



## Application Site Condition Report for a new Bespoke Waste Operation

**Site name:** Ottery Park  
**Site address:** Ottery Park Industrial Estate, Tavistock, Devon, PL19 8NS  
**Operator name:** Marine and Boat Recycling Limited  
**Permit reference:** EPR/NP3627SV  
**Document ref:** SPC0126/MBR HUB/SCR/V1.0 Sept 25

Written by Emily Shann Pitts, Shann Pitts Consulting Limited, September 2025

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# **1 Introduction**

## **1.1 Overview**

This document comprising an Application Site Condition Report (SCR) has been prepared by Shann Pitts Consulting Limited on behalf of Marine and Boat Recycling Limited, the Operator, to support a permit application for a bespoke waste operation environmental permit for the depollution and dismantling of end of life boats at Ottery Park Industrial Estate, Tavistock, Devon, PL19 8NS herein termed 'the Site'.

## **1.2 Report Overview**

The Environmental Permitting Regulations Site Condition Reports guidance for applicants H5<sup>1</sup>, defines a SCR as being a document that describes and records the condition of the land and groundwater at a site at particular points in time. When an operator applies to the Environment Agency (EA) to surrender the Environmental Permit, the SCR can be used to demonstrate that the land and water within the vicinity have been protected during the lifetime of the regulated facility and that the land is in a satisfactory state.

This report describes the site condition at the time of the permit variation application. It is designed to be updated and retained through the operational phase of the regulated facility, for use as a reference at the end of the operational phase, when the operator makes an application to surrender the Environmental Permit.

The SCR comprises a desk top study utilising publicly available information in addition to information from the Operator. An Enviro Insight report was generated by Groundsure and forms Appendix B.

A Site Walkover was carried out by Shann Pitts Consulting on 10 February 2025. The photographs from the Site Walkover are included as Appendix C.

Please refer to the following SCR template below which has been replicated from the guidance<sup>1</sup> for the sake of consistency.

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<sup>1</sup> H5, Site condition report – guidance and templates, LIT Version 3.0 April 2013.

## 2 Application Site Condition Report

1.0 SITE DETAILS	
Name of applicant	Marine and Boat Recycling Limited
Activity address	Ottery Park Industrial Estate, Tavistock, Devon, PL19 8NS
National grid reference	SX 44433 75592
Document reference and dates for Site Condition Report at permit application	Not applicable – this is an Application Site Condition Report
Document References for site plans (including location and boundaries)	Permit Boundary Plan, Shann Pitts Consulting, SPC0126/MBR/Permit Boundary Plan V3.0 June 25

2.0 CONDITION OF THE LAND AT PERMIT ISSUE	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• Geology</li> <li>• Hydrogeology</li> <li>• Surface waters</li> </ul>	<p><b>Geology</b></p> <p><i>Soils</i></p> <p>The soil type in this area is recorded as freely draining slightly acid loamy soils.<sup>2</sup></p> <p><i>Superficial Geology:</i></p> <p>In accordance with Section 5.1 of the Groundsure Report (Appendix B), there are no records of superficial geology on-site.</p> <p><i>Bedrock Geology:</i></p> <p>In accordance with Section 5.2 of the Groundsure Report (Appendix B), the bedrock geology on site is Mudstone, Siltstone and Sandstone.</p> <p><b>Hydrogeology</b></p> <p>In accordance with Section 6 of the Groundsure Report (Appendix B):</p> <ul style="list-style-type: none"> <li>• There are no records of a superficial aquifer on site.</li> <li>• The bedrock aquifer on site is classified as Secondary A.</li> <li>• The groundwater vulnerability is classified as high vulnerability due to the well connected fractures in the bedrock aquifer.</li> <li>• The site is outside any groundwater source protection zones.</li> </ul>

<sup>2</sup> <https://www.landis.org.uk/soilscapes/> Accessed 10 June 2025

	<ul style="list-style-type: none"> <li>• There are 17 No. groundwater abstractions within 2,000m of the site; all but two are historic abstraction licences. The active licences appear to be duplicate records of a licensed groundwater abstraction at Langford Farm 1,627m east of the site for general farming and domestic use.</li> <li>• The site is within the Tamar Water body in accordance with the Water Framework Directive and was classified as having a poor overall rating in 2019.</li> </ul> <p>The site is not within a Drinking Water Safeguard Zone.<sup>3</sup></p> <p><b>Surface Water</b></p> <p>The site sits over 300m away from three tributaries of the Lumburn Brook as shown on the Sensitive Receptor Plan (Ecology) (Site Plans – Appendix A). The Lumburn Brook waterbody was classified under the Water Framework Directive as having a good ecological status in 2022 and ‘does not require assessment’ for chemical status.<sup>4</sup> The site is not within a Drinking Water Protected Areas or a Drinking Water Safeguard Zones for Surface Water.<sup>3</sup></p> <p>In accordance with Section 6 of the Groundsure Report (Appendix B), there are two surface water abstractions within 2,000m of the site; one of these is historic. The active surface water abstraction is for a fish farm and cress bed 1,137m east of the site, which is in a different surface water catchment area (Lower River Tamar).</p> <p><b>Flood Risk</b></p> <p>The site is within a Flood Zone 1 which is defined a land and property having a less than 1 in 1,000 annual probability of river or sea flooding.<sup>5</sup></p> <p>Sections 9 and 10 of the Groundsure Report shows that there is a negligible risk of surface water or groundwater flooding on site respectively.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• Pollution incidents that may have affected land</li> <li>• Historical land uses and associated contaminants</li> </ul>	<p><b>Pollution Incidents that may have affected land</b></p> <p>Section 4.18 of the Enviro Insights report does not find any records of substantiated pollution incidents within 500m of the Site. (Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents).</p>

<sup>3</sup> <https://magic.defra.gov.uk/MagicMap.html> Accessed 10 June 25

<sup>4</sup> <https://environment.data.gov.uk/catchment-planning/WaterBody/GB108047007850> Accessed 10 June 25

<sup>5</sup> <https://flood-map-for-planning.service.gov.uk/map?seg=fz&cz=244656.7,75285.4,16.56> Accessed 10 June 25

<ul style="list-style-type: none"> <li>Any visual/ olfactory evidence of existing contamination</li> <li>Evidence of damage to pollution prevention measures</li> </ul>	<p>Section 4.5 of the Enviro Insights report details that there are no sites determined as Contaminated Land under Section 78R of the Environmental Protection Act 1990 within 500m of the Site.</p> <p><b>Historical land uses</b></p> <p>The aerial images of the site on pages 6 to 10 of the Groundsure report show that the Ottery Park Industrial Park was operating in 1999 and possibly before. The land has been used for parking and storage in the years since 1999.</p> <p>Public Register records for the site show that Ottery Park Limited have registered a number of waste exemptions for the wider site over the years. It is not understood what activities were carried out on the area to be permitted.</p> <p><b>Potential contaminants associated with previous site uses</b></p> <p>There are no known potential contaminants associated with previous land uses.</p> <p><b>Any visual/olfactory evidence of existing contamination</b></p> <p>Photographic evidence of the walkover, carried out on 10 February 25 by E. Shann Pitts of Shann Pitts Consulting Limited, is provided within Appendix C of this report. There was some waste stored on hardstanding but no visual evidence of land contamination.</p> <p><b>Evidence of damage to pollution prevention measures</b></p> <p>The proposed pollution prevention measures i.e., a concrete pad with a sealed drainage system were not yet in place at the time of the site walkover.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There is no evidence of historical contamination.</p>
<p>Baseline soil and groundwater reference data</p>	<p>There is no baseline soil or groundwater reference data available.</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> <li>Groundsure Report (Appendix B); and</li> <li>Site walkover photographs (Appendix C).</li> </ul>

### 3.0 PERMITTED ACTIVITIES

#### Permitted activities

#### Permitted Activities

The activities listed in Table 1 below are those proposed within the permit application:

*Table 1: Proposed Permitted Activities*

Description of activities	Limits of activities
<b>R13:</b> Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	<p>Treatment consisting only of depollution of end of life boats and sorting, separation, grading, baling, shearing, compacting, crushing or cutting of waste into different components for recovery.</p> <p>There shall be no treatment of lead acid batteries, other than sorting and separating from other wastes.</p> <p>The maximum quantity of hazardous waste treated for disposal or recovery shall not exceed 10 tonnes per day. This does not include the manual depollution and dismantling of end of life boats.</p> <p>Wastes shall be stored for no longer than 1 year prior to disposal and 3 years prior to recovery.</p>
<b>R4:</b> Recycling/ reclamation of metals and metal compounds	<p>The maximum quantity of hazardous waste stored at the site will not exceed 50 tonnes at any one time of which no more than 10 tonnes shall be stored for disposal. This does not include waste vessels awaiting manual depollution.</p>
<b>R5:</b> Recycling/ reclamation of other inorganic compounds	<p>No more than 25 tonnes of waste batteries (waste code 16 01 01* or 16 06 05) shall be stored at the site at any one time.</p>
<b>D15:</b> Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced)	

