 1996 Issued Date: 29th July 1996 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary River Deben Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A14SW (NW)	618	2	616710 266130
7	Discharge Consents Operator: Mr Jeffrey Moore Property Type: Domestic Property (Single) Location: Willow Cottage, Bellwell Lane Bellwell Lane, Debenham, Ipswich, Suffolk, Ip14 6jg Authority: Environment Agency, Anglian Region Catchment Area: Upper River Deben (Wickham Market) Reference: Prenf13642 Permit Version: 1 Effective Date: 14th May 2001 Issued Date: 22nd May 2001 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary River Deben Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A7NE (SE)	621	2	617750 265100
8	Discharge Consents Operator: Mr Draper Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Wheelwrights Barn, Potash Farm, Debenham, Suffolk, Ip14 6nx Authority: Environment Agency, Anglian Region Catchment Area: Upper River Deben (Wickham Market) Reference: Prenf20770 Permit Version: 1 Effective Date: 21st August 2007 Issued Date: 21st August 2007 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: The River Gull Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A2NW (SW)	892	2	616660 264541

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	Integrated Pollution Prevention And Control Name: Aspoll Cyder Limited Location: Aspoll Cyder Limited Epr/Gp3432qa, The Cyder House, Aspoll Cyder Limited Epr/Gp3432qa, Debenham, IP14 6PD Authority: Environment Agency, Anglian Region Permit Reference: GP3432QA Original Permit Ref: Gp3432qa Effective Date: 20th December 2024 Status: Effective Application Type: Agency Led - Variation (Minor) App. Sub Type: Not Supplied Positional Accuracy: Automatically positioned to the address Activity Code: 6.8 A(1) (D) (I) Activity Description: TREATMENT AND PROCESSING (OTHER THAN PACKAGING) OF ONLY ANIMAL RAW MATERIALS (OTHER THAN MILK ONLY) INTENDED FOR PRODUCTION OF FOOD OR FEED WITH A FINISHED PRODUCT CAPACITY GREATER THAN 75 T/D Primary Activity: Y	A10SE (S)	86	2	617113 265361
	Nearest Surface Water Feature	A10NE (W)	19	-	616976 265588
10	Pollution Incidents to Controlled Waters Property Type: Food industry Location: Ipswich District Authority: Environment Agency, Anglian Region Pollutant: Crude Sewage Note: River Deben Incident Date: 3rd May 1994 Incident Reference: 1984 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Inadequate Construction Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A10SE (W)	2	2	616900 265500
11	Pollution Incidents to Controlled Waters Property Type: Domestic/Residential Location: Ipswich District Authority: Environment Agency, Anglian Region Pollutant: Sewage - Septic Tank Effluent Note: Deben Tributary Incident Date: 25th April 1996 Incident Reference: 2623 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Inadequate Construction Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A10SE (S)	123	2	617100 265300
12	Pollution Incidents to Controlled Waters Property Type: Food industry Location: Ipswich District Authority: Environment Agency, Anglian Region Pollutant: Organic Wastes: Other Note: River Deben Incident Date: 29th April 1998 Incident Reference: 3122 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Poor Operational Practice Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A11SW (S)	189	2	617200 265300
12	Pollution Incidents to Controlled Waters Property Type: Food industry Location: Ipswich District, ASPALL Authority: Environment Agency, Anglian Region Pollutant: Other Sewage Note: River Deben Incident Date: 24th March 1999 Incident Reference: 3348 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Electrical Failure Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A11SW (S)	193	2	617200 265295

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	Pollution Incidents to Controlled Waters Property Type: Food industry Location: Ipswich District Authority: Environment Agency, Anglian Region Pollutant: Miscellaneous - Unknown Note: River Deben Incident Date: 1st May 1995 Incident Reference: 2333 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A6NE (S)	369	2	617001 265001
14	Substantiated Pollution Incident Register Authority: Environment Agency - Anglian Region, Central Area Incident Date: 10th July 2008 Incident Reference: 603563 Water Impact: Category 2 - Significant Incident Air Impact: Category 4 - No Impact Land Impact: Category 4 - No Impact Positional Accuracy: Located by supplier to within 10m Pollutant: Agricultural Materials And Wastes: Slurry And Dilute Slurry	A14SE (N)	459	2	617104 266150
15	Water Abstractions Operator: C J Freeman & Son Licence Number: 7/35/06/*g/035 Permit Version: Not Supplied Location: Bore At Dairy Farm, Aspell, THORNDON Authority: Environment Agency, Anglian Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 0 Yearly Rate (m3): 1000 Details: E chalk; Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9SE (W)	647	2	616310 265235
16	Water Abstractions Operator: L Stephenson & Sons Licence Number: 7/35/06/*g/037 Permit Version: Not Supplied Location: Bore At Red House Farm, DEBENHAM Authority: Environment Agency, Anglian Region Abstraction: Domestic & Agriculture Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 3 Yearly Rate (m3): 5000 Details: E chalk; Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SE (SE)	858	2	617790 264840
	Water Abstractions Operator: J Haddow Licence Number: 7/35/06/*G/0023 Permit Version: 100 Location: Bore At Blood Hall, Debenham Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st December 1965 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SE (SE)	1338	2	618390 264720

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: C J Freeman & Son Licence Number: 7/35/06/*g/035 Permit Version: Not Supplied Location: Wells At Hill House, ASPALL Authority: Environment Agency, Anglian Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 1 Yearly Rate (m3): 2000 Details: E chalk; Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(W)	1737	2	615180 265780
	Water Abstractions Operator: Charles Long Ltd Licence Number: 7/35/06/*G/0055 Permit Version: 100 Location: Bore At Sycamore Fm, Kenton Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st August 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1814	2	619150 266210
	Water Abstractions Operator: Mr Peck Licence Number: 7/35/06/*g/040 Permit Version: Not Supplied Location: Well At Church Farm, KENTON Authority: Environment Agency, Anglian Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 2 Yearly Rate (m3): 5000 Details: Crag; Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1816	2	619210 265980
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Intergranular Dilution: <300 mm/year Baseflow Index: 40-70% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Low	A10NE (W)	0	2	617000 265576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Intergranular Dilution: <300 mm/year Baseflow Index: 40-70% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Low	A11NW (E)	0	2	617164 265576
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A11NW (E)	0	2	617164 265576
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A11NW (E)	0	2	617164 265576
17	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A11NW (E)	0	2	617164 265576
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A10NE (NW)	0	2	617134 265646
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A10SE (W)	8	2	616888 265512
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A10SE (W)	0	2	616980 265566
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A10NE (N)	0	2	617138 265648
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A10SE (W)	10	2	616886 265512
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A10SW (W)	165	2	616734 265478
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 482.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A10NE (NW)	20	3	617107 265687

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 8.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A10SE (W)	24	3	616883 265530
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 268.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A10SE (W)	26	3	616876 265527
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 8.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11NW (NE)	43	3	617279 265773
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 364.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11NW (NE)	43	3	617288 265776
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 377.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SW (S)	236	3	617247 265278
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 24.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SW (S)	236	3	617263 265284
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SW (S)	245	3	617269 265286
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 37.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SW (S)	246	3	617271 265286
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 25.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15SW (N)	246	3	617237 265983

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 27.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15SW (N)	248	3	617210 265972
29	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15SW (N)	249	3	617235 265983
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 234.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A10SW (SW)	253	3	616682 265375
31	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SW (SE)	274	3	617308 265282
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 232.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SW (SE)	276	3	617363 265277
33	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 48.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SW (SE)	279	3	617315 265281
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 48.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SE (SE)	283	3	617566 265384
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SE (E)	283	3	617600 265419
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 160.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SE (E)	283	3	617603 265422

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 26.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15SE (NE)	284	3	617553 265995
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 503.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A11SE (E)	289	3	617694 265553
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 278.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15SW (NE)	307	3	617488 266060
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 579.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A6NW (SW)	308	3	616804 265124
41	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 359.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15SW (NE)	311	3	617496 266060
42	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 13.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A14SE (NW)	419	3	616944 266022
43	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6NE (S)	420	3	617053 264954
44	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A14SE (NW)	422	3	616930 266021
45	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 113.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A14SE (NW)	424	3	616924 266020

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
46	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 48.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6NE (S)	425	3	617051 264949
47	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 56.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 2	A6NE (S)	425	3	617051 264949
48	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 36.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A14SW (NW)	451	3	616813 265998
49	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 207.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A6NW (SW)	452	3	616571 265185
50	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15SW (N)	452	3	617298 266221
51	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 42.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15SW (N)	455	3	617291 266223
52	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 39.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A14SW (NW)	462	3	616770 265984
53	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 30.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A6NE (S)	467	3	617031 264904
54	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 336.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SE (S)	478	3	616988 264883

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
55	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 27.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SE (S)	480	3	617059 264894
56	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 442.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A6SE (S)	480	3	617111 264894
57	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 16.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15SW (N)	484	3	617255 266244
58	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 85.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15NW (N)	491	3	617239 266247
59	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SE (S)	507	3	617061 264867
60	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 234.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (SW)	526	3	616793 264882
61	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 80.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (SW)	526	3	616793 264882
62	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 71.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A10NW (NW)	556	3	616485 265885
63	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 25.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15NW (N)	566	3	617187 266309

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
64	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 544.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15NW (N)	584	3	617164 266320
65	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 8.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (SW)	590	3	616740 264836
66	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 62.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (SW)	599	3	616734 264829
67	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.9 Watercourse Level: Underground Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A5NE (SW)	633	3	616367 265163
68	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 97.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A5NE (SW)	637	3	616362 265163
69	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 24.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (SW)	653	3	616683 264794
70	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 64.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15NE (NE)	655	3	617635 266375
71	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 277.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15NE (NE)	665	3	617678 266366
72	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A7NE (SE)	670	3	617778 265059

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
73	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 395.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A7NE (SE)	670	3	617779 265061
74	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15NE (NE)	671	3	617634 266393
75	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 37.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A7NE (SE)	672	3	617772 265052
76	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 363.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A15NE (NE)	683	3	617637 266405
77	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 116.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A7NE (SE)	691	3	617667 264954
78	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 18.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A7NE (SE)	695	3	617764 265017
79	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A7NE (SE)	703	3	617655 264944
80	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 380.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A7NE (SE)	704	3	617652 264942
81	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NE (W)	707	3	616259 265203

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
82	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.4 Watercourse Level: Underground Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A5NE (SW)	708	3	616267 265185
83	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A5NE (SW)	713	3	616259 265189
84	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 103.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NE (SW)	717	3	616254 265191
85	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 69.3 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (SW)	726	3	616727 264693
86	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 123.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A16SW (E)	769	3	618136 265944
87	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NE (W)	773	3	616197 265179
88	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 39.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NE (SW)	773	3	616242 265099
89	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 40.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NE (W)	775	3	616194 265180
90	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 25.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A12SW (E)	778	3	618094 265260

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
91	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 297.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A12SW (E)	781	3	618109 265281
92	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A16NW (NE)	785	3	617923 266336
93	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 5.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (SW)	786	3	616740 264625
94	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 318.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A16NW (NE)	790	3	617929 266336
95	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 52.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (SW)	791	3	616739 264620
96	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NE (W)	794	3	616163 265203
97	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 219.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NE (W)	801	3	616159 265197
98	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 16.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A16SE (E)	806	3	618188 265910
99	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 26.1 Watercourse Level: Underground Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A7SW (S)	806	3	617392 264670

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
100	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 184.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A14NW (NW)	828	3	616663 266344
101	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 146.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A14NW (NW)	828	3	616663 266344
102	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 51.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Deben Catchment Name: Deben Primacy: 1	A7SW (S)	832	3	617409 264650
103	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (SW)	840	3	616742 264567
104	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 20.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A6SW (S)	846	3	616744 264561
105	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A2NW (S)	864	3	616741 264543
106	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A2NW (S)	866	3	616735 264543
107	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 222.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9NW (W)	869	3	616031 265591
108	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 30.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A2NW (SW)	869	3	616723 264543

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
109	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 63.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A2NW (SW)	869	3	616723 264543
110	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A7SW (S)	880	3	617459 264623
111	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A7SW (S)	882	3	617454 264618
112	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 482.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: The Gulls Catchment Name: Deben Primacy: 1	A7SW (S)	882	3	617444 264612
113	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 225.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A14NW (NW)	894	3	616517 266334
114	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 61.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A2NW (SW)	903	3	616695 264517
115	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 64.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A2NW (S)	929	3	616724 264480
116	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	966	3	615942 265352
117	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 120.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	966	3	615944 265346

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
118	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 8.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	967	3	615941 265353
119	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 23.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	968	3	615938 265371
120	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	968	3	615938 265371
121	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	977	3	615925 265395
122	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NW (W)	977	3	615961 265224
123	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NW (W)	978	3	615960 265225
124	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NW (W)	980	3	615957 265230
125	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	981	3	615922 265390
126	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 44.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A5NW (W)	981	3	615955 265233

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
127	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	982	3	615921 265387
128	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	984	3	615919 265389
129	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A2NW (S)	988	3	616720 264420
130	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 205.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A9SW (W)	989	3	615914 265393
131	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 4.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A19SE (N)	995	3	617571 266750
132	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 3.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A19SE (N)	997	3	617567 266752
133	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 7.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A19SE (N)	997	3	617567 266752
134	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 199.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A2NW (S)	997	3	616722 264410
135	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A19SE (N)	998	3	617565 266755

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
136	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Deben Primacy: 1	A19SE (N)	999	3	617563 266755
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Deben (u/s Brandeston Bridge) WaterBody ID: GB105035046200 Operational: Deben Catchment: Suffolk East Management: Suffolk East Catchment: Suffolk East Catchment Name: East Suffolk	A11NW (E)	0	2	617164 265576
	Water Framework Directive - Groundwater Waterbody Name: Waveney and East Suffolk Chalk & Crag Waterbody ID: GB40501G400600 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB40501G400600 Overall Rating: Poor Chemical Rating: Poor Quantitative Measure: Poor Year: 2019	A11NW (E)	0	2	617164 265576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Suffolk County Council - Has supplied landfill data		0	4	617164 265576
	Local Authority Landfill Coverage Name: Mid Suffolk District Council - Has supplied landfill data		0	5	617164 265576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Neogene To Quaternary Rocks (Undifferentiated)	A11NW (E)	0	1	617164 265576
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A11NW (E)	0	1	617164 265576
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A10NE (W)	0	1	617000 265576
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A6NE (SW)	280	1	616905 265101
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A6NE (S)	371	1	616956 265000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A7NW (S)	382	1	617164 265000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A6NE (S)	408	1	617000 264961

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A11NW (E)	0	1	617164 265576
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11NW (E)	0	1	617164 265576
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11NW (E)	0	1	617164 265576
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A11NW (E)	0	1	617164 265576
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A11NW (NE)	0	1	617383 265670
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A11NW (E)	0	1	617164 265576
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A11NW (E)	0	1	617164 265576
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A11NW (E)	0	1	617164 265576
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A11NW (E)	0	1	617164 265576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
137	Contemporary Trade Directory Entries Name: Aspall Location: The Cyder House, Aspall, Stowmarket, IP14 6PD Classification: Cider Makers Status: Active Positional Accuracy: Automatically positioned to the address	A10SE (S)	86	-	617113 265361
137	Contemporary Trade Directory Entries Name: Aspall Location: The Cyder House, Aspall, Stowmarket, Suffolk, IP14 6PD Classification: Cider Makers Status: Inactive Positional Accuracy: Automatically positioned to the address	A10SE (S)	88	-	617115 265360
138	Points of Interest - Manufacturing and Production Name: Pit Location: IP14 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A14SE (N)	512	6	617012 266159
139	Points of Interest - Manufacturing and Production Name: C J R Freeman & Partners Location: Hill House Farm, Dairy Farm Road, Aspall, IP14 6NU Category: Farming Class Code: Arable Farming Positional Accuracy: Positioned to address or location	A9SE (W)	597	6	616299 265478
139	Points of Interest - Manufacturing and Production Name: C J R Freeman & Partners Location: Hill House, Aspall, Stowmarket, IP14 6NU Category: Farming Class Code: Arable Farming Positional Accuracy: Positioned to address or location	A9SE (W)	599	6	616297 265476
140	Points of Interest - Public Infrastructure Name: Dam Location: IP14 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A11SW (S)	96	6	617187 265413
140	Points of Interest - Public Infrastructure Name: Dam Location: IP14 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A11SW (S)	98	6	617194 265416
141	Points of Interest - Public Infrastructure Name: Slurry Bed Location: IP14 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A14SE (N)	401	6	617147 266107
142	Points of Interest - Public Infrastructure Name: Slurry Location: IP14 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A14SE (N)	516	6	617010 266162

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
143	Ancient Woodland Name: Aspoll Wood Reference: 1117218 Area(m ²): 105725.14 Type: Ancient and Semi-Natural Woodland	A11SW (E)	0	7	617356 265559
144	Nitrate Vulnerable Zones Name: Deben Nvz Description: Surface Water Source: Environment Agency, Head Office	A11NW (E)	0	2	617164 265576
145	Nitrate Vulnerable Zones Name: Sandlings And Chelmsford Description: Groundwater Source: Environment Agency, Head Office	A11NW (E)	0	2	617164 265576

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Mid Suffolk District Council - Environmental Health Department Suffolk Coastal District Council (now part of East Suffolk Council) - Environmental Health Department Environment Agency - Head Office East Suffolk Council	March 2026 March 2026 November 2023 October 2025	Annual Rolling Update Annual Rolling Update Annually Annual Rolling Update
Discharge Consents Environment Agency - Anglian Region	January 2026	Quarterly
Enforcement and Prohibition Notices Environment Agency - Anglian Region	March 2013	
Integrated Pollution Controls Environment Agency - Anglian Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - Anglian Region	October 2025	Bi-Annually
Local Authority Integrated Pollution Prevention And Control Suffolk Coastal District Council (now part of East Suffolk Council) - Environmental Health Department East Suffolk Council Mid Suffolk District Council - Environmental Health Department	April 2014 February 2025 June 2014	Variable Variable Variable
Local Authority Pollution Prevention and Controls Suffolk Coastal District Council (now part of East Suffolk Council) - Environmental Health Department East Suffolk Council Mid Suffolk District Council - Environmental Health Department	April 2014 February 2025 June 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Suffolk Coastal District Council (now part of East Suffolk Council) - Environmental Health Department East Suffolk Council Mid Suffolk District Council - Environmental Health Department	April 2014 February 2025 June 2014	Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	January 2026	
Pollution Incidents to Controlled Waters Environment Agency - Anglian Region	September 1999	
Historical Prosecutions Environment Agency, Anglian Region	March 2013	Not Applicable
Registered Radioactive Substances Environment Agency - Anglian Region Environment Agency - Head Office	May 2023 May 2023	
Substantiated Pollution Incident Register Environment Agency - Anglian Region - Central Area Environment Agency - Anglian Region - Eastern Area	January 2026 January 2026	Quarterly Quarterly
Water Abstractions Environment Agency - Anglian Region	January 2026	Quarterly
Water Industry Act Referrals Environment Agency - Anglian Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	August 2025	Quarterly

Agency & Hydrological	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	June 2025	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	January 2026	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2025	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2025	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	November 2025	Bi-Annually
Integrated Pollution Control Registered Waste Sites Environment Agency - Anglian Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Anglian Region - Eastern Area	November 2025	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - Anglian Region - Eastern Area	October 2025	Bi-Annually
Local Authority Landfill Coverage East Suffolk Council Mid Suffolk District Council - Environmental Health Department Suffolk Coastal District Council (now part of East Suffolk Council) - Environmental Health Department Suffolk County Council	February 2003 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites East Suffolk Council Mid Suffolk District Council - Environmental Health Department Suffolk Coastal District Council (now part of East Suffolk Council) - Environmental Health Department Suffolk County Council	October 2018 October 2018 October 2018 October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - Anglian Region - Eastern Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - Anglian Region - Eastern Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - Anglian Region - Eastern Area	June 2015	
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	June 2025	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Suffolk County Council - Environment and Transport Suffolk Coastal District Council (now part of East Suffolk Council) East Suffolk Council Mid Suffolk District Council - Planning Department	February 2006 February 2016 July 2023 March 2023	Annual Rolling Update Variable Variable Variable
Planning Hazardous Substance Consents Mid Suffolk District Council - Planning Department Suffolk County Council - Environment and Transport Suffolk Coastal District Council (now part of East Suffolk Council) East Suffolk Council	August 2022 February 2006 February 2016 October 2022	Variable Annual Rolling Update Variable Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2025	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	November 2025	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	November 2025	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	December 2025	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	February 2026	Quarterly
Points of Interest - Commercial Services PointX	March 2026	Quarterly
Points of Interest - Education and Health PointX	March 2026	Quarterly
Points of Interest - Manufacturing and Production PointX	March 2026	Quarterly
Points of Interest - Public Infrastructure PointX	March 2026	Quarterly
Points of Interest - Recreational and Environmental PointX	March 2026	Quarterly
Underground Electrical Cables National Grid	January 2024	

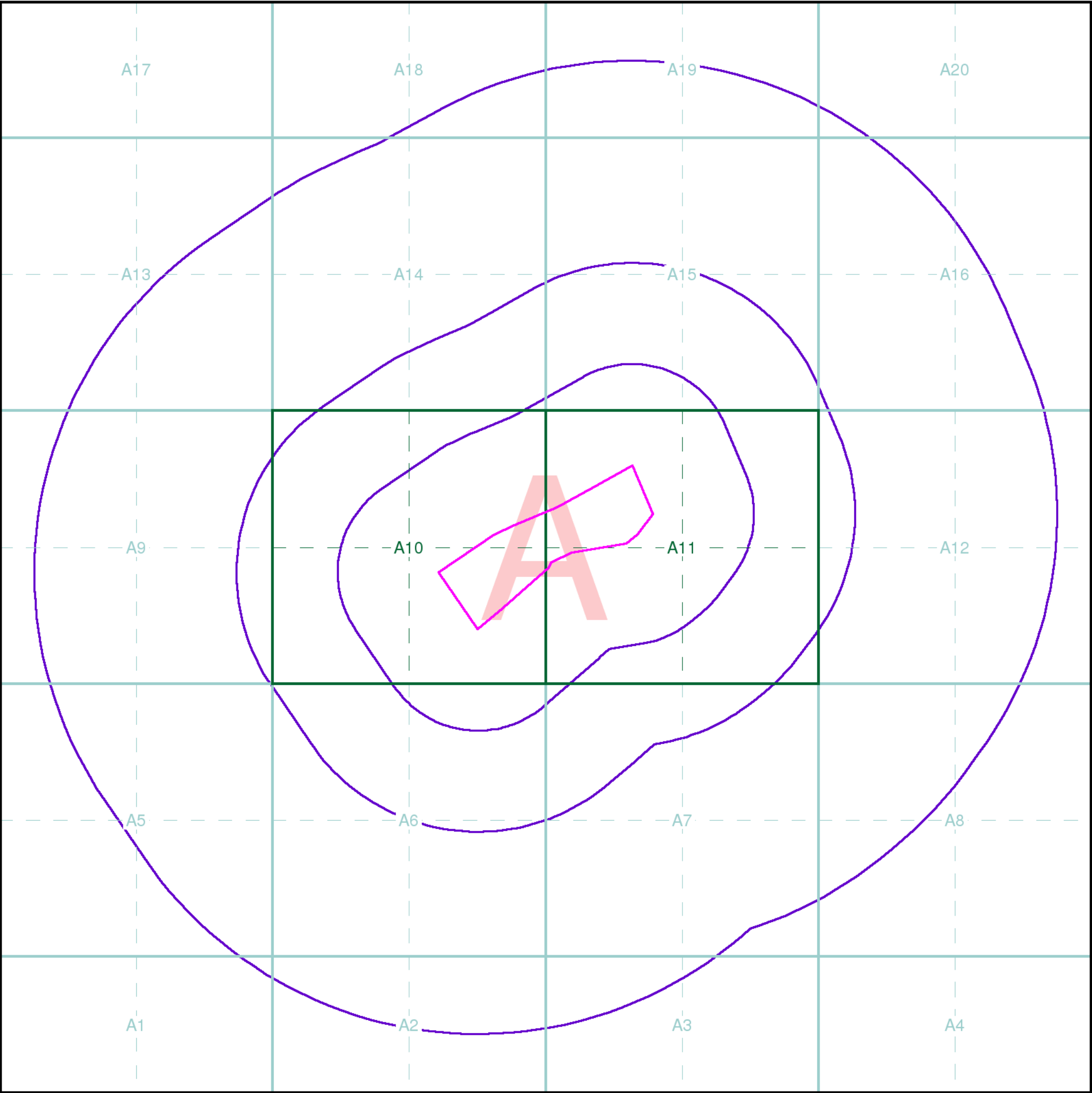
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	March 2026	Bi-Annually
Areas of Adopted Green Belt East Suffolk Council Mid Suffolk District Council - Planning Department Suffolk Coastal District Council (now part of East Suffolk Council)	March 2026 March 2026 March 2026	Quarterly Quarterly Quarterly
Areas of Unadopted Green Belt East Suffolk Council Mid Suffolk District Council - Planning Department Suffolk Coastal District Council (now part of East Suffolk Council)	March 2026 March 2026 March 2026	Quarterly Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	November 2025	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	January 2026	Bi-Annually
Marine Nature Reserves Natural England	February 2026	Bi-Annually
National Nature Reserves Natural England	January 2026	Bi-Annually
National Parks Natural England	September 2025	Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 February 2026	Annually
Ramsar Sites Natural England	February 2026	Bi-Annually
Sites of Special Scientific Interest Natural England	November 2025	Bi-Annually
Special Areas of Conservation Natural England	January 2026	Bi-Annually
Special Protection Areas Natural England	November 2025	Bi-Annually

A selection of organisations who provide data within this report

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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.co.uk
4	Suffolk County Council St Edmund House, County Hall, Ipswich, Suffolk, IP4 1LZ	Telephone: 01473 583000 Fax: 01473 230240 Website: www.suffolkcc.gov.uk
5	Mid Suffolk District Council - Environmental Health Department Council Offices, 131 High Street, Needham Market, Ipswich, Suffolk, IP6 8DL	Telephone: 01473 826622 Email: customer.services@baberghmidsuffolk.gov.uk Website: www.midsuffolk.gov.uk
6	PointX 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
7	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

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



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

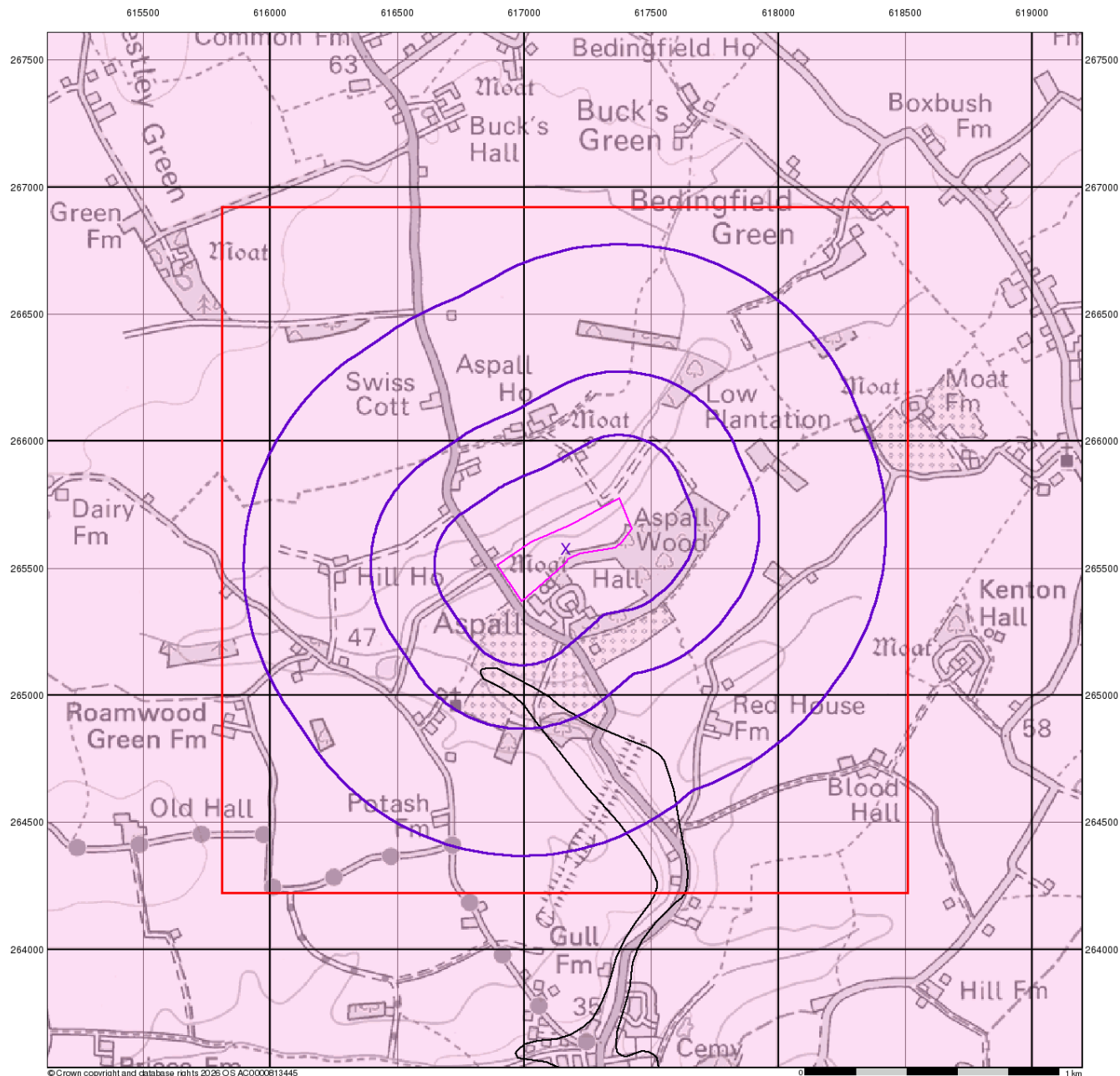
Prepared For
West Lay Ltd

Client Details
Ms K Brady, Arthian Ltd, Willow House, Stoneyfield
Business Park, Inverness, IV2 7PA

Order Details
Order Number: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details
Site at 617159,265572

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



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Groundwater Vulnerability

General

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

Agency and Hydrological

Bedrock Aquifers

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

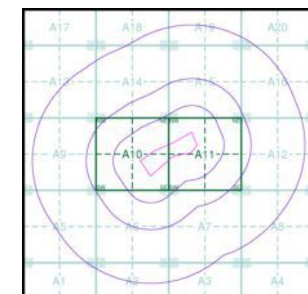
Superficial Aquifers

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

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A

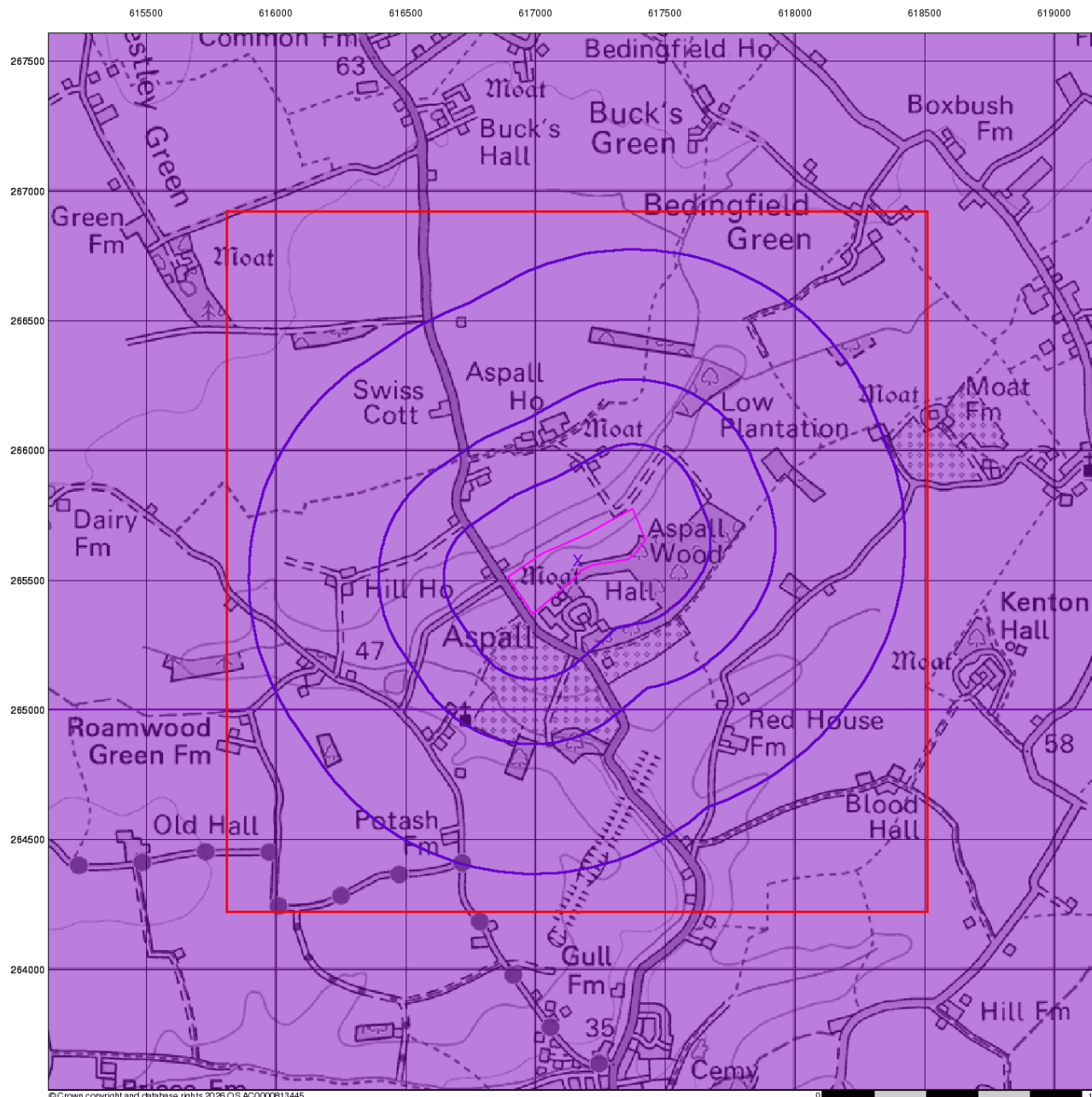


Order Details

Order Number: 398478266_1_1
 Customer Ref: 321890
 National Grid Reference: 617160, 265580
 Slice: A
 Site Area (Ha): 7.77
 Search Buffer (m): 1000

Site Details

Site at 617159,265572



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Bedrock Aquifer Designation

General

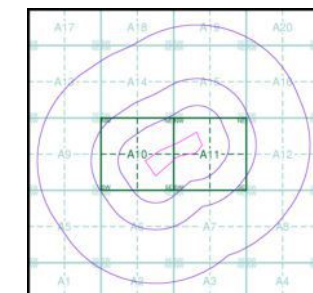
- Specified Site
- Specified Buffer(s)
- Slice
- Bearing Reference Point
- Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A

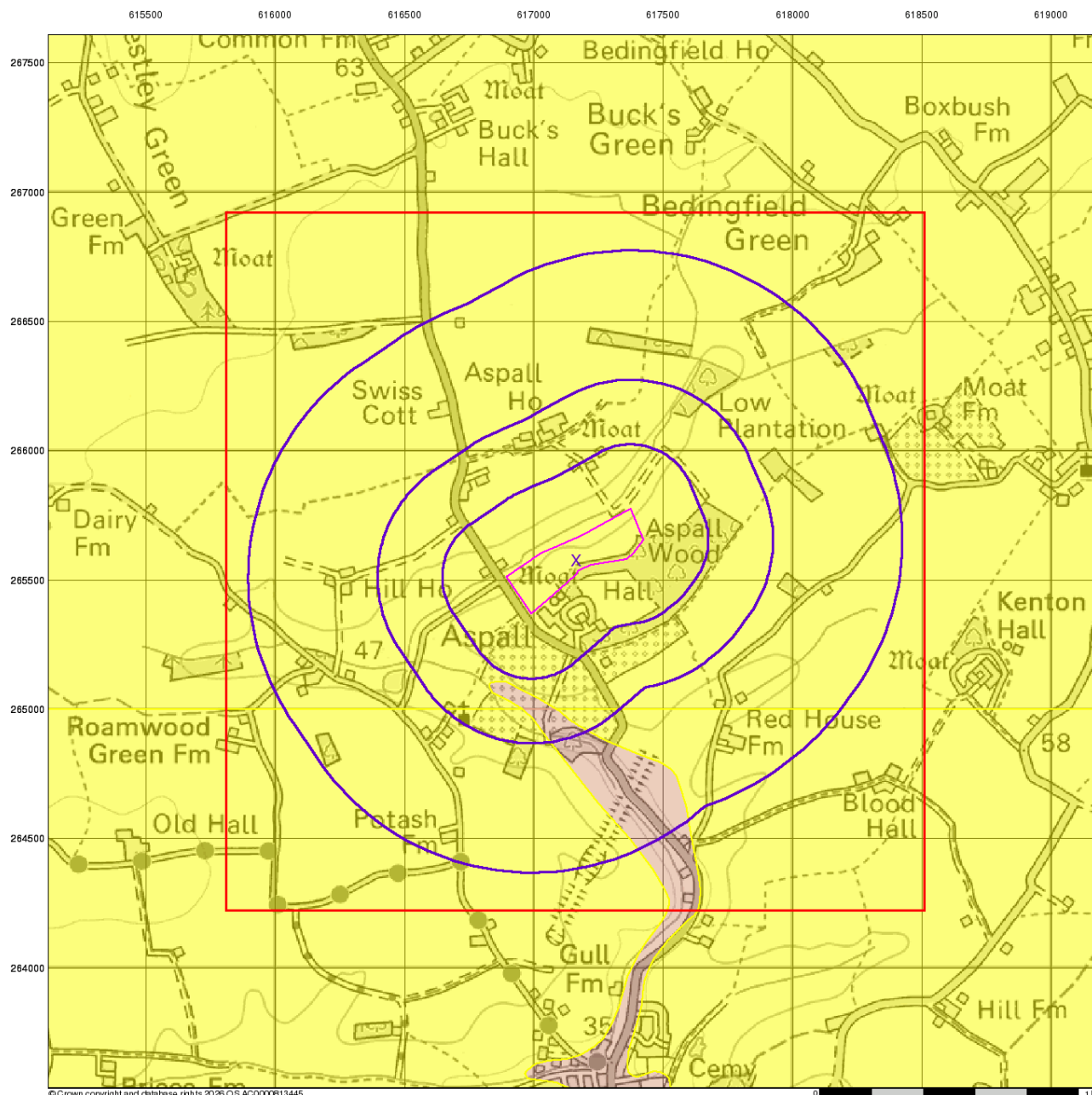


Order Details

Order Number: 398478266_1_1
 Customer Ref: 321890
 National Grid Reference: 617160, 265580
 Slice: A
 Site Area (Ha): 7.77
 Search Buffer (m): 1000

Site Details

Site at 617159,265572



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0 1 km

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Superficial Aquifer Designation

General

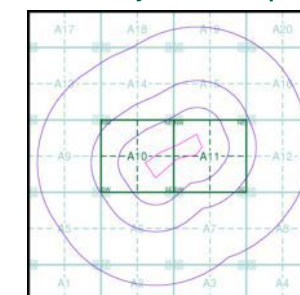
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



Order Details

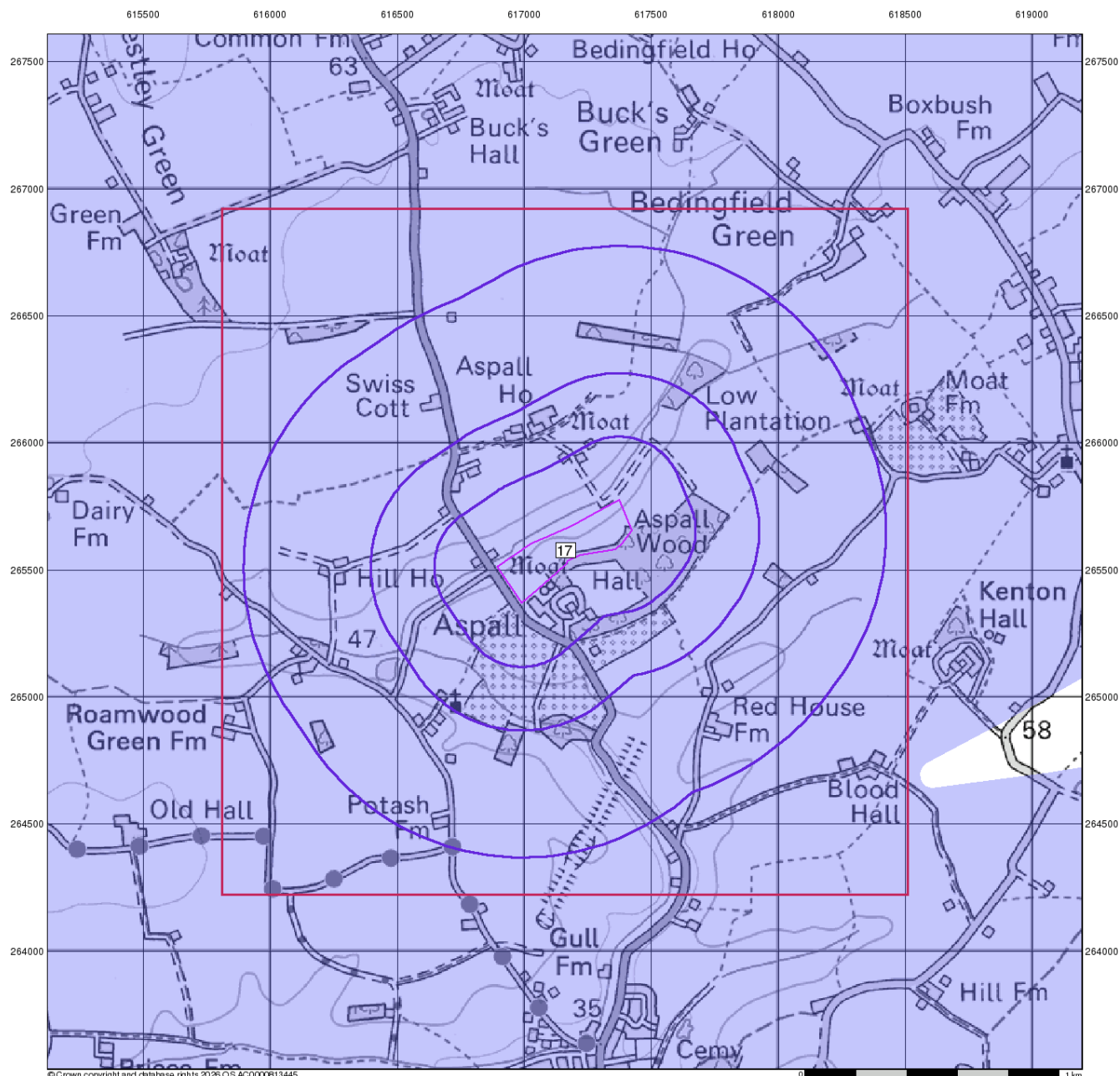
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 Customer Ref: 321890
 National Grid Reference: 617160, 265580
 Slice: A
 Site Area (Ha): 7.77
 Search Buffer (m): 1000