	The waste type has the following European Waste Catalogue codes and description as shown in Table 2 below:		
	<i>Table 2: Waste Type</i>		
	<b>Waste</b>	<b>Description</b>	<b>Waste classification in accordance with the List of Waste (England) Regulations 2005</b>
	<b>16</b>	<b>WASTES NOT OTHERWISE SPECIFIED IN THE LIST</b>	
	<b>16 01</b>	<b>end-of-life vehicles from different means of transport (including off-road machinery) and wastes from dismantling of end-of-life vehicles and vehicle maintenance (except 13, 14, 16 06 and 16 08)</b>	
	16 01 04*	end-of-life vehicles (Boats / ships only)	Absolute hazardous
	16 01 06	end-of life vehicles, containing neither liquids nor other hazardous components (Boats / ships only)	Absolute non-hazardous
	<p>The maximum tonnage accepted on site will be 25,000 tonnes per annum.</p> <p>The maximum treatment capacity of the operation is 90 tonnes per day.</p> <p>The waste exemption (Reference WEX381113)<sup>6</sup> held on site by the Operator for Storing Waste in a Secure Place (S2) will be deregistered as soon as the Environmental Permit is issued.</p>		
Non – permitted activities	None.		
Document references for :	<ul style="list-style-type: none"> <li>Site Layout Plan, Shann Pitts Consulting Limited, SPC0126_MBR_Site Layout Plan V2.0 Sept 25 (Appendix A)</li> <li>Environmental Risk Assessment (Appendix A of EMS Manual MBR-OD-01, V2.0, Sept 25)</li> </ul>		
<ul style="list-style-type: none"> <li>Plan showing activity layout; and</li> <li>Environmental risk assessment</li> </ul>			

<sup>6</sup> [https://environment.data.gov.uk/public-register/waste-exemptions/registration/WEX381113?\\_pageState=result-waste-exemptions](https://environment.data.gov.uk/public-register/waste-exemptions/registration/WEX381113?_pageState=result-waste-exemptions) Accessed 10 June 25

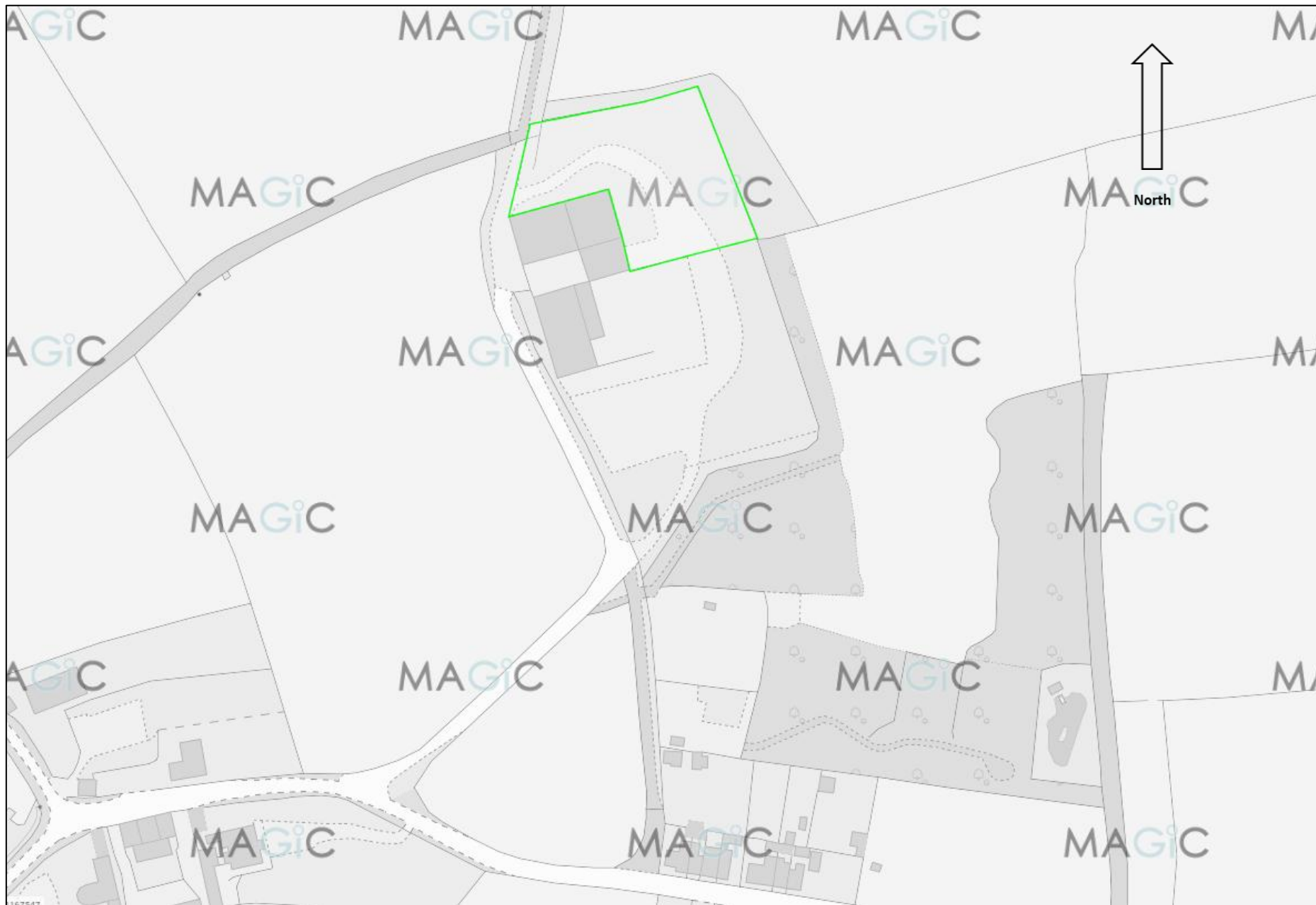


## **Appendix A: Site Plans**

**Permit Boundary Plan**, Shann Pitts Consulting, SPC0126/MBR/Permit Boundary Plan V3.0 June 25

**Site Layout Plan**, Shann Pitts Consulting, SPC0126/MBR/Site Layout Plan V2.0 September 2025

**Sensitive Receptors (Ecology) Plan**, Shann Pitts Consulting, SPC0126/MBR/Sensitive Receptors Ecology V3.0 June 2025



**Permit Boundary Line**

**Project:** New bespoke waste operation permit application, Ottery Park Industrial Park, Tavistock, Devon, PL19 8NS

**Client:** Marine & Boat Recycling Limited

**Title:** Permit Boundary Plan

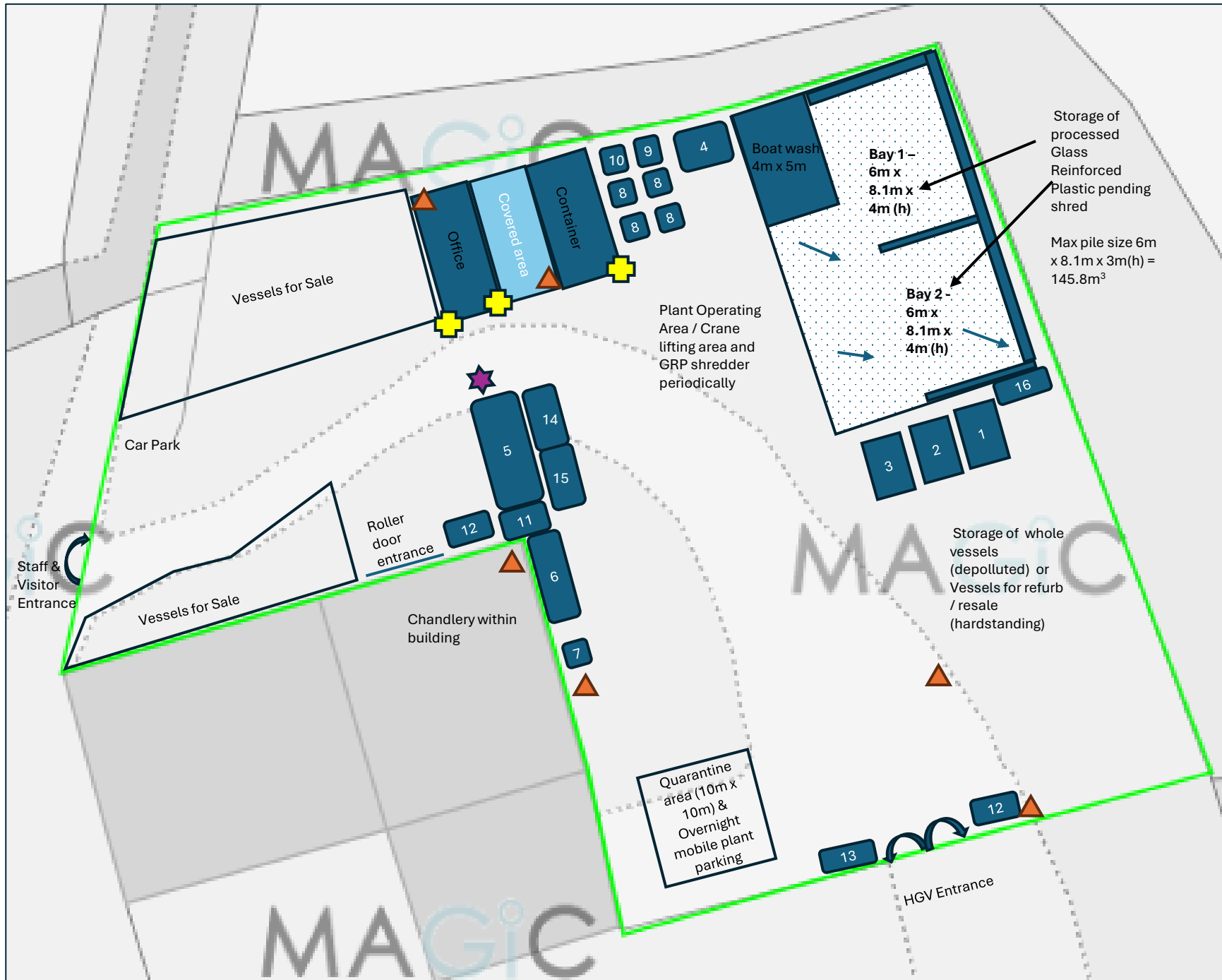
**Reference number:** SPC0126/MBR/Permit Boundary Plan V3.0

**Date:** June 2025

**Produced by:** Emily Shann Pitts, Shann Pitts Consulting Limited



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- 1 Wood skip
  - 2 General waste skip
  - 3 Metal skip
  - 4 Water settlement system
  - 5 Shepherds hut for parts and equipment storage
  - 6 Waste fuel and oil storage (segregated)
  - 7 Storage for oily rags (IBC)
  - 8 IBCs for scrap
  - 9 Lithium battery storage box
  - 10 Lidded battery box
  - 11 Rainwater storage (6m³)
  - 12 2 No. Cages for gas bottles
  - 13 Locked storage box for flares & pyrotechnics
  - 14 Lifting gear and tool store
  - 15 Props storage
  - 16 Interceptor and soakaway
- Drainage flow direction
- Permitted area
- Concrete area
- ▲ Fire extinguisher locations
- ★ Spill kit location
- ⊕ Heat Detection CCTV Location

**Title:** Site Layout Plan

**Project:** New bespoke waste operation permit application,  
Ottery Park Industrial Park, Tavistock, Devon, PL19 8NS

**Client:** Marine & Boat Recycling Limited

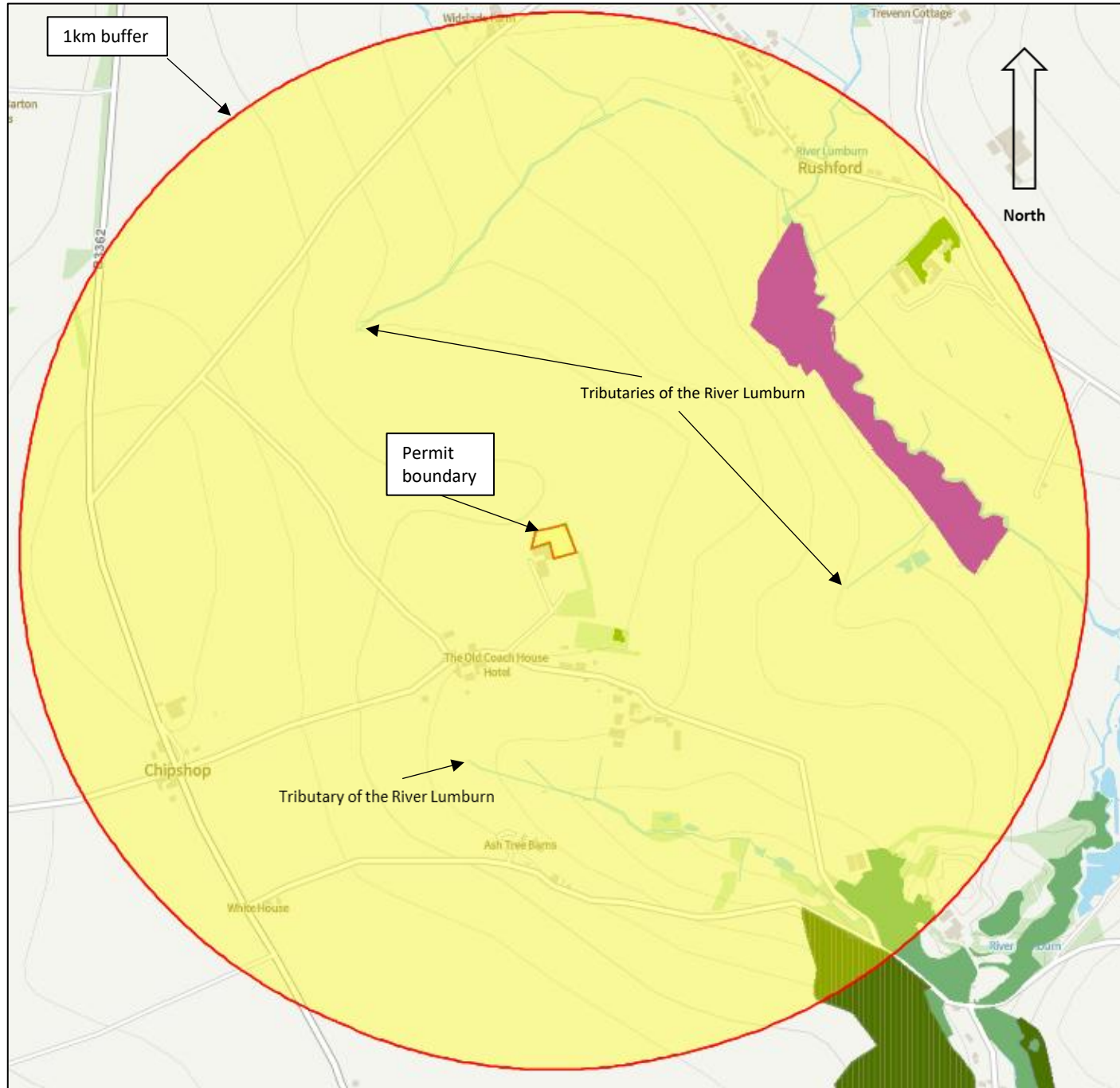
**Reference number:** SPC0126/MBR/Site Layout Plan V2.0

**Date:** September 2025

**Produced by:** Emily Shann Pitts, Shann Pitts Consulting Limited



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**Legend:**

- ☒ ☐ Priority Habitat Inventory - Traditional Orchards (England)
- ☒ ☐ Ancient Woodland (England)
- ☒ Ancient and Semi-Natural Woodland
- ☒ Ancient Replanted Woodland
- ☒ Priority Habitat Inventory - Deciduous Woodland (England)
- ☒ Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)

**Project:** New bespoke waste operation permit application, Ottery Park Industrial Park, Tavistock, Devon, PL19 8NS

**Client:** Marine & Boat Recycling Limited

**Title:** Sensitive Receptors (Ecology) within 1km

**Reference number:** SPC0126/MBR/Sensitive Receptor Plan (Ecology)/V3.0

**Date:** June 25

**Produced by:** Emily Shann Pitts, Shann Pitts Consulting Limited



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## **Appendix B: Enviro Insight Report (June 25)**

Marine and Boat Recycling, Ottery Park, Industrial Estate, Tavistock, Devon, PL19 8NS

## Order Details

**Date:** 10/06/2025  
**Your ref:** SPC0126  
**Our Ref:** GS-NXJ-FWE-YGT-49T

## Site Details

**Location:** 244432 075581  
**Area:** 0.34 ha  
**Authority:** [West Devon Borough Council](#) ↗



**Summary of findings**

[p. 2 >](#)

**Aerial image**

[p. 6 >](#)