Site Details

Site at 617159,265572

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Source Protection Zones

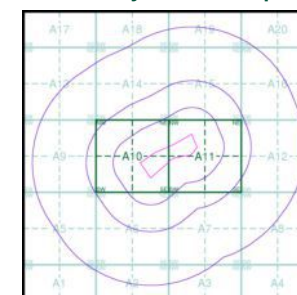
General

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

Agency and Hydrological

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

Site Sensitivity Context Map - Slice A

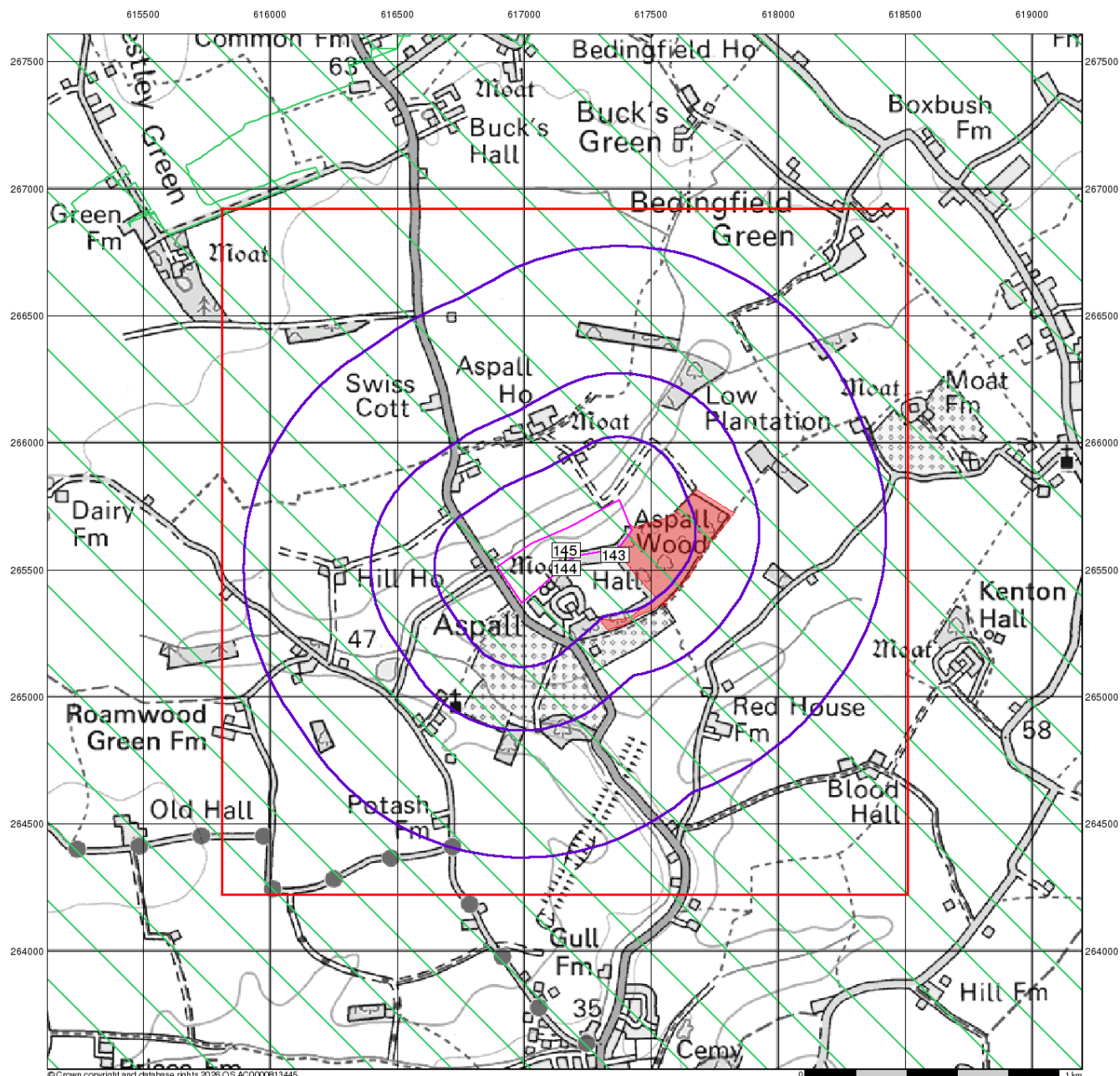


Order Details

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 Slice: A
 Site Area (Ha): 7.77
 Search Buffer (m): 1000

Site Details

Site at 617159,265572



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Sensitive Land Uses

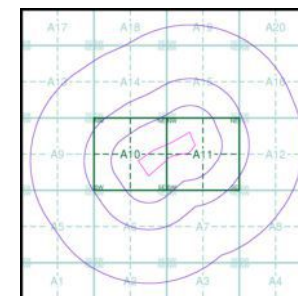
General

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

Sensitive Land Uses

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

Site Sensitivity Context Map - Slice A



Order Details

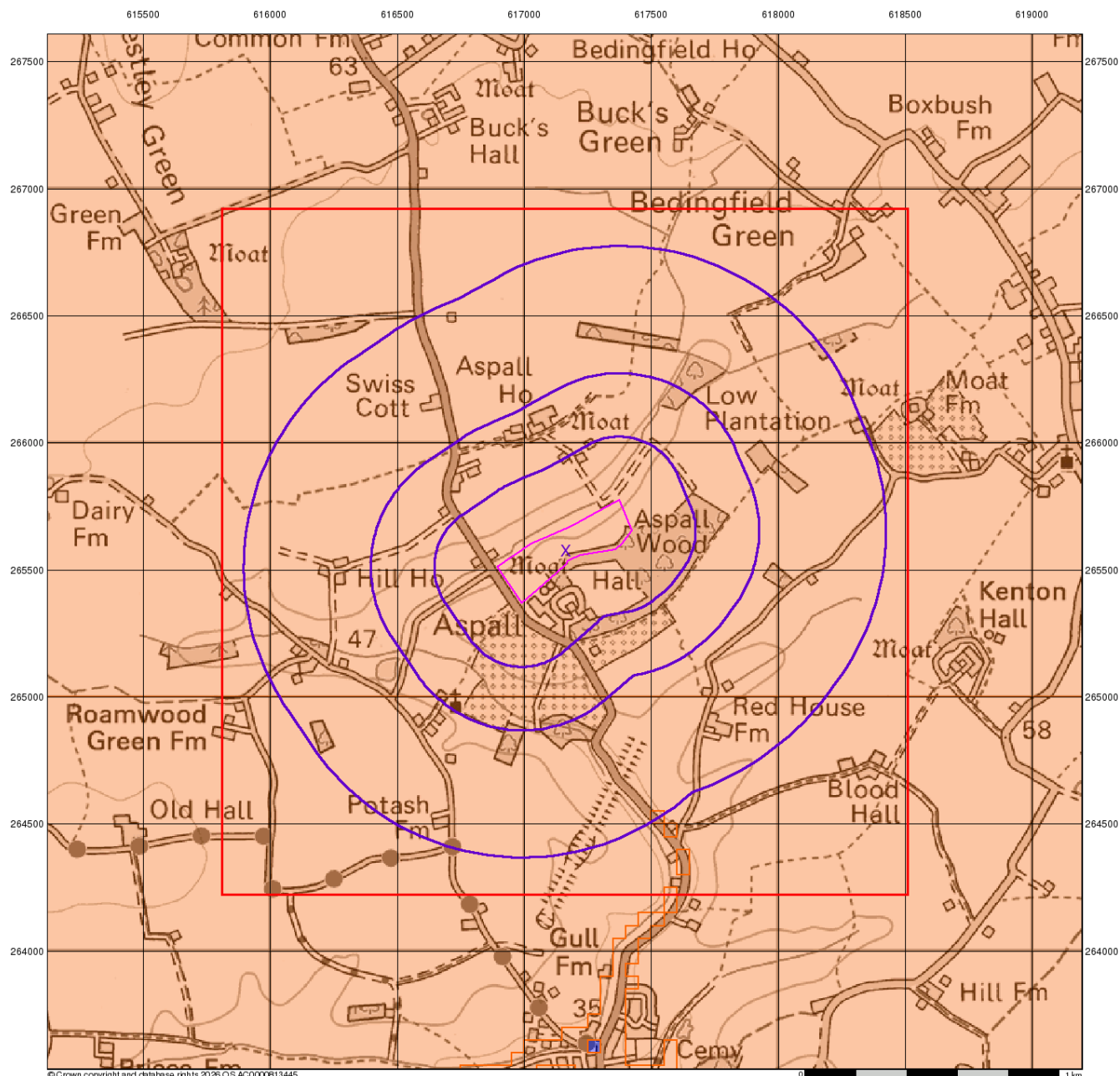
Order Number: 398478266_1_1
 Customer Ref: 321890
 National Grid Reference: 617160, 265580
 Slice: A
 Site Area (Ha): 7.77
 Search Buffer (m): 1000

Site Details

Site at 617159,265572

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BGS Flood GFS Data

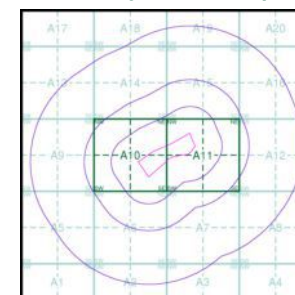
General

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

Agency and Hydrological (Flood)

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

Site Sensitivity Context Map - Slice A



Order Details

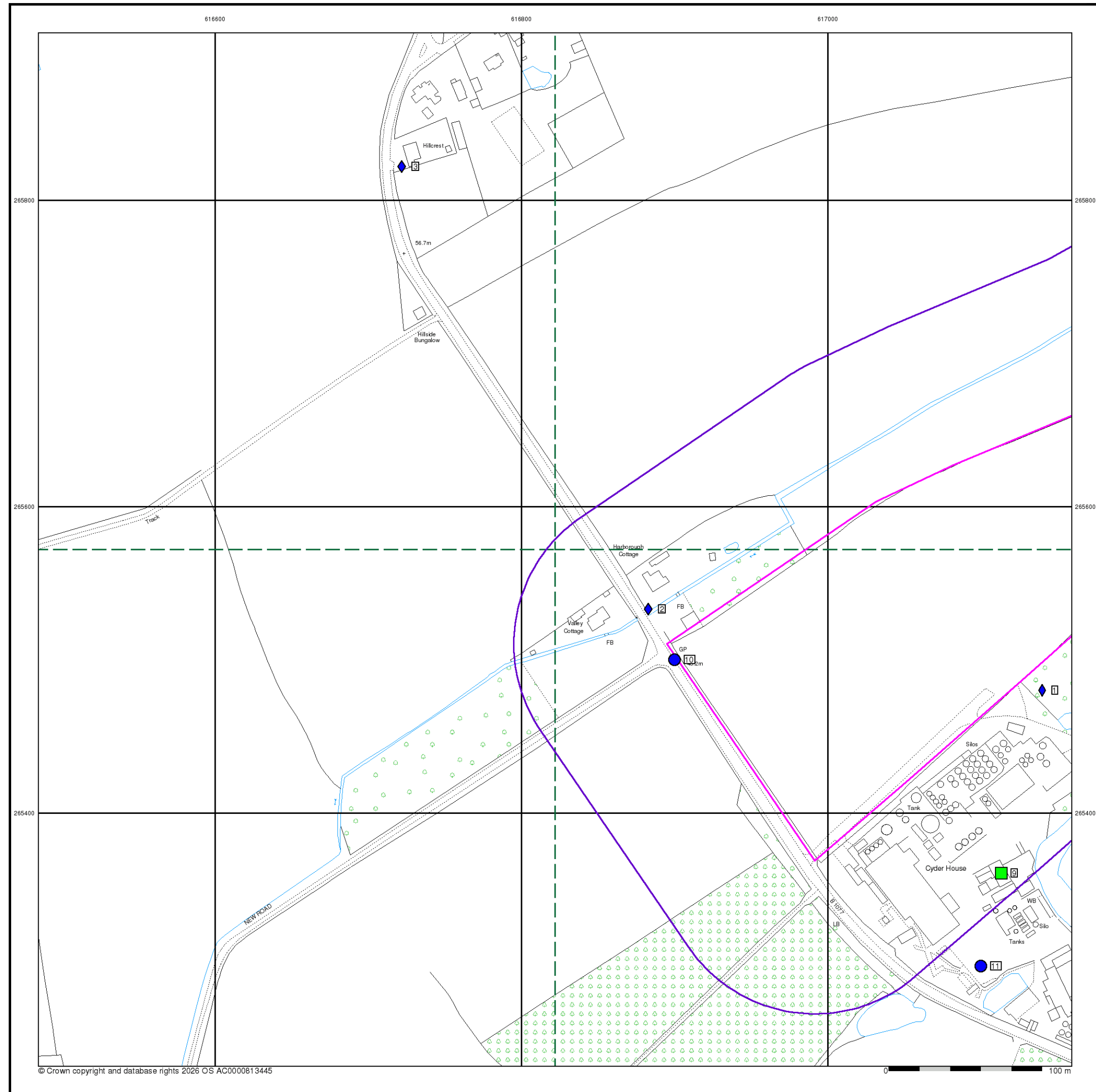
Order Number: 398478266_1_1
 Customer Ref: 321890
 National Grid Reference: 617160, 265580
 Slice: A
 Site Area (Ha): 7.77
 Search Buffer (m): 1000

Site Details

Site at 617159,265572

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General

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

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological

- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A10

Order Details

Order Number:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Plot Buffer (m):	100

Site Details

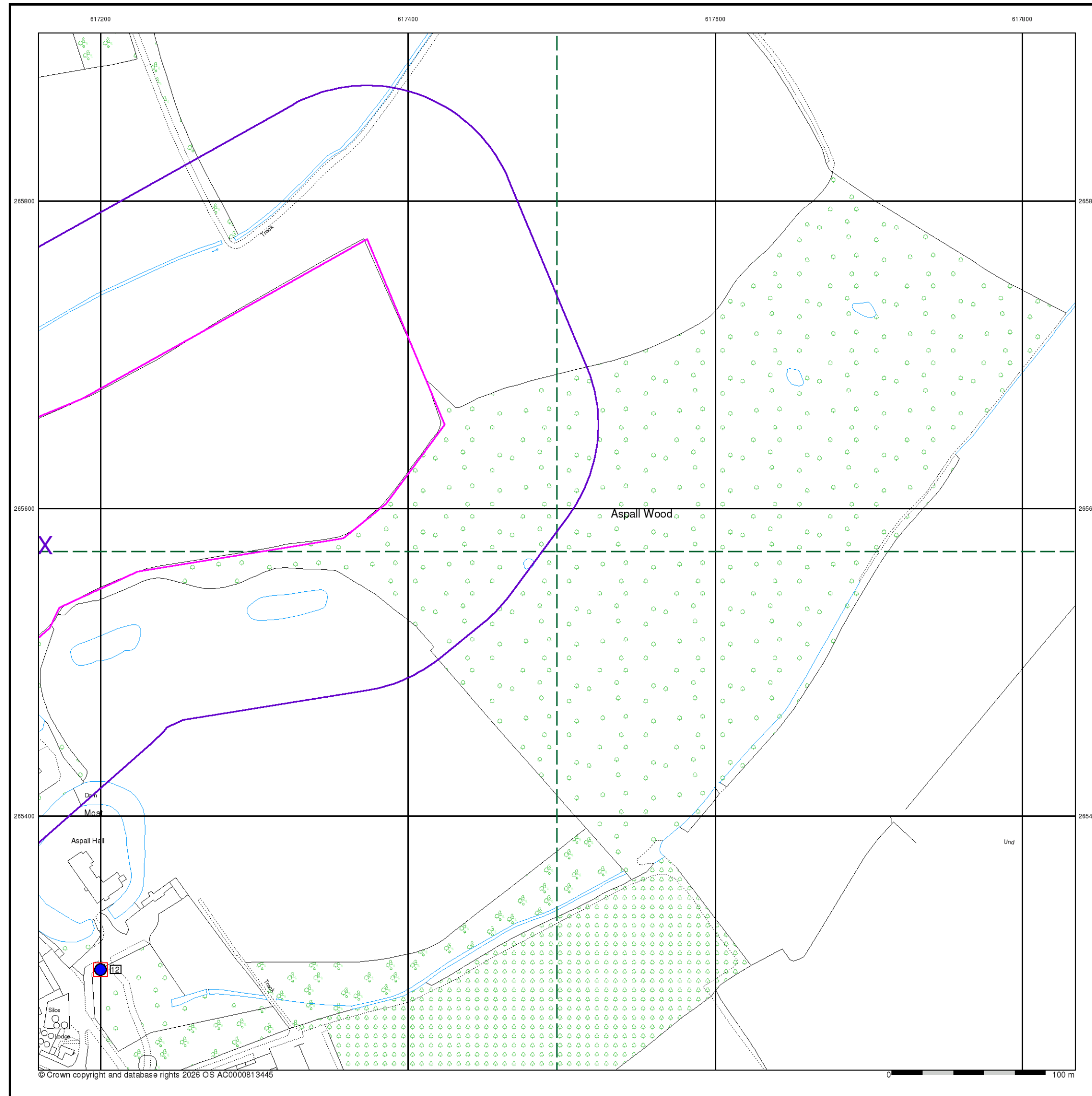
Site at 617159,265572

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- ### General

 - Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- ### Agency and Hydrological

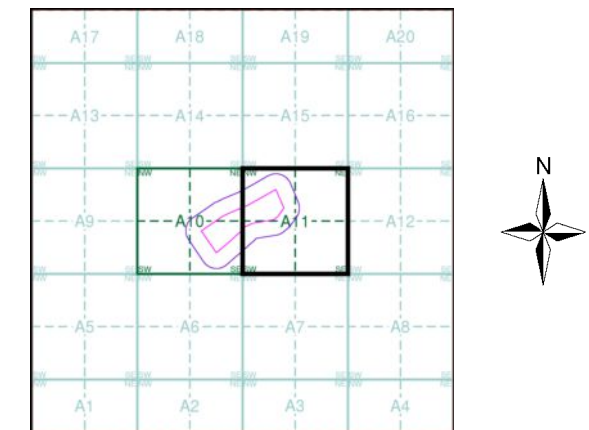
 - Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Historical Prosecutions
 - Prosecutions
 - Registered Radioactive Substance
 - River Network or Water Feature
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- ### Waste

 - BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- ### Hazardous Substances

 - COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- ### Geological

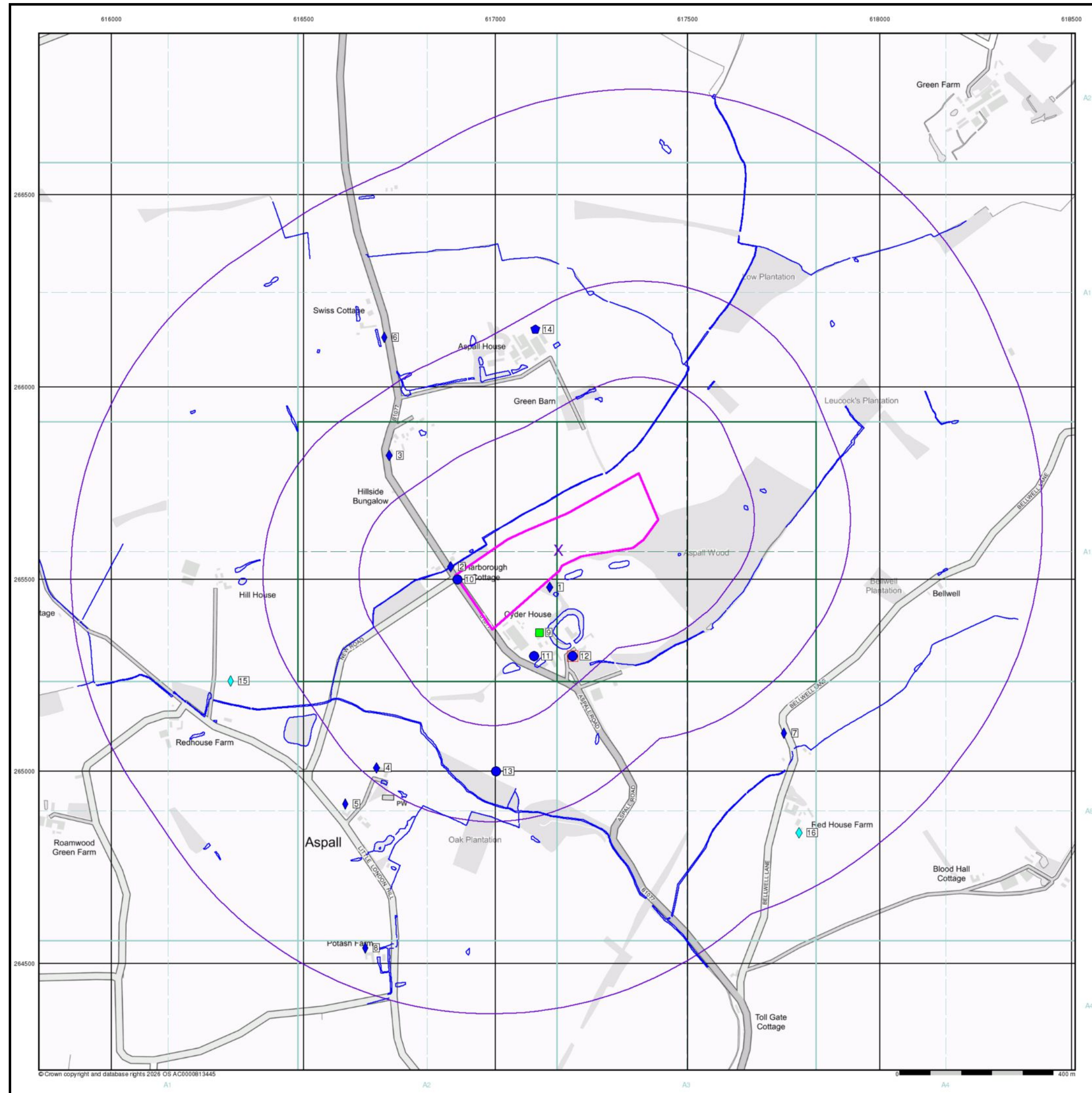
 - BGS Recorded Mineral Site

Site Sensitivity Map - Segment A11



Order Details
Order Number: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Plot Buffer (m): 100

Site Details
Site at 617159,265572



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- General

Specified Site

Specified Buffer(s)

Bearing Reference Point

Map ID

Several of Type at Location
- Agency and Hydrological

Contaminated Land Register Entry or Notice (Location)

Contaminated Land Register Entry or Notice

Discharge Consent

Enforcement or Prohibition Notice

Integrated Pollution Control

Integrated Pollution Prevention Control

Local Authority Integrated Pollution Prevention and Control

Local Authority Pollution Prevention and Control

Local Authority Pollution Prevention and Control Enforcement

Pollution Incident to Controlled Waters

Historical Prosecutions

Prosecutions

Registered Radioactive Substance

River Network or Water Feature

Substantiated Pollution Incident Register

Water Abstraction

Water Industry Act Referral

BGS Recorded Landfill Site (Location)

BGS Recorded Landfill Site

EA Historic Landfill (Buffered Point)

EA Historic Landfill (Polygon)

Integrated Pollution Control Registered Waste Site

Licensed Waste Management Facility (Landfill Boundary)

Licensed Waste Management Facility (Location)

Local Authority Recorded Landfill Site (Location)

Local Authority Recorded Landfill Site

Potentially Infilled Land (Non-water)

Potentially Infilled Land (Non-water)

Potentially Infilled Land (Non-water)

Potentially Infilled Land (Water)

Potentially Infilled Land (Water)

Potentially Infilled Land (Water)

Potentially Infilled Land (Water)

Registered Landfill Site

Registered Landfill Site (Location)

Registered Landfill Site (Point Buffered to 100m)

Registered Landfill Site (Point Buffered to 250m)

Registered Waste Transfer Site (Location)

Registered Waste Transfer Site

Registered Waste Treatment or Disposal Site (Location)

Registered Waste Treatment or Disposal Site

Hazardous Substances

COMAH Site

Explosive Site

NIHHS Site

Planning Hazardous Substance Consent

Planning Hazardous Substance Enforcement

BGS Recorded Mineral Site

Geological

BGS Recorded Mineral Site
- Site Sensitivity Map - Slice A
- Order Details

Order Number:

398478266_1_1

Customer Ref:

321890

National Grid Reference:

617160, 265580

Slice:

A

Site Area (Ha):

7.77

Search Buffer (m):

1000

Site Details

Site at 617159,265572
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Tel:

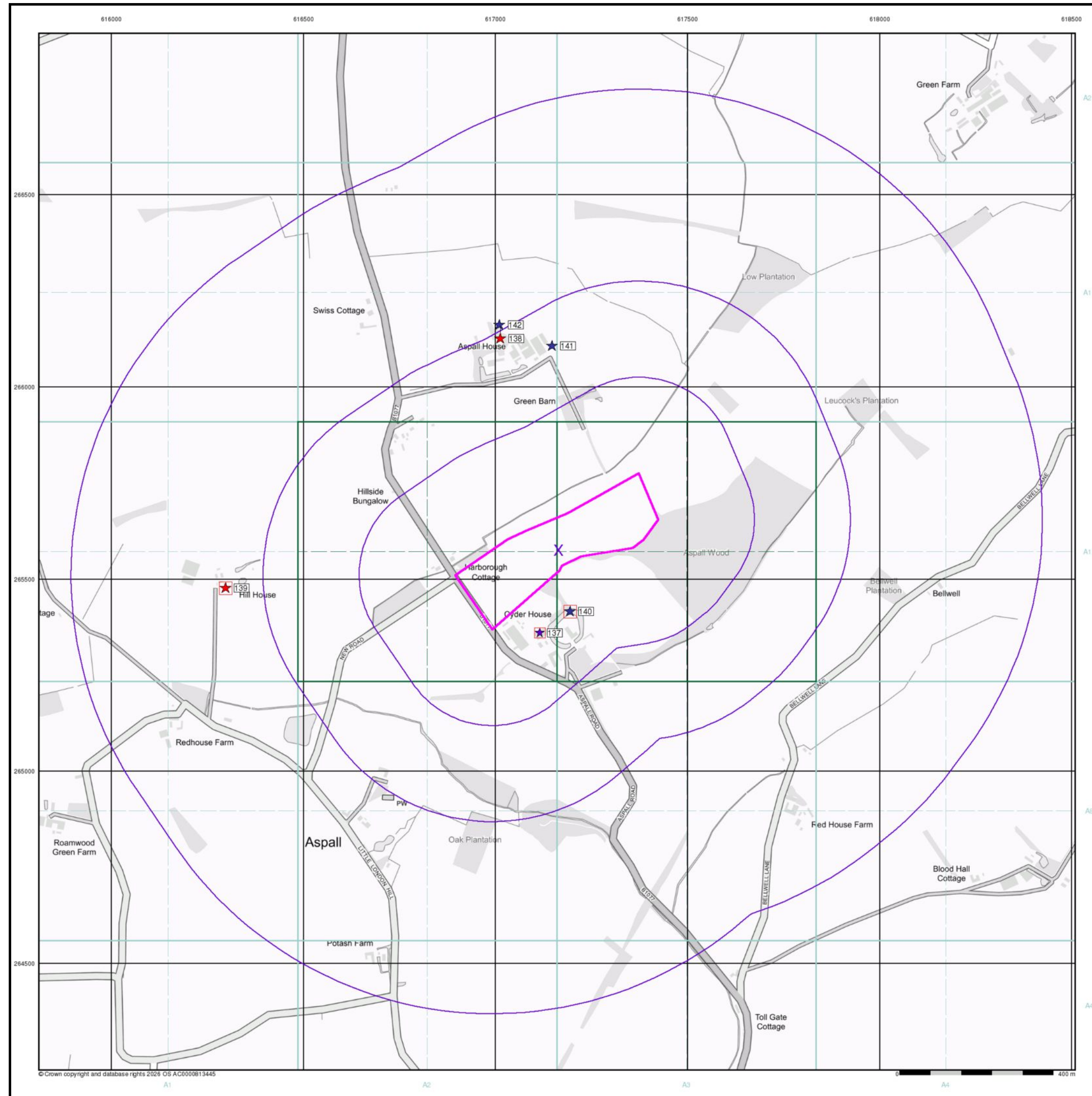
0844 844 9952

Fax:

0844 844 9951

Web:

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Industrial Land Use Map

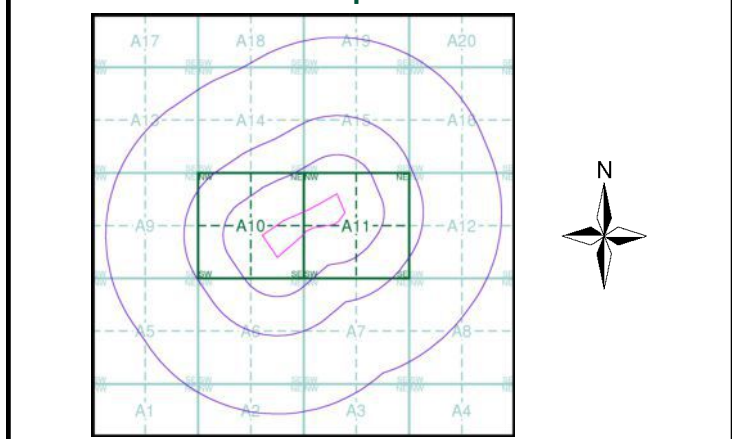
General

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

Industrial Land Use

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

Industrial Land Use Map - Slice A

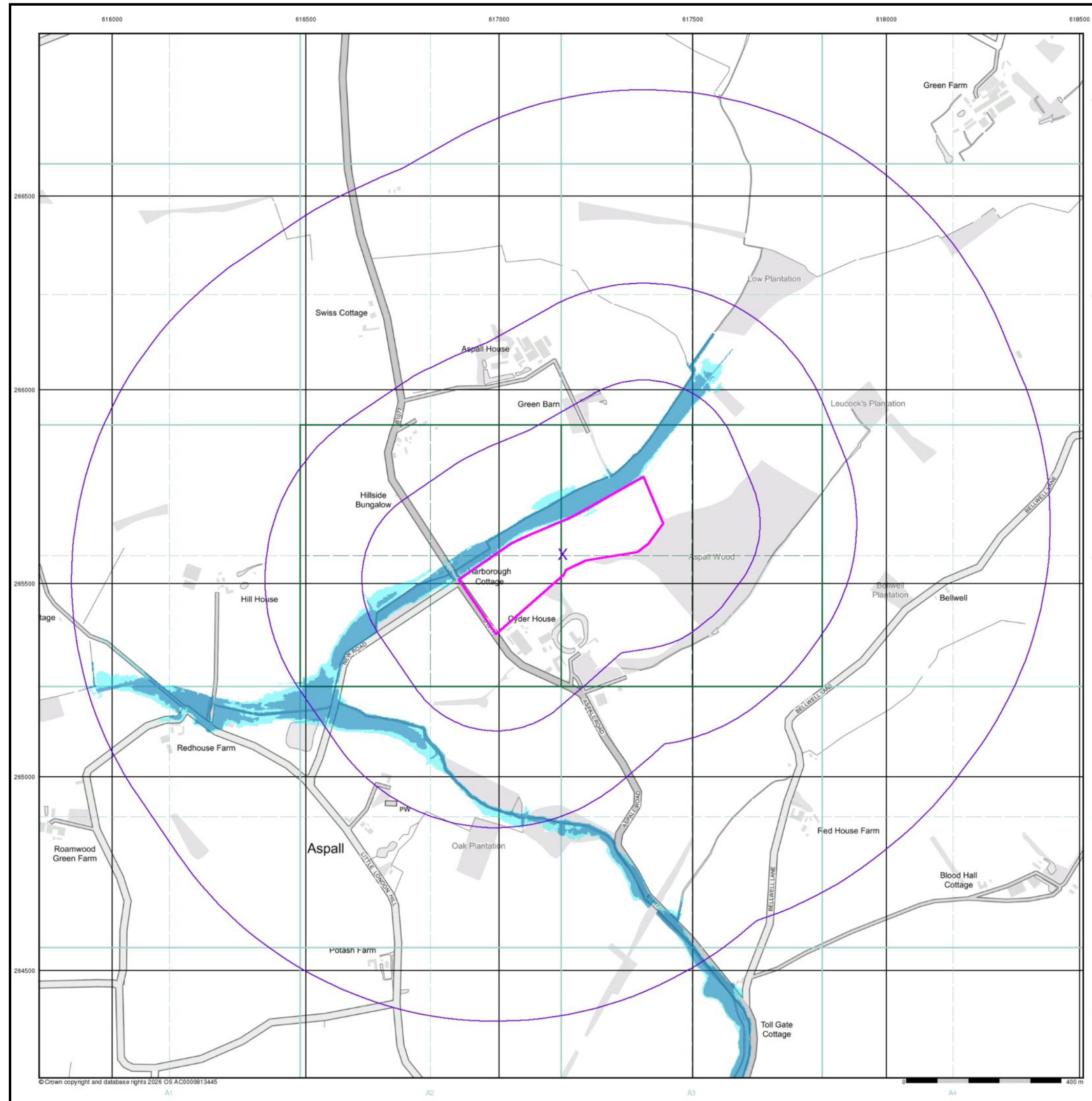


Order Details

Order Number:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

Site at 617159,265572



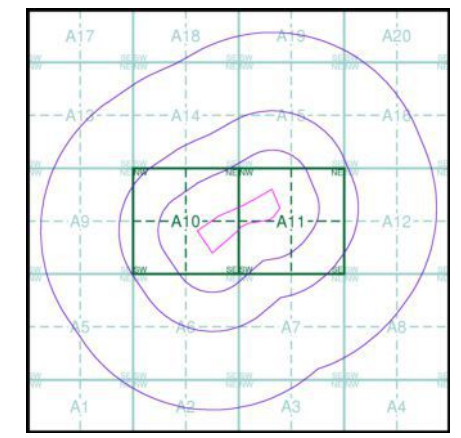
General

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

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A

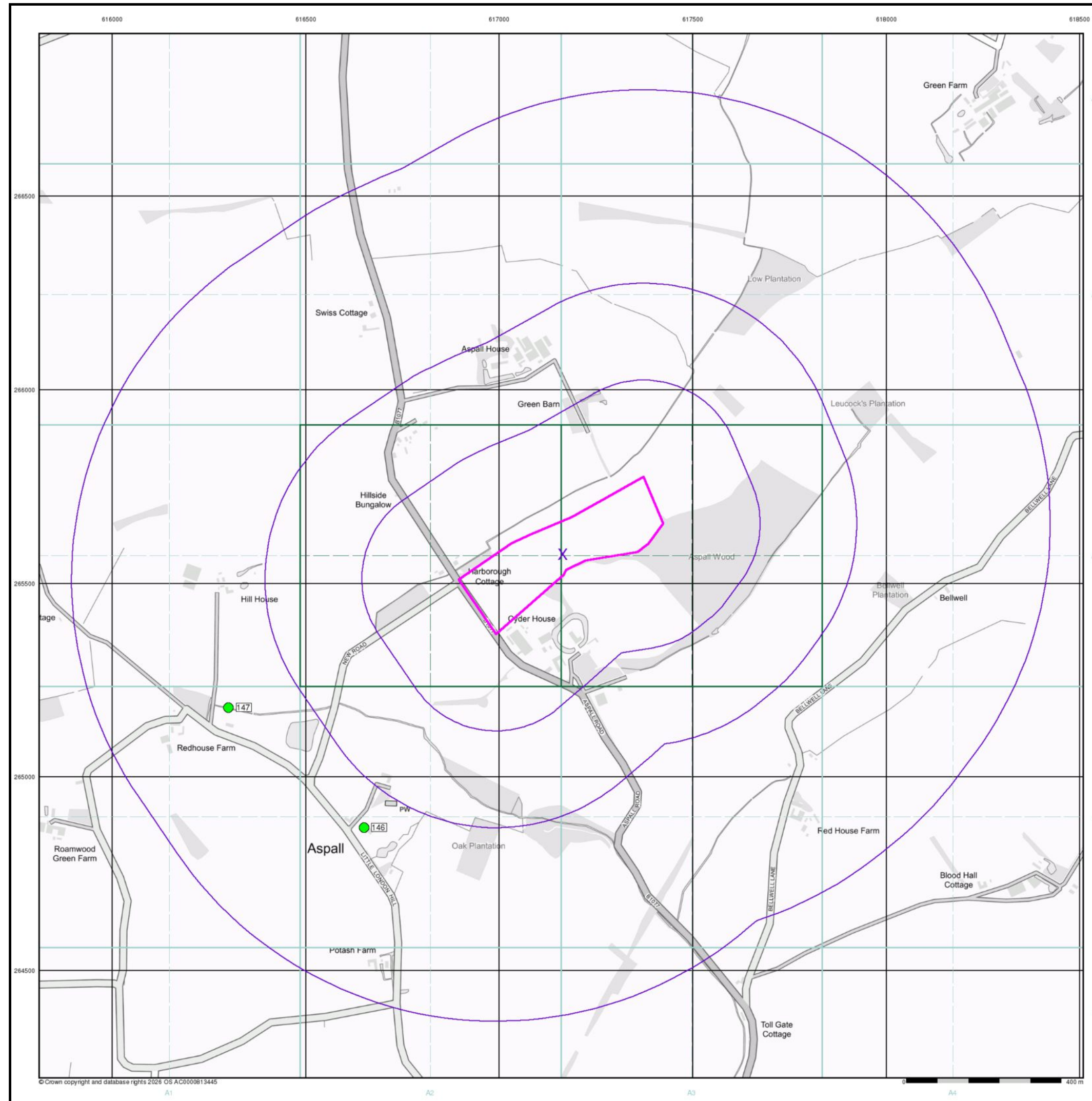


Order Details

Order Number: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

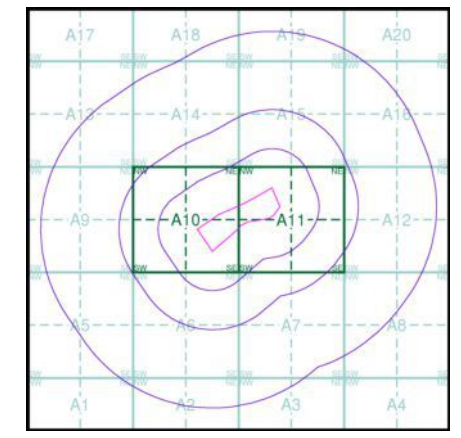
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

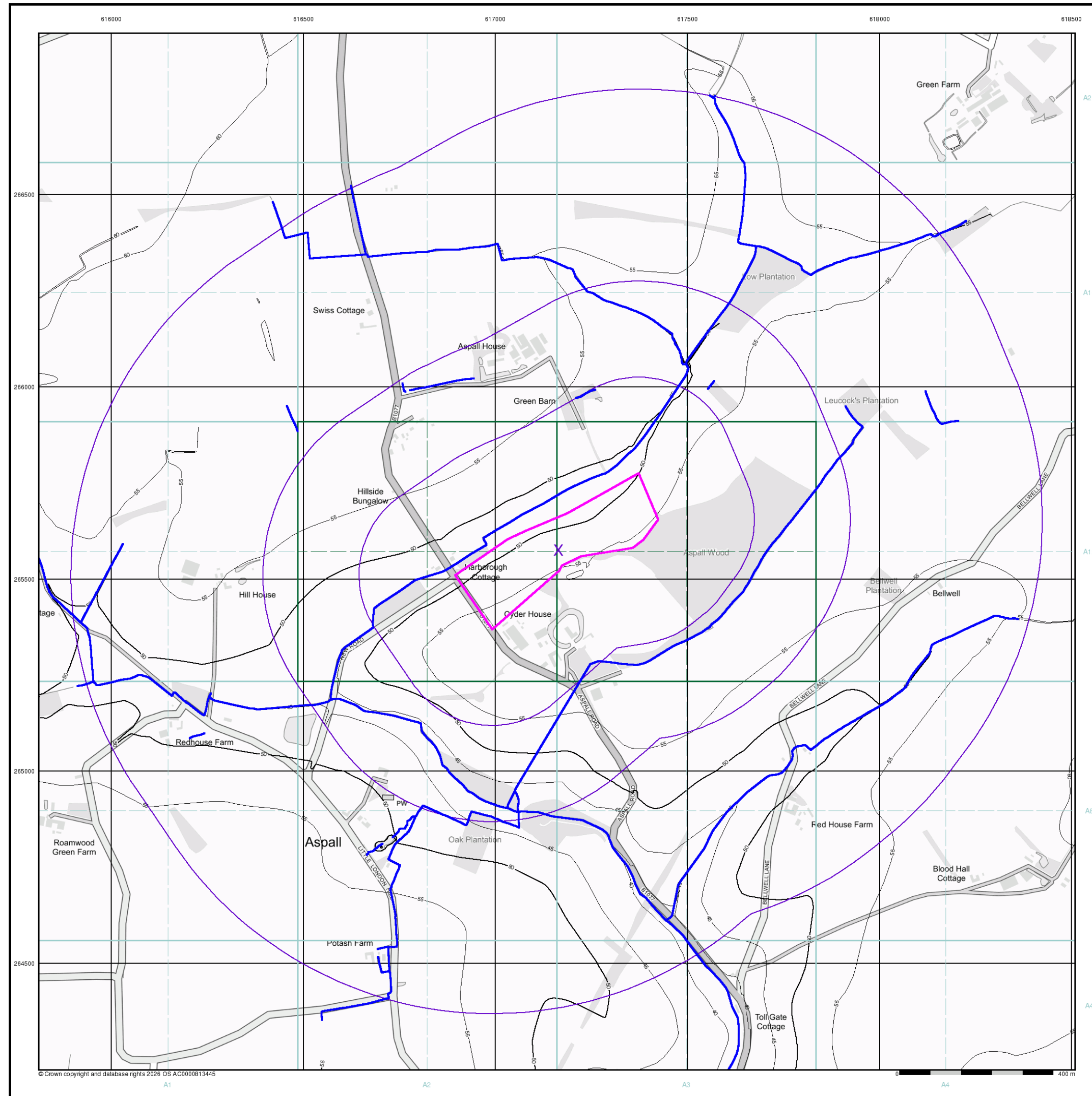


Order Details

Order Number: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572



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General

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

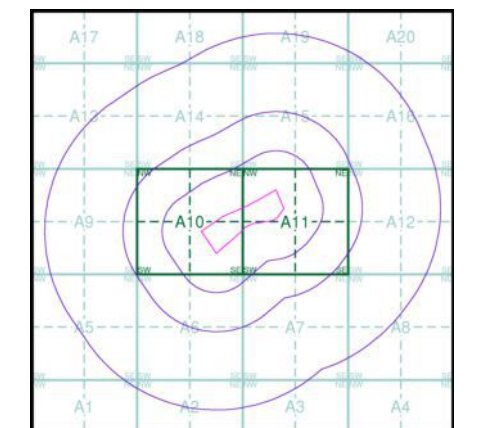
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

Contours (height in meters)

- | | | | | | |
|------------------|-------|-----|----|-----|-----------------|
| Standard Contour | 105 | 100 | 95 | MLW | Mean Low Water |
| Master Contour | | | | MHW | Mean High Water |
| Spot Height | 167.3 | | | | |

OS Water Network Map - Slice A



Order Details

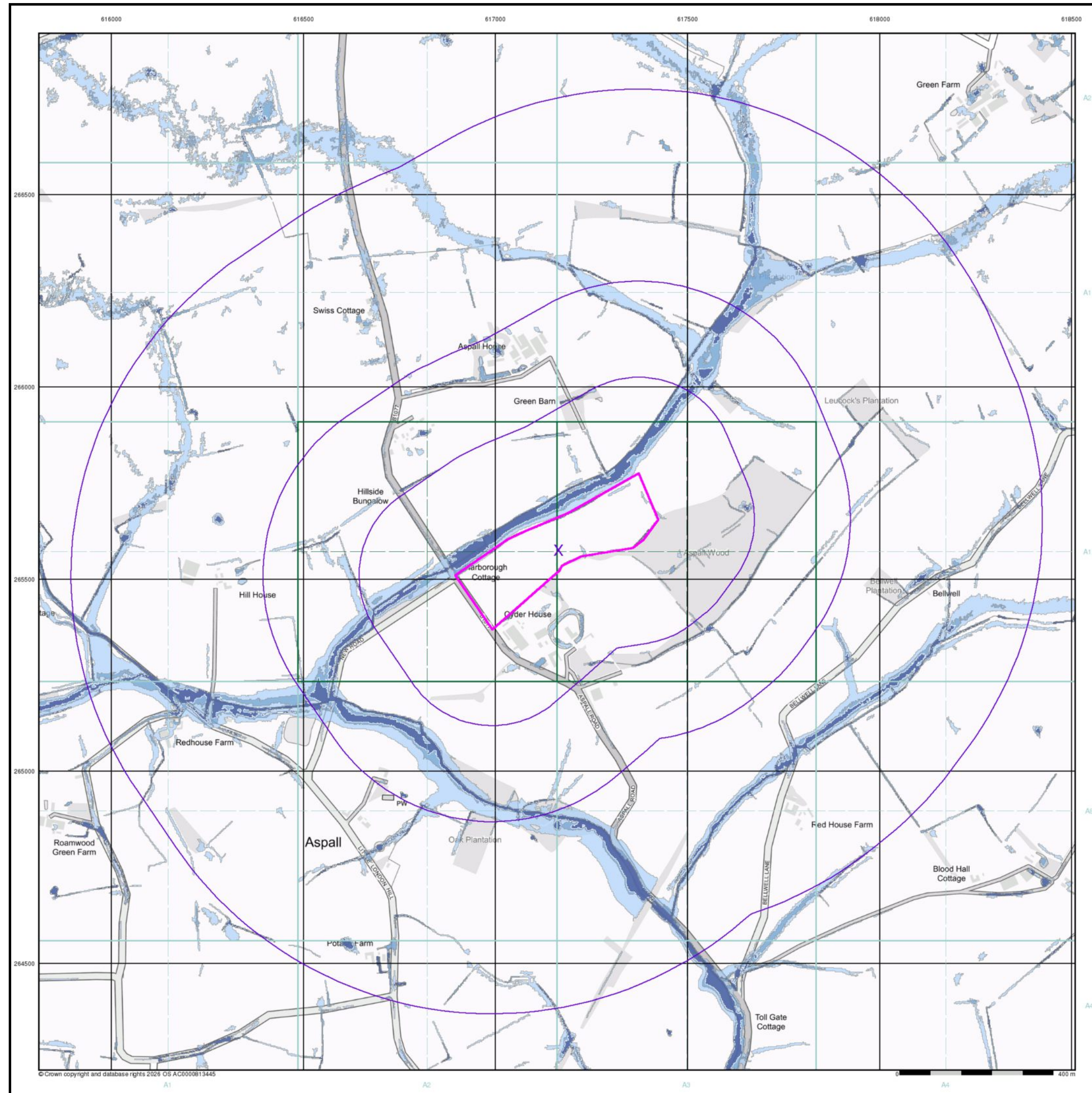
Order Number: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572

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



General

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

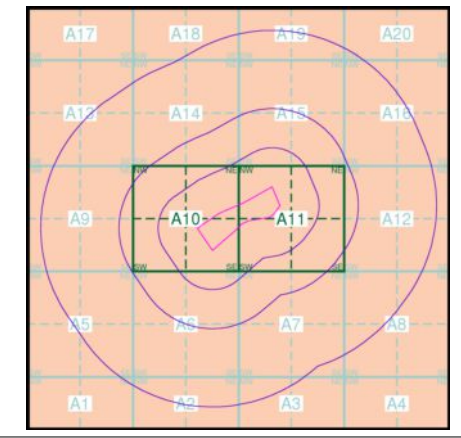
Risk of Flooding from Surface Water

- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Street to parcels of land
 - Property

EA/NRW Suitability Map - Slice A

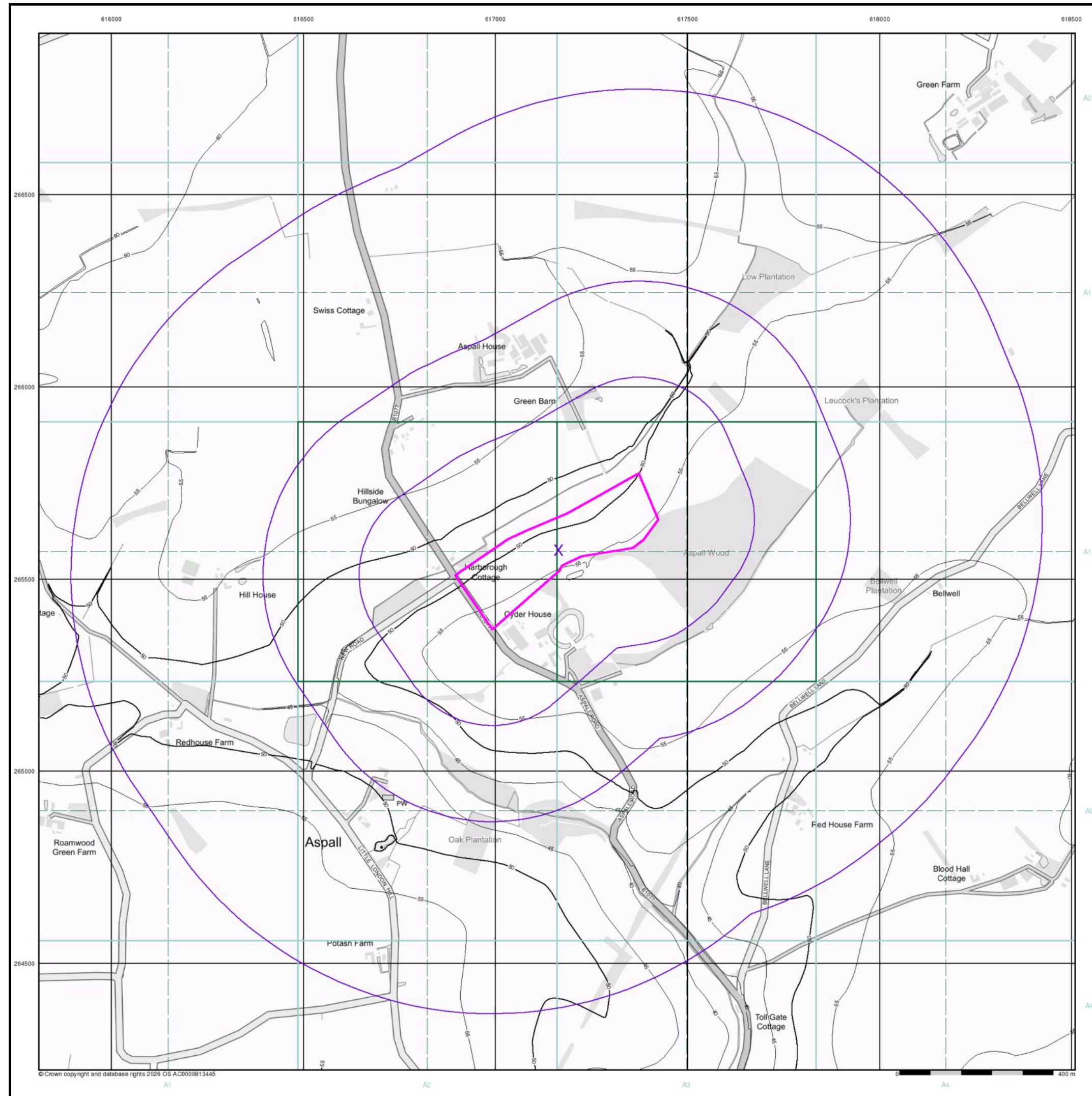


Order Details

Order Number:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

Site at 617159,265572



WFD Surface Waters Map

General

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

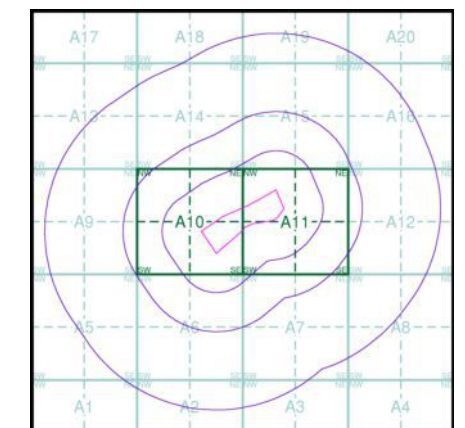
Water Framework Directive - Surface Water Quality

- High
- Good
- Moderate
- Poor
- Bad

Contours (height in meters)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

WFD Surface Waters Map - Slice A

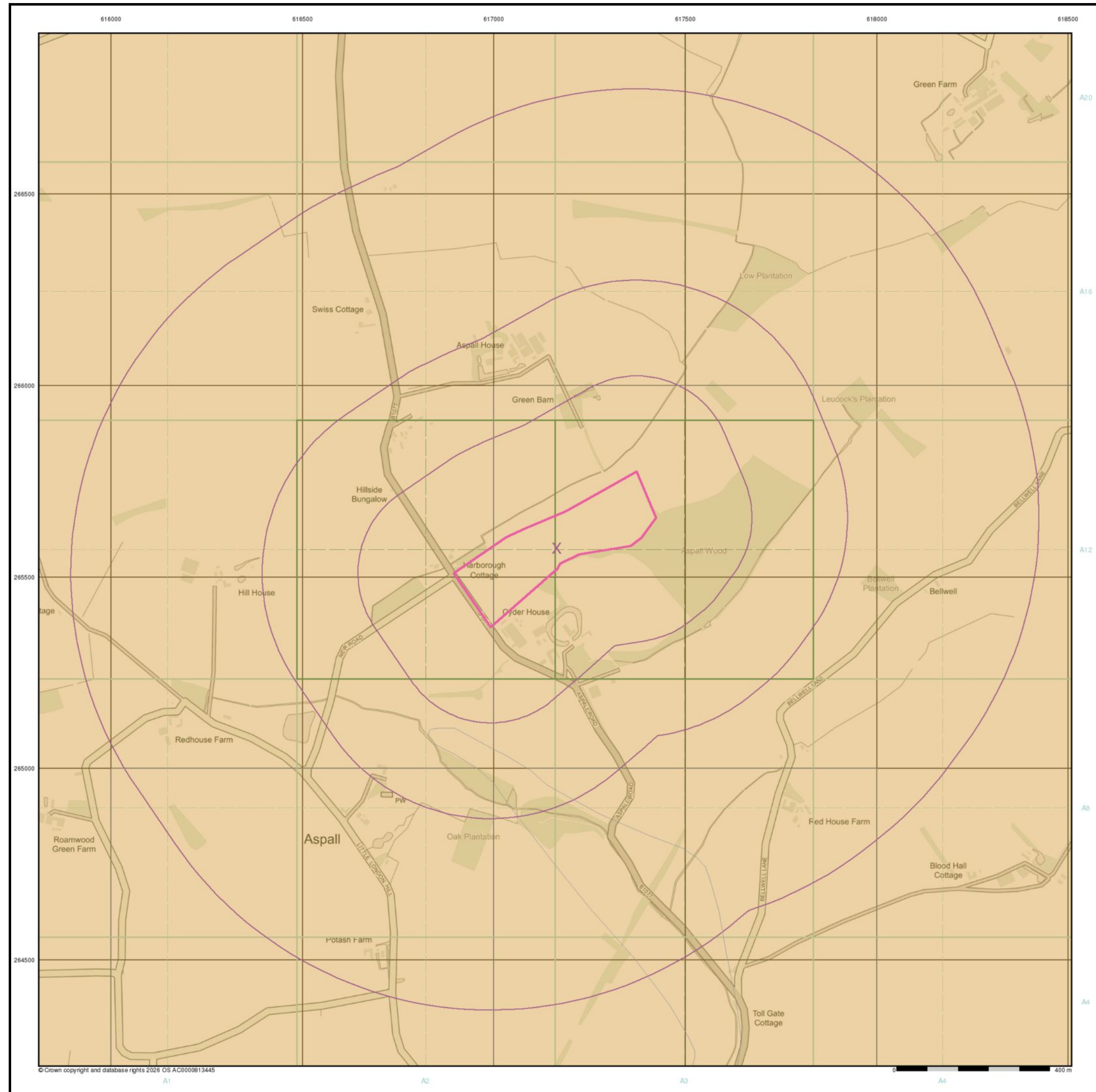


Order Details

Order Number: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572



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General

Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

< 15
15 - 25
25 - 35
35 - 45
45 - 60
60 - 120
> 120

Estimated Soil Chemistry Arsenic - Slice A

Order Details

Order Details:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

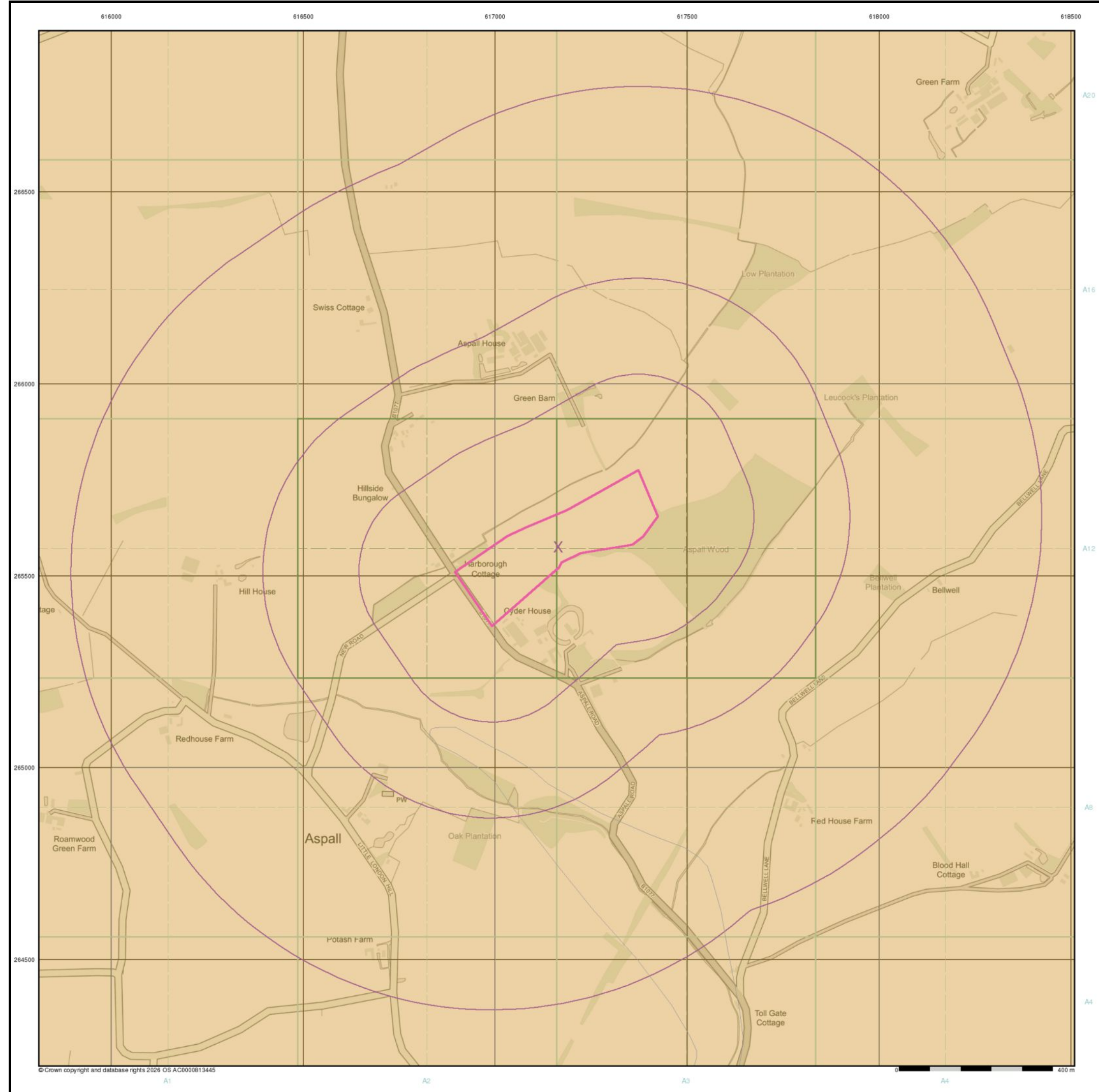
Site at 617159,265572

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General

Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg

< 1.8
1.8 - 2.2
2.2 - 3.0
> 3.0

Estimated Soil Chemistry Cadmium - Slice A

Order Details

Order Details:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

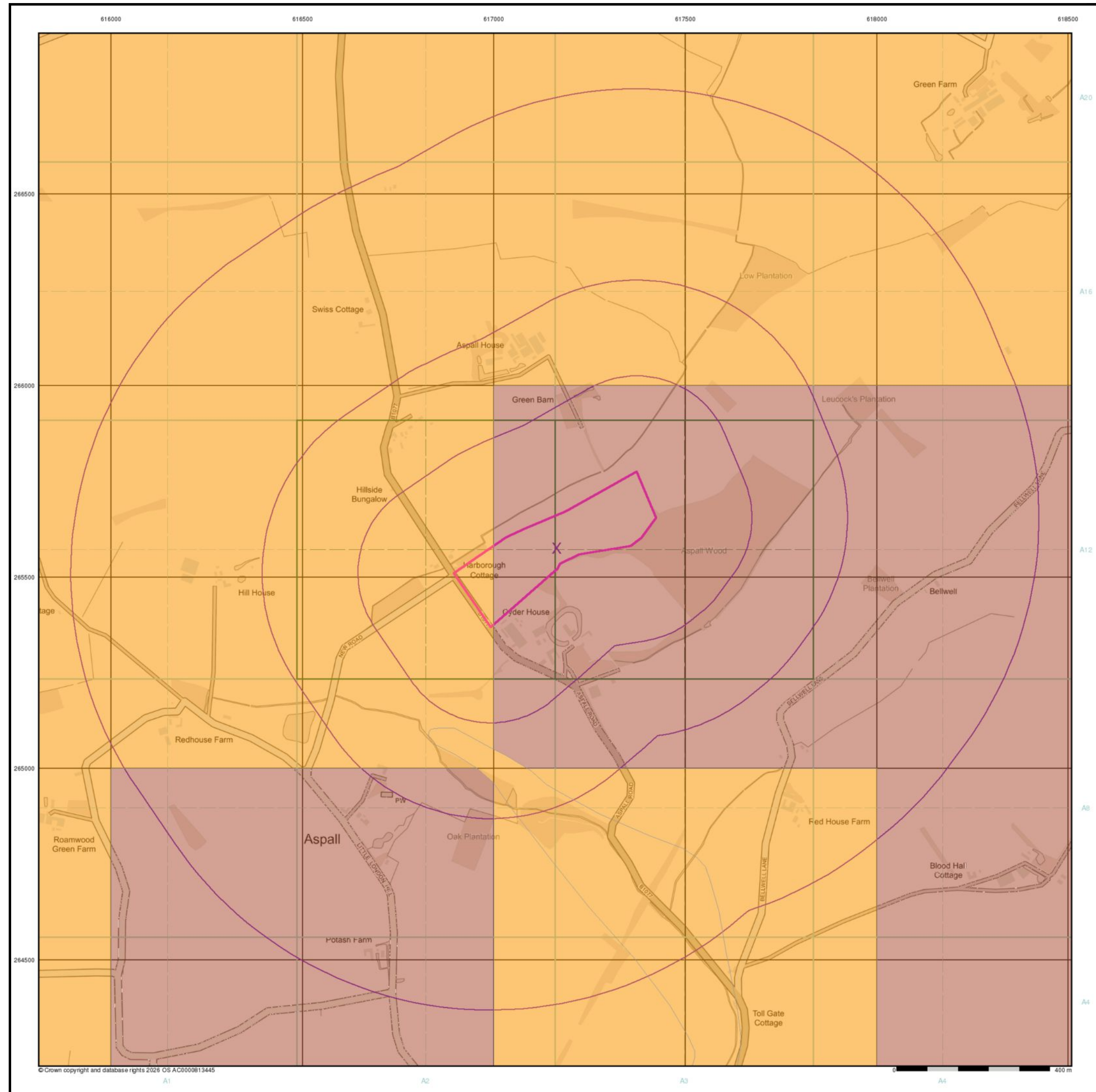
Site at 617159,265572

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Envirocheck[®]

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General

Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

< 20
20 - 40
40 - 60
60 - 90
90 - 120
120 - 180
> 180

Estimated Soil Chemistry Chromium - Slice A

Order Details

Order Details:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

Site at 617159,265572

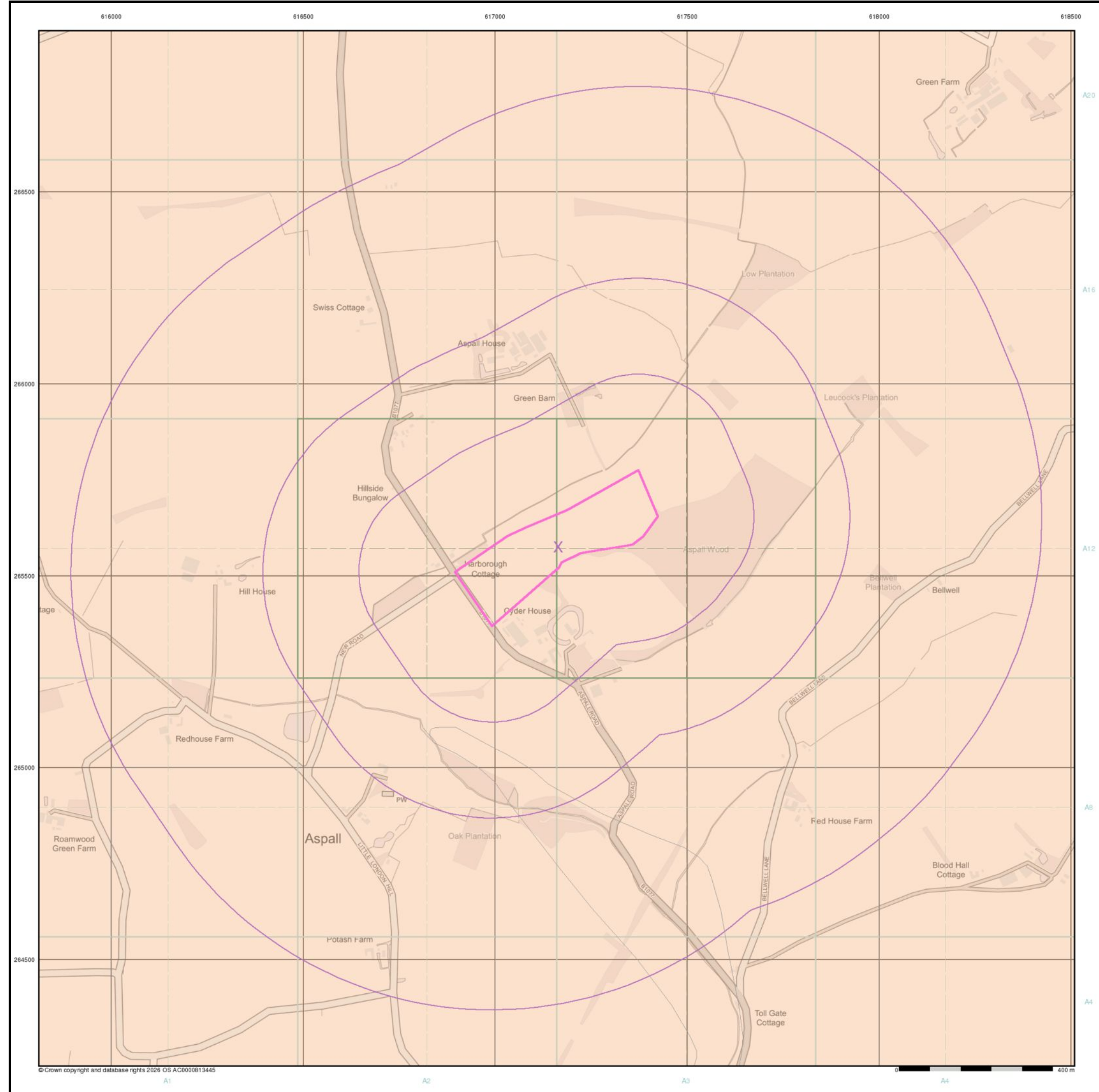
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General

Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

<100 mg/kg
100 - 200
200 - 300
300 - 600
600 - 1200
>1200

Estimated Soil Chemistry Lead - Slice A

Order Details

Order Details: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

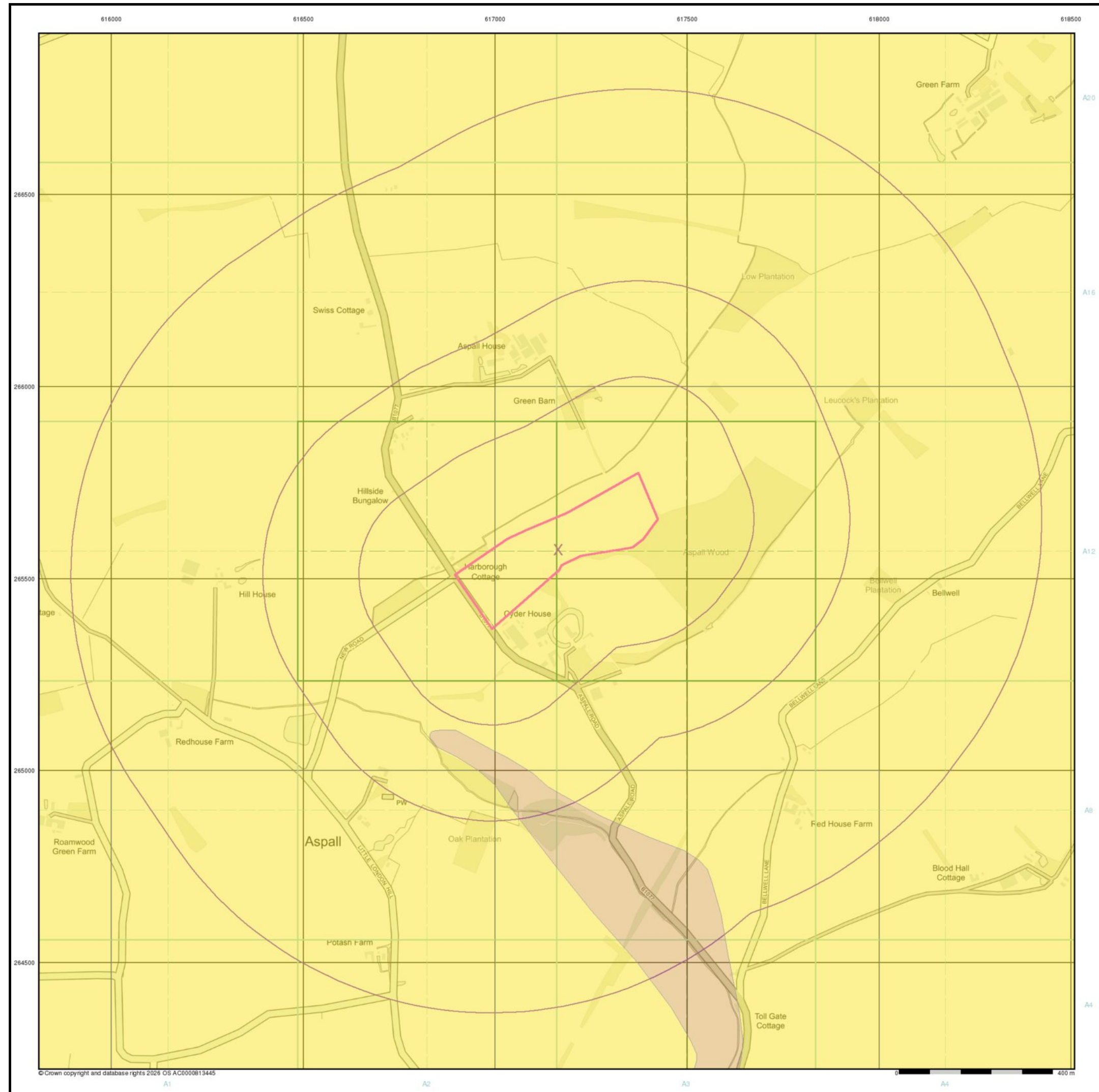
Site at 617159,265572

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General

Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

	< 15
	15 - 30
	30 - 45
	45 - 60
	60 - 80
	80 - 100
	> 100

Estimated Soil Chemistry Nickel - Slice A

Order Details

Order Details:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

Site at 617159,265572

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General

Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

< 15
15 - 25
25 - 35
35 - 45
45 - 60
60 - 120
> 120

Estimated Soil Chemistry Arsenic - Slice A

Order Details

Order Details:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

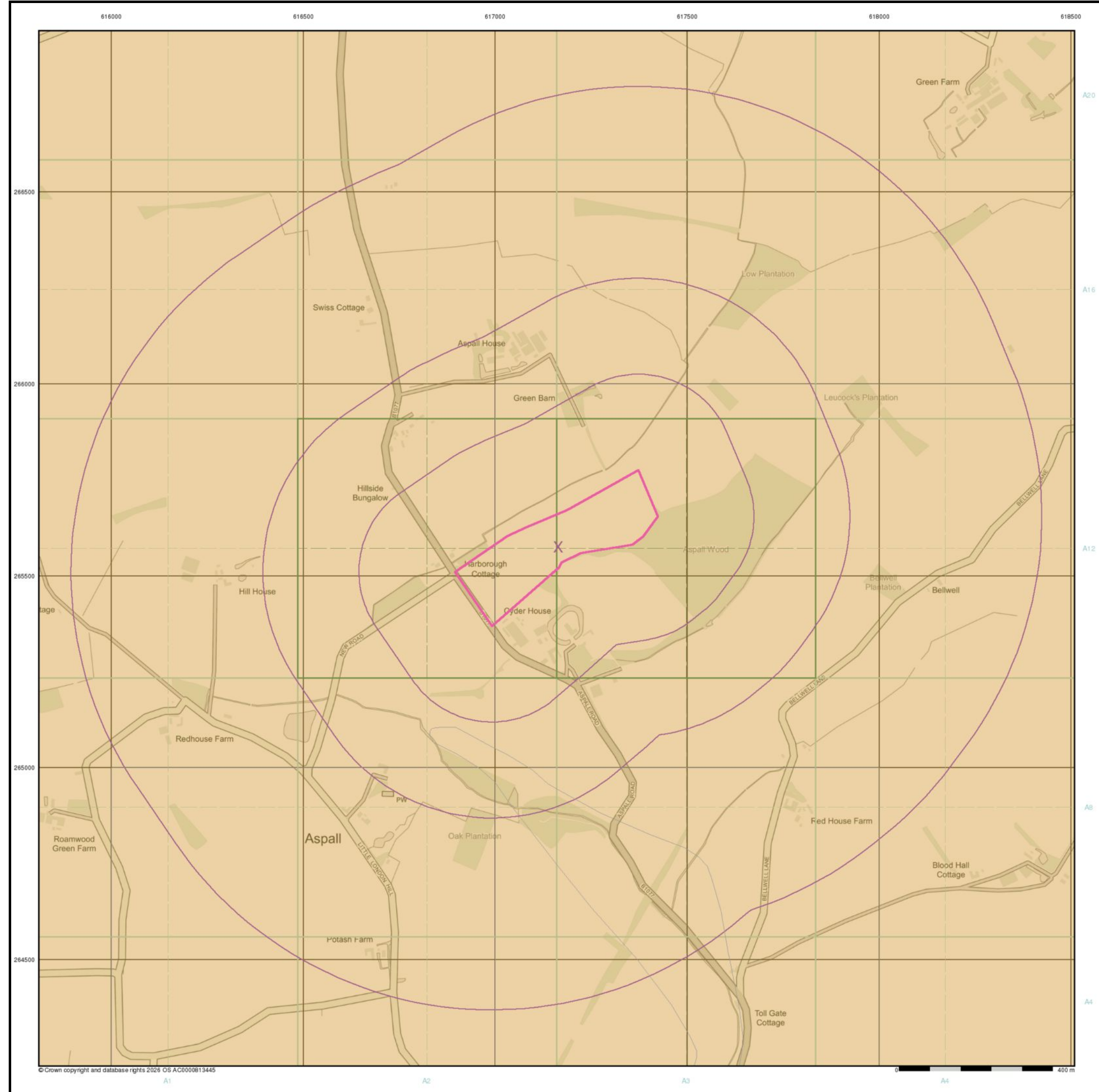
Site at 617159,265572

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General

Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg

< 1.8
1.8 - 2.2
2.2 - 3.0
> 3.0

Estimated Soil Chemistry Cadmium - Slice A

Order Details

Order Details:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

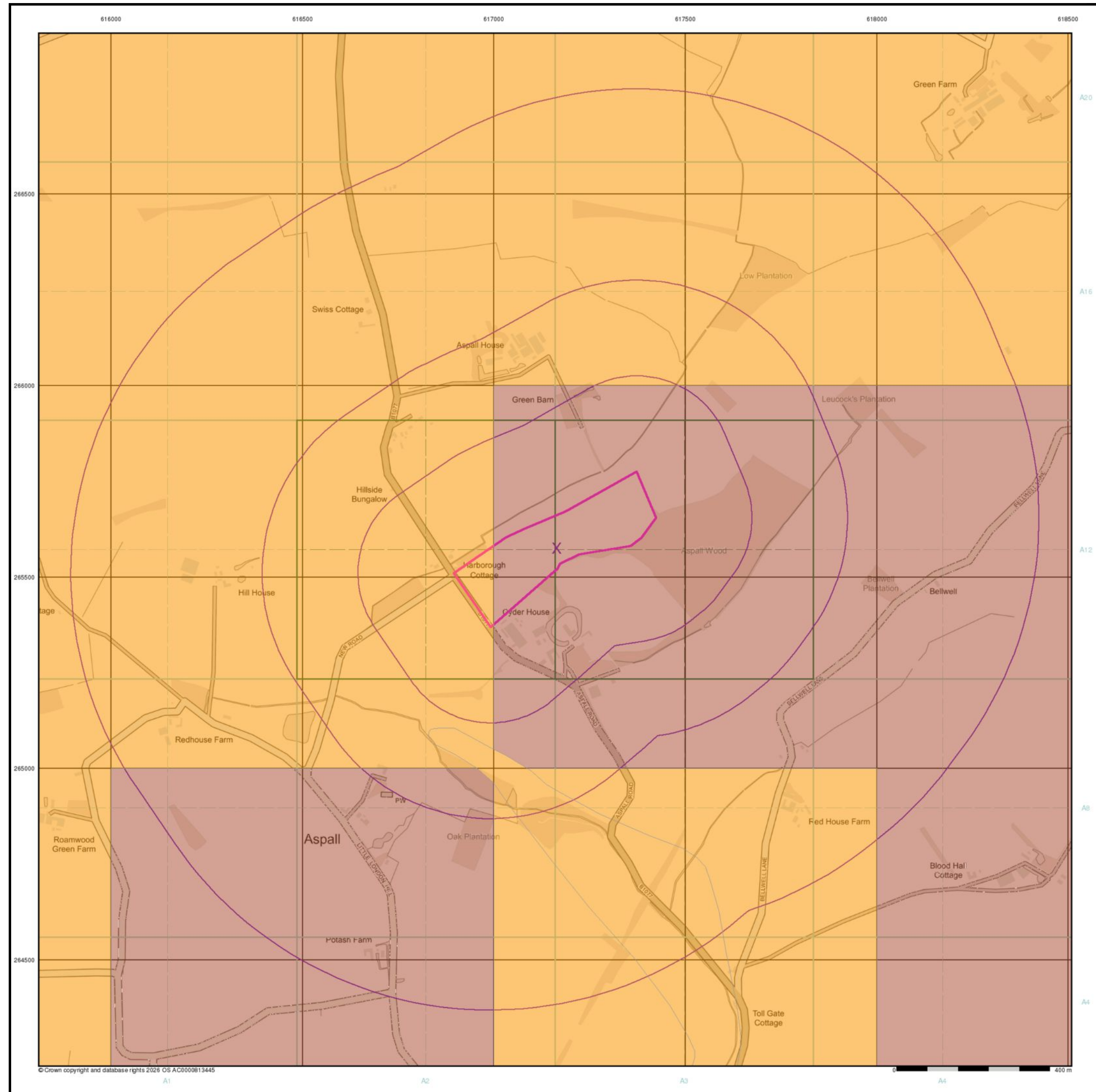
Site at 617159,265572

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General

📍 Specified Site 📏 Specified Buffer(s) ✕ Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

< 20
20 - 40
40 - 60
60 - 90
90 - 120
120 - 180
> 180

Estimated Soil Chemistry Chromium - Slice A

Order Details

Order Details:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

Site at 617159,265572

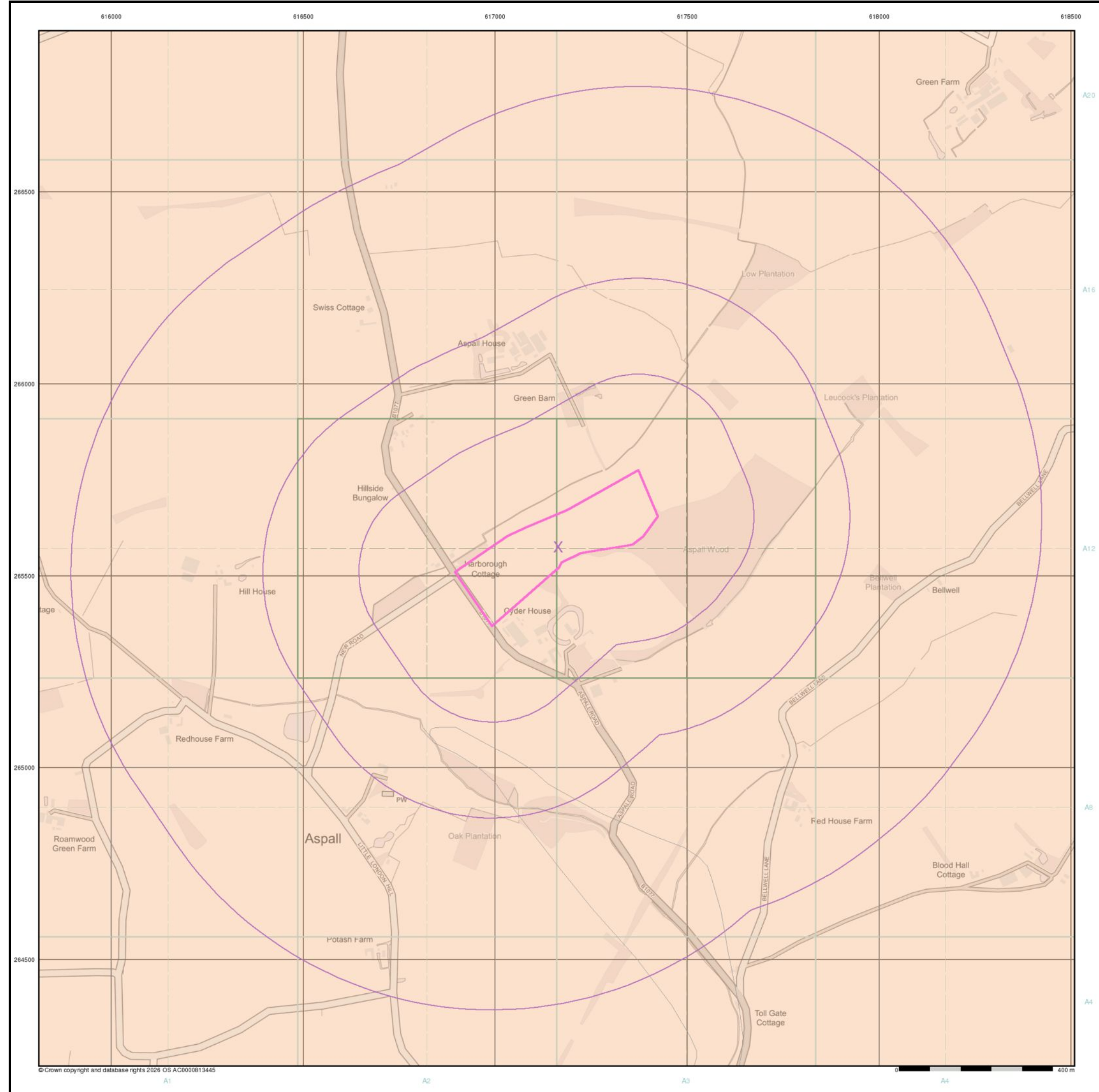
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General