**OS MasterMap site plan**

[p.11 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

[info@groundsure.com](mailto:info@groundsure.com) ↗

01273 257 755

## Summary of findings

Page	Section	<a href="#">Past land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">12 &gt;</a>	<a href="#">1.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	0	0	0	1	-
13	1.2	Historical tanks	0	0	0	0	-
13	1.3	Historical energy features	0	0	0	0	-
13	1.4	Historical petrol stations	0	0	0	0	-
13	1.5	Historical garages	0	0	0	0	-
14	1.6	Historical military land	0	0	0	0	-
Page	Section	<a href="#">Past land use - un-grouped &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">15 &gt;</a>	<a href="#">2.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	0	0	0	1	-
16	2.2	Historical tanks	0	0	0	0	-
16	2.3	Historical energy features	0	0	0	0	-
16	2.4	Historical petrol stations	0	0	0	0	-
16	2.5	Historical garages	0	0	0	0	-
Page	Section	<a href="#">Waste and landfill &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
17	3.1	Active or recent landfill	0	0	0	0	-
17	3.2	Historical landfill (BGS records)	0	0	0	0	-
18	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
18	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
18	3.5	Historical waste sites	0	0	0	0	-
18	3.6	Licensed waste sites	0	0	0	0	-
<a href="#">18 &gt;</a>	<a href="#">3.7 &gt;</a>	<a href="#">Waste exemptions &gt;</a>	1	13	1	17	-
Page	Section	<a href="#">Current industrial land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">22 &gt;</a>	<a href="#">4.1 &gt;</a>	<a href="#">Recent industrial land uses &gt;</a>	0	2	1	-	-
23	4.2	Current or recent petrol stations	0	0	0	0	-
23	4.3	Electricity cables	0	0	0	0	-
23	4.4	Gas pipelines	0	0	0	0	-
23	4.5	Sites determined as Contaminated Land	0	0	0	0	-



23	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
24	4.7	Regulated explosive sites	0	0	0	0	-
24	4.8	Hazardous substance storage/usage	0	0	0	0	-
24	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
24	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
24	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
25	4.12	Radioactive Substance Authorisations	0	0	0	0	-
25	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
25	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
25	4.15	Pollutant release to public sewer	0	0	0	0	-
25	4.16	List 1 Dangerous Substances	0	0	0	0	-
26	4.17	List 2 Dangerous Substances	0	0	0	0	-
26	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
26	4.19	Pollution inventory substances	0	0	0	0	-
26	4.20	Pollution inventory waste transfers	0	0	0	0	-
26	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<b><u>Geology (basic)</u> &gt;</b>					
27	5.1	Superficial geology (625k)	None (within 500m)				
<b><u>27</u> &gt;</b>	<b><u>5.2</u> &gt;</b>	<b><u>Bedrock geology (625k)</u> &gt;</b>	Identified (within 500m)				
Page	Section	<b>Hydrogeology</b>	On site	0-50m	50-250m	250-500m	500-2000m
28	6.1	Superficial aquifer	None (within 500m)				
<b><u>29</u> &gt;</b>	<b><u>6.2</u> &gt;</b>	<b><u>Bedrock aquifer</u> &gt;</b>	Identified (within 500m)				
<b><u>30</u> &gt;</b>	<b><u>6.3</u> &gt;</b>	<b><u>Groundwater vulnerability</u> &gt;</b>	Identified (within 50m)				
31	6.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
31	6.5	Groundwater vulnerability- local information	None (within 0m)				
<b><u>32</u> &gt;</b>	<b><u>6.6</u> &gt;</b>	<b><u>Groundwater abstractions</u> &gt;</b>	0	0	2	2	13
<b><u>36</u> &gt;</b>	<b><u>6.7</u> &gt;</b>	<b><u>Surface water abstractions</u> &gt;</b>	0	0	0	0	2
<b><u>37</u> &gt;</b>	<b><u>6.8</u> &gt;</b>	<b><u>Potable abstractions</u> &gt;</b>	0	0	0	0	1
38	6.9	Source Protection Zones	0	0	0	0	-





38	6.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<a href="#">Hydrology &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
39	7.1	Water Network (OS MasterMap)	0	0	0	-	-
39	7.2	Surface water features	0	0	0	-	-
<a href="#">40 &gt;</a>	<a href="#">7.3 &gt;</a>	<a href="#">WFD Surface water body catchments &gt;</a>	1	-	-	-	-
<a href="#">40 &gt;</a>	<a href="#">7.4 &gt;</a>	<a href="#">WFD Surface water bodies &gt;</a>	0	0	0	-	-
<a href="#">40 &gt;</a>	<a href="#">7.5 &gt;</a>	<a href="#">WFD Groundwater bodies &gt;</a>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
42	8.1	Risk of flooding from rivers and the sea	None (within 50m)				
42	8.2	Historical Flood Events	0	0	0	-	-
42	8.3	Flood Defences	0	0	0	-	-
43	8.4	Areas Benefiting from Flood Defences	0	0	0	-	-
43	8.5	Flood Storage Areas	0	0	0	-	-
44	8.6	Flood Zone 2	None (within 50m)				
44	8.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
45	9.1	Surface water flooding	Negligible (within 50m)				
Page	Section	<a href="#">Groundwater flooding &gt;</a>					
<a href="#">46 &gt;</a>	<a href="#">10.1 &gt;</a>	<a href="#">Groundwater flooding &gt;</a>	Negligible (within 50m)				
Page	Section	<a href="#">Environmental designations &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
47	11.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
48	11.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
48	11.3	Special Areas of Conservation (SAC)	0	0	0	0	0
48	11.4	Special Protection Areas (SPA)	0	0	0	0	0
48	11.5	National Nature Reserves (NNR)	0	0	0	0	0
49	11.6	Local Nature Reserves (LNR)	0	0	0	0	0
<a href="#">49 &gt;</a>	<a href="#">11.7 &gt;</a>	<a href="#">Designated Ancient Woodland &gt;</a>	0	0	0	0	2
49	11.8	Biosphere Reserves	0	0	0	0	0
49	11.9	Forest Parks	0	0	0	0	0



50	11.10	Marine Conservation Zones	0	0	0	0	0
50	11.11	Green Belt	0	0	0	0	0
50	11.12	Proposed Ramsar sites	0	0	0	0	0
50	11.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
50	11.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
51	11.15	Nitrate Sensitive Areas	0	0	0	0	0
51	11.16	Nitrate Vulnerable Zones	0	0	0	0	0
<b>52 &gt;</b>	<b>11.17 &gt;</b>	<b><u>SSSI Impact Risk Zones</u> &gt;</b>	1	-	-	-	-
53	11.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
54	12.1	World Heritage Sites	0	0	0	-	-
54	12.2	Area of Outstanding Natural Beauty	0	0	0	-	-
54	12.3	National Parks	0	0	0	-	-
54	12.4	Listed Buildings	0	0	0	-	-
55	12.5	Conservation Areas	0	0	0	-	-
55	12.6	Scheduled Ancient Monuments	0	0	0	-	-
55	12.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<b>56 &gt;</b>	<b>13.1 &gt;</b>	<b><u>Agricultural Land Classification</u> &gt;</b>	Grade 3 (within 250m)				
57	13.2	Open Access Land	0	0	0	-	-
57	13.3	Tree Felling Licences	0	0	0	-	-
<b>57 &gt;</b>	<b>13.4 &gt;</b>	<b><u>Environmental Stewardship Schemes</u> &gt;</b>	0	0	3	-	-
<b>57 &gt;</b>	<b>13.5 &gt;</b>	<b><u>Countryside Stewardship Schemes</u> &gt;</b>	0	5	0	-	-
Page	Section	<u>Habitat designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<b>59 &gt;</b>	<b>14.1 &gt;</b>	<b><u>Priority Habitat Inventory</u> &gt;</b>	0	0	1	-	-
60	14.2	Habitat Networks	0	0	0	-	-
60	14.3	Open Mosaic Habitat	0	0	0	-	-
60	14.4	Limestone Pavement Orders	0	0	0	-	-

## Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 16/07/2022

Site Area: 0.34ha



## Recent site history - 2019 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 04/07/2019

Site Area: 0.34ha



## Recent site history - 2014 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 24/06/2014

Site Area: 0.34ha





## Recent site history - 2010 aerial photograph



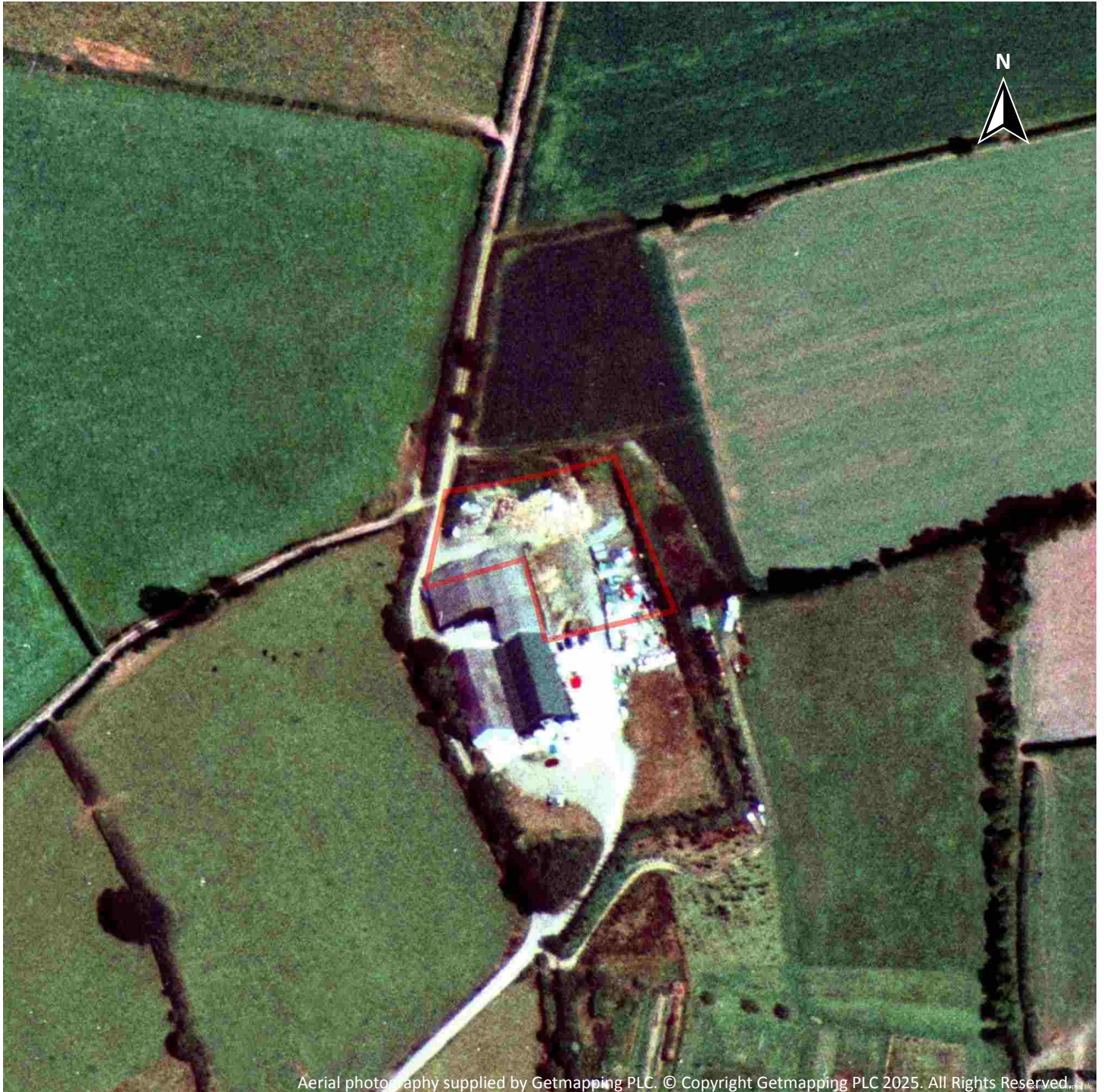
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 24/05/2010

Site Area: 0.34ha



## Recent site history - 1999 aerial photograph



Capture Date: 27/07/1999

Site Area: 0.34ha





## OS MasterMap site plan



Site Area: 0.34ha





## 1 Past land use



— Site Outline  
Search buffers in metres (m)  
Historical industrial land uses

### 1.1 Historical industrial land uses

#### Records within 500m

1

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

Features are displayed on the Past land use map on [page 12 >](#)

ID	Location	Land use	Dates present	Group ID
1	458m SW	Cuttings	1882	395598



*This data is sourced from Ordnance Survey / Groundsure.*

## 1.2 Historical tanks

**Records within 500m**

**0**

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.3 Historical energy features

**Records within 500m**

**0**

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.4 Historical petrol stations

**Records within 500m**

**0**

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.5 Historical garages

**Records within 500m**

**0**

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



*This data is sourced from Ordnance Survey / Groundsure.*

## 1.6 Historical military land

**Records within 500m**

**0**

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

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



## 2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses

### 2.1 Historical industrial land uses

#### Records within 500m

1

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

Features are displayed on the Past land use - un-grouped map on [page 15](#) >

ID	Location	Land Use	Date	Group ID
1	458m SW	Cuttings	1882	395598

*This data is sourced from Ordnance Survey / Groundsure.*



## 2.2 Historical tanks

Records within 500m	0
---------------------	---

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.3 Historical energy features

Records within 500m	0
---------------------	---

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.4 Historical petrol stations