Specified Site

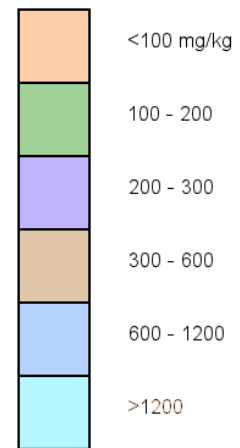
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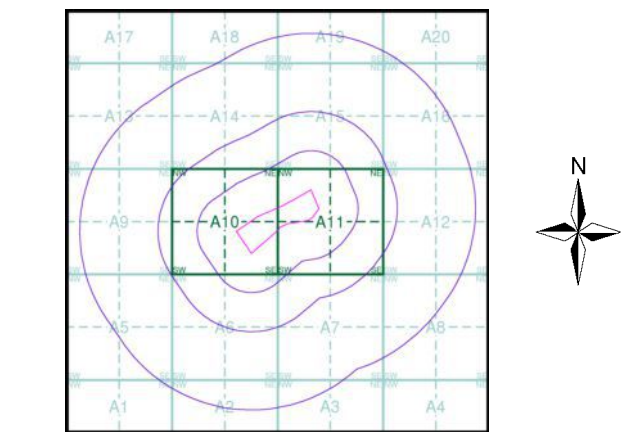
Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

Order Details:

Customer Ref:

National Grid Reference:

Slice:

Site Area (Ha):

Search Buffer (m):

398478266_1_1

321890

617160, 265580

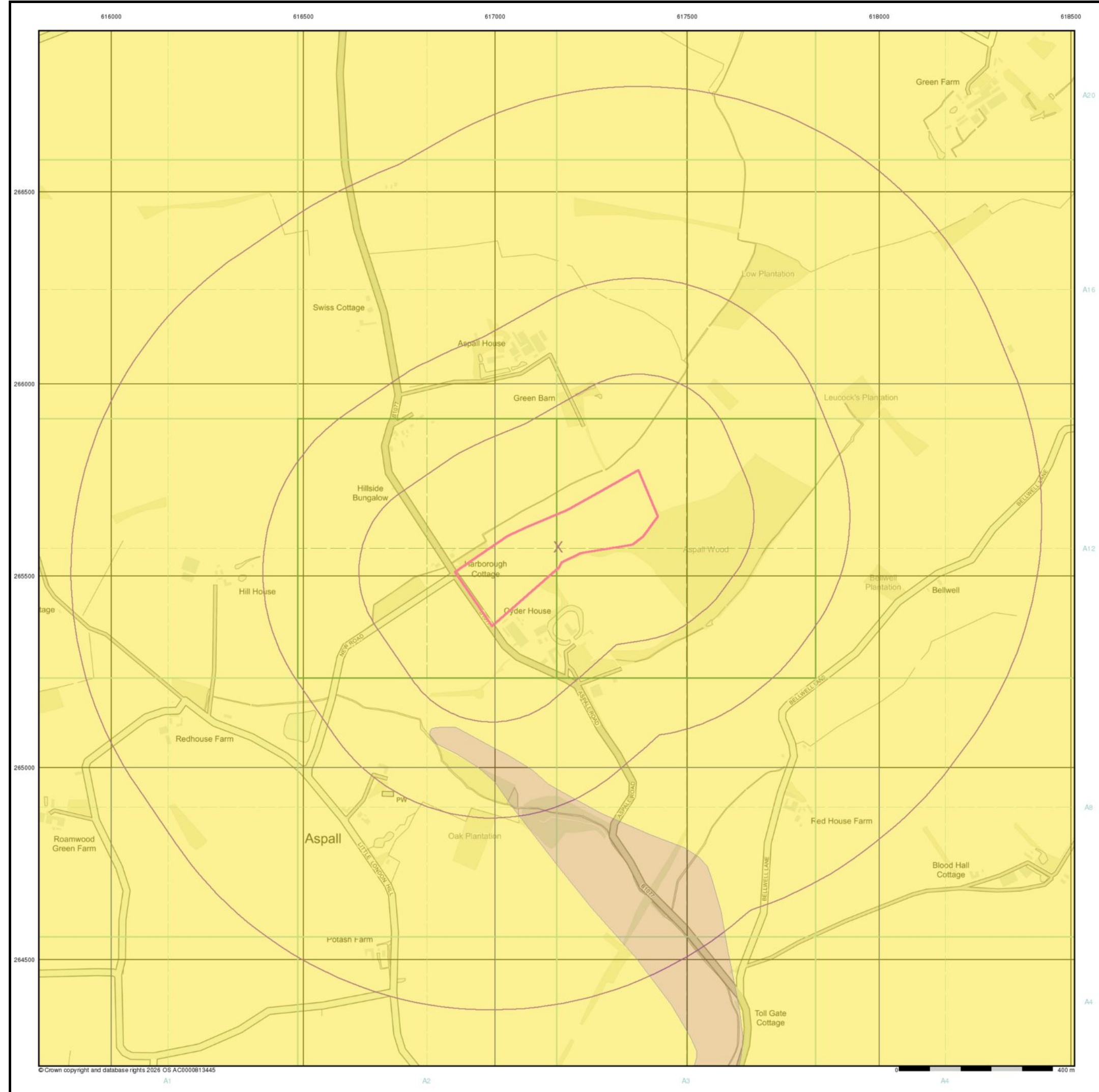
A

7.77

1000

Site Details

Site at 617159,265572



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General

Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

< 15
15 - 30
30 - 45
45 - 60
60 - 80
80 - 100
> 100

Estimated Soil Chemistry Nickel - Slice A

Order Details

Order Details:	398478266_1_1
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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Ch Church		Post Office
	CH Club House		Public Convenience
	F E Sta Fire Engine Station		Public House
	FB Foot Bridge		Signal Box
	Fn Fountain		Spring
	GP Guide Post		Telephone Call Box
	MP Mile Post		Telephone Call Post
	MS Mile Stone		Well

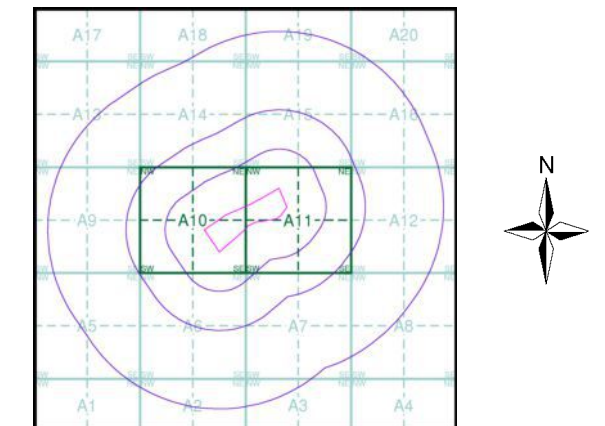
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Suffolk	1:10,560	1884	2
Suffolk	1:10,560	1905	3
Suffolk	1:10,560	1905	4
Ordnance Survey Plan	1:10,000	1957	5
Ordnance Survey Plan	1:10,000	1985	6
10K Raster Mapping	1:10,000	2000	7
10K Raster Mapping	1:10,000	2006	8
VectorMap Local	1:10,000	2025	9

Historical Map - Slice A

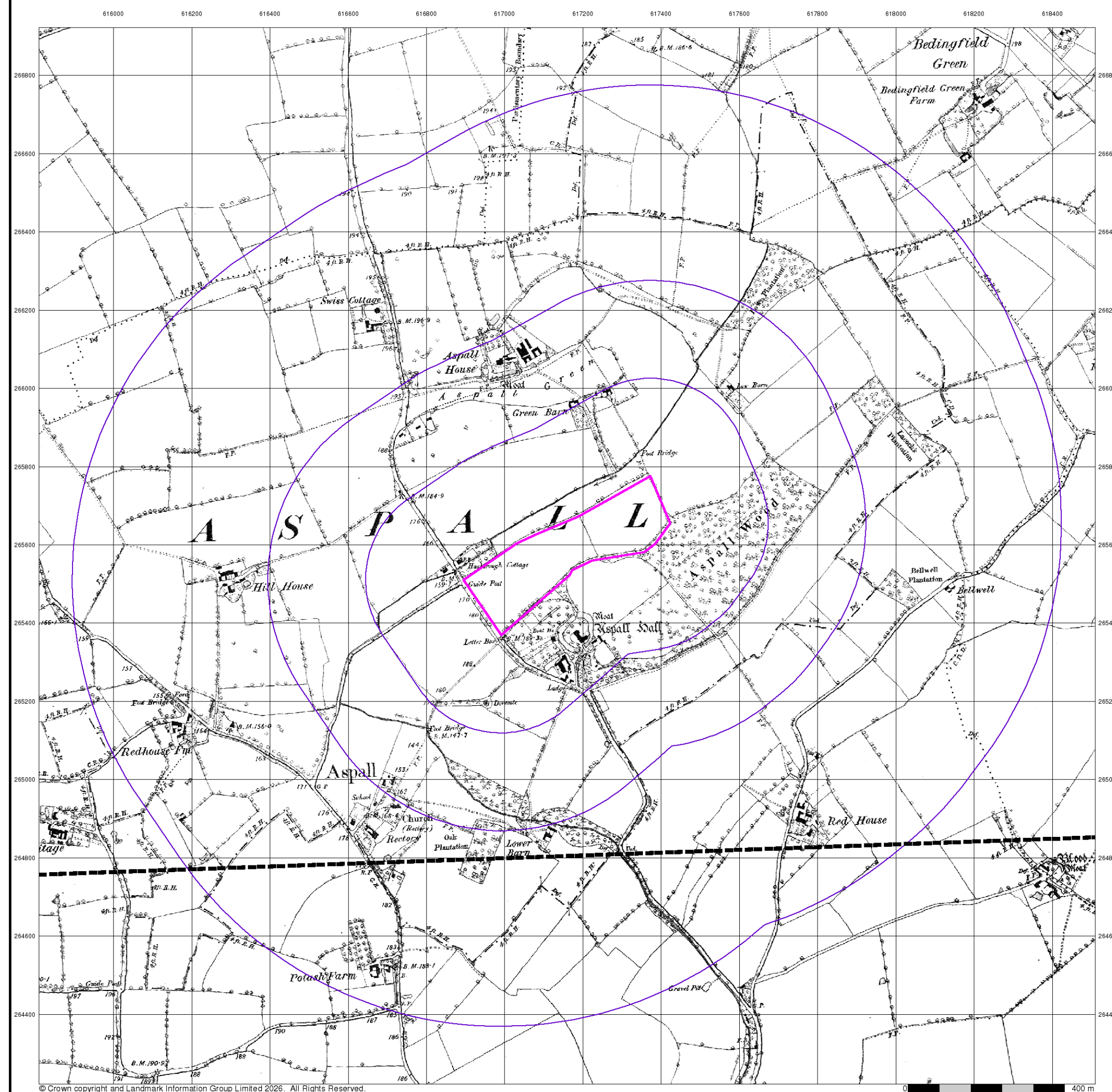


Order Details

Order Number: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572



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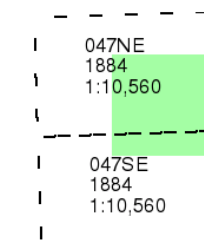
Suffolk

Published 1884

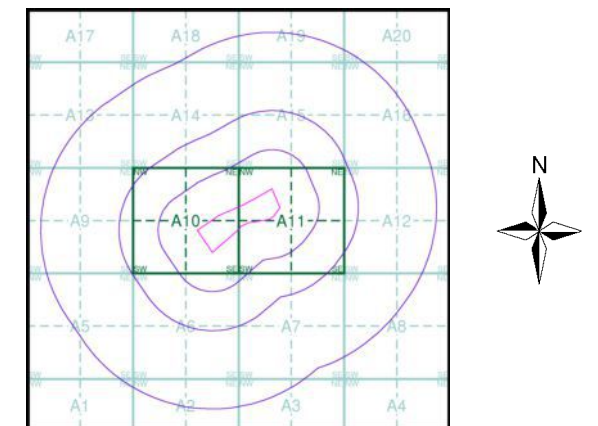
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

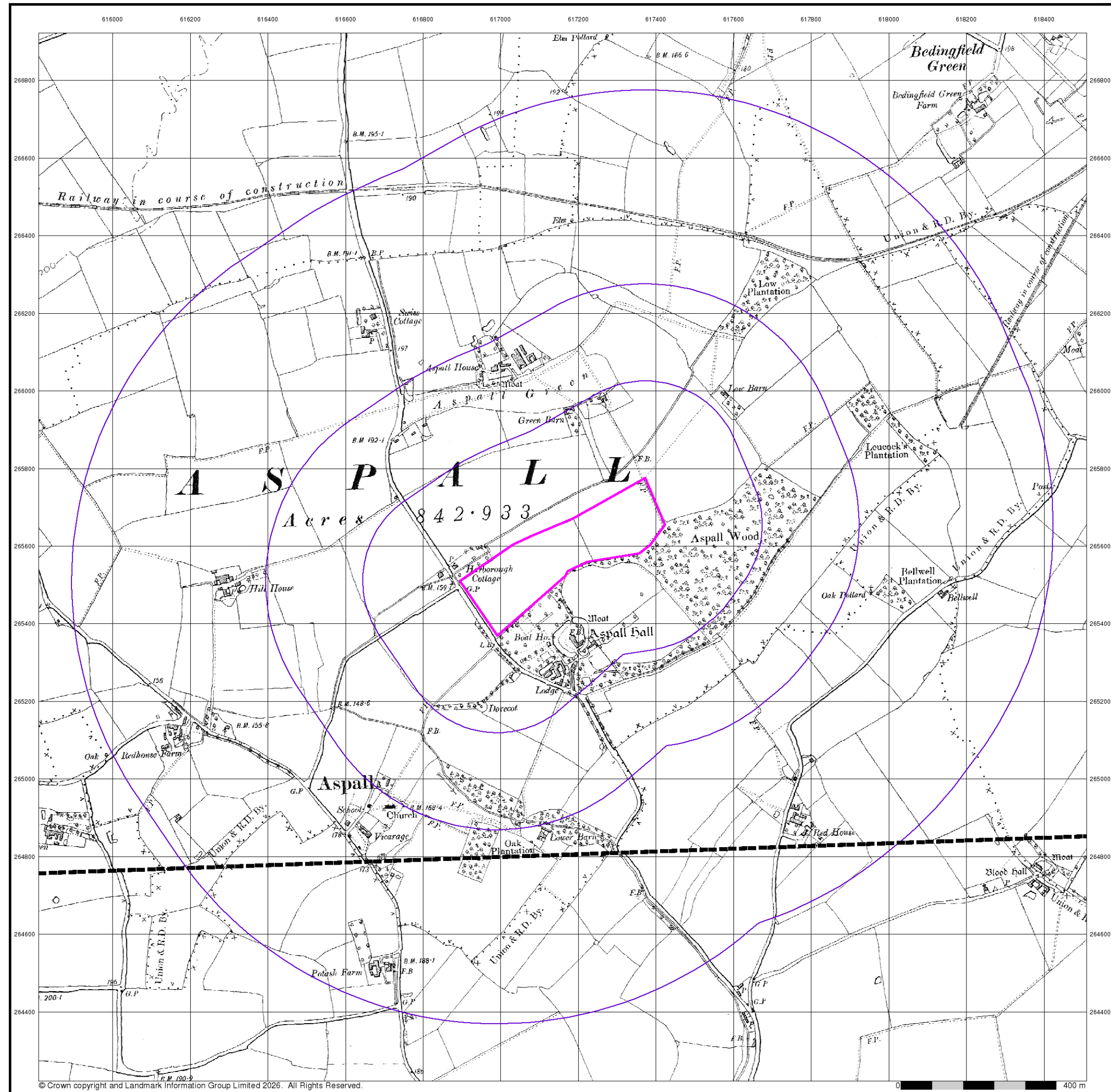
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Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572

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Suffolk

Published 1905

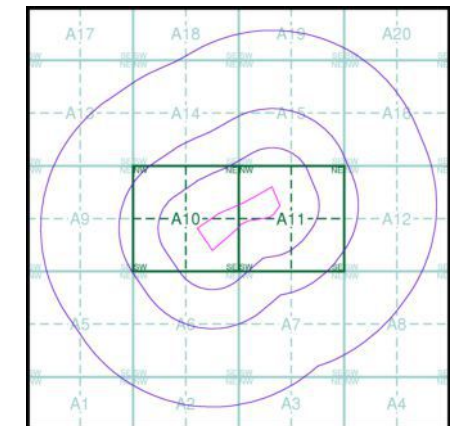
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

047NE
1905
1:10,560
047SE
1905
1:10,560

Historical Map - Slice A

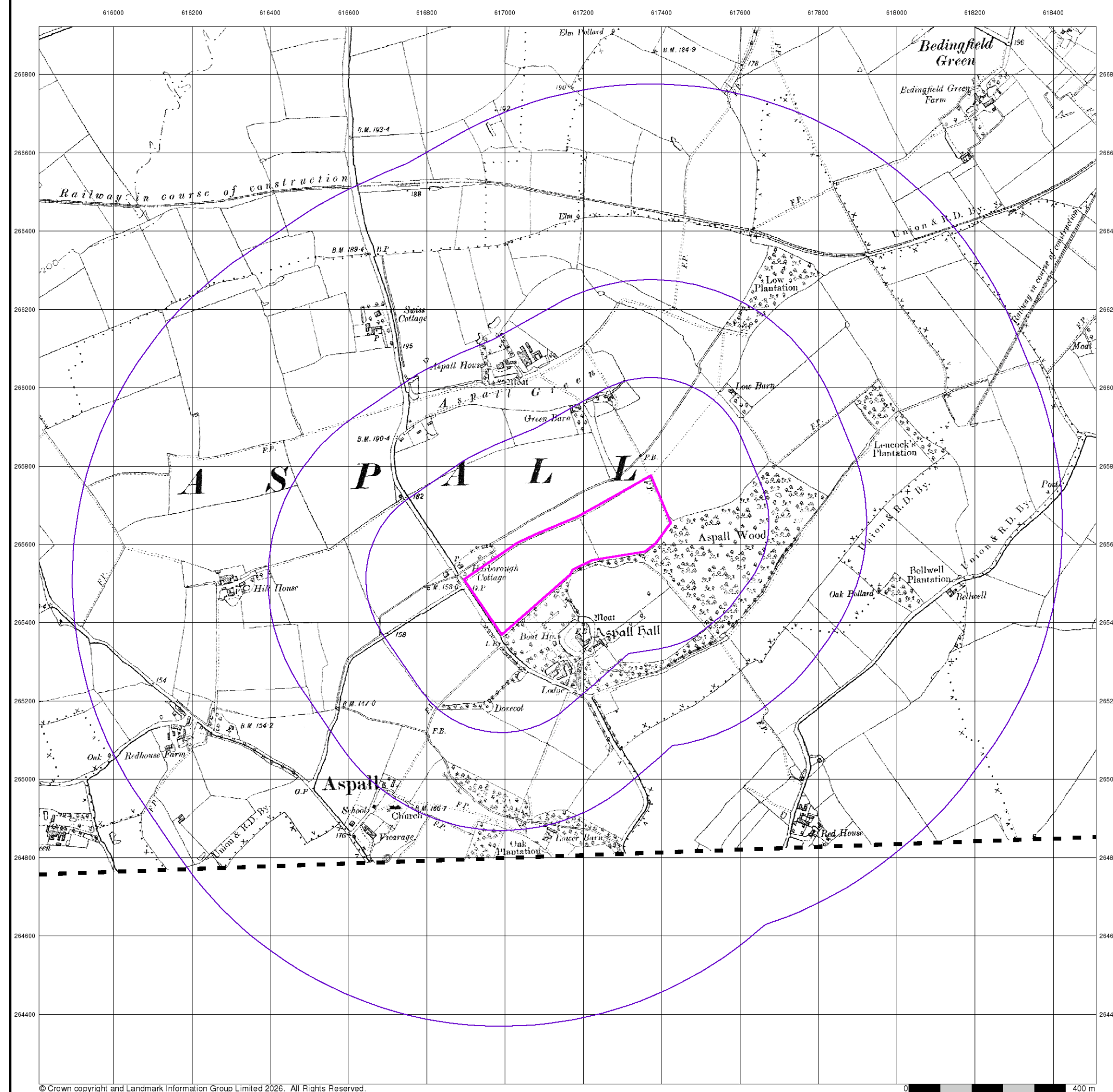


Order Details

Order Number: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572



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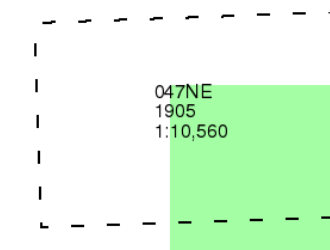
Suffolk

Published 1905

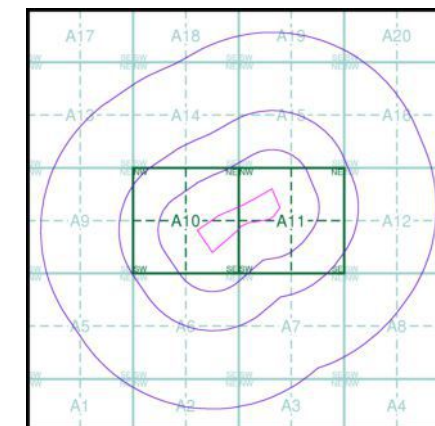
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

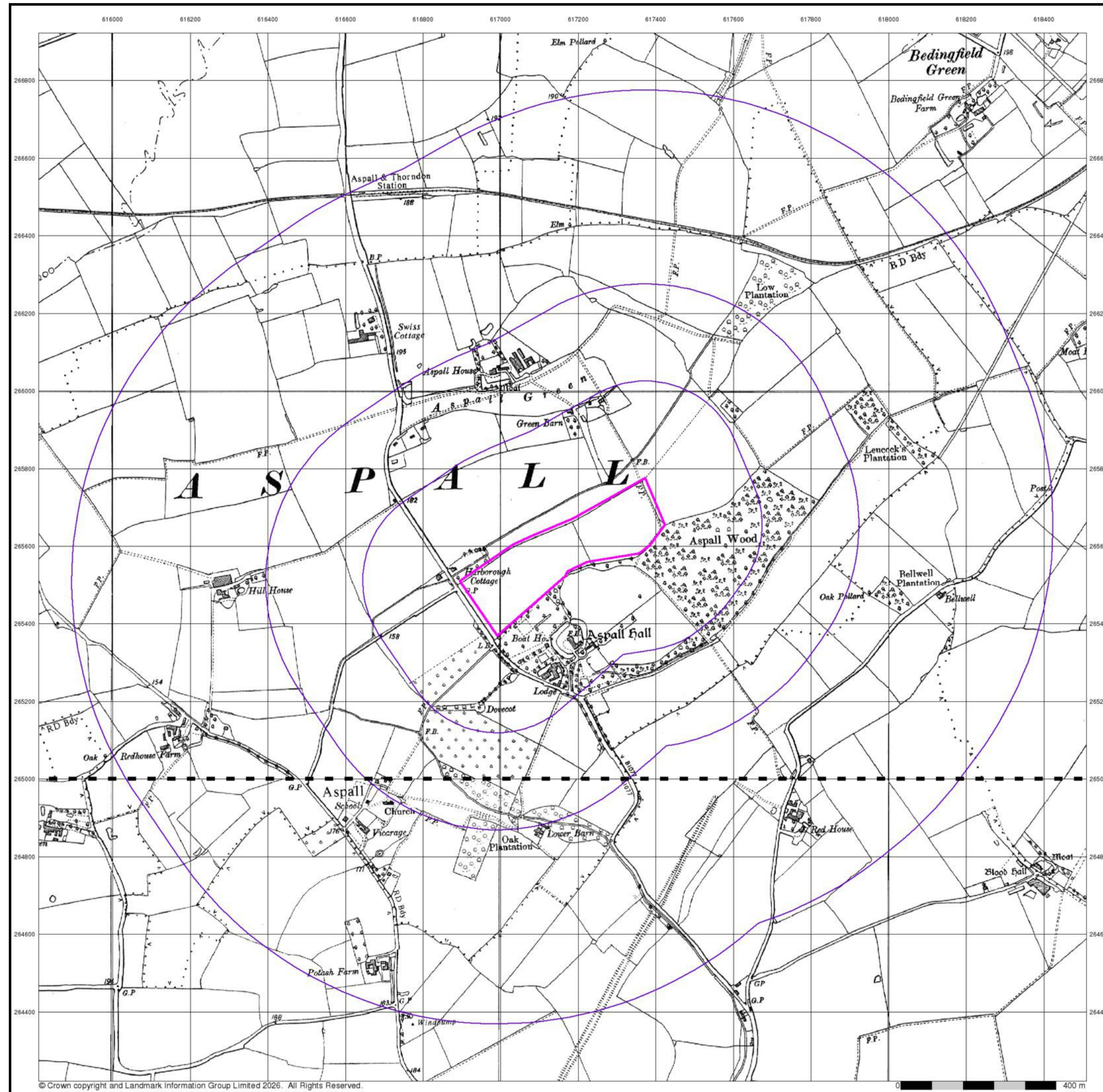
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Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572

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Ordnance Survey Plan

Published 1957

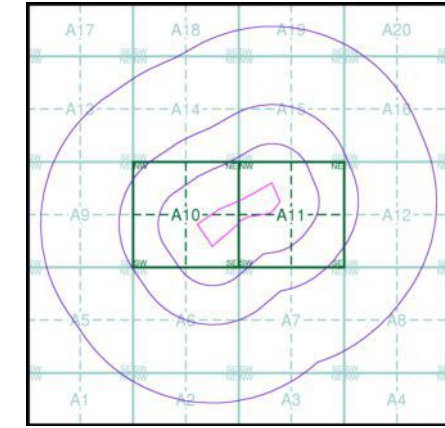
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

TM16NE	1957
1:10,560	
TM16SE	1957
1:10,560	

Historical Map - Slice A

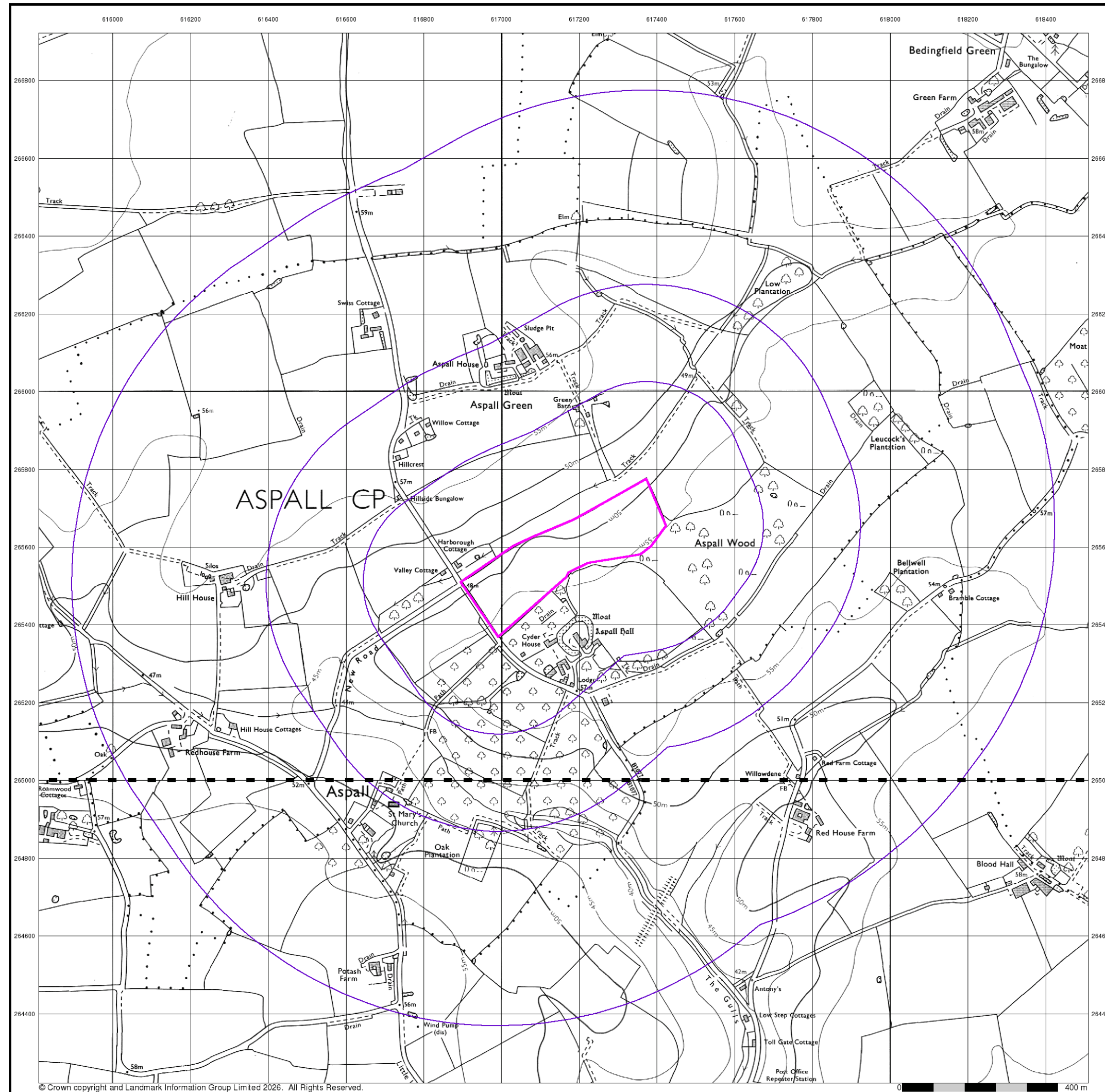


Order Details

Order Number:	398478266_1_1
Customer Ref:	321890
National Grid Reference:	617160, 265580
Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	1000

Site Details

Site at 617159,265572



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Ordnance Survey Plan

Published 1985

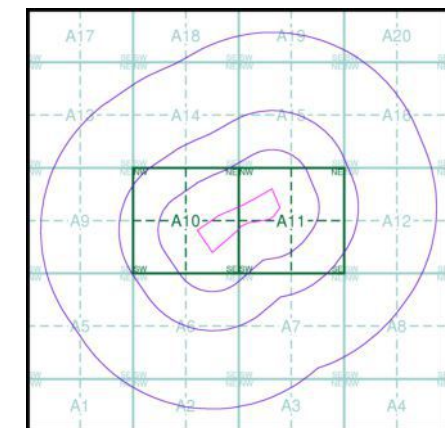
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

TM16NE	1985
1:10,000	
TM16SE	1985
1:10,000	

Historical Map - Slice A

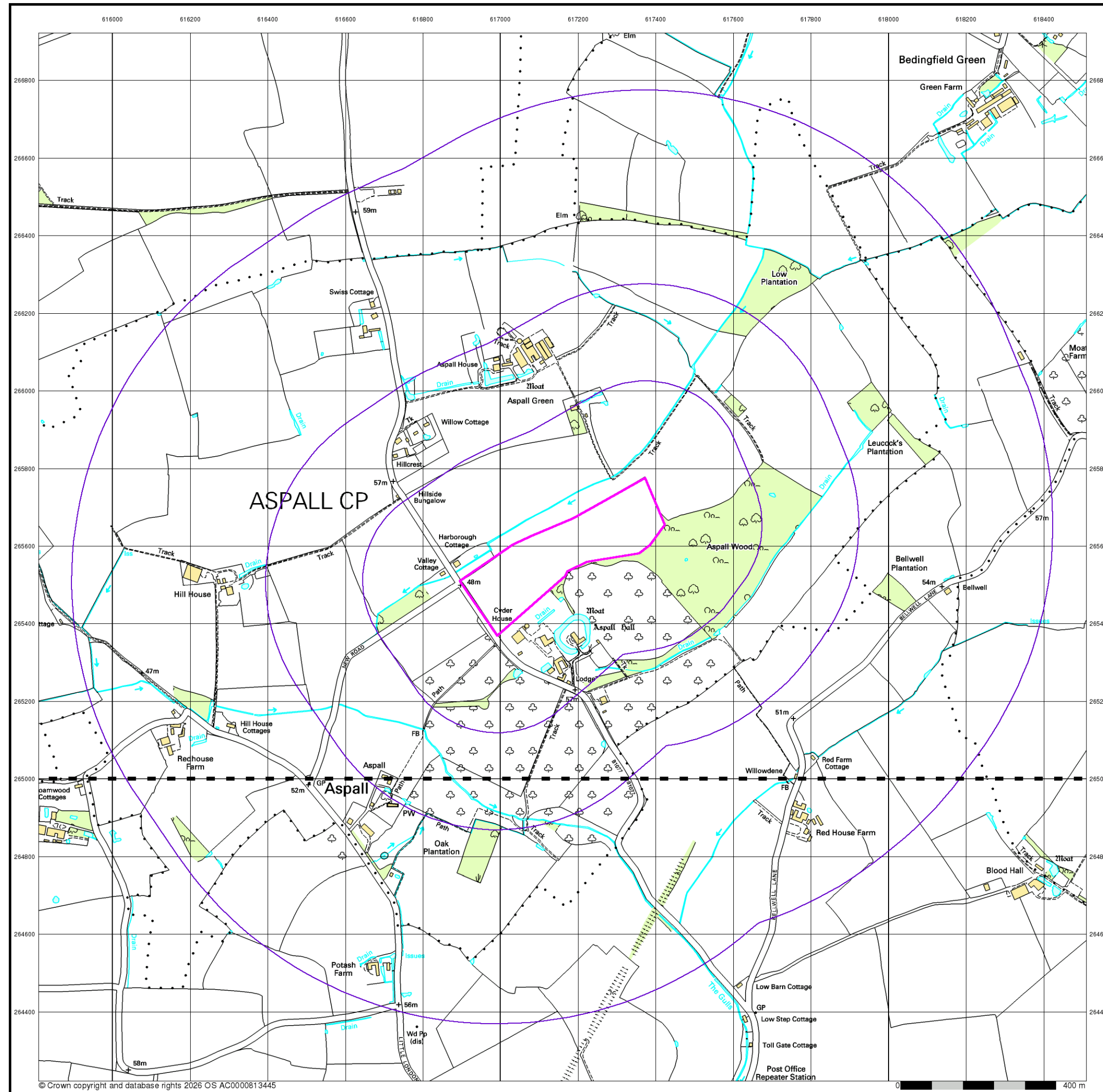


Order Details

Order Number: 398478266_1_1
Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572



10k Raster Mapping

Published 2000

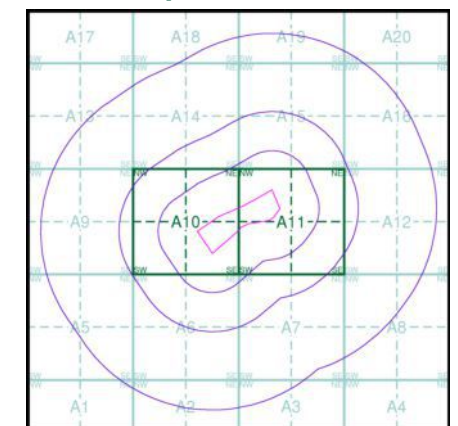
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TM16NE	2000
1:10,000	
TM16SE	2000
1:10,000	

Historical Map - Slice A

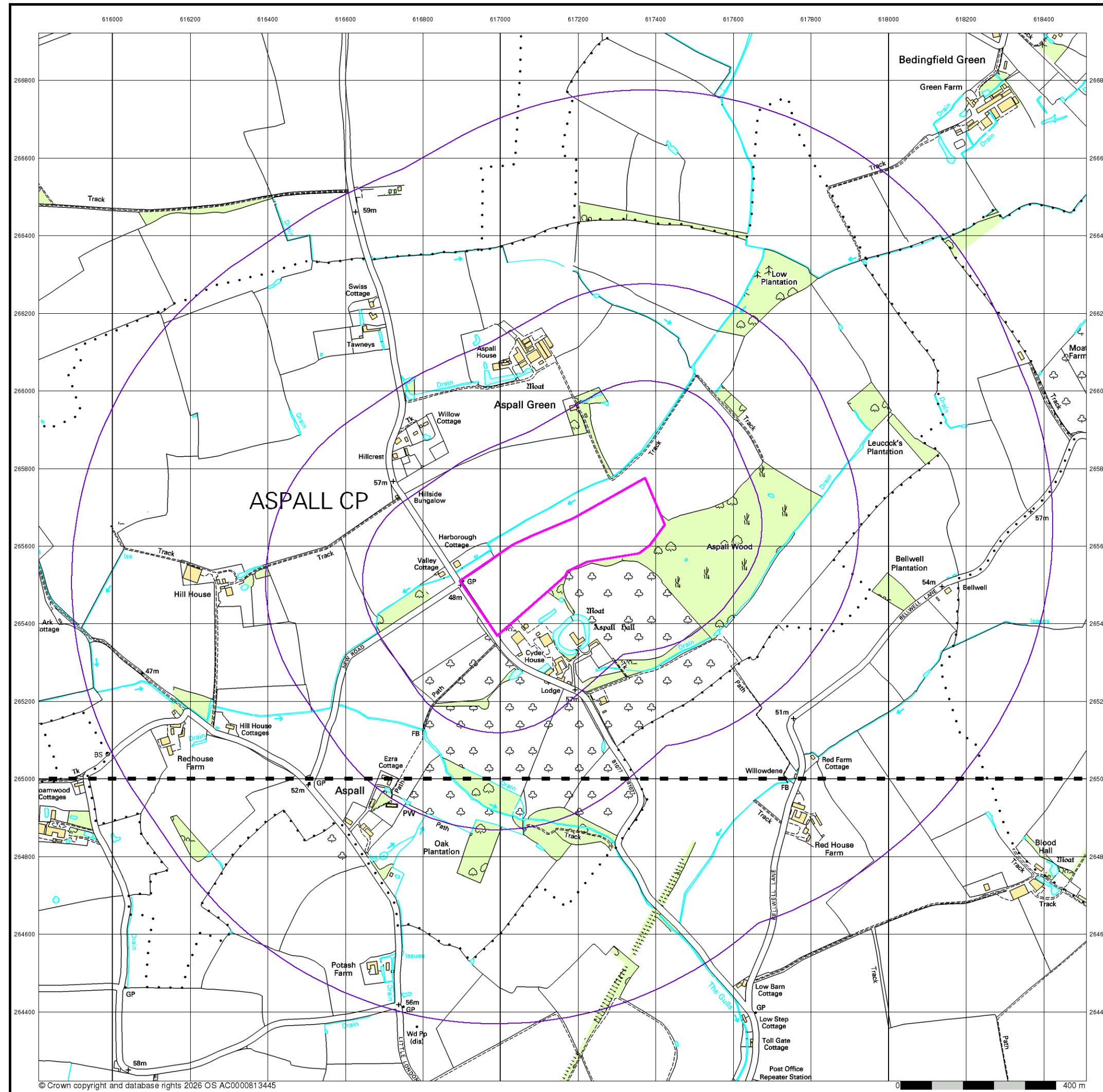


Order Details

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Customer Ref: 321890
National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details

Site at 617159,265572



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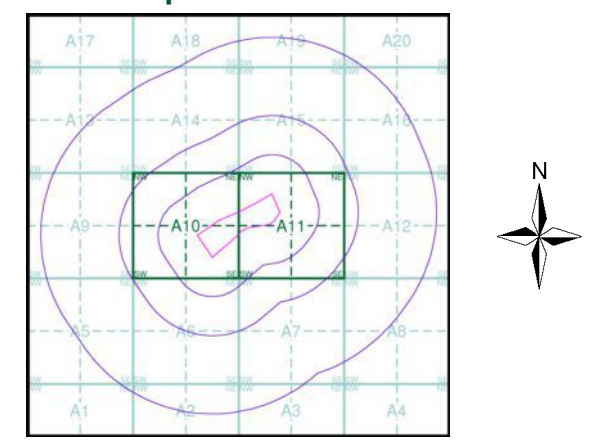
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Published 2006
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

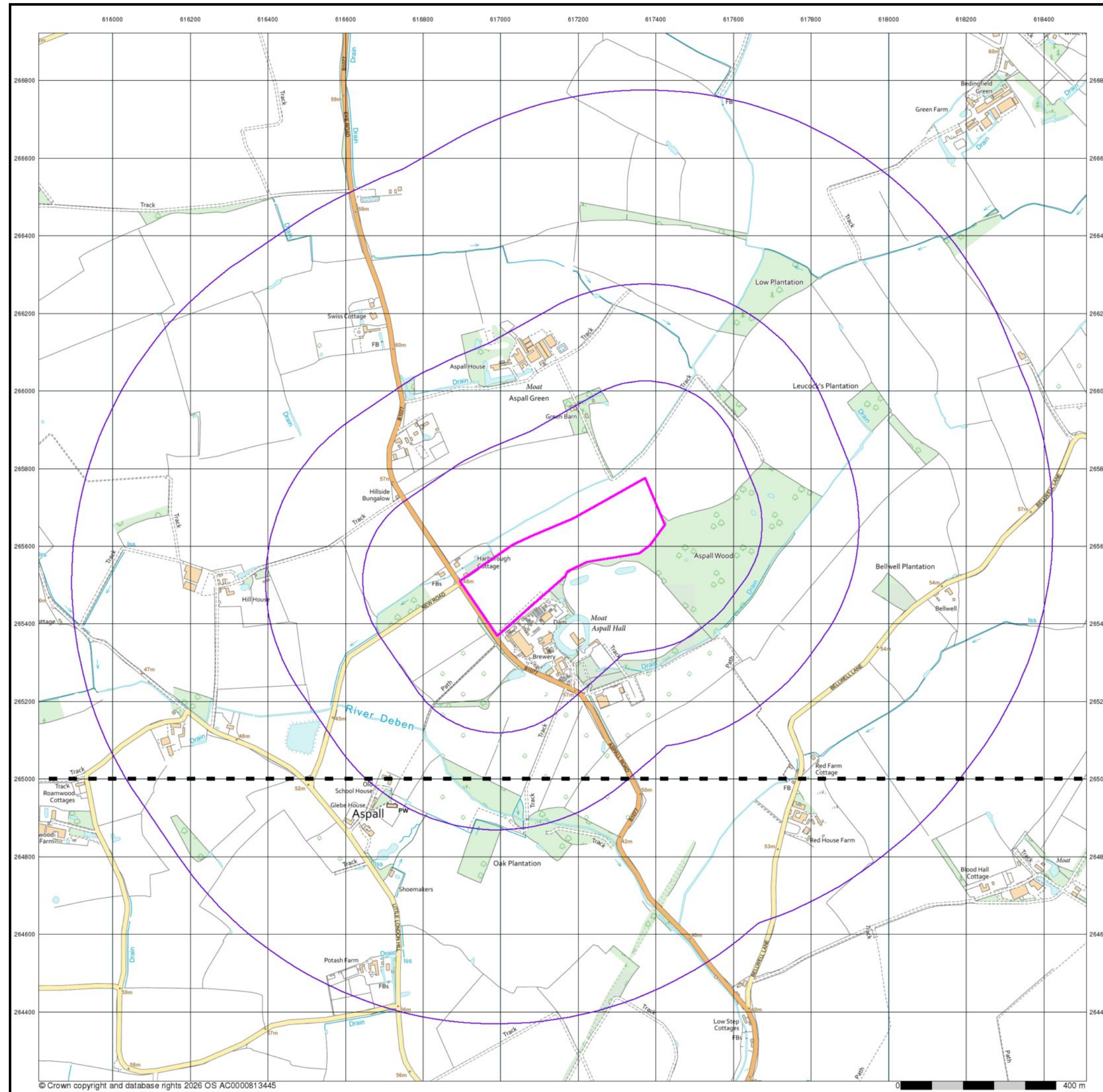
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TM16SE	2006	1:10,000

Historical Map - Slice A



Order Details
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National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 1000

Site Details
Site at 617159,265572



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VectorMap Local

Published 2025

Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

TM16NE

2025

Variable

TM16SE

2025

Variable

Historical Map - Slice A

Order Details

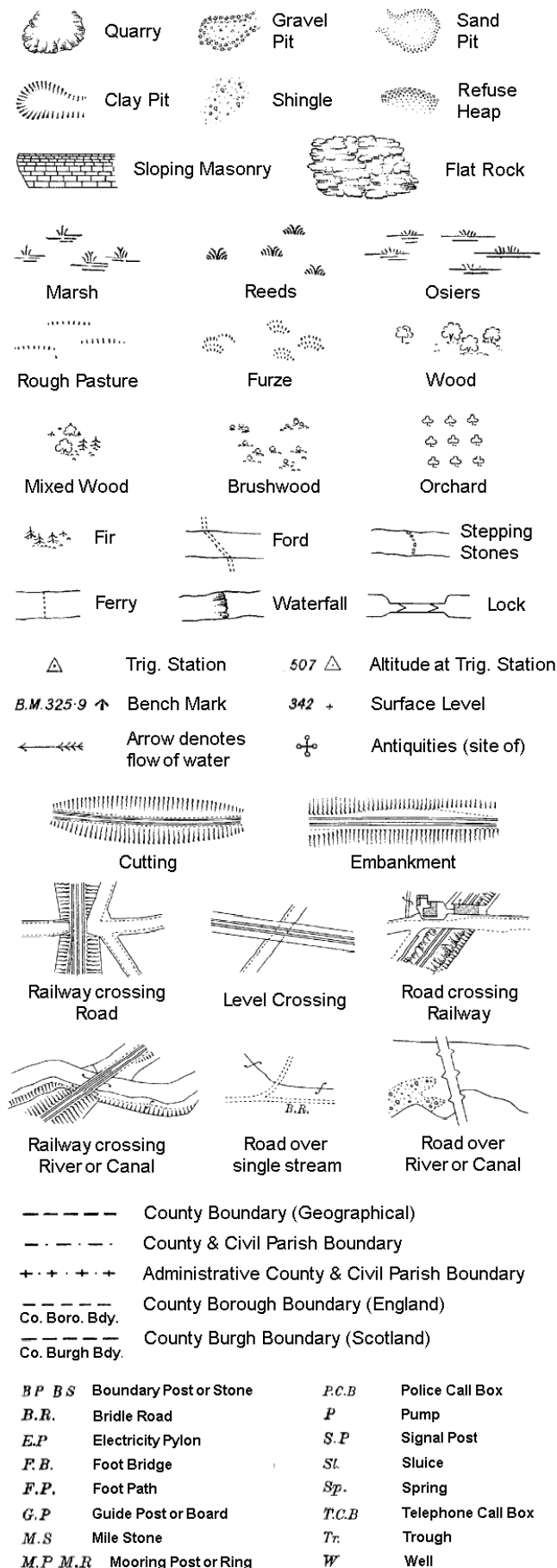
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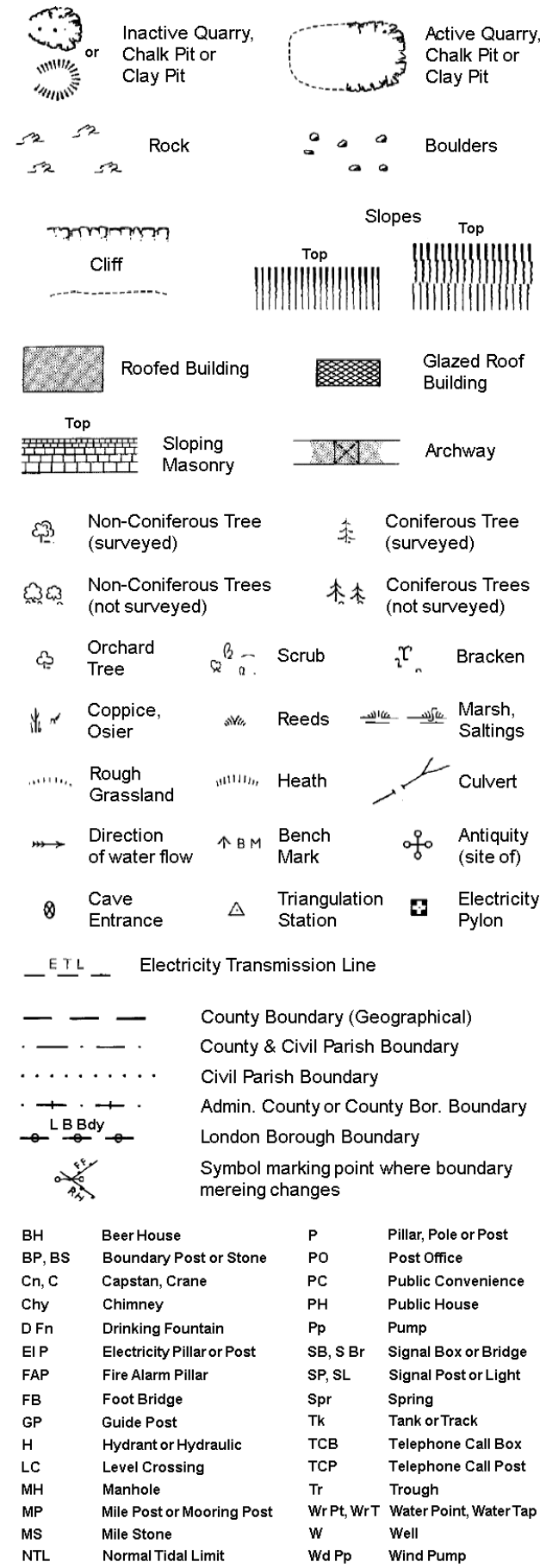
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Historical Mapping Legends

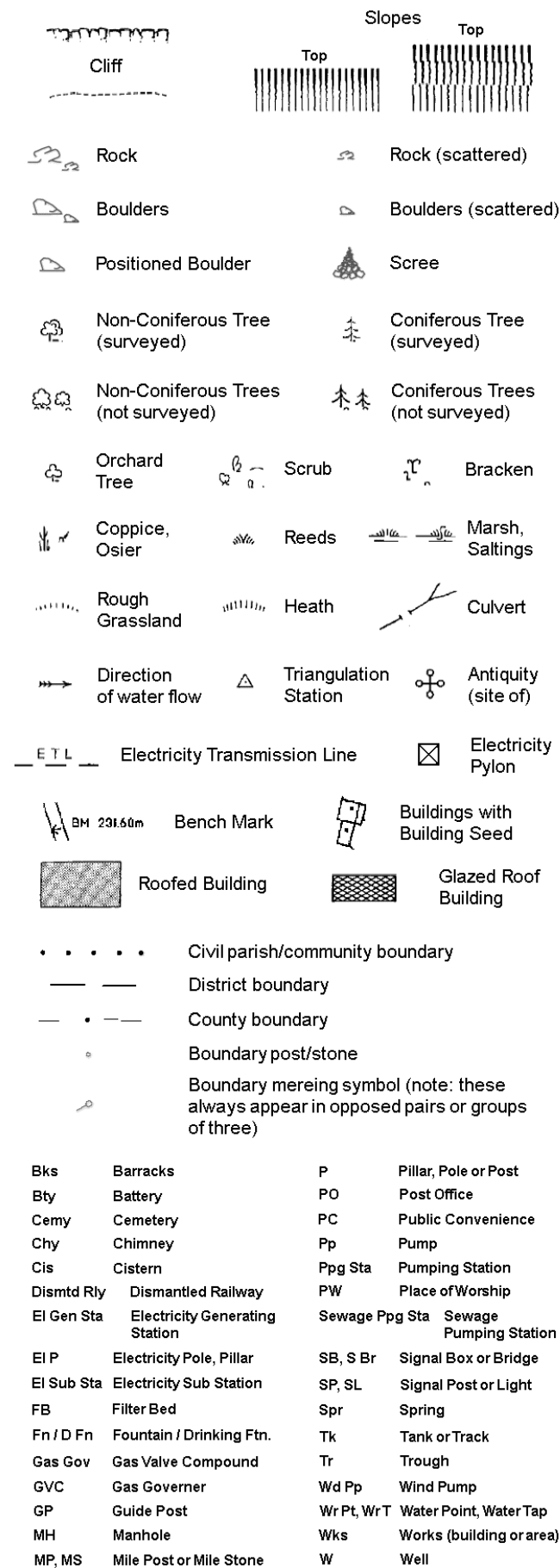
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



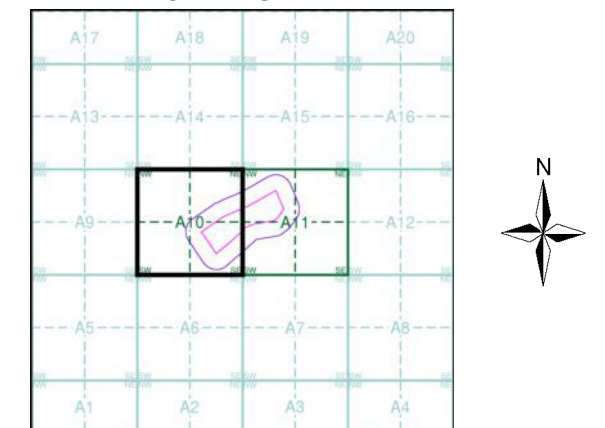
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Suffolk	1:2,500	1886	2
Suffolk	1:2,500	1904	3
Ordnance Survey Plan	1:2,500	1977	4
Large-Scale National Grid Data	1:2,500	1995	5
Historical Aerial Photography	1:2,500	1999	6

Historical Map - Segment A10

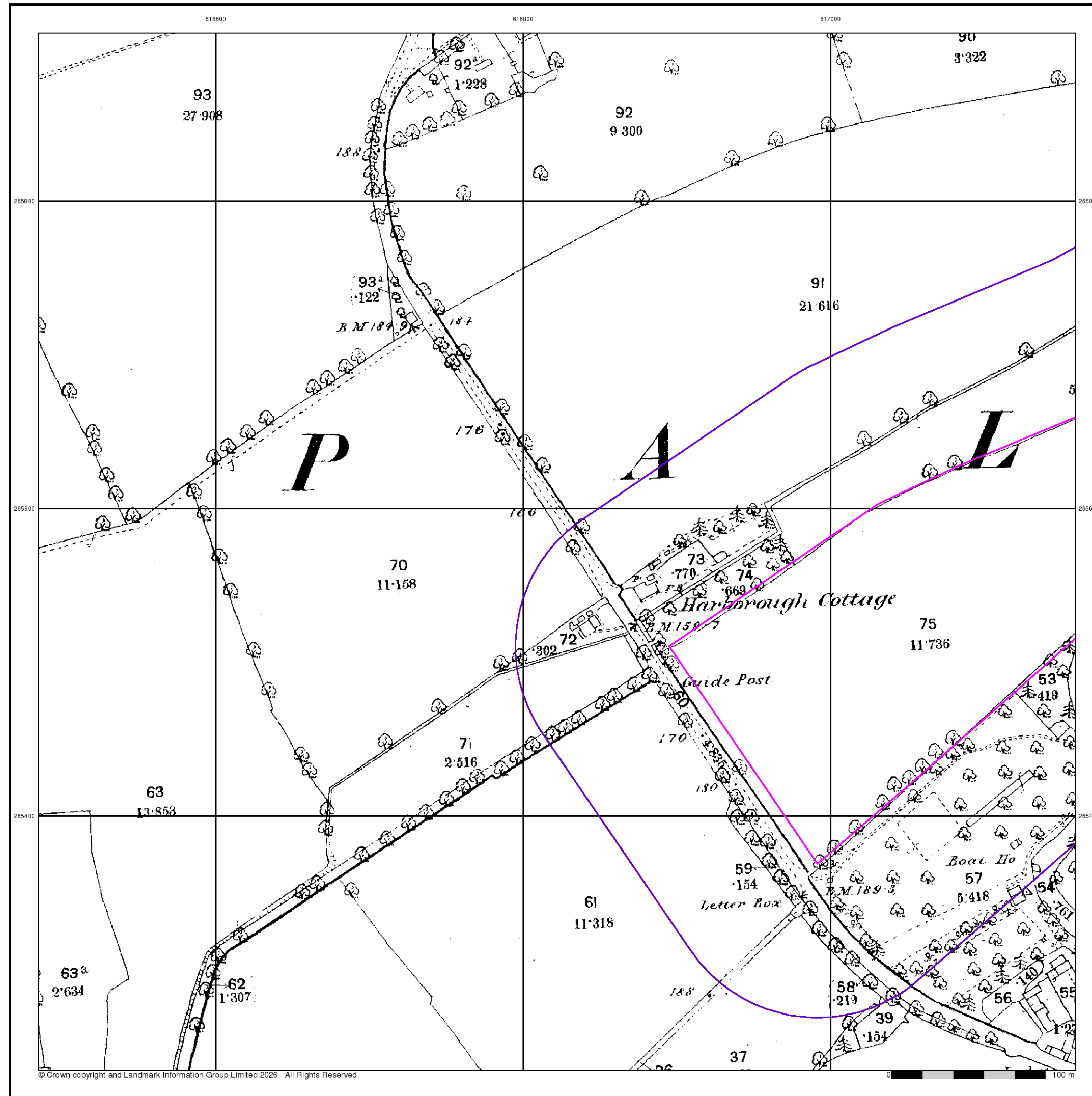


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Search Buffer (m): 100

Site Details

Site at 617159,265572



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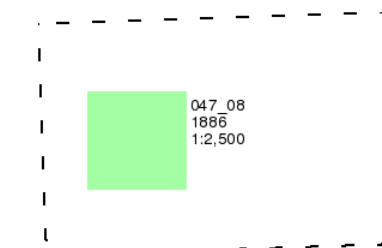
Suffolk

Published 1886

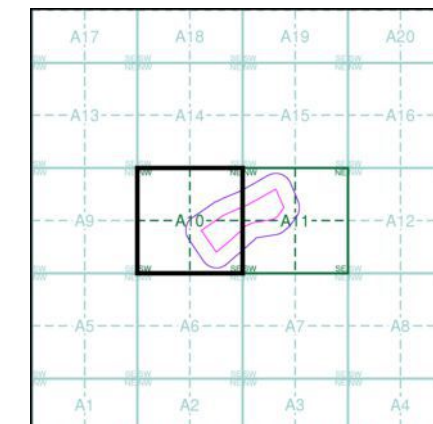
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered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

Map Name(s) and Date(s)



Historical Map - Segment A10

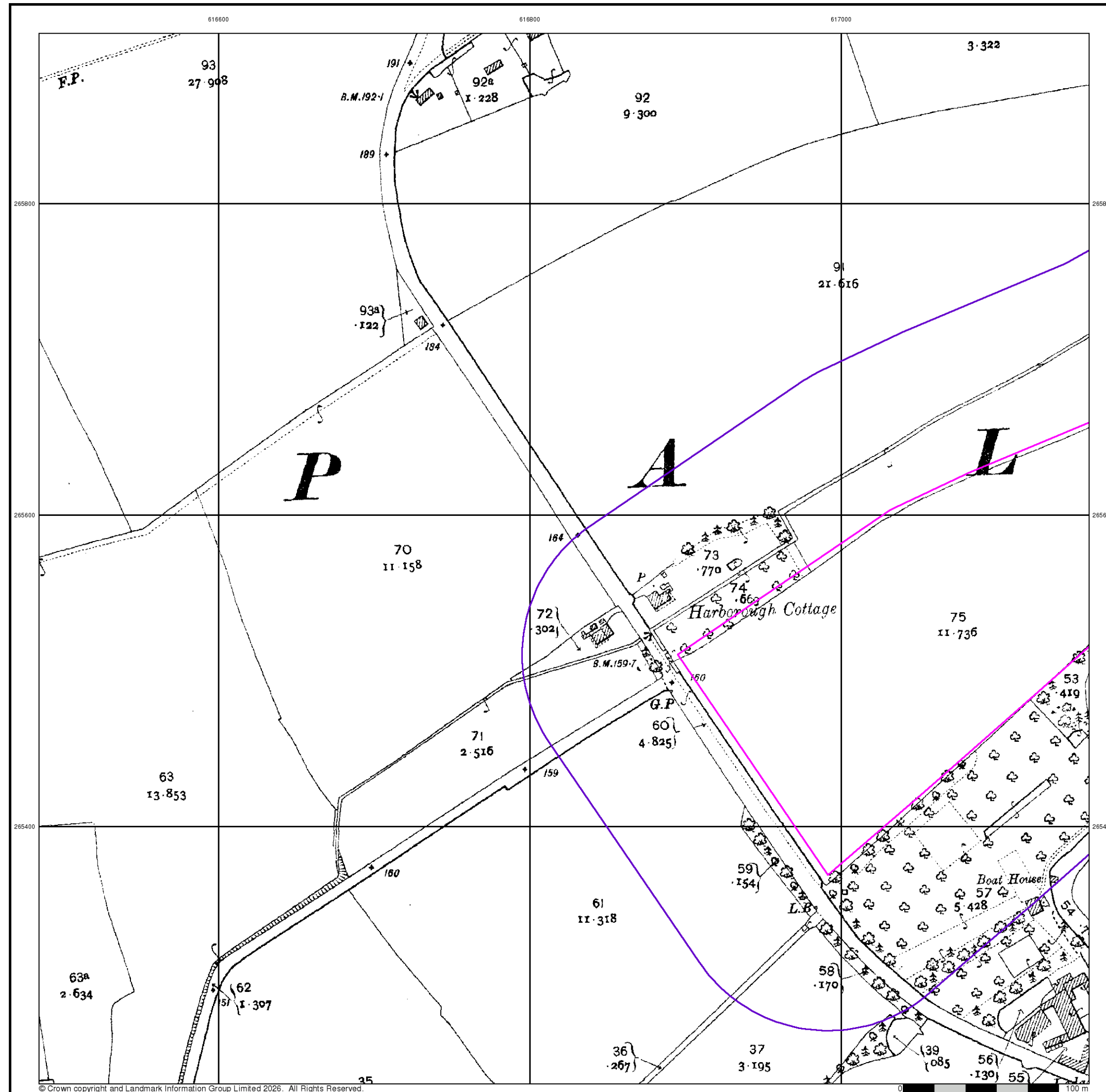


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Site Details

Site at 617159,265572

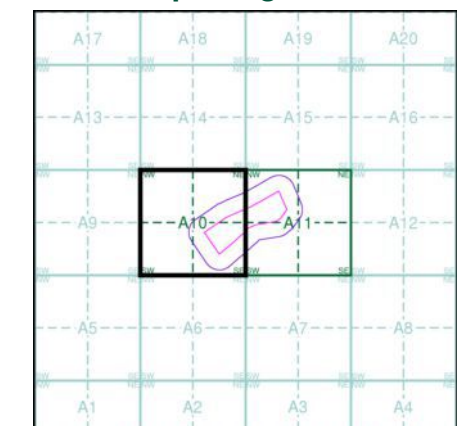
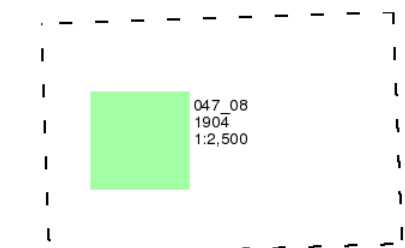


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Suffolk

Source map scale - 1:2,500

Map Name(s) and Date(s)



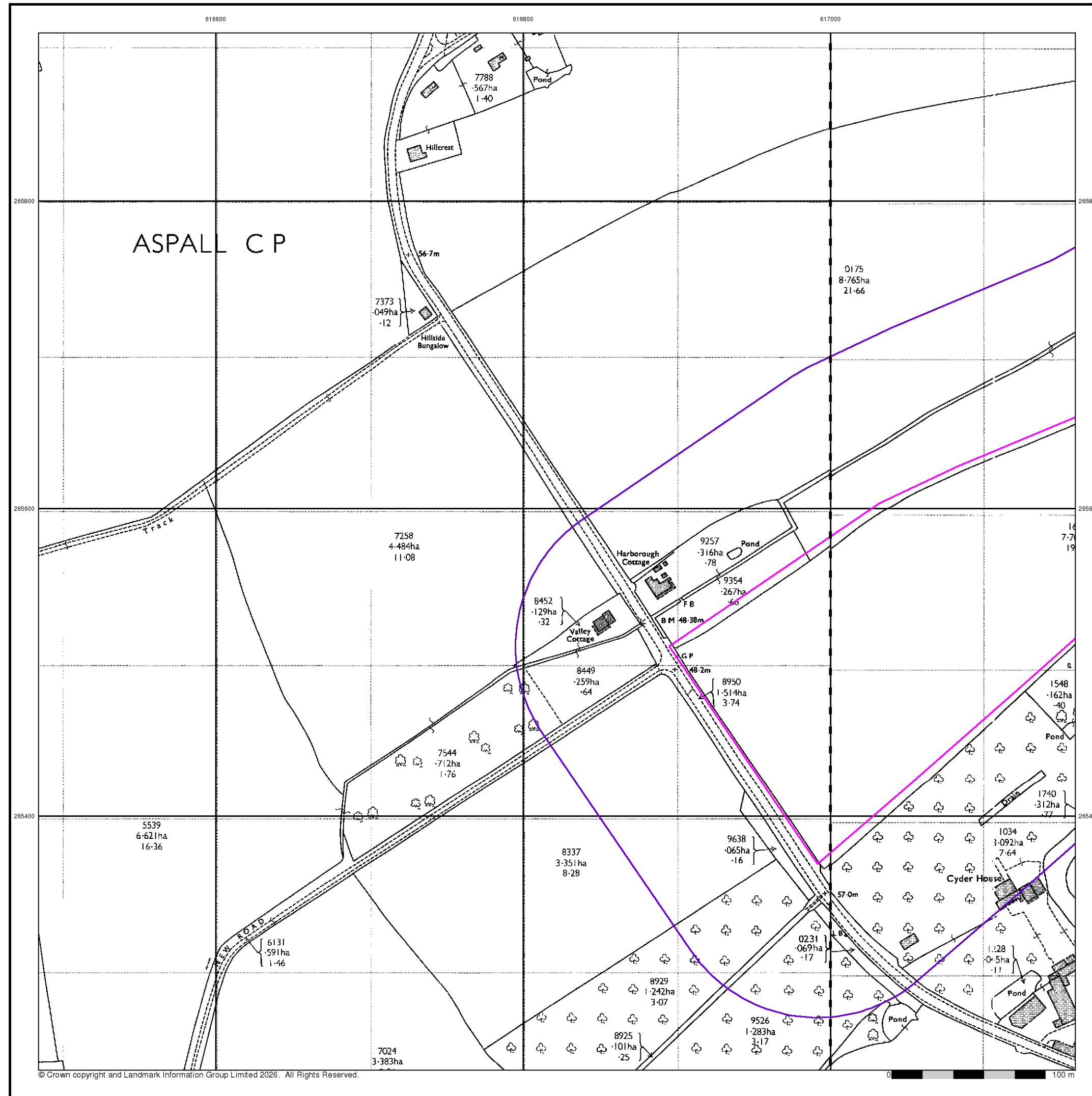
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Search Buffer (m):	100

Site Details

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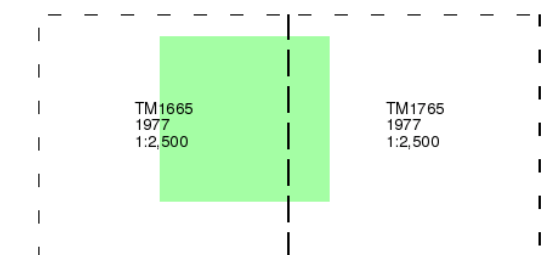
Ordnance Survey Plan

Published 1977

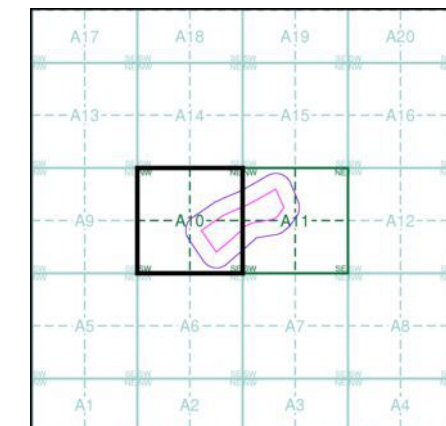
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered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

Map Name(s) and Date(s)



Historical Map - Segment A10



Order Details

Order Number: 398478266_1_1
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National Grid Reference: 617160, 265580
Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 100

Site Details

Site at 617159,265572



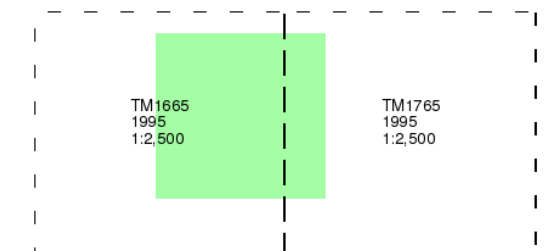
Large-Scale National Grid Data

Published 1995

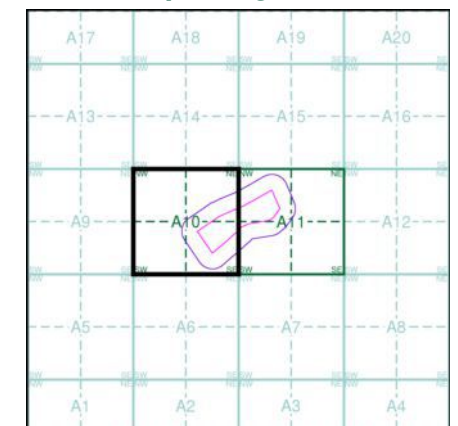
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'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information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

Map Name(s) and Date(s)



Historical Map - Segment A10

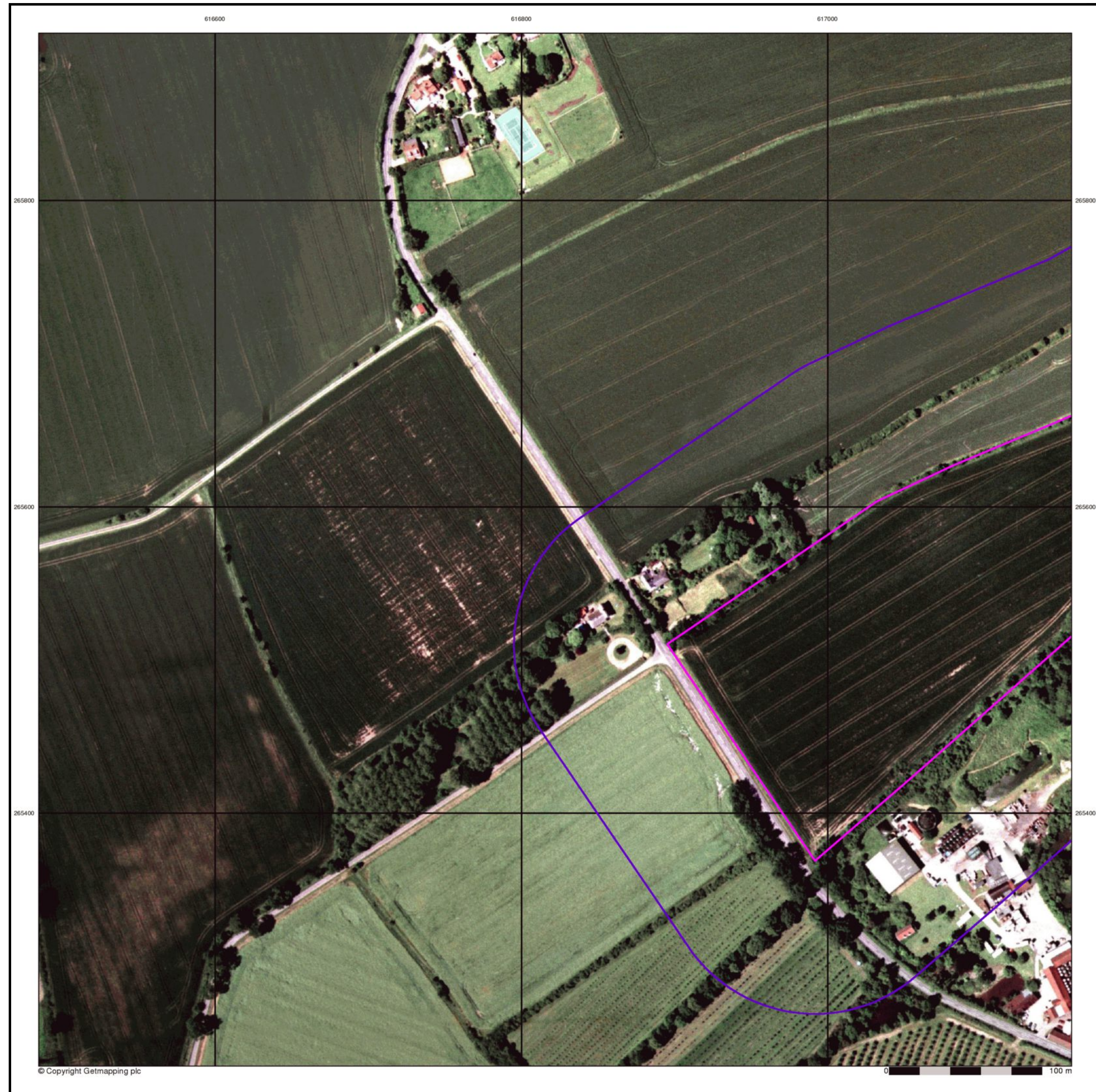


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Slice: A
Site Area (Ha): 7.77
Search Buffer (m): 100

Site Details

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Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A10

Order Details

Order Number:	398478266_1_1
Customer Ref:	321890
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Slice:	A
Site Area (Ha):	7.77
Search Buffer (m):	100

Site Details

Site at 617159,265572

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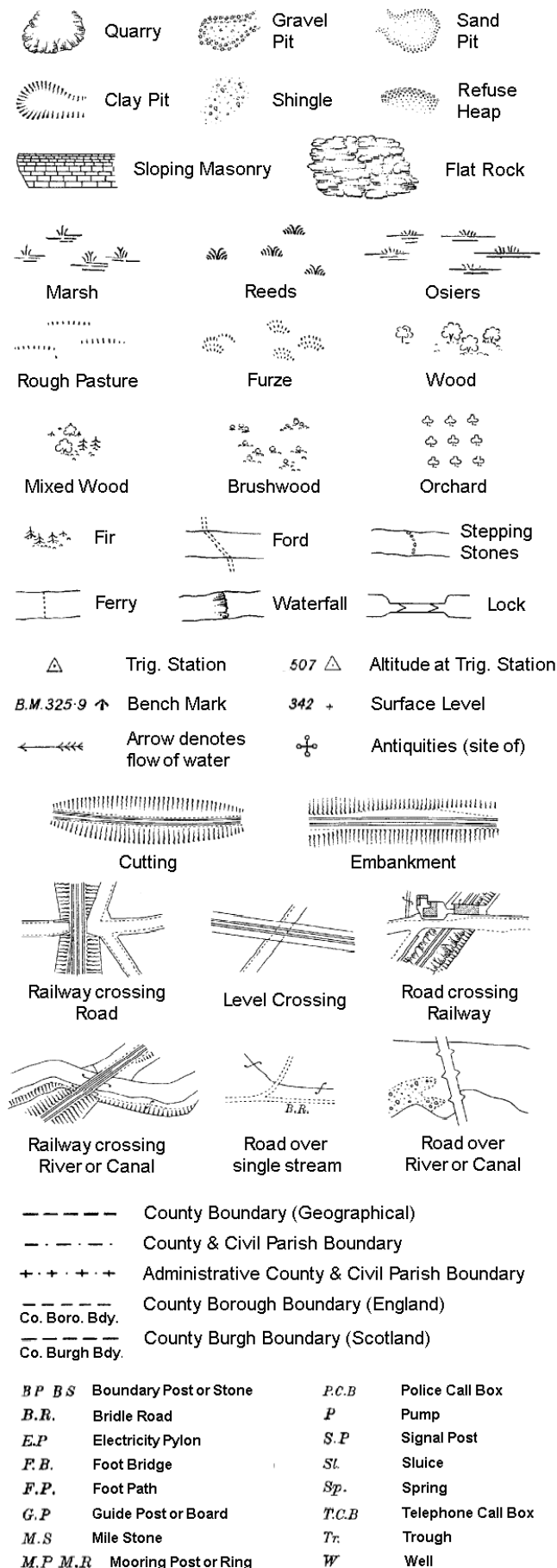
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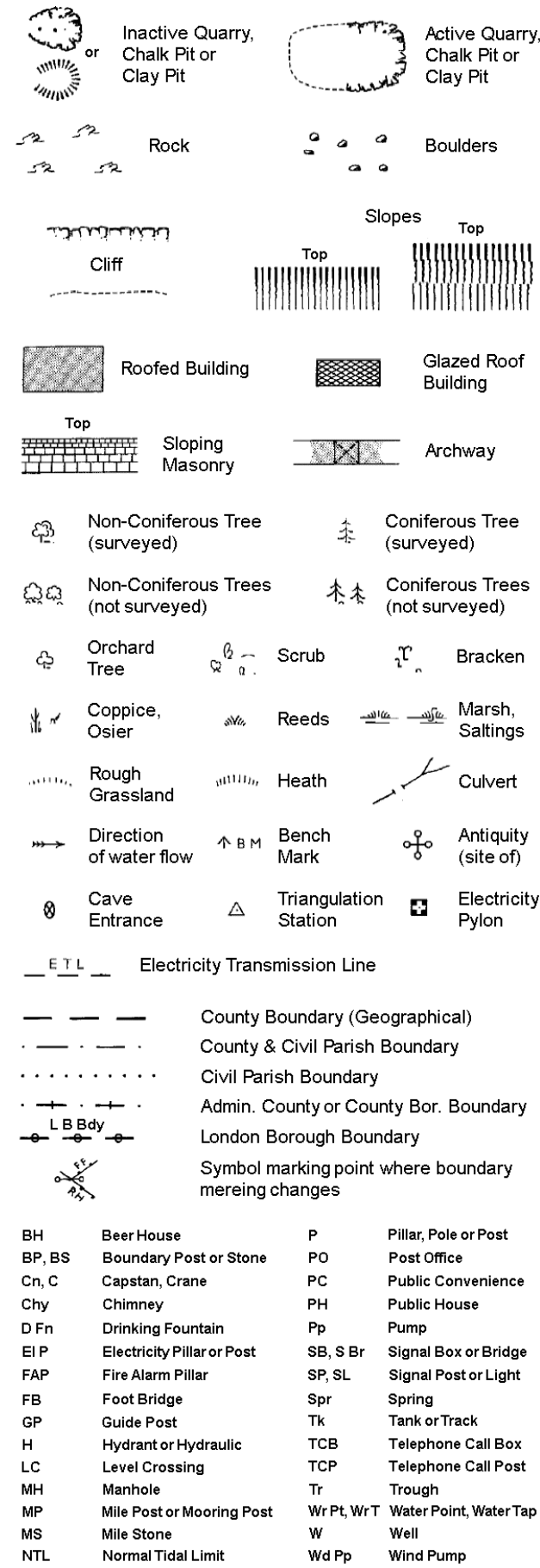
A Landmark Information Group Service v50.0 20-Mar-2026 Page 6 of 6

Historical Mapping Legends

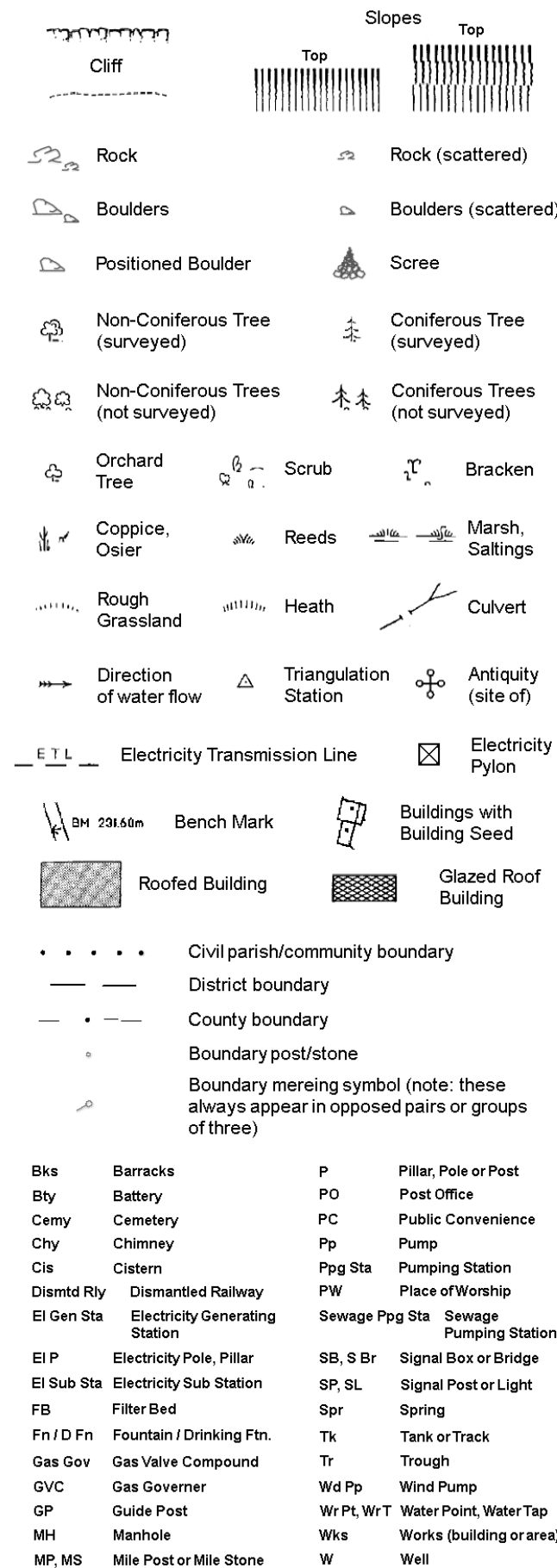
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