Records within 500m	0
---------------------	---

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

*This data is sourced from Ordnance Survey / Groundsure.*

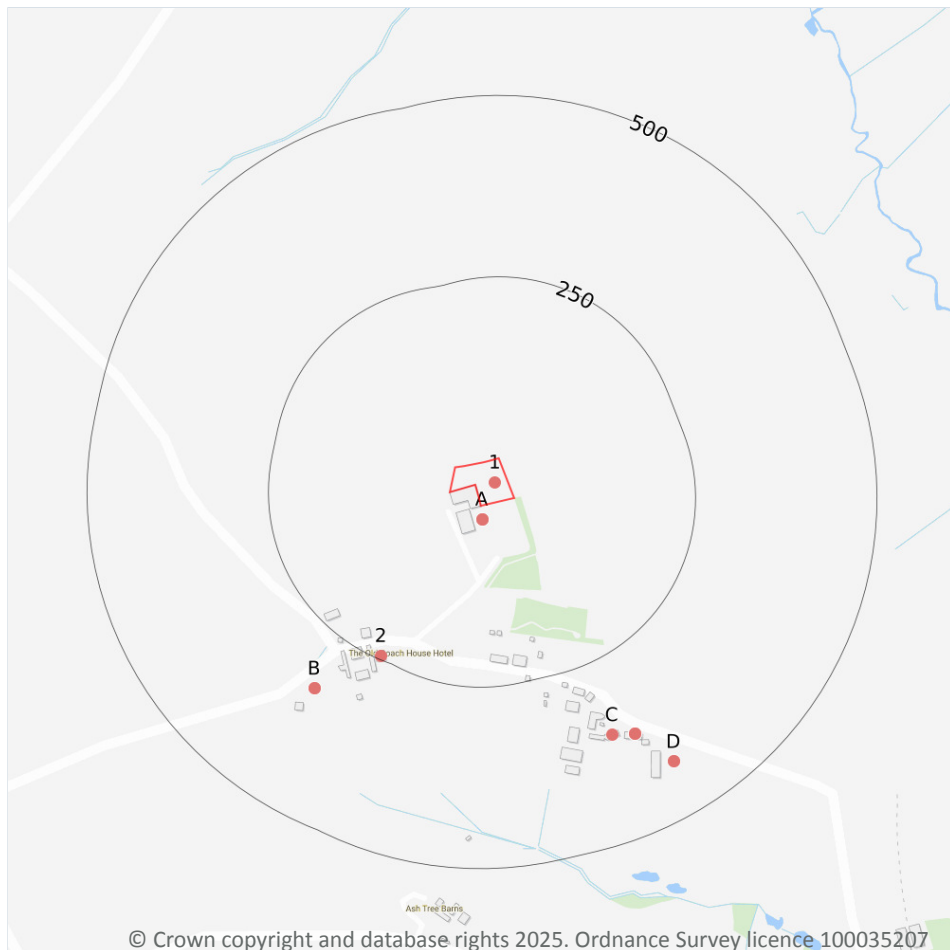
## 2.5 Historical garages

Records within 500m	0
---------------------	---

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 3 Waste and landfill



— Site Outline  
Search buffers in metres (m)  
● Waste exemptions

### 3.1 Active or recent landfill

Records within 500m

0

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

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

### 3.2 Historical landfill (BGS records)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*



### 3.3 Historical landfill (LA/mapping records)

**Records within 500m****0**

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

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

### 3.4 Historical landfill (EA/NRW records)

**Records within 500m****0**

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

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

### 3.5 Historical waste sites

**Records within 500m****0**

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

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

### 3.6 Licensed waste sites

**Records within 500m****0**

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

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

### 3.7 Waste exemptions

**Records within 500m****32**

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

Features are displayed on the Waste and landfill map on [page 17 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	On site	-	WEX381113	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
A	19m S	-	WEX386720	Using waste exemption	Not on a farm	Use of waste in construction
A	19m S	-	WEX386720	Using waste exemption	Not on a farm	Use of waste for a specified purpose
A	19m S	-	WEX386720	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
A	19m S	-	WEX386720	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	19m S	-	WEX386720	Treating waste exemption	Not on a farm	Recovery of scrap metal
A	19m S	-	WEX386720	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	19m S	-	WEX427937	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	19m S	-	WEX256334	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	19m S	-	WEX256334	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
A	19m S	-	WEX256334	Using waste exemption	Not on a farm	Use of waste for a specified purpose
A	19m S	-	WEX256334	Using waste exemption	Not on a farm	Use of waste in construction
A	19m S	-	WEX256334	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	19m S	-	WEX256334	Treating waste exemption	Not on a farm	Recovery of scrap metal
2	245m SW	-	WEX433363	Using waste exemption	Not on a farm	Use of depolluted end-of-life vehicles for vehicle parts
B	330m SW	Ottery Park Farm Tavistock Devon PL19 8ns	EPR/XF0335KH /A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
B	330m SW	Ottery Park Farm Tavistock Devon PL19 8ns	EPR/XF0335KH /A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from a portable sanitary convenience





ID	Location	Site	Reference	Category	Sub-Category	Description
B	330m SW	Ottery Park Farm Tavistock Devon PL19 8ns	EPR/XF0335KH /A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
C	353m S	Ottery Park Bungalow, Lamerton, Tavistock, PL19 8ns	WEX093642	Using waste exemption	On a farm	Use of waste in construction
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Treating waste exemption	Agricultural waste only	Cleaning, washing, spraying or coating relevant waste
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Using waste exemption	Agricultural waste only	Use of waste in construction
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Using waste exemption	Agricultural waste only	Incorporation of ash into soil
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Treating waste exemption	Agricultural waste only	Screening and blending of waste
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit
C	365m SE	Ottery Park Bungalow Tavistock Devon PL19 8ns	EPR/LH0976Q S/A002	Using waste exemption	Agricultural waste only	Use of mulch

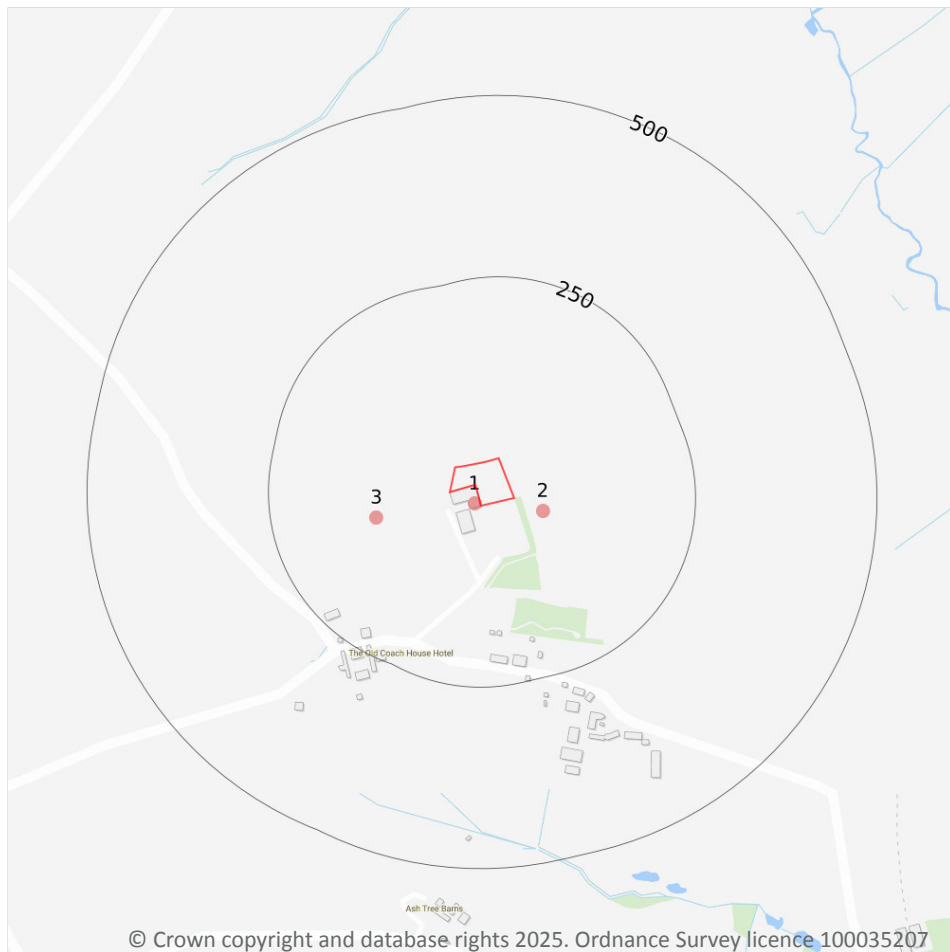


ID	Location	Site	Reference	Category	Sub-Category	Description
D	425m SE	-	WEX398642	Using waste exemption	On a farm	Use of waste in construction
D	425m SE	Earth Banks	WEX269316	Using waste exemption	On a farm	Use of waste in construction

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



## 4 Current industrial land use



— Site Outline  
Search buffers in metres (m)  
● Recent industrial land uses

### 4.1 Recent industrial land uses

Records within 250m

3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 22](#) >

ID	Location	Company	Address	Activity	Category
1	8m W	New Generation Energy Ltd	Unit 3 Ottery Park Industrial Estate, Tavistock, Devon, PL19 8NS	Electrical Motors and Generators	Industrial Products
2	43m SE	Ottery Park Industrial Estate	Devon, PL19	Business Parks and Industrial Estates	Industrial Features



ID	Location	Company	Address	Activity	Category
3	107m W	Wind Pump (Disused)	Devon, PL19	Water Pumping Stations	Industrial Features

*This data is sourced from Ordnance Survey.*

## 4.2 Current or recent petrol stations

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

*This data is sourced from Experian.*

## 4.3 Electricity cables

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

High voltage underground electricity transmission cables.

*This data is sourced from National Grid.*

## 4.4 Gas pipelines

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

High pressure underground gas transmission pipelines.

*This data is sourced from National Grid.*

## 4.5 Sites determined as Contaminated Land

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

*This data is sourced from Local Authority records.*

## 4.6 Control of Major Accident Hazards (COMAH)

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

*This data is sourced from the Health and Safety Executive.*

## 4.7 Regulated explosive sites

Records within 500m

0

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

*This data is sourced from the Health and Safety Executive.*

## 4.8 Hazardous substance storage/usage

Records within 500m

0

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

*This data is sourced from Local Authority records.*

## 4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

## 4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

*This data is sourced from Local Authority records.*

## 4.12 Radioactive Substance Authorisations

**Records within 500m****0**

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

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

## 4.13 Licensed Discharges to controlled waters

**Records within 500m****0**

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

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

## 4.14 Pollutant release to surface waters (Red List)

**Records within 500m****0**

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

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

## 4.15 Pollutant release to public sewer

**Records within 500m****0**

Discharges of Special Category Effluents to the public sewer.

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

## 4.16 List 1 Dangerous Substances

**Records within 500m****0**

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

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



## 4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

## 4.18 Pollution Incidents (EA/NRW)

Records within 500m

0

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

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

## 4.19 Pollution inventory substances

Records within 500m

0

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

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

## 4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

## 4.21 Pollution inventory radioactive waste

Records within 500m

0

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

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



## 5 Geology (basic)

### 5.1 Superficial geology (625k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*

### 5.2 Bedrock geology (625k)

Records within 500m

2

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

Location	Lex code	Description	Rock type
On site	TEVY-MDSS	TEIGN VALLEY GROUP	MUDSTONE, SILTSTONE AND SANDSTONE
340m E	UDEV-MDSS	UPPER DEVONIAN ROCKS (UNDIFFERENTIATED)	MUDSTONE, SILTSTONE AND SANDSTONE