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



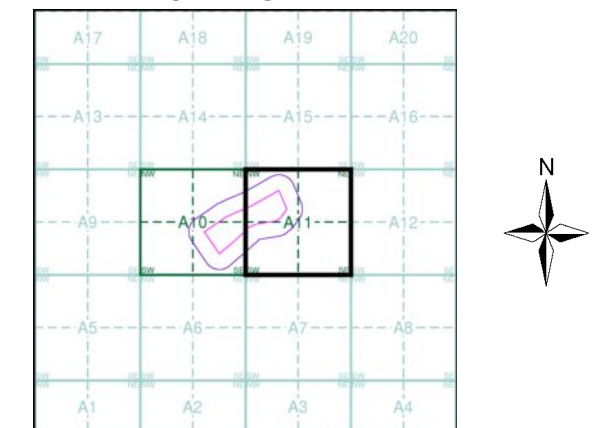
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Suffolk	1:2,500	1886	2
Suffolk	1:2,500	1904	3
Ordnance Survey Plan	1:2,500	1977	4
Large-Scale National Grid Data	1:2,500	1995	5
Historical Aerial Photography	1:2,500	1999	6

Historical Map - Segment A11



Order Details

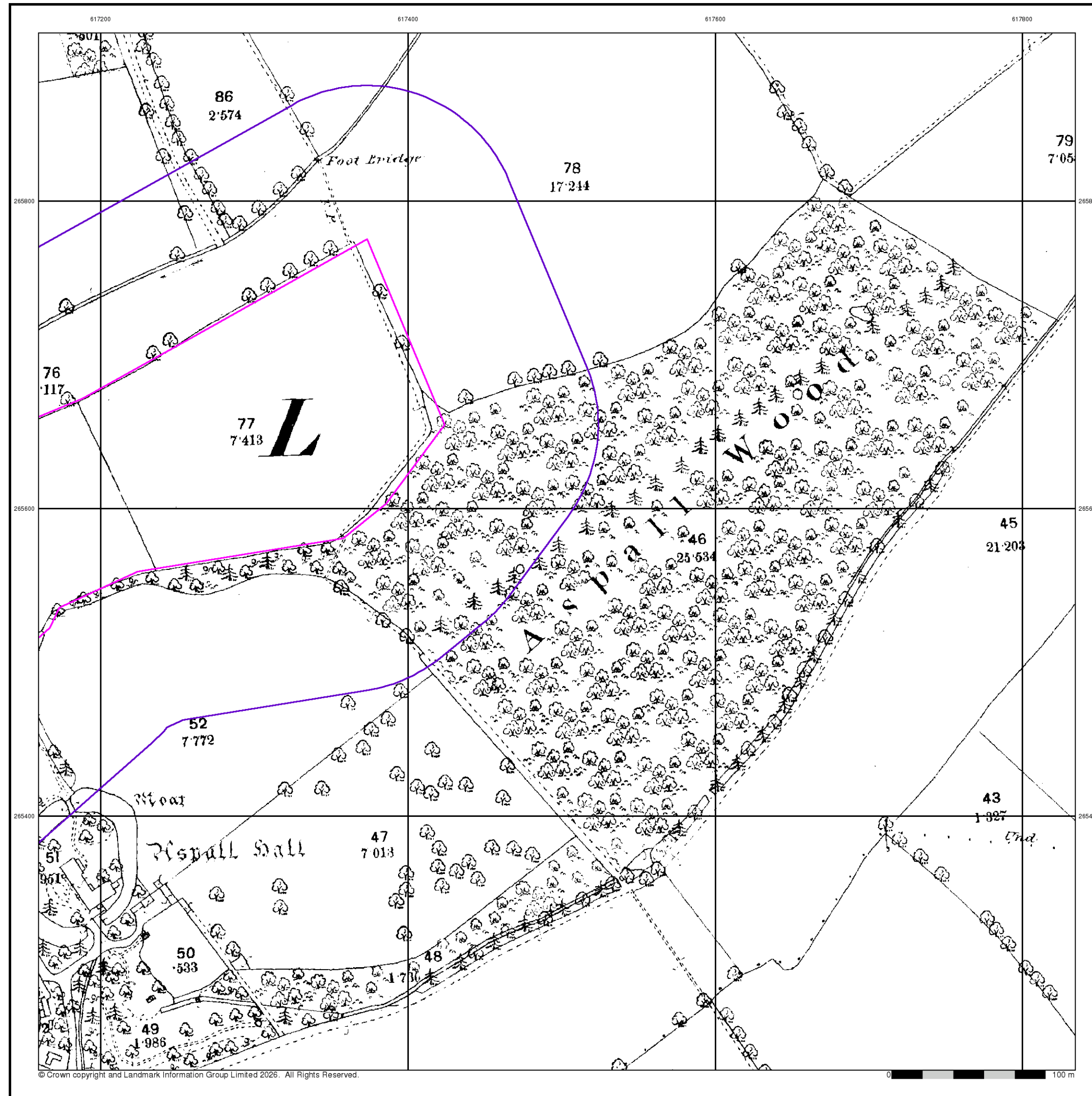
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Search Buffer (m): 100

Site Details

Site at 617159,265572

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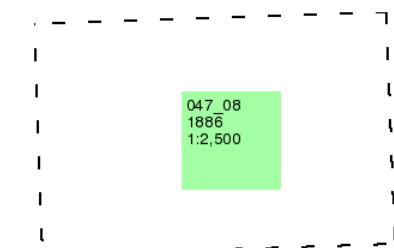
Suffolk

Published 1886

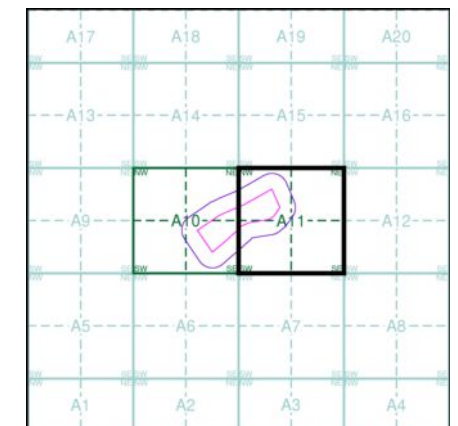
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Map Name(s) and Date(s)



Historical Map - Segment A11

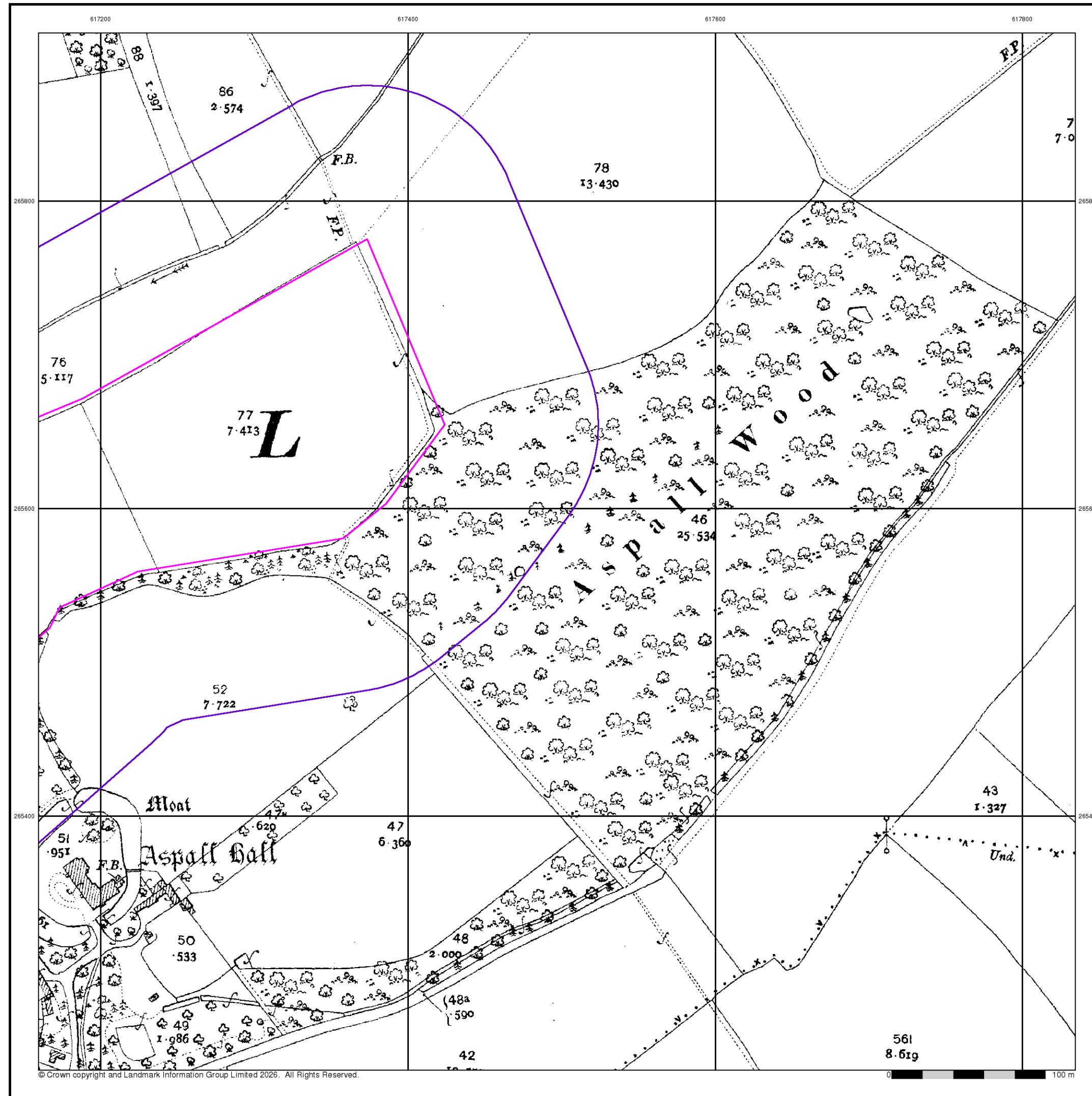


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Site Details

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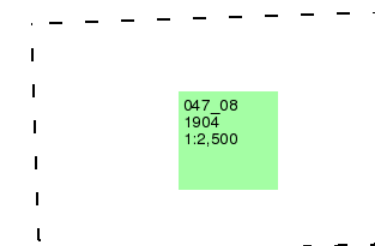
Suffolk

Published 1904

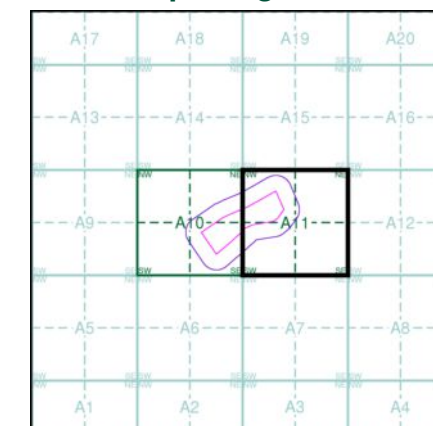
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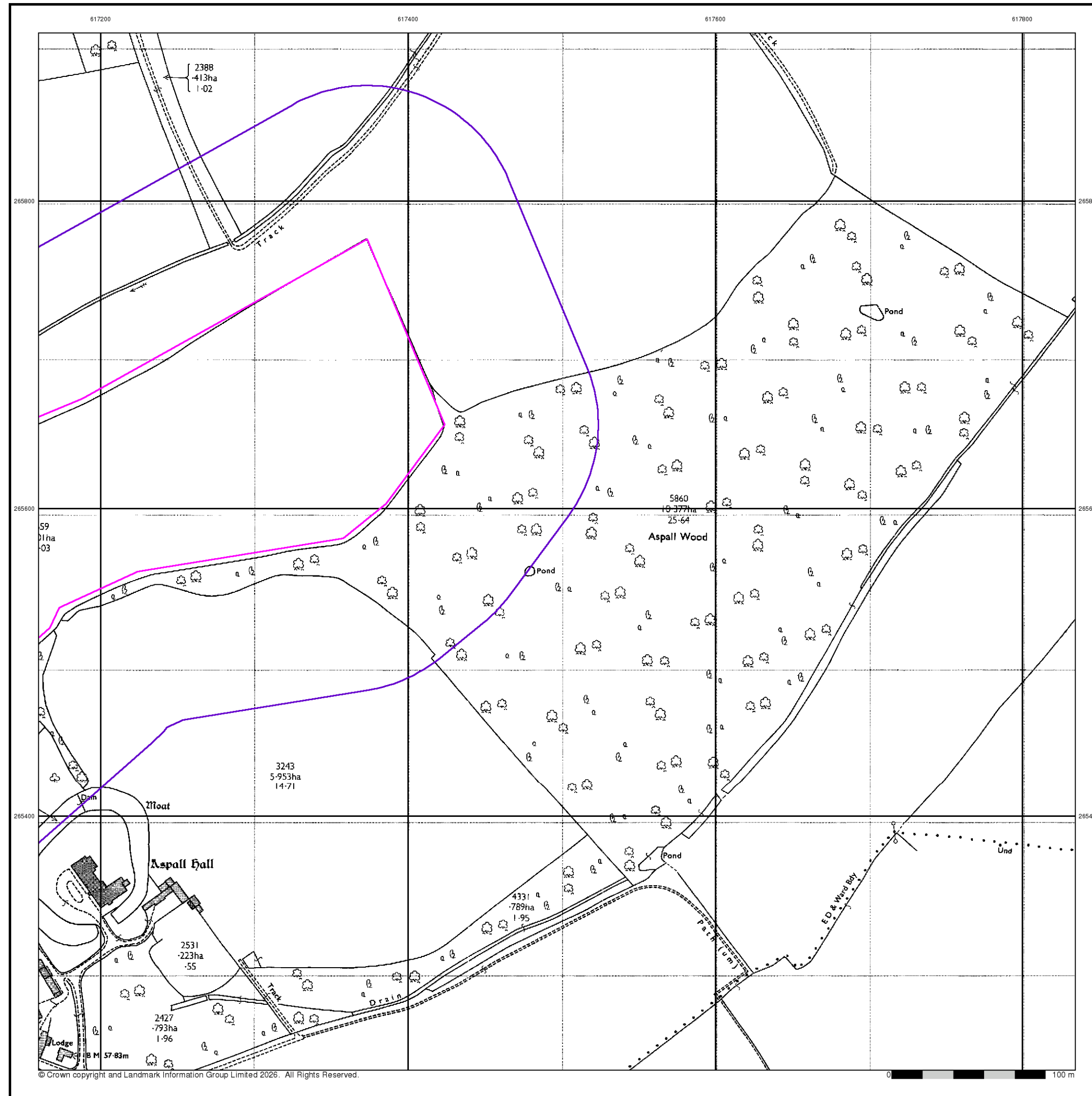
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Site Details

Site at 617159,265572

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0 100 m

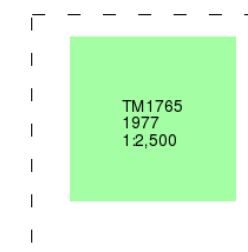
Ordnance Survey Plan

Published 1977

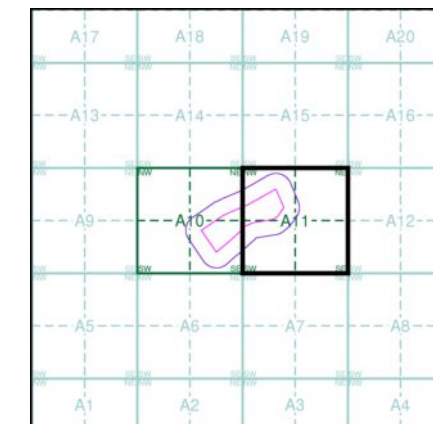
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Map Name(s) and Date(s)



Historical Map - Segment A11

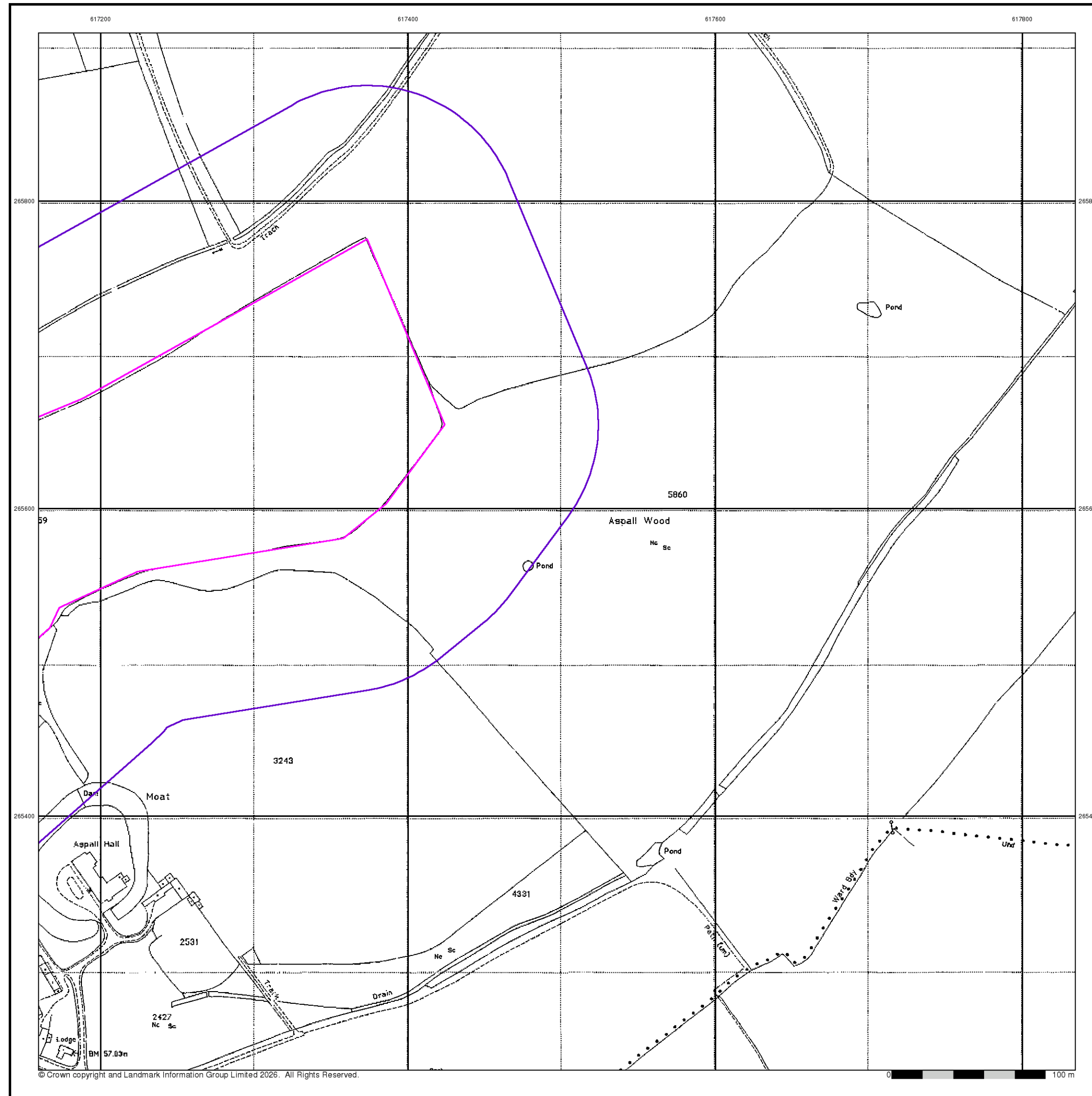


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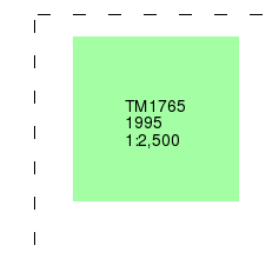
Large-Scale National Grid Data

Published 1995

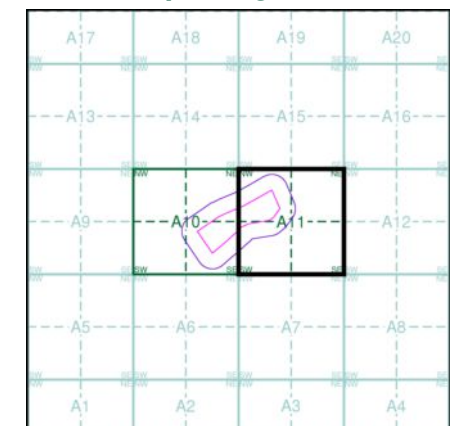
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A11

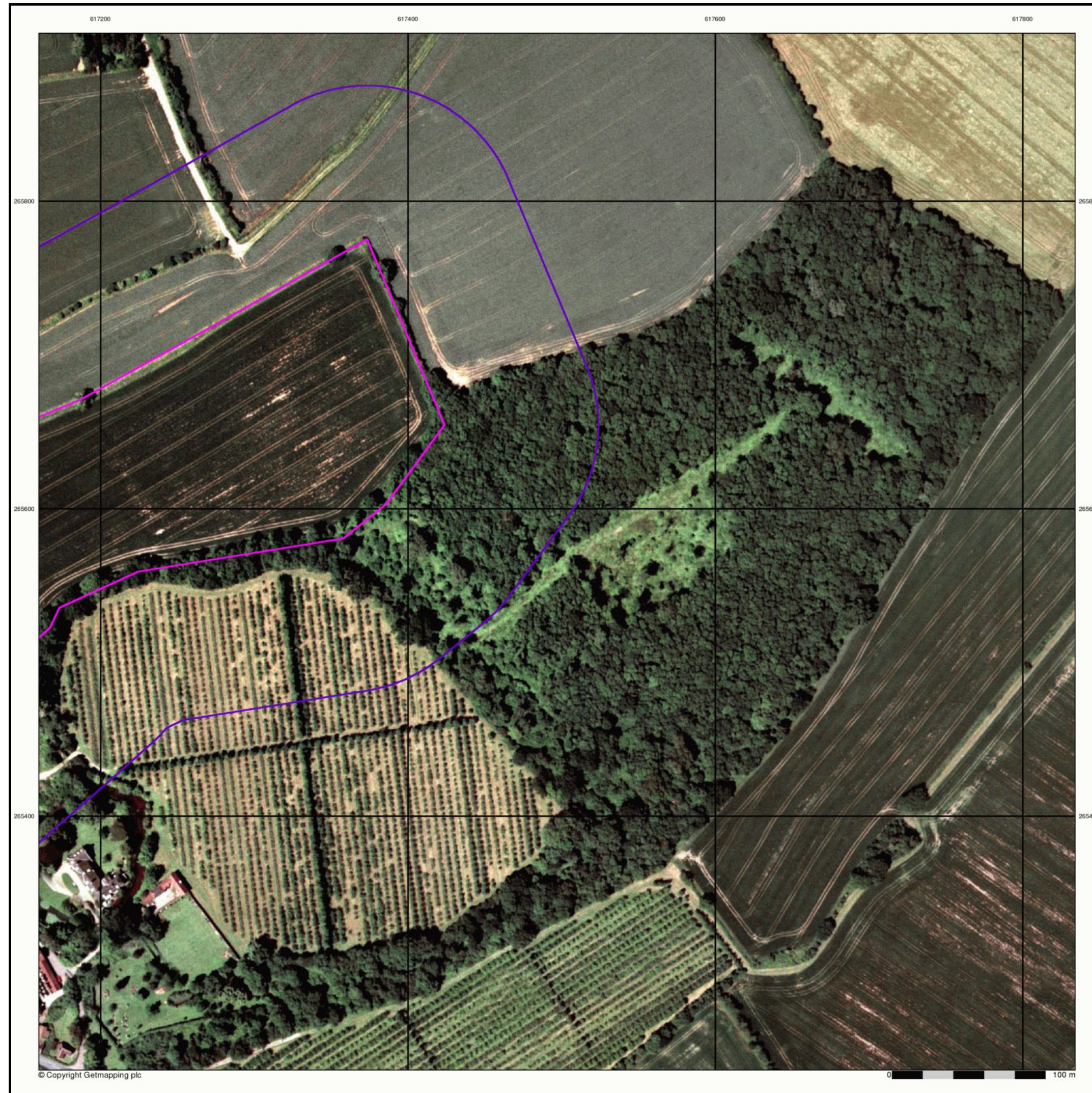


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Site Details

Site at 617159,265572



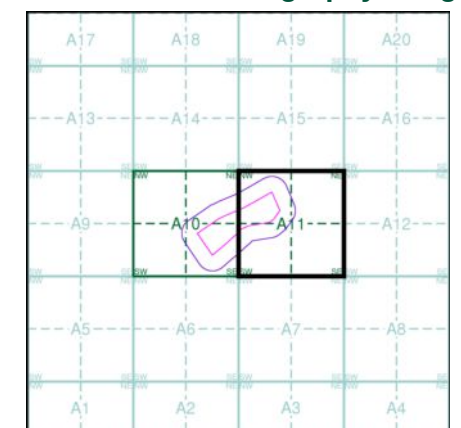
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Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A11



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Site Area (Ha): 7.77
Search Buffer (m): 100

Site Details

Site at 617159,265572

Appendix 2

Evolve Geo-Environmental report ref EGE-26-03-27-01, dated 28th May 2026 Land north of Cyder House, Castle Hill, Aspoll, Suffolk. West Lay Ltd c/o Arthian.



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G E O - E N V I R O N M E N T A L

Factual Ground Conditions Report

Project: Land north of Cyder House,
Castle Hill, Aspell, Suffolk

Project No: EGE-26-03-27-01

Client: West Lay Limited c/o Arthian
Limited



Report Details

Project Name	Land north of Cyder House, Castle Hill, Aspal, Suffolk
Client	West Lay Limited c/o Arthian Limited
Service	Factual Ground Conditions Report
Date of Issue	28 th May 2026
Project number	EGE-26-03-27-01

Author Details

Prepared By	Philip Webb <i>FGS, CGeol, RoGEP</i> Associate	
Reviewed By	Paul Huteson <i>CEnv</i> Director	
Authorised By	Paul Bennett Director	

Quality Control

Revision	Date	Made by	Description
00	8 th May 2026	PH	Draft for comment and awaiting geotechnical results.
01	28 th May 2026	PH	Updated to reflect Laboratory Permeability results

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Figures

- Figure I - Approximate Intrusive location Plan

Appendices

- Appendix I - Standard Limitations
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- Appendix IV - Geotechnical Laboratory Results
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1.0 Authorisation, Context and Purpose

1.1 Authorisation

Evolve Geo-Environmental Limited (EGE) was instructed by Arthian Limited on behalf of West Lay Limited (the 'Client') to undertake a Factual Ground Conditions Report for Land north of Cyder House, Castle Hill, Aspall, Suffolk, IP14 6NZ (the 'Site').

The Site location is included in the Existing Drainage Plan provided by the Client and is included as Drawing I.

1.2 Context and Purpose

The aim of the study was to complete an investigation at the Site to obtain information regarding ground conditions, collect soil samples for contamination and geotechnical testing to support the construction design and the Environmental Permit application. The proposed construction details are shown on Drawing II and Drawing III.

The scope of works was provided by the Client and aimed to:

- ▼ Confirm the local geology within the areas proposed for construction to suitable depths;
- ▼ Determine the permeability of any clay deposits from the collection of samples; and
- ▼ Confirm the presence of clay to 2.0 m below the base of the proposed ponds and confirm absence/presence of groundwater and other inclusions which may impact permeability.

1.3 Existing Information

The following drawings have been provided by the Client:

- ▼ Existing Drainage, Aspall Suffolk, Project Ref 3490537, dated 18th November 2024 (Drawing I);
- ▼ Outline Proposed Drainage, Aspall, Suffolk, Project Ref 3490537, dated 6th February 2025 (Drawing II); and
- ▼ Wetland Schematic Cross Section (Designed), Project Ref 3490537, dated 6th February 2025 (Drawing III).

1.4 Proposed Development

It is understood that the proposed development comprises a series of ponds/ wetlands with natural filtration features (reed beds, cress beds and willows) to filter effluent and surface water from the current Aspall Cider Factory to the south. The proposed drainage system is shown on Drawing II with cross sections shown on Drawing III.

1.5 Limitations

Geotechnical investigations were where practical carried out in general accordance with BS EN 1997:2 2007 '*Eurocode 7 - Geotechnical Design - Part 2: Ground Investigation and Testing*'. The proposed scope of investigation and testing was set out by the Client. As such this Report is deemed to be a factual report only as required by the Client.

The EGE standard limitations are included as Appendix I. In addition, the following limitations also apply to this Assessment:

- ▼ This Assessment does not constitute a Flood Risk Assessment (FRA);

Factual Ground Conditions Report

Land north of Cyder House, Castle Hill, Aspell, Suffolk
EGE-26-03-27-01



- ▽ This Assessment does not comprise a Generic Quantitate Risk Assessment or Contaminated Land Assessment suitable for planning;
- ▽ This Report comprises a factual report only and does not include any interpretation of the geotechnical parameters or chemical soil samples collected from the Site; and
- ▽ This investigation was not specifically undertaken to advise on the classification of waste materials. Any reference to materials management and disposal of Site generated waste soils is for information purposes only.

Site specific limitations encountered during the investigation included the following:

- ▽ Previous archaeology trenches were present on the Site. Exploratory holes were located in areas not previously disturbed to ensure that natural ground conditions were recorded; and
- ▽ DS101A was re-drilled to facilitate the installation of a groundwater level monitoring well, should this be required at a later date. No groundwater level monitoring was undertaken as part of this Assessment.



2.0 Site Details

A summary of the current Site status, environmental setting and key historical features is presented below. This has been summarised from a Site walkover and widely freely available information.

2.1 Site Setting

Co-ordinates, Area and Elevation	▽ National Grid Reference (NGR) 617130, 265580 (centred); ▽ Approximately 6.77 Hectares (ha); and ▽ Circa 48.0 to 55.5 metres Above Ordnance Datum (m AOD).
General Location	Site The Site is located in the village of Aspull, Suffolk approximately 2.17 km north of Debenham. Access to the Site is from the B1077 located in the west. The Aspull Cyder factory is located immediately to the south.
Current Site Use and Walkover Information	A Site walkover was undertaken by an EGE representative on 21st April 2026. The Site was accessed from B1077 to the west of the Site. The field boundaries comprised grassed tracks used as access tracks for agricultural machinery. The Site was entirely undeveloped at the time of the walkover with the field left as fallow land. Evidence of previous excavations, noted by the landowner to be archaeological trenches, were noted to be present on Site. The Site sloped down from the south-west to the north-east from circa 55.5 to 48.0 m AOD, with drainage ditches noted along the north and southern boundaries. No bulk fuel or chemical storage was observed at the time of the walkover. Furthermore, no asbestos containing materials (ACMs) were identified during the walkover.
Adjacent Land use	The Site is bound by the following: ▽ North - Residential property and agricultural fields; ▽ East - Agricultural land; ▽ South - Woodland to south-east, agricultural field to the south and Aspull cider factory to south-west; and ▽ West - B1077 with agricultural fields beyond.
Site Setting	<u>Geology</u> Reference to the BGS online viewer indicates that the Site is underlain by superficial deposits of the Lowestoft Formation (Diamicton) followed by bedrock of the Crag Group (Sand). No historic borehole records are listed within close proximity to the Site. <u>Hydrogeology</u> The Environment Agency classify the Lowestoft Formation as a Secondary Undifferentiated Aquifer and the Crag Group as a Principal Aquifer.



	The Site is located within Zone III (Total Catchment) of a Source Protection Zone (SPZ). <u>Hydrology</u> Un-named watercourses were observed along the southern and northern boundaries during the walkover which flow into the River Deben. <u>Site History - on-Site</u> Based on available historical mapping the Site has remained undeveloped since the first available Ordnance Survey mapping dated 1862.
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3.0 Ground Investigation

EGE undertook intrusive investigation on 21st and 22nd April 2026 in accordance with the Client provided scope of works.

3.1 Ground Investigation Scope of Works

The scope of works completed was as follows:

- ▽ Appointment of a specialist service avoidance contractor to clear intrusive locations for the presence of identifiable services/utilities and provide x, y and z co-ordinates of intrusive locations;
- ▽ Supervision and logging of soils in general accordance with BS5930:2015+A1:2020 by an EGE chartered geologist on a full-time basis;
- ▽ Drilling of five (5 no.) dynamic sampler boreholes (DS101, DS101A, DS102 - DS104) to a maximum depth of 4.00 m below ground level (bgl);
- ▽ Installation of DS101A as 50 mm internal diameter monitoring wells to facilitate future groundwater level monitoring, if required;
- ▽ Excavation of seven (7 no.) Trial Pits (TP101 - TP107) to a maximum depth of 3.70 m bgl; and
- ▽ Collection of soil samples for chemical and geotechnical laboratory testing from across the Site.

An Approximate Intrusive Location Plan is provided as Figure I.

Exploratory hole logs are included as Appendix II.

3.2 Environmental Sample Rationale and Sampling Methodology

The locations were positioned to avoid the areas previously disturbed by the archaeology trenches to ensure that all locations were excavated into undisturbed ground.

Chemical testing was undertaken on selected samples in the depth range of 2.0 and 3.5 m as requested by the Client.

Soils collected for laboratory analysis were placed in a variety of containers appropriate to the anticipated testing suite. Records of the samples taken as part of the Site investigation works, including their depths and location, are included within the exploratory hole records. All samples were submitted to a UKAS accredited laboratory (Normec - I2 Analytical) with testing methodologies for each specific compound contained within the laboratory results included as Appendix III.

3.2.1 Environmental Sampling Rationale

Environmental soil sampling rationale is provided within the table below.



Sample Location	Depth (m bgl)	Justification	Strata	Determinands					
				Total Organic Carbon	Metals in soil	BTEX and MTBE	Speciated EPA-16 PAHs	TPHCWG A/A Split	pH in soil
TP101	2.20	Site Coverage	Lowestoft Formation	✓	✓	✓	✓	✓	✓
TP102	2.50			✓	✓	✓	✓	✓	✓
TP103				✓	✓	✓	✓	✓	✓
TP104	3.00			✓	✓	✓	✓	✓	✓
TP105	2.50			✓	✓	✓	✓	✓	✓
TP106	2.20			✓	✓	✓	✓	✓	✓
TP107				✓	✓	✓	✓	✓	✓
Total				7	7	7	7	7	7

3.2.2 Monitoring Well Installations

An additional borehole (DS101A) was drilled and was installed as 50 mm internal diameter groundwater level and ground gas monitoring wells, installed within natural soils at the request of the Client, should future groundwater level monitoring be required. The well construction details are included within the exploratory hole logs within Appendix II.

3.3 Geotechnical Sample Rationale and Sampling Methodology

The locations were positioned taking into account the existing disturbed ground from the archaeology trenches on Site, proposed development plan and to provide wider coverage.

Sampling comprised “undisturbed” samples in the form of plastic dynamic sample liners, which were sub sampled and wrapped with clingfilm to retain moisture content. All samples were submitted to a UKAS accredited laboratory (The Testing Lab) with the specific testing standards contained within the laboratory results included as Appendix IV.

Geotechnical soil sampling rationale is provided within the following table.

Factual Ground Conditions Report

Land north of Cyder House, Castle Hill, Aspall, Suffolk
 EGE-26-03-27-01



Sample Location	Depth (m bgl)	Justification	Strata	Determinands	
				Triaxial Permeater	Triaxial Permeater Remoulded at16% Moisture Content
DS101	3.00 - 3.50	Site Coverage - Testing type as requested by Client	Lowestoft Formation	✓	
	3.50 - 4.00				✓
DS102	2.00 - 2.50			✓	
	2.50 - 3.00				✓
DS104	2.00 - 2.50				✓
	2.50 - 3.00			✓	
Total				3	3



4.0 Ground Conditions

The following Sections summarise the soil and groundwater conditions identified during the ground investigation.

4.1 Ground Conditions Summary

A summary of the observed ground conditions during the ground investigation are provided in the table below:

Strata	General Description	Proven Depth Range to Base (m bgl)	Comments
Topsoil	Dark brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to subrounded flint.	0.30	-
Subsoil	Lightly brown sandy CLAY.	0.60	Encountered in TP101 only.
Lowestoft Formation	Light brown slightly gravelly sandy CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse flint and chalk Very stiff dark grey gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. Rare cobbles of flint up to 250 mm	2.00 - 4.00	All exploratory holes terminated in this geology.

Ground conditions were found to comprise dark brown gravelly clay (Topsoil) to a depth of 0.30 m overlying cohesive deposits of the Lowestoft Formation, comprising a firm light brown clay generally to depths between 0.90 m and 1.60 m with transitioning to a stiff to very stiff grey clay.

The deeper stiff grey Lowestoft Formation deposits contained flint and chalk gravel and flint cobbles up to 300 mm in size.

Rare sand pockets and discreet lenses were noted in the Lowestoft Formation, generally comprising greenish brown fine to coarse sand.

The encountered ground conditions were consistent with the mapped geology for the Site. A selection of photographs from the ground investigation are included as Appendix V.

4.2 Visual and Olfactory Evidence of Contamination

No visual or olfactory evidence of contamination was identified during the Site investigation.

4.3 Groundwater Strikes during Site Investigation

Groundwater strikes were encountered during the Site investigation in DS101 and TP105 at 1.40 m bgl, only.



5.0 Factual Data

5.1 Contaminated Testing

5.2.1 Site Wide Soil Analytical Summary

A total of seven (7 no.) environmental soil samples were collected from the Site within the Lowestoft Formation. These samples were submitted to a UKAS accredited laboratory (Normec - i2 Analytical) for a suite of potential contaminants of concern. A summary of the highest determinand concentrations are provided in the following table.

Contaminant	Max Conc. (mg/kg)	Location of Highest Concentration
Metals		
Arsenic	11	TP101 @ 2.2 m and TP102 @ 2.5 m
Cadmium	0.3	Five (5 no.) of seven (7 no.) locations
Chromium III	37	TP102 @ 2.5 m
Copper	25	
Lead	13	TP101 @ 2.2 m and TP102 @ 2.5 m
Mercury	<0.3	All sample locations less than laboratory level of detection
Nickel	36	TP101 @ 2.2 m and TP102 @ 2.5 m
Zinc	76	TP101 @2.2 m
PAH		
Naphthalene	<0.05	All sample locations below laboratory level of detection
Acenaphthylene	<0.05	
Acenaphthene	<0.05	
Fluorene	<0.05	
Phenanthrene	<0.05	
Anthracene	<0.05	
Fluoranthene	<0.05	
Pyrene	<0.05	
Benzo[a]anthracene	<0.05	
Chrysene	<0.05	
Benzo[b]fluoranthene	<0.05	
Benzo[k]fluoranthene	<0.05	
Benzo[a]pyrene	<0.05	
Indeno(1,2,3-c,d)pyrene	<0.05	
Dibenz(a,h)anthracene	<0.05	
Benzo[g,h,i]perylene	<0.05	
Total PAH16	<0.80	
Total Petroleum Hydrocarbons		

Factual Ground Conditions Report

Land north of Cyder House, Castle Hill, Aspall, Suffolk
EGE-26-03-27-01



Contaminant	Max Conc. (mg/kg)	Location of Highest Concentration
Benzene	< 0.005	All sample locations below laboratory level of detection
Toluene	< 0.005	
Ethylbenzene	< 0.005	
p & m-xylene	< 0.005	
o-xylene	< 0.005	
MTBE	< 0.005	
Aliphatic TPH >C5-C6	< 0.010	
Aliphatic TPH >C6-C8	< 0.010	
Aliphatic TPH >C8-C10	< 0.010	
Aliphatic TPH >C10-C12	< 1.0	
Aliphatic TPH >C12-C16	< 2.0	
Aliphatic TPH >C16-C21	< 8.0	
Aliphatic TPH >C21-C35	< 8.0	
Aromatic TPH >C5-C7	< 0.010	
Aromatic TPH >C7-C8	< 0.010	
Aromatic TPH >C8-C10	< 0.020	
Aromatic TPH >C10-C12	< 1.0	
Aromatic TPH >C12-C16	<2.0	
Aromatic TPH >C16-C21	< 10	
Aromatic TPH >C21-C35	<10	
Total TPH	<10	
Others		
TOC	1.2%	TP101 @ 2.20 m and TP106 @ 2.20 m
pH	8.2	Three locations

The soil chemical analytical results are included as Appendix III.



5.2 Factual Geotechnical Laboratory Data

The table below summarises the results of in-situ and laboratory test data. The geotechnical laboratory data is included as Appendix IV.