*This data is sourced from the British Geological Survey.*





## 6 Hydrogeology - Superficial aquifer

### 6.1 Superficial aquifer

Records within 500m

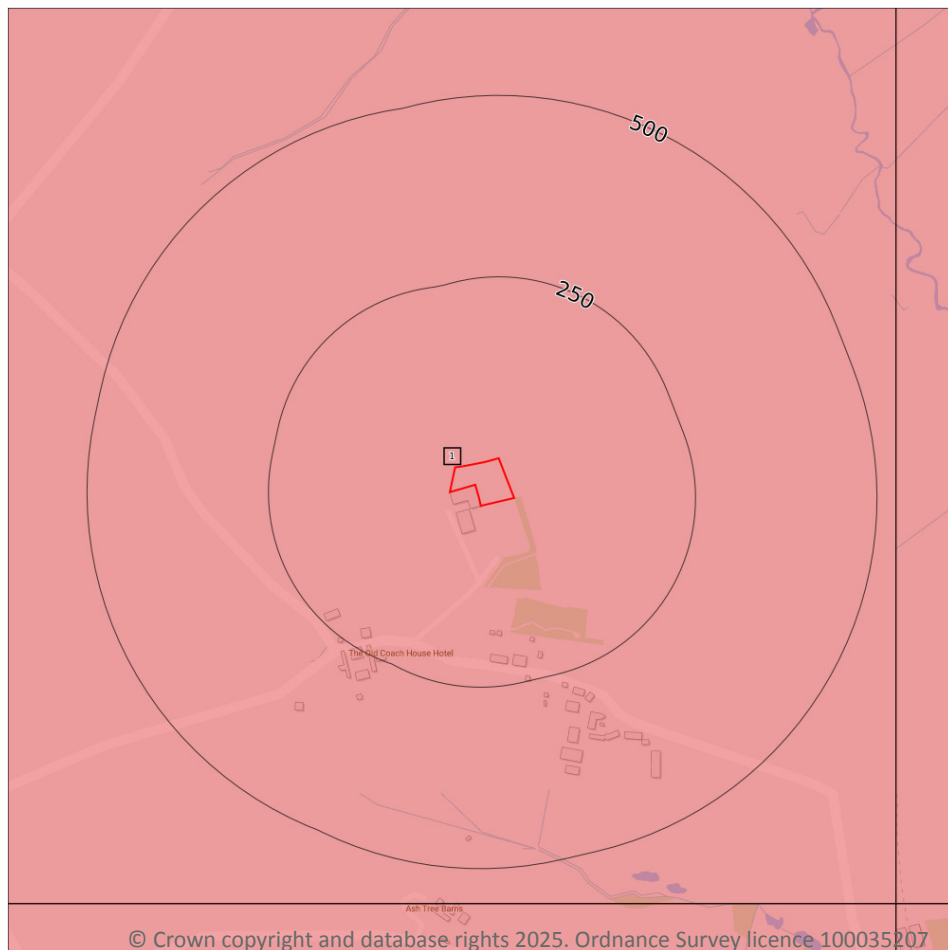
0

Aquifer status of groundwater held within superficial geology.

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



## Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive

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### 6.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

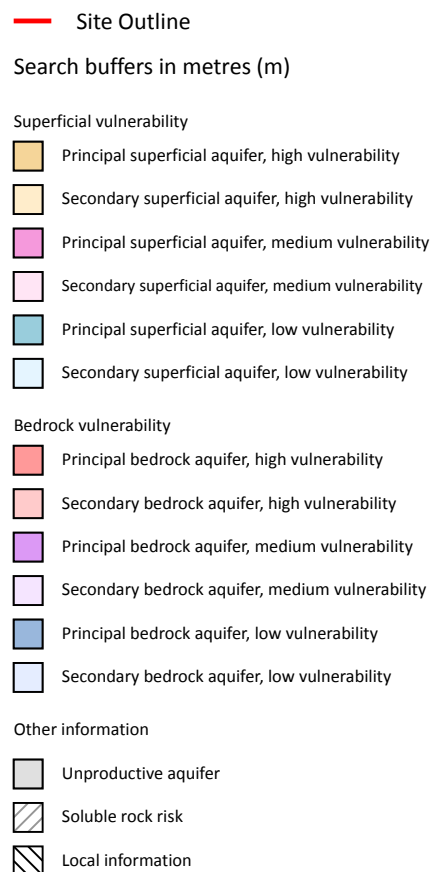
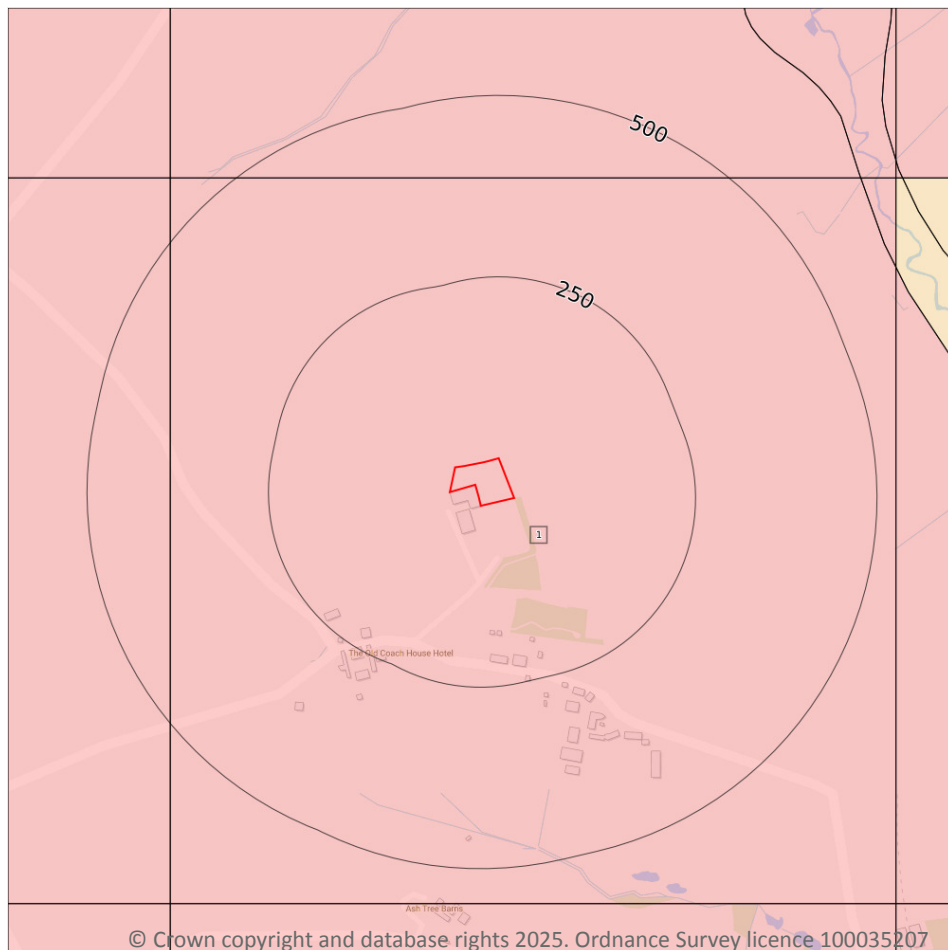
Features are displayed on the Bedrock aquifer map on [page 29 >](#)

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

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



## Groundwater vulnerability



### 6.3 Groundwater vulnerability

#### Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 30](#) >



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

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

## 6.4 Groundwater vulnerability- soluble rock risk

<b>Records on site</b>	<b>0</b>
------------------------	----------

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

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

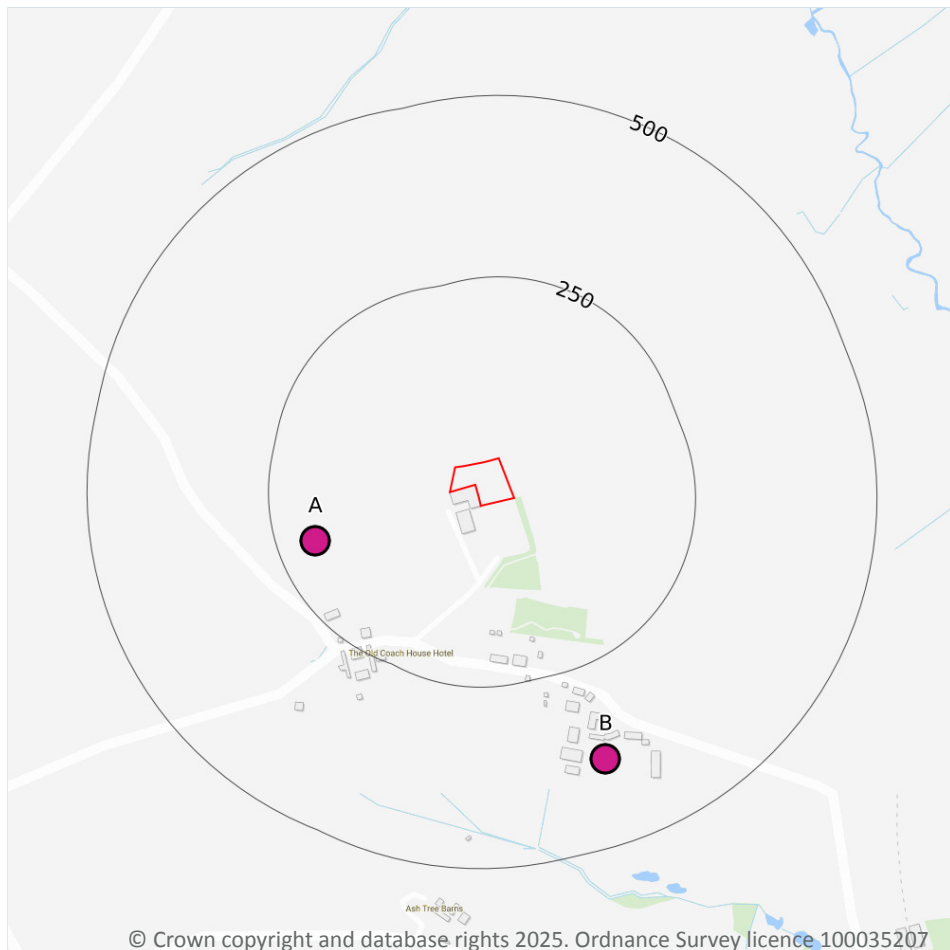
## 6.5 Groundwater vulnerability- local information