Parameter	Unit	Value or Range	Justification
Lowestoft Formation			
Moisture Content	%	13.0 - 17.0	Laboratory Testing
Permeability			
Permeability at 16 % Moisture Content		5.8×10^{-08} - 6.9×10^{-11}	



6.0 Conclusions

Conclusions	Ground Investigation was undertaken on 21st and 22nd April 2026 and comprised seven (7 no.) trial pits and five (5 no.) dynamic sample boreholes. Ground conditions were found to comprise dark brown gravelly clay Topsoil to a depth of 0.30 m overlying weathered Lowestoft Formation comprising a firm light brown clay generally to depths between 0.90 m and 1.60 m with the base of the holes comprising stiff to very stiff grey clay. The deeper stiff grey Lowestoft Formation contained flint and chalk gravel and flint cobbles up to 300 mm in size. Rare sand lenses and pockets were noted in the Lowestoft Formation, generally comprising greenish brown fine to coarse sand. The encountered ground conditions were consistent with the mapped geology for the Site. No visual or olfactory evidence of contamination was identified during the Site investigation. Groundwater strikes were encountered during the Site investigation in DS101 and TP105 at 1.40 m bgl. Seven (7 no.) samples were taken for contamination testing and were submitted to the laboratory. Six (6 no.) samples were taken for laboratory permeability testing. Three (3 no.) at an "as found" condition and three (3 no.) remoulded at 16 % moisture content. Permeability results ranged between 5.8×10^{-08} - 6.9×10^{-11}.
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Drawings

Drawing I - Existing Drainage

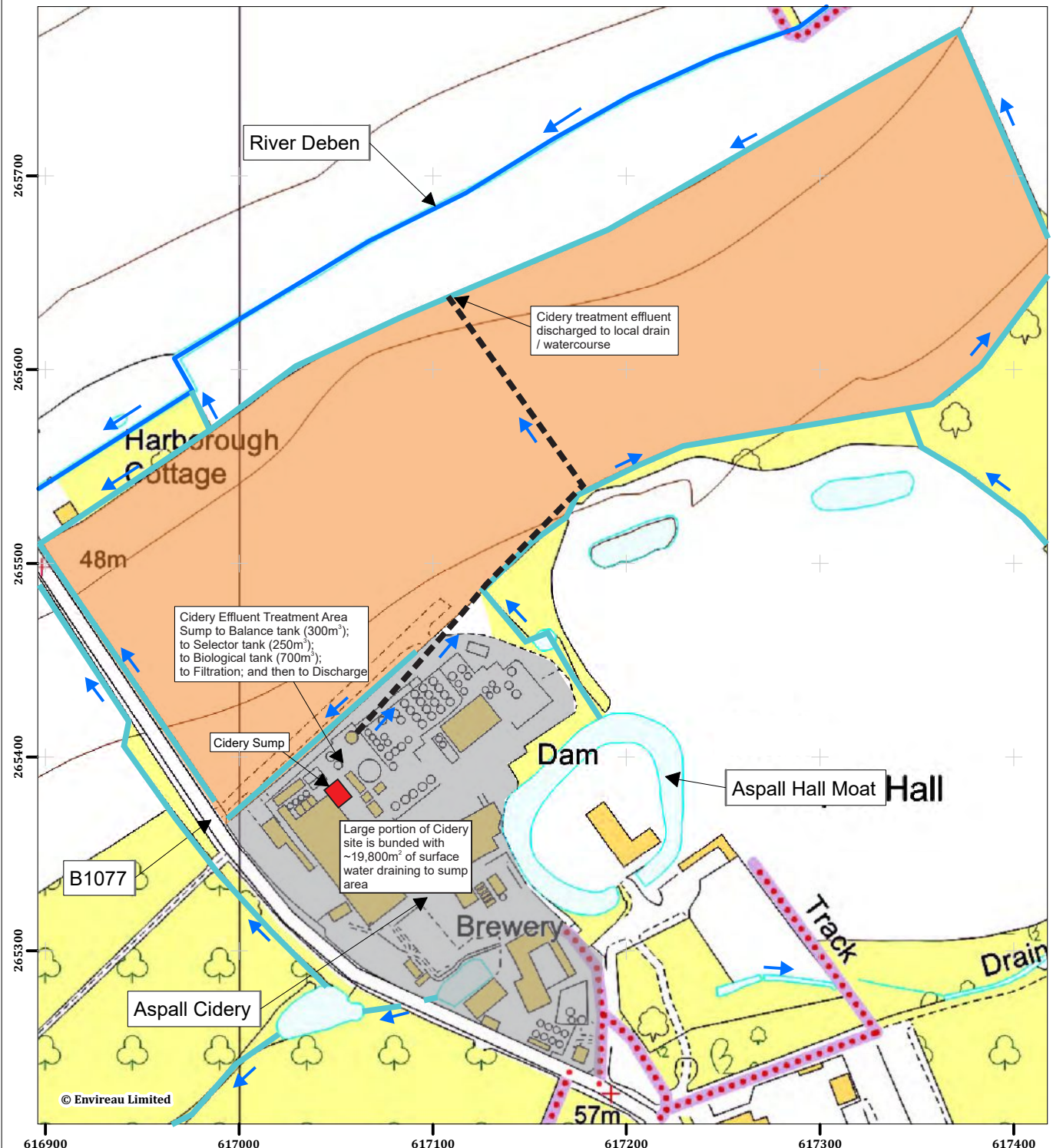


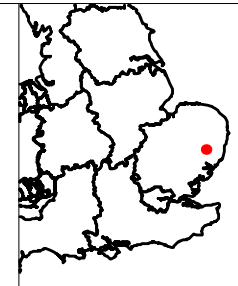
Figure 1: Existing Drainage

Aspell, Suffolk

- Proposed Wetland Site Area
- Aspell Cidery Site
- Main Watercourse
- Local Drain / Watercourse
- Cidery Discharge Pipe
- Flow Direction
- Cidery Sump



Notes:



0 30 60 90 120 Meters

Scale: 1:3,000 at A4

18 November 2024

NGR: 617,157 E / 265,499 N

Project No. 3490537

Client: West Lay Ltd

Drawn by: LC

Ref: Existing Drainage



Drawing II - Outline Proposed Drainage

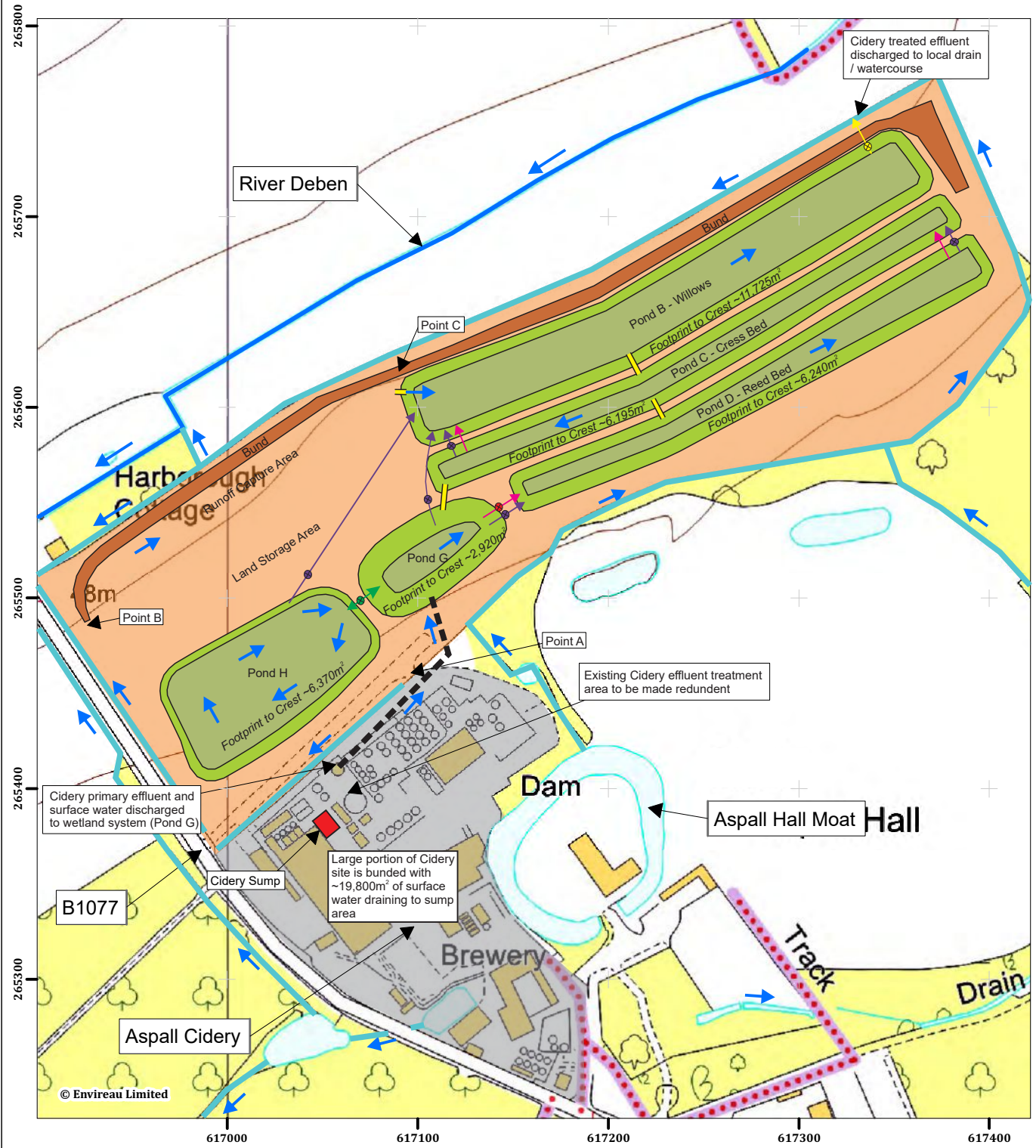


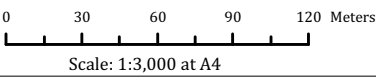
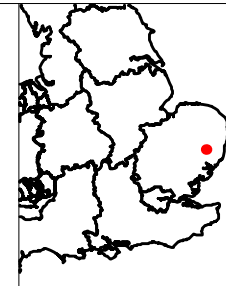
Figure 2: Outline Proposed Drainage

Aspall, Suffolk



- Proposed Wetland Site Area
- Aspall Cidery Site
- Main Watercourse
- Local Drain / Watercourse
- Cidery Discharge Pipe to Pond G
- Flow Direction
- Cidery Sump
- Wetland Pond
- Earthen Bund
- 150mm Balancing Pipe (Valved)
- 150mm Pond to Pond Pipe (Free Draining)
- 150mm Pond to Pond Pipe (Pollution Valve)
- 150mm Drain Down Pipe (Valved)
- 150mm Wetland Discharge Pipe (Pollution Valve & Flow Restrictor)
- Grassed Reinforced Spillway

Notes:



06 February 2025
NGR: 617,161 E / 265,516 N

Project No. 3490537
Client: West Lay Ltd
Drawn by: LC
Ref: Proposed Drainage



Drawing III - Wetland Schematic Cross Section

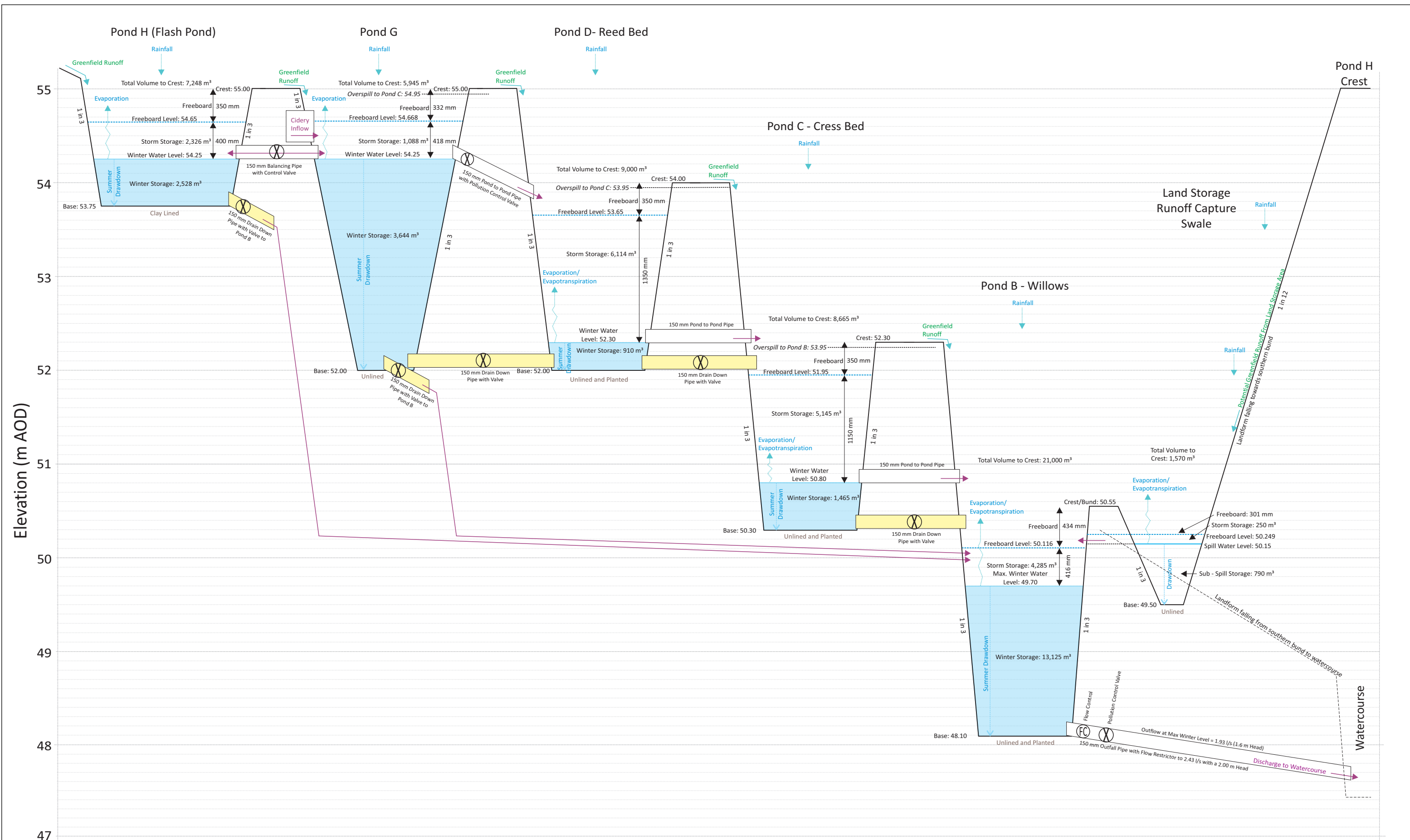


Figure 3: Wetland Schematic Cross Section (Designed)

Not to scale

Date: 06 February 2025
Project No. 3490537
Client: West Lay Ltd
Ref: FIG 3 Schematic (Design)
Drawn by: LC

Figures

Figure I - Approximate Intrusive location Plan

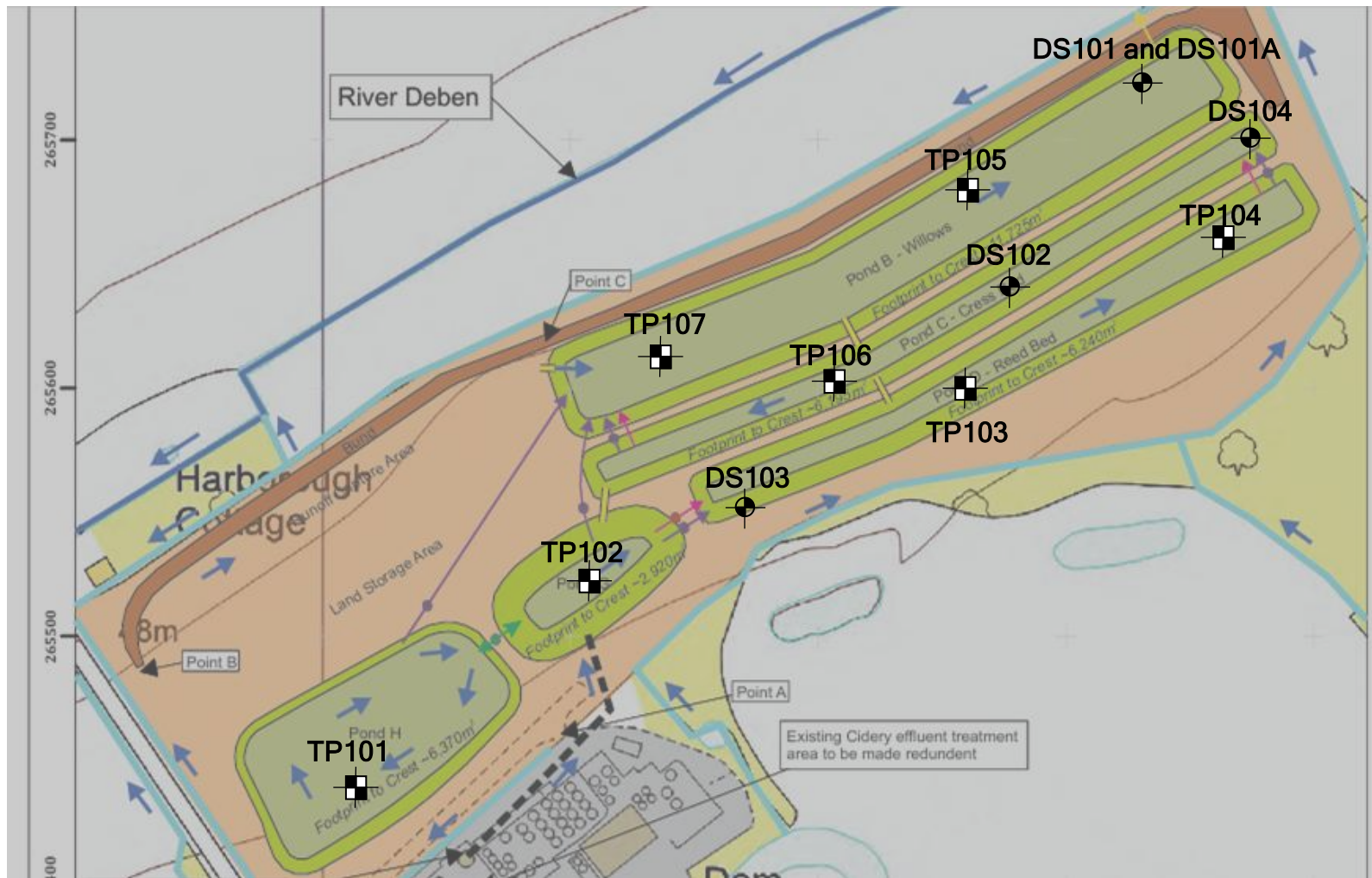


Figure No. and Title	Figure I - Approximate Intrusive Location Plan	
Project Name	Land North of Cyder House, Aspoll	
Client	West Lay Limited c/o Arthian Limited	
Service	Factual Ground Conditions Report	
Date of Issue	April 2026	
Project number	EGE-26-03-27-01	

Appendices

Appendix I - Standard Limitations

Limitations

The conclusions and recommendations made in this Report are limited to those that can be made based on the findings of the investigation and in the context of the proposed development.

Where comments are made based on information obtained from third parties, EGE assumes that all third party information is true and correct. No independent action has been undertaken to validate the findings of third parties, unless specifically stated.

This Report has been prepared in accordance with our understanding of current best practice. However changes to best practice, guidance or legislation may necessitate revision of this Report after the date of issue.

EGE has prepared this Report for the sole use and reliance of the Client, in accordance with our Standard Conditions and Limitations issued with the proposal. This Report may not be used or relied upon by any unauthorised third party without the explicit written agreement of EGE. Third parties use the information at their own risk.

Appendix II - Exploratory Hole Logs

Key to exploratory hole symbols and abbreviations

SAMPLE TYPES

ACM - Asbestos sample
BLK - Block sample
D - Disturbed sample
G - Gas sample
TW - Pushed thin wall sample
W - Water sample

AMAL - Amalgamated sample
C - Core sample
ES - Environmental sample
J - Jar sample
U - Undisturbed sample

B - Bulk disturbed sample
CBR - CBR test sample
EW - Environmental water sample
L - Liner sample
UT - Undisturbed thin wall sample

IN-SITU TESTS

HV - Hand shear vane
PP - Hand penetrometer

HV(r) - Hand shear vane residual
SPT - Standard penetration test

PID - Photo ionisation detector
SPT(C) - SPT using cone

GROUNDWATER



Groundwater strike



Groundwater rest level

ROTARY CORE DETAILS

TCR - Total core recovery (%)
FI - Fracture index

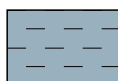
SCR - Solid core recovery (%)
NI - Non-intact core

RQD - Rock quality designation (%)
AZCL - Assumed zone of core loss

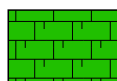
LEGEND



Topsoil



Clay



Chalk



Sand backfill



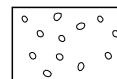
Peat



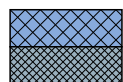
Silt



Breccia



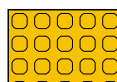
Gravel backfill



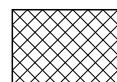
Made ground
[cohesive]



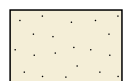
Sand



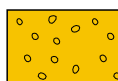
Conglomerate



Arisings



Concrete



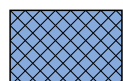
Gravel



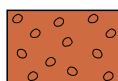
Metamorphic



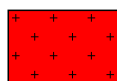
Bentonite



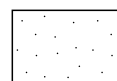
Wood



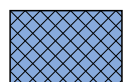
Cobbles



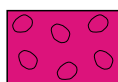
Igneous



Concrete



Brick



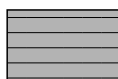
Boulders



Grout



Bituminous
material



Mudstone



Plain pipe



Gypsum



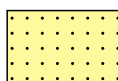
Siltstone



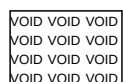
Slotted pipe



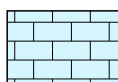
Coal



Sandstone



Void



Limestone



Trial Pit

TP101
Sheet 1 of 1

Hole Type TP	Easting 617019.75	Northing 265438.40	Ground Level (m) 55.50	Scale 1:25
Project Name Aspall	Project No. EGE-26-03-27		Start Date	End Date

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
-------------------	---	---

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata			
		Depth (m)	Type/ Ref	Results			Legend	Description		
		2.20	ES		55.20	(0.30)		Dark brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to subrounded flint. (TOPSOIL)	0.5	
						0.30		Lightly brown sandy CLAY. (SUBSOIL)		
						(0.30)		Stiff dark grey gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. Occasional cobbles up to 300 mm of flint. (LOWESTOFT FORMATION)	1.0	
						54.90				0.60
						(2.80)				
	52.10	3.40	End of Trial Pit at 3.40m			3.5				
									4.0	
									4.5	
									5.0	

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4. Hole stable to base. 5. Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 3.40m TP JCB 3CX Stable L = 2.00m W = 0.60m	Logger Philip Webb
	Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL	



Trial Pit

TP102
Sheet 1 of 1

Hole Type TP	Easting 617099.23	Northing 265509.96	Ground Level (m) 54.58	Scale 1:25
Project Name Aspall	Project No. EGE-26-03-27		Start Date 2026-04-21	End Date 2026-04-21

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
		2.50	ES		54.28	(0.30)		Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint and chalk. (TOPSOIL)
						0.30		Light brown slightly gravelly sandy CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)
						(0.60)		
						53.68		Very stiff dark grey gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. Rare cobbles of flint up to 250 mm. (LOWESTOFT FORMATION)
						0.90		
		2.50	ES		51.38	(2.30)		Rare pockets of yellow brown coarse sand. (1.40 - 2.40m)
		2.50	ES		51.38	3.20		Large angular flint cobbles. (2.40 - 2.50m)
		2.50	ES		51.38			End of Trial Pit at 3.20m

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4. Hole stable to base. 5. Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 3.20m TP JCB 3CX Stable L = 2.00m W = 0.60m	Logger Philip Webb
	Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL	

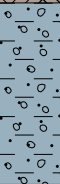
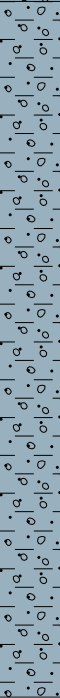


Trial Pit

TP103
Sheet 1 of 1

Hole Type TP	Easting 617240.51	Northing 265586.86	Ground Level (m) 53.08	Scale 1:25
Project Name Aspall	Project No. EGE-26-03-27		Start Date 2026-04-21	End Date 2026-04-21

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		2.50	ES		52.78	(0.30)		Dark brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to subrounded flint. (TOPSOIL)	
						0.30		Light brown slightly gravelly sandy CLAY with pockets of green brown fine to coarse sand. (LOWESTOFT FORMATION)	
						(0.60)			
		2.50	ES		52.18	0.90		Stiff dark grey slightly sandy gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. (LOWESTOFT FORMATION) <i>Rare pockets of brown coarse sand (0.90 - 2.50m)</i>	
						(2.30)			
		2.50	ES		49.88	3.20		Becoming friable with depth (2.50m)	
End of Trial Pit at 3.20m									

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4. Hole stable to base. 5. Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 3.20m TP JCB 3CX Stable L = 2.00m W = 0.60m	Logger Philip Webb
	Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL	



Trial Pit

TP104
Sheet 1 of 1

Hole Type TP	Easting 617295.77	Northing 265633.59	Ground Level (m) 52.43	Scale 1:25
Project Name Aspall	Project No. EGE-26-03-27	Start Date 2026-04-21	End Date 2026-04-21	

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
		3.00	ES		52.13	(0.30)		Dark brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to subrounded flint. (TOPSOIL)
					51.83	0.30 (0.30)		Light brown slightly gravelly sandy CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)
						0.60		Stiff dark grey slightly sandy gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)
						(1.90)		
					49.93	2.50		Stiff dark grey gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)
		3.00	ES			(1.20)		
					48.73	3.70		End of Trial Pit at 3.70m

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4. Hole stable to base. 5. Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 3.70m TP JCB 3CX Stable L = 2.00m W = 0.60m	Logger Philip Webb
	Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL	

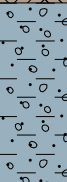


Trial Pit

TP106
Sheet 1 of 1

Hole Type TP	Easting 617221.68	Northing 265635.81	Ground Level (m) 49.90	Scale 1:25
Project Name Aspall	Project No. EGE-26-03-27		Start Date 2026-04-21	End Date 2026-04-21

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
		2.20	ES		49.60	(0.30)		Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint and chalk. (TOPSOIL)
						0.30		Light brown slightly gravelly sandy CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)
						(0.60)		
		2.20	ES		49.00	0.90		Very stiff dark grey gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)
						(2.50)		
		2.20	ES		46.50	3.40		End of Trial Pit at 3.40m

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4. Hole stable to base. 5. Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 3.40m TP JCB 3CX Stable L = 2.00m W = 0.60m	Logger Philip Webb
	Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL	



Trial Pit

TP107
Sheet 1 of 1

Hole Type TP	Easting 617142.41	Northing 265637.62	Ground Level (m) 49.21	Scale 1:25
Project Name Aspall	Project No. EGE-26-03-27		Start Date 2026-04-21	End Date 2026-04-21

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		2.40	ES		48.91	(0.30)		Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint and chalk. (TOPSOIL)	
					48.11	(0.80)		Light brown slightly gravelly sandy CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)	0.5
					45.81	(2.30)		Very stiff dark grey slightly sandy gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)	1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4. Hole stable to base. 5. Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 3.40m TP JCB 3CX Stable L = 2.00m W = 0.60m	Logger Philip Webb
	Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL	



Dynamic Sampler

DS101
Sheet 1 of 1

Hole Type DS	Easting 617336.29	Northing 265738.72	Ground Level (m) 49.45	Scale 1:50
Project Name Aspall	Project No. EGE-26-03-27		Start Date 2026-04-21	End Date 2026-04-21

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
					49.15	(0.30) 0.30		Dark brown slightly gravelly sandy CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)	0.5
						(1.30)		Light brown sandy CLAY. Sand is fine to coarse. (LOWESTOFT FORMATION)	1.0
					47.85	1.60		Stiff dark grey gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)	1.5
		3.00-3.50	U			(2.40)			3.0
		3.50-4.00	U						3.5
					45.45	4.00		End of Borehole at 4.00m	4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. Water seepage at 1.5m. 4. . Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 4.00m DS Archway Dart	Logger Philip Webb
	Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL	



Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4. . Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 4.00m DS Archway Dart	Logger Philip Webb
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Created using Pebble Geo



Dynamic Sampler

DS103
Sheet 1 of 1

Hole Type DS	Easting 617148.77	Northing 265530.90	Ground Level (m) 54.76	Scale 1:50
Project Name Aspall	Project No. EGE-26-03-27	Start Date 2026-04-22	End Date 2026-04-22	

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
					54.46	(0.30)		Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint and chalk. (TOPSOIL)	0.5
						0.30		Light brown slightly gravelly sandy CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)	
						(0.60)			
						0.90		Very stiff dark grey gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. Rare cobbles of flint up to 250 mm. (LOWESTOFT FORMATION)	
					53.86	(3.10)			1.0
		3.00-3.50	U						2.0
		3.50-4.00	U						2.5
					50.76	4.00			3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4. . Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 4.00m DS Archway Dart	Logger Philip Webb
	Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL	

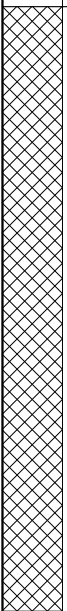


Dynamic Sampler

DS104
Sheet 1 of 1

Hole Type DS	Easting 617382.00	Northing 265713.00	Ground Level (m) 54.13	Scale 1:50
Project Name Aspall	Project No. EGE-26-03-27		Start Date 2026-04-22	End Date 2026-04-22

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		2.00-2.50	U		53.83	(0.30)		Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint and chalk. (TOPSOIL)	0.5
						0.30			
						(0.50)			
						53.33			
		2.50-3.00	U		50.13	0.80		Light brown slightly gravelly sandy CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)	1.0
						(3.20)		Very stiff dark grey gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. Rare cobbles of flint up to 250 mm. (LOWESTOFT FORMATION)	1.5
						4.00		End of Borehole at 4.00m	2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4.. Backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 4.00m DS Archway Dart	Logger Philip Webb
Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL		



Dynamic Sampler

DS101A
Sheet 1 of 1

Hole Type DS	Easting 617336.29	Northing 265738.72	Ground Level (m) 49.45	Scale 1:50
Project Name Aspall	Project No. EGE-26-03-27		Start Date 2026-04-22	End Date 2026-04-22

Client Arthian	Consultant Evolve Geo -Environmental	Contractor Evolve Geo -Environmental
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
					49.15	(0.30) 0.30		Dark brown slightly gravely sandy CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)	0.5
						(1.30)		Light brown sandy CLAY. Sand is fine to coarse. (LOWESTOFT FORMATION)	1.0
					47.85	1.60 (0.40)		Stiff dark grey gravelly CLAY. Gravel is angular to rounded fine to coarse flint and chalk. (LOWESTOFT FORMATION)	1.5
					47.45	2.00	End of Borehole at 2.00m		2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole cleared for services. 2. Logged in general accordance with BS5930:2015+A1:2020. 3. No groundwater encountered. 4. hole installed on completion	Method, Plant, Stability, Dimensions 0.00 - 2.00m DS Archway Dart	Logger Philip Webb
	Checked By: Paul Bennett Approved By: Paul Huteson Status: FINAL	

Appendix III - Chemical Analytical Results

Evolve Geo-Environmental Limited
15 Newland
Lincoln
Lincolnshire

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t:

t: 01923 225404

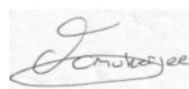
e: philw@evolvegeo-env.co.uk

f: 01923 237404

e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-021674

Project / Site name:	Aspall	Samples received on:	24/04/2026
Your job number:	EGE-26-03-27	Samples instructed on/ Analysis started on:	24/04/2026
Your order number:		Analysis completed by:	06/05/2026
Report Issue Number:	1	Report issued on:	06/05/2026
Samples Analysed:	7 soil samples		



Signed:

Tuhina Mukerjee
Senior Customer Services Advisor
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-021674
Project / Site name: Aspall

Lab Sample Number	899767	899768	899769	899770	899771
Sample Reference	TP101	TP102	TP103	TP104	TP105
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	2.20	2.50	2.50	3.00	2.50
Date Sampled	21/04/2026	21/04/2026	21/04/2026	21/04/2026	21/04/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	17	17	15	15	15
Total mass of sample received	kg	0.1	NONE	0.8	0.7	0.8	0.9	0.8

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8	8.1	8.2	8.2	8.2
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1.2	1	0.8	0.7	0.8

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	< 0.80	< 0.80
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	11	11	9.9	8.8	9.6
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.3	0.3	0.3	0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	34	37	25	28	29
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	34	37	25	28	29
Copper (aqua regia extractable)	mg/kg	1	MCERTS	24	25	19	20	20
Lead (aqua regia extractable)	mg/kg	1	MCERTS	13	13	10	10	11
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	36	36	24	29	29
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	76	75	61	68	65

Analytical Report Number: 26-021674
Project / Site name: Aspall

Lab Sample Number	899767	899768	899769	899770	899771
Sample Reference	TP101	TP102	TP103	TP104	TP105
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	2.20	2.50	2.50	3.00	2.50
Date Sampled	21/04/2026	21/04/2026	21/04/2026	21/04/2026	21/04/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_ID_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_ID_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_ID_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_ID_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_ID_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_ID_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_ID_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_ID_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_ID_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-021674

Project / Site name: Aspall

Lab Sample Number	899772			899773	
Sample Reference	TP106			TP107	
Sample Number	None Supplied			None Supplied	
Water Matrix	N/A			N/A	
Depth (m)	2.20			2.20	
Date Sampled	21/04/2026			21/04/2026	
Time Taken	None Supplied			None Supplied	
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	13	15
Total mass of sample received	kg	0.1	NONE	0.7	0.8

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.7	8.1
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1.2	0.2

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8.1	10
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.2	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	26	31
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	26	31
Copper (aqua regia extractable)	mg/kg	1	MCERTS	18	19
Lead (aqua regia extractable)	mg/kg	1	MCERTS	9.9	11
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	26	31
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	67	60

Analytical Report Number: 26-021674

Project / Site name: Aspall

Lab Sample Number	899772	899773
Sample Reference	TP106	TP107
Sample Number	None Supplied	None Supplied
Water Matrix	N/A	N/A
Depth (m)	2.20	2.20
Date Sampled	21/04/2026	21/04/2026
Time Taken	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection
		Test Accreditation Status

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_ID_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_ID_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_ID_AL}	mg/kg	10	NONE	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_ID_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_ID_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_ID_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_ID_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_ID_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_ID_AR}	mg/kg	10	NONE	< 10	< 10

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 26-021674

Project / Site name: Aspall

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
899767	TP101	None Supplied	2.2	Brown clay with gravel and chalk
899768	TP102	None Supplied	2.5	Brown clay with gravel and chalk
899769	TP103	None Supplied	2.5	Brown clay with gravel and chalk
899770	TP104	None Supplied	3	Brown clay with gravel and chalk
899771	TP105	None Supplied	2.5	Brown clay with gravel and chalk
899772	TP106	None Supplied	2.2	Brown clay with gravel and chalk
899773	TP107	None Supplied	2.2	Brown clay with gravel and chalk

Analytical Report Number : 26-021674

Project / Site name: Aspoll

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS

Analytical Report Number : 26-021674

Project / Site name: Aspoll

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

Appendix IV - Geotechnical Laboratory Results

GQF-008-60 Issue 01 - Oct 22	Determination of Permeability in a Triaxial Cell (Constant Head test)			Job Ref	J355216
				Borehole/Pit No.	DS101
Project Name	Aspall			Sample No.	
Soil Description	Greyish brown slightly sandy slightly gravelly CLAY			Depth m	3.00
Specimen Reference		Specimen Depth	m	Sample Type	B
Specimen Description				KeyLAB ID	TTLP2026052013
Test Method	BS EN ISO 17892-11:2019			Date started	

Specimen Details

Specimen Type /Preparation REMOULDED using 2.5KG effort @16% mc

Size of material removed > 20 mm Proportion 0 %

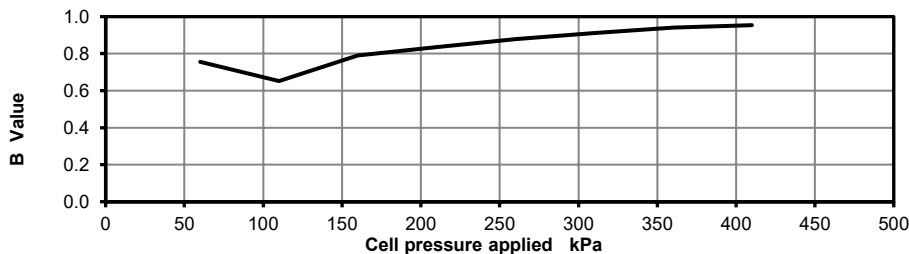
Average Length 102.4 mm

Average Diameter 104.9 mm

Particle density 2.65 Mg/m³ Assumed

	Initial	Final	
Bulk Density	2.13	2.12	Mg/m ³
Water Content	15.9	17.4	%
Dry density	1.84	1.81	Mg/m ³
Voids ratio	0.442	0.464	
Degree of saturation	95	99	%

Saturation

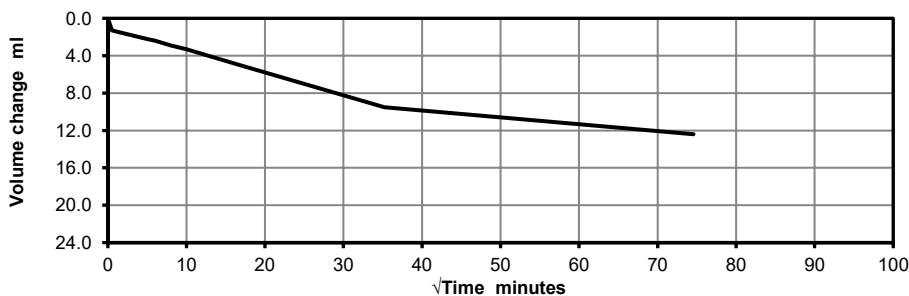


Method:

Increments of cell and back pressure

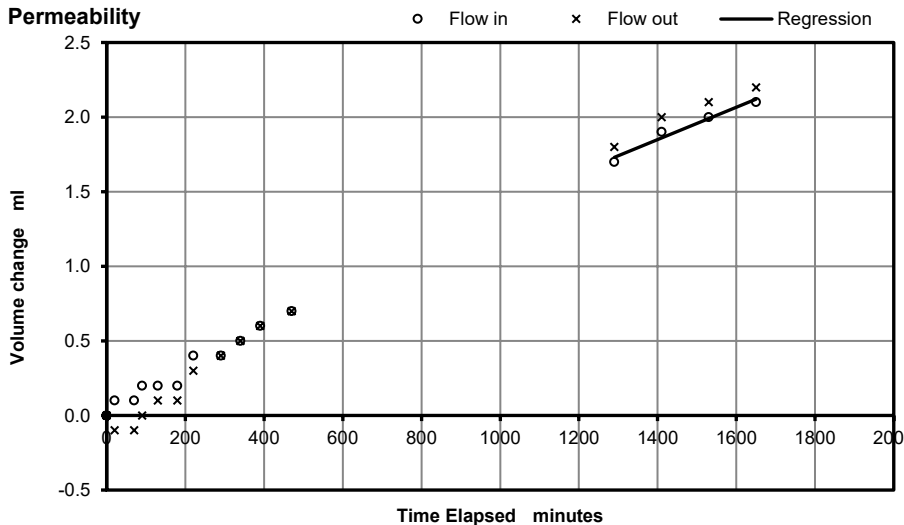
Cell pressure increments	50	kPa
Differential Pressure	10	kPa
Final Cell Pressure	410	kPa
Final pore water pressure	396	kPa
Final B Value	0.95	

Consolidation



Drainage Condition	From one end
Cell pressure applied	460 kPa
Back pressure applied	400 kPa
Effective stress	60 kPa
Initial PWP	444 kPa
Final PWP	402 kPa
PWP dissipation	95 %

Permeability



Direction of Flow	Downwards
Cell Pressure	460 kPa
Top Pressure	415 kPa
Base Pressure	385 kPa
Mean Effective Stress	60 kPa
Differential Pressure	30 kPa
Hydraulic gradient	29.8

Mean rate of flow	0.0011 ml/min
Temperature during test	19 °C

PERMEABILITY, k_v
(at 20°C)

6.9×10^{-11} m/s

Remarks	H.G 10kPa
Date Printed	28/05/2026



7758



PERM

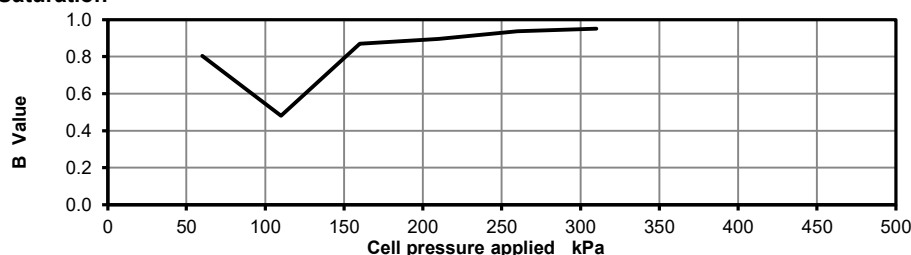
GQF-008-60 Issue 01 - Oct 22	Determination of Permeability in a Triaxial Cell (Constant Head test)			Job Ref	J355216
				Borehole/Pit No.	DS101
Project Name	Aspall			Sample No.	
Soil Description	Stiff greyish brown slightly sandy slightly gravelly CLAY.Some gravel is chalk			Depth m	3.50
Specimen Reference		Specimen Depth	m	Sample Type	B
Specimen Description	Stiff greyish brown slightly sandy slightly gravelly CLAY			KeyLAB ID	TTLP2026052014
Test Method	BS EN ISO 17892-11:2019			Date started	

Specimen Details

Specimen Type /Preparation **UNDISTURBED Lathed th 70mm**

Size of material removed	>	mm	Proportion	%	Bulk Density	Initial	Final	
						2.14	2.16	Mg/m ³
Average Length	70.7	mm			Water Content	15.7	17.5	%
Average Diameter	70.4	mm			Dry density	1.85	1.84	Mg/m ³
Particle density	2.65	Mg/m ³	Assumed		Voids ratio	0.433	0.442	
					Degree of saturation	96	105	%

Saturation

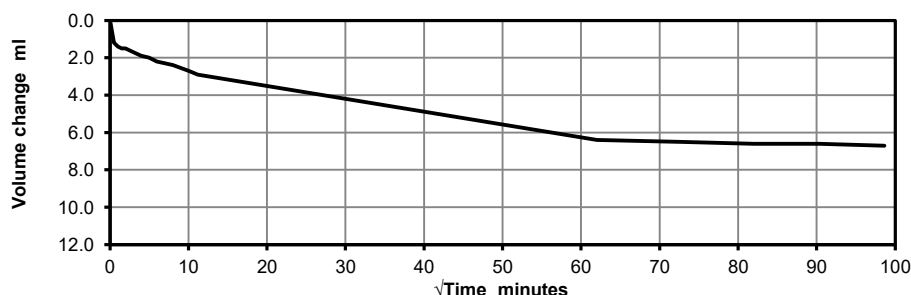


Method:

Increments of cell and back pressure

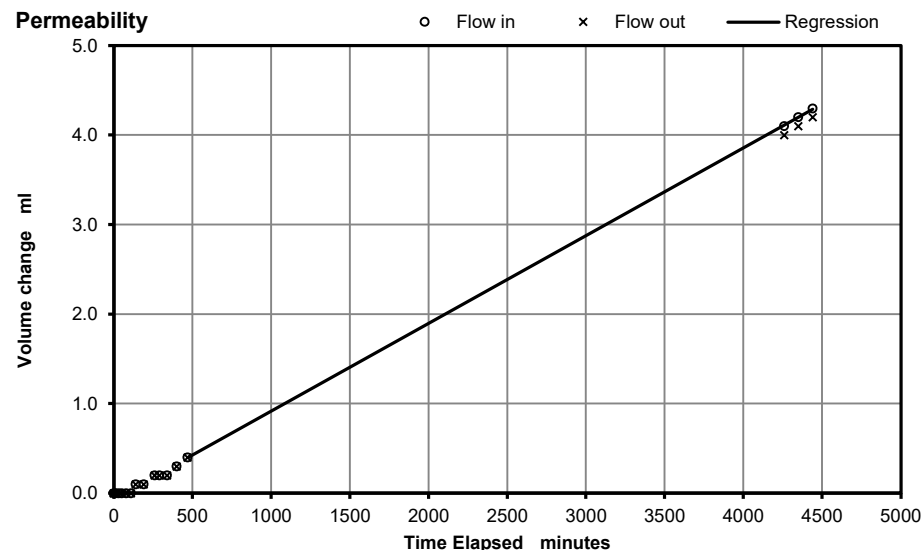
Cell pressure increments	50	kPa
Differential Pressure	10	kPa
Final Cell Pressure	310	kPa
Final pore water pressure	299	kPa
Final B Value	0.95	

Consolidation



Drainage Condition	From one end
Cell pressure applied	420 kPa
Back pressure applied	350 kPa
Effective stress	70 kPa
Initial PWP	402 kPa
Final PWP	351 kPa
PWP dissipation	99 %

Permeability



Direction of Flow	Downwards
Cell Pressure	420 kPa
Top Pressure	370 kPa
Base Pressure	330 kPa
Mean Effective Stress	70 kPa
Differential Pressure	40 kPa
Hydraulic gradient	58.0

Mean rate of flow	0.00098 ml/min
Temperature during test	20 °C

PERMEABILITY, k_v
(at 20°C)

$$7.2 \times 10^{-11} \text{ m/s}$$

Remarks	H.G 10kPa
Date Printed	28/05/2026



7758



PERM

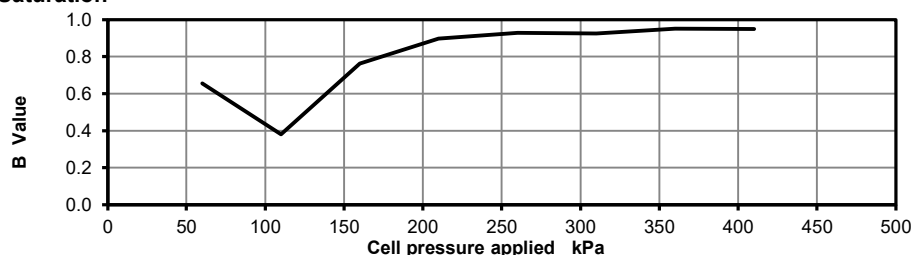
GQF-008-60 Issue 01 - Oct 22	Determination of Permeability in a Triaxial Cell (Constant Head test)			Job Ref	J355216
				Borehole/Pit No.	DS102
Project Name	Aspall			Sample No.	
Soil Description	Stiff greyish brown slightly sandy slightly gravelly CLAY.Some gravel is chalk			Depth m	2.50
Specimen Reference		Specimen Depth	m	Sample Type	B
Specimen Description	Stiff greyish brown slightly sandy slightly gravelly CLAY some gravel is chalk			KeyLAB ID	TTLP2026052016
Test Method	BS EN ISO 17892-11:2019			Date started	

Specimen Details

Specimen Type /Preparation **UNDISTURBED As BS 1377**

Size of material removed	>	mm	Proportion	%	Bulk Density	Initial	Final	
Average Length	71.2	mm			Water Content	2.10	2.15	Mg/m ³
Average Diameter	70.2	mm			Dry density	17.8	19.2	%
Particle density	2.65	Mg/m ³	Assumed		Voids ratio	1.78	1.81	Mg/m ³
					Degree of saturation	0.488	0.467	
						97	109	%

Saturation

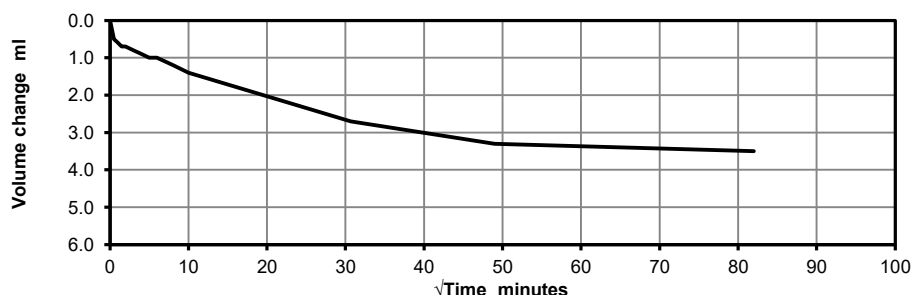


Method:

Increments of cell and back pressure

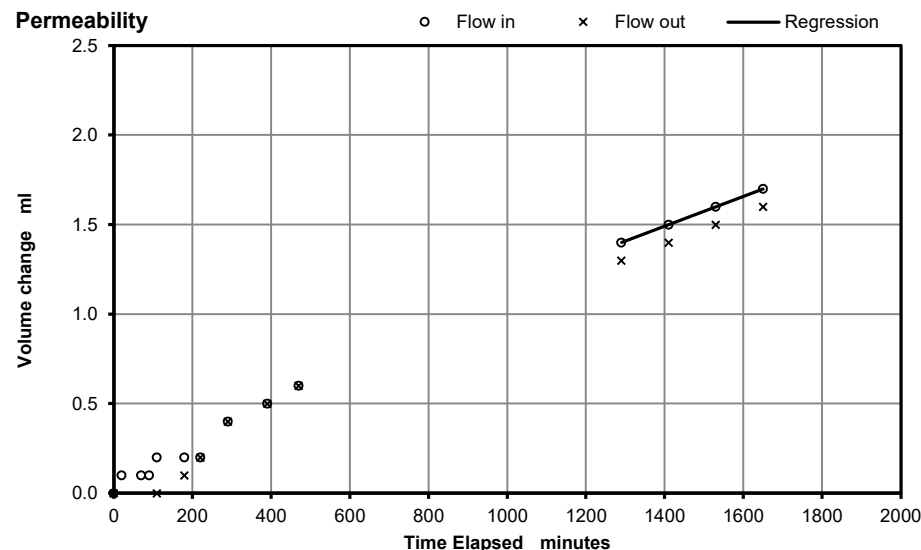
Cell pressure increments	50	kPa
Differential Pressure	10	kPa
Final Cell Pressure	410	kPa
Final pore water pressure	393	kPa
Final B Value	0.95	

Consolidation



Drainage Condition	From one end
Cell pressure applied	450 kPa
Back pressure applied	400 kPa
Effective stress	50 kPa
Initial PWP	434 kPa
Final PWP	399 kPa
PWP dissipation	102 %

Permeability



Direction of Flow	Downwards
Cell Pressure	450 kPa
Top Pressure	415 kPa
Base Pressure	385 kPa
Mean Effective Stress	50 kPa
Differential Pressure	30 kPa
Hydraulic gradient	43.0

Mean rate of flow	0.00083 ml/min
Temperature during test	20 °C

PERMEABILITY, k_v
(at 20°C)

8.5×10^{-11} m/s

Remarks	H.G 10kPa
Date Printed	28/05/2026



7758



PERM

GQF-008-60 Issue 01 - Oct 22	Determination of Permeability in a Triaxial Cell (Constant Head test)			Job Ref	J355216
				Borehole/Pit No.	DS102
Project Name	Aspall			Sample No.	
Soil Description	Brown slightly sandy slightly gravelly CLAY. Some gravel is chalk			Depth m	2.00
Specimen Reference		Specimen Depth	m	Sample Type	B
Specimen Description	Brown slightly sandy slightly gravelly CLAY. Some gravel is chalk.			KeyLAB ID	TTLP2026052015
Test Method	BS EN ISO 17892-11:2019			Date started	

Specimen Details

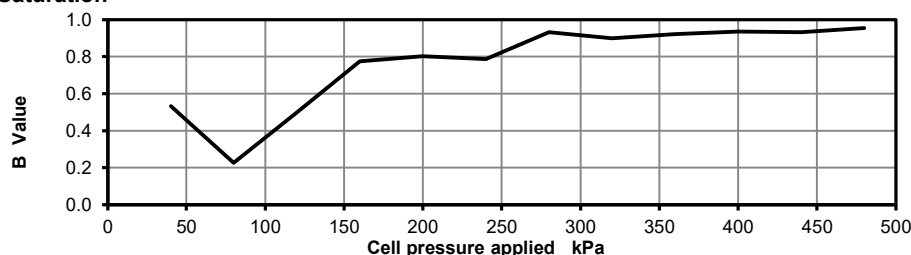
Specimen Type /Preparation REMOULDED using 2.5KG effort @ 16% mc

Size of material removed > 20 mm Proportion 0 %

Average Length 100.2 mm
Average Diameter 104.2 mm
Particle density 2.65 Mg/m³ Assumed

	Initial	Final	
Bulk Density	2.03	2.03	Mg/m ³
Water Content	16.3	20.7	%
Dry density	1.75	1.68	Mg/m ³
Voids ratio	0.518	0.575	
Degree of saturation	83	95	%

Saturation

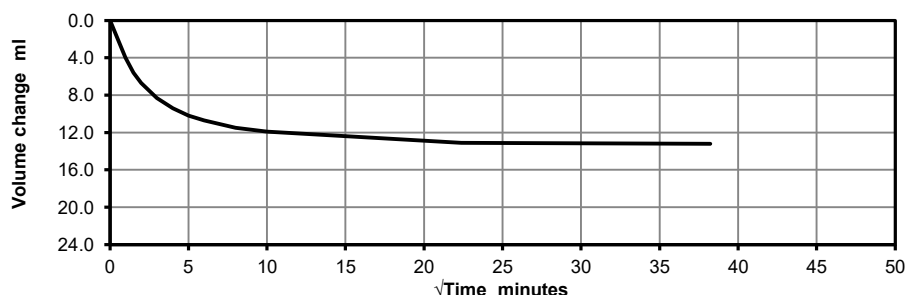


Method:

Increments of cell and back pressure

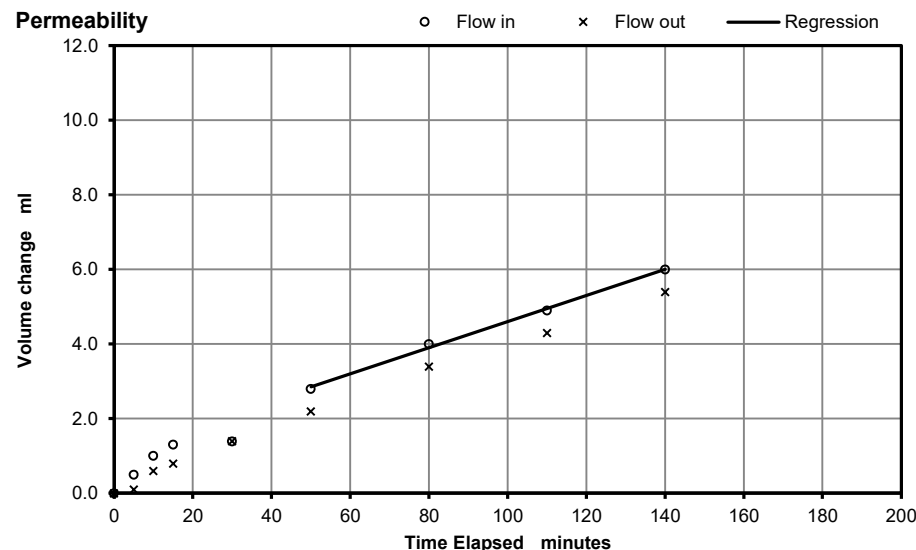
Cell pressure increments	40	kPa
Differential Pressure	10	kPa
Final Cell Pressure	480	kPa
Final pore water pressure	469	kPa
Final B Value	0.96	

Consolidation



Drainage Condition	From one end
Cell pressure applied	540 kPa
Back pressure applied	500 kPa
Effective stress	40 kPa
Initial PWP	524 kPa
Final PWP	501 kPa
PWP dissipation	97 %

Permeability



Direction of Flow	Downwards
Cell Pressure	540 kPa
Top Pressure	505 kPa
Base Pressure	495 kPa
Mean Effective Stress	40 kPa
Differential Pressure	10 kPa
Hydraulic gradient	9.9

Mean rate of flow	0.035	ml/min
Temperature during test	20	°C

PERMEABILITY, k_v
(at 20°C)

6.8×10^{-9} m/s

Remarks	H.G 10kPa
Date Printed	28/05/2026



7758



PERM

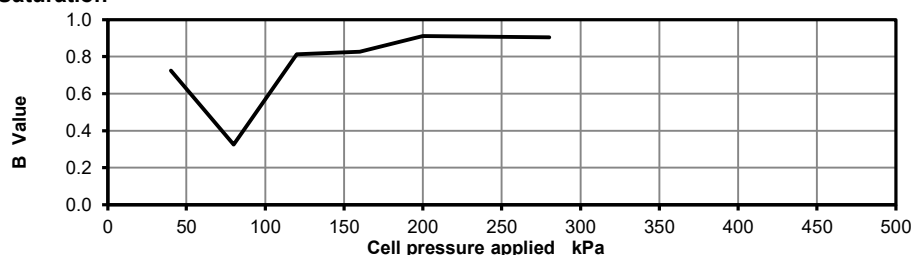
GQF-008-60 Issue 01 - Oct 22	Determination of Permeability in a Triaxial Cell (Constant Head test)			Job Ref	J355216
				Borehole/Pit No.	DS104
Project Name	Aspall			Sample No.	
Soil Description	Stiff brown slightly sandy slightly gravelly CLAY. Some gravel is chalk			Depth m	2.00
Specimen Reference		Specimen Depth	m	Sample Type	B
Specimen Description	Stiff brown slighlty sandy slightly gravelly CLAY some gravel is chalk			KeyLAB ID	TTLP2026052017
Test Method	BS EN ISO 17892-11:2019			Date started	

Specimen Details

Specimen Type /Preparation **UNDISTURBED As BS 1377**

Size of material removed	>	mm	Proportion	%	Bulk Density	Initial	Final	
Average Length	70.1	mm			Water Content	2.02	2.02	Mg/m³
Average Diameter	69.2	mm			Dry density	19.6	19.6	%
Particle density	2.65	Mg/m³	Assumed		Voids ratio	1.69	1.69	Mg/m³
					Degree of saturation	0.567	0.568	
						92	91	%

Saturation

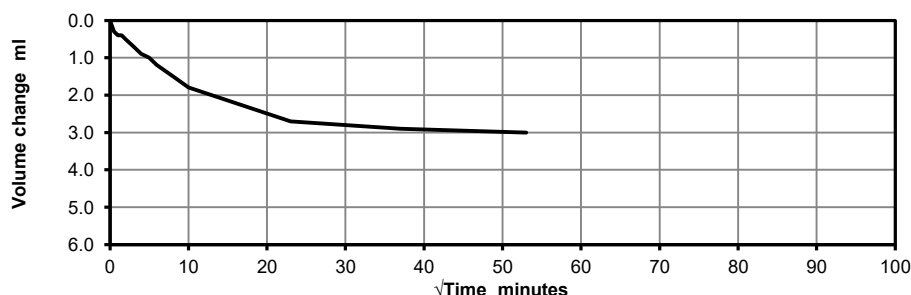


Method:

Increments of cell and back pressure

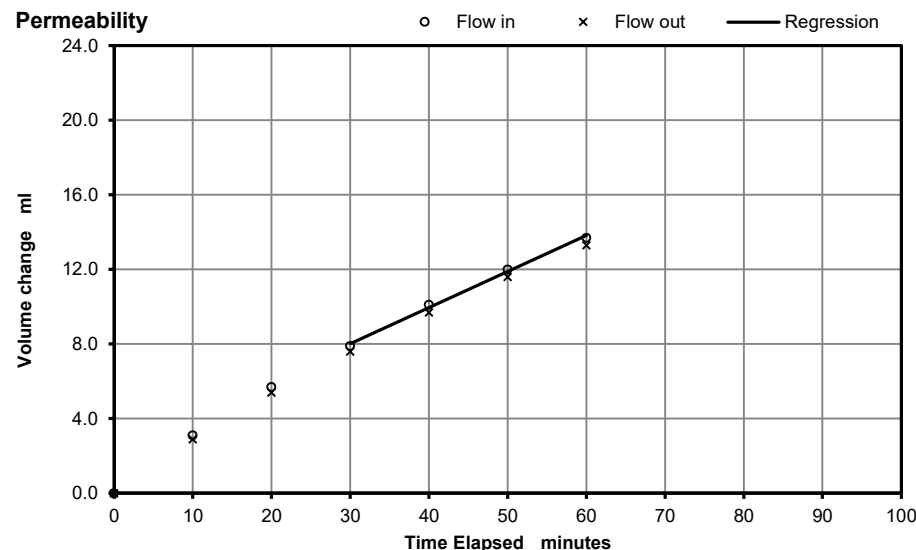
Cell pressure increments	40	kPa
Differential Pressure	10	kPa
Final Cell Pressure	280	kPa
Final pore water pressure	268	kPa
Final B Value	0.91	

Consolidation



Drainage Condition	From one end
Cell pressure applied	390 kPa
Back pressure applied	350 kPa
Effective stress	40 kPa
Initial PWP	370 kPa
Final PWP	350 kPa
PWP dissipation	100 %

Permeability



Direction of Flow	Downwards
Cell Pressure	390 kPa
Top Pressure	355 kPa
Base Pressure	345 kPa
Mean Effective Stress	40 kPa
Differential Pressure	10 kPa
Hydraulic gradient	14.4

Mean rate of flow	0.19	ml/min
Temperature during test	20	°C

PERMEABILITY, k_v
(at 20°C)

5.8×10^{-8} m/s

Remarks	H.G 10kPa
Date Printed	28/05/2026



7758



PERM

GQF-008-60 Issue 01 - Oct 22	Determination of Permeability in a Triaxial Cell (Constant Head test)			Job Ref	J355216
				Borehole/Pit No.	DS104
Project Name	Aspall			Sample No.	
Soil Description	Grey and brown slightly sandy slightly gravelly CLAY.Gravel is chalk			Depth m	2.50
Specimen Reference		Specimen Depth	m	Sample Type	B
Specimen Description	Greyish brown slightly sandy slightly gravelly CLAY gravel is chalk			KeyLAB ID	TTLP2026052018
Test Method	BS EN ISO 17892-11:2019			Date started	

Specimen Details

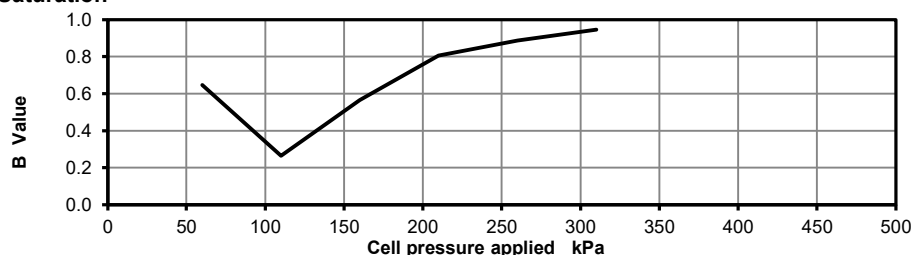
Specimen Type /Preparation **UNDISTURBED Using 2.5kg effort @ 16% MC**

Size of material removed > 20 mm Proportion 2 %

Average Length 101.5 mm
Average Diameter 104.9 mm
Particle density 2.65 Mg/m³ Assumed

	Initial	Final	
Bulk Density	2.01	2.01	Mg/m ³
Water Content	15.9	20.3	%
Dry density	1.73	1.67	Mg/m ³
Voids ratio	0.531	0.589	
Degree of saturation	79	91	%

Saturation

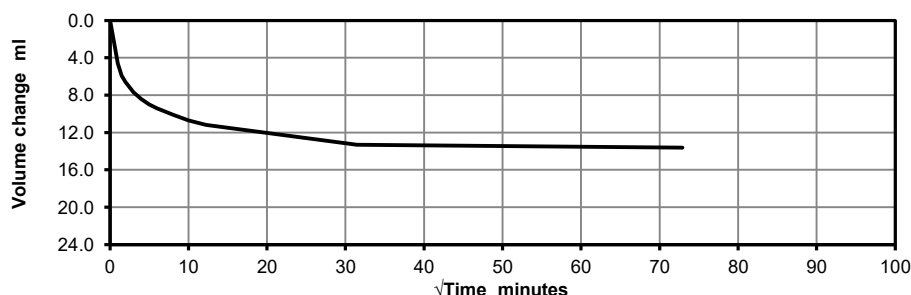


Method:

Increments of cell and back pressure

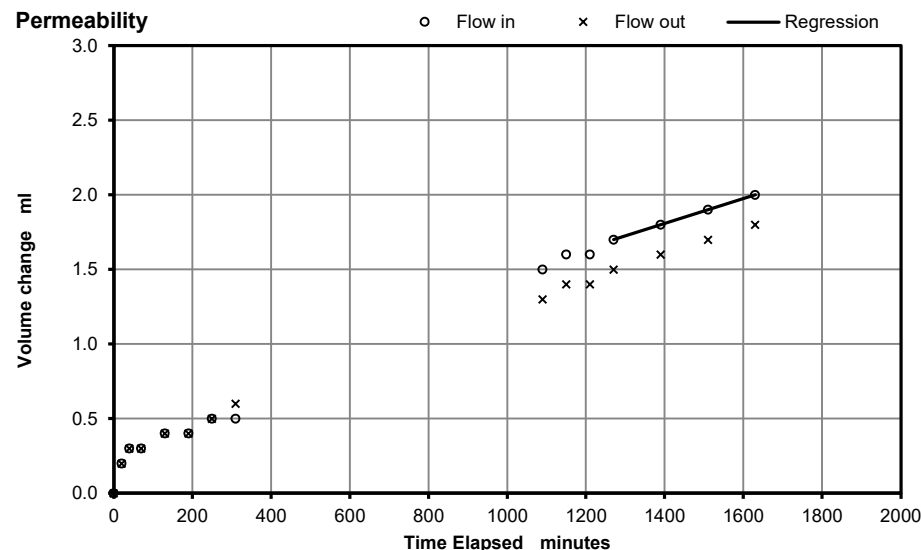
Cell pressure increments	50	kPa
Differential Pressure	10	kPa
Final Cell Pressure	310	kPa
Final pore water pressure	292	kPa
Final B Value	0.95	

Consolidation



Drainage Condition	From one end
Cell pressure applied	400 kPa
Back pressure applied	350 kPa
Effective stress	50 kPa
Initial PWP	373 kPa
Final PWP	351 kPa
PWP dissipation	96 %

Permeability



Direction of Flow	Downwards
Cell Pressure	400 kPa
Top Pressure	355 kPa
Base Pressure	345 kPa
Mean Effective Stress	50 kPa
Differential Pressure	10 kPa
Hydraulic gradient	10.0

Mean rate of flow	0.00083 ml/min
Temperature during test	20 °C

PERMEABILITY, *k_v*
(at 20°C)

1.6 x 10⁻¹⁰ m/s

Remarks	H.G 10kPa
Date Printed	28/05/2026



7758



PERM

Appendix V - Ground Investigation Photographs



Photograph Record



Photograph I - Arisings from TP101



Photograph II - Flint cobble from TP101



Photograph III - View looking south-east across the Site



Photograph IV - Arisings from TP104



Photograph V - Example of sand pocket (TP102)



Photograph VI - Water seepage (TP105)

321890 SCR, Jun 2026, 1.0

Appendix 3

321890 Environmental Risk Assessment (Jul 26, 1.0)

Environmental Risk Assessment

Prepared by: Arthian Ltd

For: West Lay Limited

Site: Engineered Wetland

Date: 21/07/2026

Document Ref: 321890 ERA

Issue-01

www.arthian.com

Quality Assurance

Issue Record

Issue	Description	Date	Author	Reviewer	Approver
0.1	Draft for comment	July 2026	KB		
1.0	Issue	July 2026	KB	KB	JP

Staff Detail

Initials	Name	Position
KB	Kate Brady	Principal Consultant
JP	Josh Parsons	Manager, Environmental Engineering

Revision Detail

Issue No.	Detailed Description of Change	Ref. Section



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1.2 The Guidance 1

2. Site Setting 2

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321890 DW04 Sensitive Receptors Plan



1. Introduction

1.1 Background

- 1.1.1 Aspoll Cyder Ltd currently treats wastewater from its cydery in an on-site activated sludge plant before discharge to a tributary of the River Deben at The Cyder House, Stowmarket IP14 6PD (**the Cydery**).
- 1.1.2 To allow greater resilience within the Cydery, West Lay Ltd (**the Operator**) proposes an adjacent engineered wetland (**the Site**), located north of the Cydery, that will act as a polishing stage to the existing treatment system. Under normal conditions, wetland treated effluent will be managed through evapotranspiration, with no discharge. A discharge point (WL1) is included only for periods of prolonged rainfall or emergency situations. During normal operations the discharge will be closed.
- 1.1.3 This Environmental Risk Assessment (ERA) addresses the risks associated from the wetland treatment facility only, in support of a permit application to add the engineered wetlands as a polishing treatment to the existing installation.
- 1.1.4 This ERA assesses the risks associated with the engineered wetland.

1.2 The Guidance

- 1.2.1 The Environment Agency 'Risk assessment for your environmental permit' guidance (available at <https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit>) (the Guidance) provides an overview of when an ERA is required and how to complete an ERA.
- 1.2.2 The Guidance states, 'you must do a risk assessment if you want to apply for or change (vary) a bespoke permit'.
- 1.2.3 This ERA is completed in accordance with the Guidance and includes the following considerations:
- Considering the hazards associated with the permitted activities;
 - Identifying sensitive receptors;
 - Identifying possible pathways from the sources of risk to a receptor; and
 - Outline control measures where risks are too high.



2. Site Setting

2.1 Geology

- 2.1.1 Superficial geology is noted to be the Lowestoft formation diamicton (till) (glacial) chalk till with outwash sands gravels silts and clays (ref: BGS Online Geology Viewer accessed 250326). Thickness is variable but can be up to 60m thick in places. Recent investigation (2026) by Evolve Geo-Environmental has shown that this unit is present across the site. The base of this unit was unproven in the investigation, maximum investigation depth 4 metres below ground level.
- 2.1.2 Bedrock geology is mapped as sandstones of the Crag Group Sandstone - Shallow marine sandstone, (BGS, accessed 250326). The unit can be up to 70m thick onshore. This unit was not encountered in the recent investigation by Evolve Geo-Environmental.

2.2 Hydrogeology

- 2.2.1 The bedrock geology is noted to be a Principal Aquifer based on accessing the MAGIC data website (250326). Principal aquifers provide significant quantities of drinking water, and water for business needs. They may also support rivers, lakes and wetlands.
- 2.2.2 Access to the MAGIC database (25/03/26) indicates that the Superficial strata are defined as a Secondary (undifferentiated) aquifer. These strata can support local water supplies and may form an important source of base flow to rivers.
- 2.2.3 The site is in a total catchment Source Protection Zone (MAGIC, 260326) (spz3). This is the area around a supply source within which all the groundwater is presumed to end up at the abstraction point.
- 2.2.4 The site is in an area mapped as being of medium groundwater vulnerability (MAGIC, 250326) i.e. at medium risk to a pollutant discharged at ground level. These are areas that offer some groundwater protection. Intermediate between high and low vulnerability.
- 2.2.5 The nearest watercourse is an unnamed tributary (immediately north of the Site) into which the discharge flows, leading to the River Deben that flows parallel to the northern site boundary approximately 25 m from the site.
- 2.2.6 The northernmost extents of the site only is located in a Flood Zone 2 or Flood Zone 3 area (Gov.UK, accessed 250326), associated with the River Deben and unnamed tributary. Flood zones 2 and 3 refer to land with a medium to high risk of flooding from rivers or the sea.
- 2.2.7 The site is located in an area (along the northern site boundary only) noted to be at risk from surface water flooding i.e. where rainfall overwhelms local drainage infrastructure (1:30 year risk). Flood depth in mm is reported to be between 150mm and 300mm within the footprint of the watercourses only.



3. Operations

3.1 Permitted activities

- Operation of a Cydery (operated by Aspall Cyder Ltd – EPR/GP3432QA).

3.2 Directed associated activities

The following directly associated activities are proposed as part of the engineered wetland treatment activity

- DAA – Polishing treatment of effluent from Aspall cydery.
- DAA - Discharge of treated effluent to surface water.
- DAA – Storage and handling of raw materials (chalk)
- DAA - Storage of and treatment of waste pending re-use - Storage and chipping of harvested vegetation or desludging on site followed by desiccation, prior to re-use or recovery.
- DAA - Recovery of waste on site - Re-use of chipped vegetated material on grassed areas on site as mulch.

3.3 Permitted waste types

The Site will accept a single waste stream only – treated effluent from the Cydery. This waste code is detailed in Table 3-1.

Table 3-1 Waste types accepted by the treatment activity

Waste code	Waste description
02	Agriculture /Hunting /Fishing /Food Processing
02 07	Production of alcoholic and non-alcoholic beverages (except coffee tea and cocoa).
02 07 05	Sludges from on-site effluent treatment



4. Risk Magnitude Estimations

- 4.1.1 This ERA has adopted a risk assessment approach to each potential hazard by combining the probability and magnitude of the potential risk to give an estimation of the risk prior to any mitigation measures. The risk management measures, which are designed to reduce the likelihood of occurrence, are then detailed followed by an estimation of the actual risk post-mitigation (residual risk rating).
- 4.1.2 The DEFRA guide to risk assessment indicates the approach of subjectively classifying the magnitude of potential consequences into four categories depending upon the degree of the impact that the potential risk could have and the context in which the risk is being assessed. The classification is used as a guide in this ERA.
- 4.1.3 The four categories are as follows:
- **Severe:** Possible irreparable damage to environmental resources;
 - **Moderate:** Possible damage to environmental resources which are limited within a regional context;
 - **Mild:** Possible effects might be transient damage to environmental resources which are commonplace on a regional basis and alternative sources are readily available; and
 - **Negligible:** The effects are negligible or might cause very slight temporary deterioration in the current environmental resource quality.
- 4.1.4 The risk matrix shown in Table 4-1 below considers the probability of the potential risk against the magnitude of the potential impact, thereby giving an estimation of the resulting likelihood of the risk occurring.

Table 4-1: Risk estimation matrix

Probability of potential risk	Magnitude of potential impact			
	Severe	Moderate	Mild	Negligible
High	High	High	Medium/Low	Very Low
Medium	High	Medium	Low	Very Low
Low	Medium	Medium	Low	Very Low
Negligible	Medium	Medium/Low	Low	Very Low

- 4.1.5 This qualitative ERA has been based on the matrix outlined above.
- 4.1.6 The final stage of this ERA is the judgement of the severity of the residual risk rating following implementation of the mitigation measures.



5. Sensitive Receptors

5.1.1 Sensitive receptors within 1km of the Site boundary have been identified and tabulated in Table 5-1 below. The receptors are shown geographically on the Sensitive Receptors Plan, notated by the numbers indicated below.

Table 5-1 List of Sensitive Receptors

	Receptor	Distance from site (m)	Direction
No	Residential		
4	Harborough Cottage	35	Northwest
5	Valley Cottage (Grade II Listed Building)	35	Northwest
6	Old Cyder House (Grade II Listed Building)	80	South
7	Aspall Hall (Grade II Listed Building)	120	South
8	Rose Cottage	240	North
9	Willow Cottage (Grade II Listed Building)	300	Northwest
10	Rose Cottage (Grade II Listed Building)	300	Northwest
11	Church Cottages	450	Southeast
12	Church of St Marys of Grace (Grade II Listed Building)	490	Southwest
13	The Old Rectory (Grade II Listed Building)	590	Southwest
14	Tawny's (Grade II Listed Building)	660	Northwest
15	Properties on Bellwell Lane	750	Southeast
16	Willowdene	760	Southwest
17	Redhouse Farmhouse (Grade II Listed Building)	840	Southeast
18	Shoemakers Cottage (Grade II Listed Building)	860	Southwest
	Protected habitats		
2	Aspall Wood (Ancient Woodland, Local Wildlife Site) 0m (adjacent)	0m (adjacent)	South
	Infrastructure/utilities		
1	Aspall Road	0m (adjacent)	West
	Controlled waters		
3	River Deben, surface watercourse	0m (adjacent)	North
-	Zone 3 – total catchment	0m (adjacent)	Onsite



Table 5-2 Hazard identification and risk assessment

Hazard	Receptor	Pathway	Magnitude of risk	Justification / Risk Management	Probability of potential impact	Residual risk (following mitigation)
Odour	Local human population. Residents within c. 200m of site.	Air transport	Medium	- Permitted wastes do not pose inherent risk of odour. - Wetland will be operated in accordance with an Environmental Management System (EMS) (including Operating Manual and procedures) to ensure optimal management including during changing weather and climate. - Sludge clearing activities occur annually only (short duration), dry weather favoured to desiccate sludge and reduce odour potential.	Moderate	Medium
Noise and vibration from vehicles movements on site, during pond clearance	Nuisance and loss of amenity.	Noise through the air and vibration through the ground.	Medium	- Vehicles required on site for a very limited duration during the year. - Equipment on site is maintained and serviced in accordance with manufacturers recommendations. - No idling policy implemented.	Low	Low
Scavenging animals and scavenging birds	Harm to human health - from faeces. Nuisance and loss of amenity.	Air transport and over land	Low	- Effluent does not pose inherent risk of attracting pests without other risk factors. - Site is maintained in accordance with an EMS to ensure optimal operation, preventing pest infestation.	Negligible	Very Low
Vandalism	Local human population and local environment.	Air transport and over land to controlled	Low	- The site is secured with perimeter bunds, fencing and planting. - Gates and fencing are inspected daily by site operatives to identify deterioration, damage	Negligible	Low



Hazard	Receptor	Pathway	Magnitude of risk	Justification / Risk Management	Probability of potential impact	Residual risk (following mitigation)
		waters.		and the need for repair. Fencing and gates are maintained and repaired to ensure their continued integrity. If damage is sustained, repair will be made within the same working day. If this is not possible, suitable measures will be taken to prevent unauthorised access to the site and permanent repairs will be affected as soon as is practicable.		
Controlled waters						
Spillage of liquids, leachate from waste, contaminated rainwater run-off from waste e.g. containing suspended solids.	Surface water close to and downstream of site.	Run-off over land then surface water pathways	Medium	- Effluent is pre-treated prior to acceptance on Site. - Wetland has ample capacity for effluent treatment plus 1 in 100 year flood event. - Discharge point valve is maintained in closed position during normal operation. - Should wetland approach capacity, and quality is insufficient for discharge, water will be tankered off-site to ensure overtopping does not occur.	Low	Negligible
Run-off and infiltration from site surfaces or spillages.	Groundwater – Principal aquifer underlying the site	Infiltration through free-draining ground	Low	- In the unlikely event of failure of all above, overtopping of wetland would result from very large ingress of rainfall runoff ingress, meaning large dilution will occur, reducing the risk of any incidental effluent. - Wetland is sited within clay-based geology. Infiltration to groundwater beneath is considered very unlikely due to very low permeability clay.	Low	Low



Hazard	Receptor	Pathway	Magnitude of risk	Justification / Risk Management	Probability of potential impact	Residual risk (following mitigation)
Flooding	If waste is washed off site it may contaminate surface water courses / natural habitats downstream.	Flood water	Medium	- As above, plus: - The Site is bordered to north by flood zone 2 and 3 located (medium high risk) – associated with the River Deben and unnamed tributary only. - The Site will be bordered to the north by a 1.7m high bund. - The wetland is constructed with freeboard capacity for surface water inflows in times of high rainfall.	Low	Low
Fire Plant malfunction.	Local human population and local environment.	Air transport, over land and fire fighting water.	Low	- As above, plus: - All equipment is subject to a planned preventative maintenance schedule. - Change of a fire on Site is low due to absence of combustible materials and dearth of equipment on site. - In the event of a fire, the following actions will be taken: – The fire brigade will be notified. The site will be immediately evacuated. - Records of fire incidences will be kept on site together with a summary of remedial action taken. - The Environment Agency will be advised of all incidents of fire as soon as is practicable. - Smoking is prohibited on site.	Low	Low

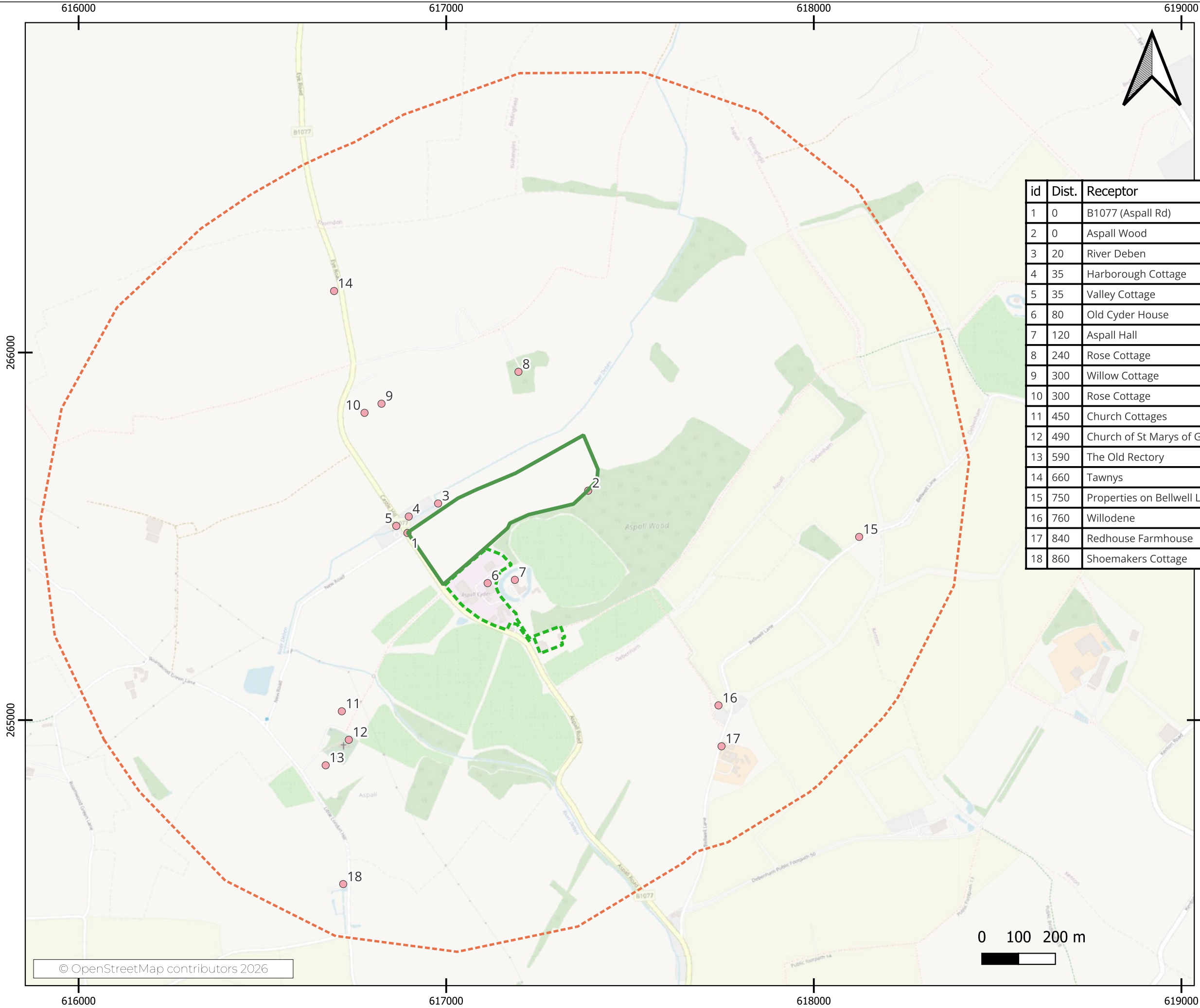


Drawing

321890 DW04

Sensitive Receptors Plan





- Legend
- Permit boundary (wetland)

Installation permit bdy (Aspell)

1km buffer (wetland)

Sensitive Receptors

id	Dist.	Receptor	Type	Dirn
1	0	B1077 (Aspell Rd)	Highway	W
2	0	Aspell Wood	Ancient Woodland, Local Wildlife Site	S
3	20	River Deben	Controlled waters (surface water)	N
4	35	Harborough Cottage	Residential	NW
5	35	Valley Cottage	Listed Building (Grade II)	NW
6	80	Old Cyder House	Listed Building (Grade II)	S
7	120	Aspell Hall	Listed Building (Grade II*)	S
8	240	Rose Cottage	Residential	N
9	300	Willow Cottage	Listed Building (Grade II)	NW
10	300	Rose Cottage	Listed Building (Grade II)	NW
11	450	Church Cottages	Residential	SE
12	490	Church of St Marys of Grace	Listed Building (Grade II)	SW
13	590	The Old Rectory	Listed Building (Grade II)	SW
14	660	Tawnys	Listed Building (Grade II)	NW
15	750	Properties on Bellwell Lane	Residential	SE
16	760	Willodene	Residential	SW
17	840	Redhouse Farmhouse	Listed Building (Grade II)	SE
18	860	Shoemakers Cottage	Listed Building (Grade II)	SW

Consultant:
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13 Henderson Road,
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Client:
West Lay Ltd

Site: Aspell Engineered Treatment Wetland,
Aspell Hall, Aspell, Suffolk, IP14 6NZ

Drawing title:
Sensitive Receptors Plan

Date: 03/06/2026	Scale: 1:10,000	Paper size: A3 (420×297mm)
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Drawn by: KB	Checked by: KB	Status: Final	Final revision -
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Drawing Ref: 321890-DW04	Drawing No: DW04
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