<b>Records on site</b>	<b>0</b>
------------------------	----------

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

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

## Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1  
Inner catchment
- Source Protection Zone 2  
Outer catchment
- Source Protection Zone 3  
Total catchment
- Source Protection Zone 4  
Zone of Special Interest
- Source Protection Zone 1c  
Inner catchment - confined aquifer
- Source Protection Zone 2c  
Outer catchment - confined aquifer
- Source Protection Zone 3c  
Total catchment - confined aquifer
- Drinking water abstraction licences  
Polygon features
- Drinking water abstraction licences  
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

### 6.6 Groundwater abstractions

Records within 2000m

17

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 32 >](#)

ID	Location	Details	
A	197m W	Status: Historical Licence No: 15/47/041/G/050 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "OTTERY FARM, LAMERTON - WELL" Data Type: Point Name: Dawe & Sons Easting: 244200 Northing: 75500	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 30/06/1966 Version End Date: -
A	197m W	Status: Historical Licence No: 15/47/041/G/050 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: OTTERY FARM, LAMERTON - WELL Data Type: Point Name: Dawe & Sons Easting: 244200 Northing: 75500	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 30/06/1966 Version End Date: -
B	381m S	Status: Historical Licence No: 15/47/041/G/088 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "OTTERY PARK FARM, LAMERTON - BOREHOLE" Data Type: Point Name: Badge Easting: 244600 Northing: 75200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 29/07/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/07/1992 Version End Date: -
B	381m S	Status: Historical Licence No: 15/47/041/G/088 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: OTTERY PARK FARM, LAMERTON - BOREHOLE Data Type: Point Name: Badge Easting: 244600 Northing: 75200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 29/07/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/07/1992 Version End Date: -
-	747m SW	Status: Historical Licence No: 15/47/041/G/086 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "THE BEECHES, LAMERTON - BOREHOLE" Data Type: Point Name: Soper Easting: 243740 Northing: 75190	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 05/10/1991 Expiry Date: - Issue No: 100 Version Start Date: 05/10/1991 Version End Date: -



ID	Location	Details	
-	747m SW	Status: Historical Licence No: 15/47/041/G/086 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: THE BEECHES, LAMERTON - BOREHOLE Data Type: Point Name: Soper Easting: 243740 Northing: 75190	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 05/10/1991 Expiry Date: - Issue No: 100 Version Start Date: 05/10/1991 Version End Date: -
-	916m NW	Status: Historical Licence No: 15/47/041/G/070 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WIDSLADE, LAMERTON - WELL" Data Type: Point Name: Cundy Easting: 243700 Northing: 76200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
-	916m NW	Status: Historical Licence No: 15/47/041/G/070 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WIDSLADE, LAMERTON - WELL Data Type: Point Name: Cundy Easting: 243700 Northing: 76200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
-	1050m SE	Status: Historical Licence No: 15/47/041/G/065 Details: Process water Direct Source: Ground Water - Fresh Point: MILL HILL QUARRY- SPRING FED POND Data Type: Point Name: Mill Hill Quarries Ltd Easting: 245200 Northing: 74800	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/03/1982 Version End Date: -
-	1337m W	Status: Historical Licence No: 15/47/013/G/027 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "CHOLWELL FARM, LAMERTON" Data Type: Point Name: Harrison Easting: 243100 Northing: 75200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 31/12/1965 Version End Date: -



ID	Location	Details	
-	1337m W	Status: Historical Licence No: 15/47/013/G/027 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: CHOLWELL FARM, LAMERTON Data Type: Point Name: Harrison Easting: 243100 Northing: 75200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 31/12/1965 Version End Date: -
-	1605m SW	Status: Historical Licence No: 15/47/013/G/100 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: TAVISTOCK HAMLETS Data Type: Point Name: Earl of Bradford Easting: 243400 Northing: 74300	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/06/1992 Version End Date: -
-	1605m SW	Status: Historical Licence No: 15/47/013/G/100 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - Fresh Point: TAVISTOCK HAMLETS Data Type: Point Name: Trustee's of the Viscount Newport 2000 Settlement Easting: 243400 Northing: 74300	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 22/10/2001 Version End Date: -
-	1627m E	Status: Active Licence No: 15/47/041/G/089 Details: Hydraulic Rams Direct Source: Ground Water - Fresh Point: LANGFORD FARM, TAVISTOCK HAMLETS - TAPPED SPRING Data Type: Point Name: Dawe & Sons Easting: 246100 Northing: 75600	Annual Volume (m <sup>3</sup> ): 21200 Max Daily Volume (m <sup>3</sup> ): 58.1 Original Application No: 11932 Original Start Date: 03/09/1991 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1991 Version End Date: -



ID	Location	Details	
-	1627m E	Status: Active Licence No: 15/47/041/G/089 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: LANGFORD FARM, TAVISTOCK HAMLETS - TAPPED SPRING Data Type: Point Name: Dawe & Sons Easting: 246100 Northing: 75600	Annual Volume (m <sup>3</sup> ): 21200 Max Daily Volume (m <sup>3</sup> ): 58.1 Original Application No: 11932 Original Start Date: 03/09/1991 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1991 Version End Date: -
-	1627m E	Status: Historical Licence No: 15/47/041/G/089 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "LANGFORD FARM, TAVISTOCK HAMLETS - TAPPED SPRING" Data Type: Point Name: Dawe & Sons Easting: 246100 Northing: 75600	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 03/09/1991 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1991 Version End Date: -
-	1627m E	Status: Historical Licence No: 15/47/041/G/089 Details: Hydraulic Rams Direct Source: Ground Water - Fresh Point: "LANGFORD FARM, TAVISTOCK HAMLETS - TAPPED SPRING" Data Type: Point Name: Dawe & Sons Easting: 246100 Northing: 75600	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 03/09/1991 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1991 Version End Date: -

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

## 6.7 Surface water abstractions

### Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 32 >](#)



ID	Location	Details	
-	1137m E	Status: Active Licence No: 15/47/041/S/045 Details: Fish Farm/Cress Pond Throughflow Direct Source: Surface Water - Fresh Point: MILEMEAD FISHERIES, MILL HILL, TAVISTOCK - POINT A Data Type: Point Name: Evenden Easting: 245600 Northing: 75400	Annual Volume (m <sup>3</sup> ): 2420428 Max Daily Volume (m <sup>3</sup> ): 9072 Original Application No: 12095 Original Start Date: 30/06/1992 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2024 Version End Date: -
-	1137m E	Status: Historical Licence No: 15/47/041/S/045 Details: Fish Farm/Cress Pond Throughflow Direct Source: Surface Water - Fresh Point: "MILEMEAD FISHERIES, MILL HILL, TAVISTOCK - POINT A" Data Type: Point Name: A J & P M Evenden Easting: 245600 Northing: 75400	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1992 Expiry Date: - Issue No: 101 Version Start Date: 05/04/2000 Version End Date: -

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

## 6.8 Potable abstractions

### Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 32 >](#)

ID	Location	Details	
-	1605m SW	Status: Historical Licence No: 15/47/013/G/100 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - Fresh Point: TAVISTOCK HAMLETS Data Type: Point Name: Trustee's of the Viscount Newport 2000 Settlement Easting: 243400 Northing: 74300	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 22/10/2001 Version End Date: -

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



## 6.9 Source Protection Zones

Records within 500m

0

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

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

## 6.10 Source Protection Zones (confined aquifer)

Records within 500m

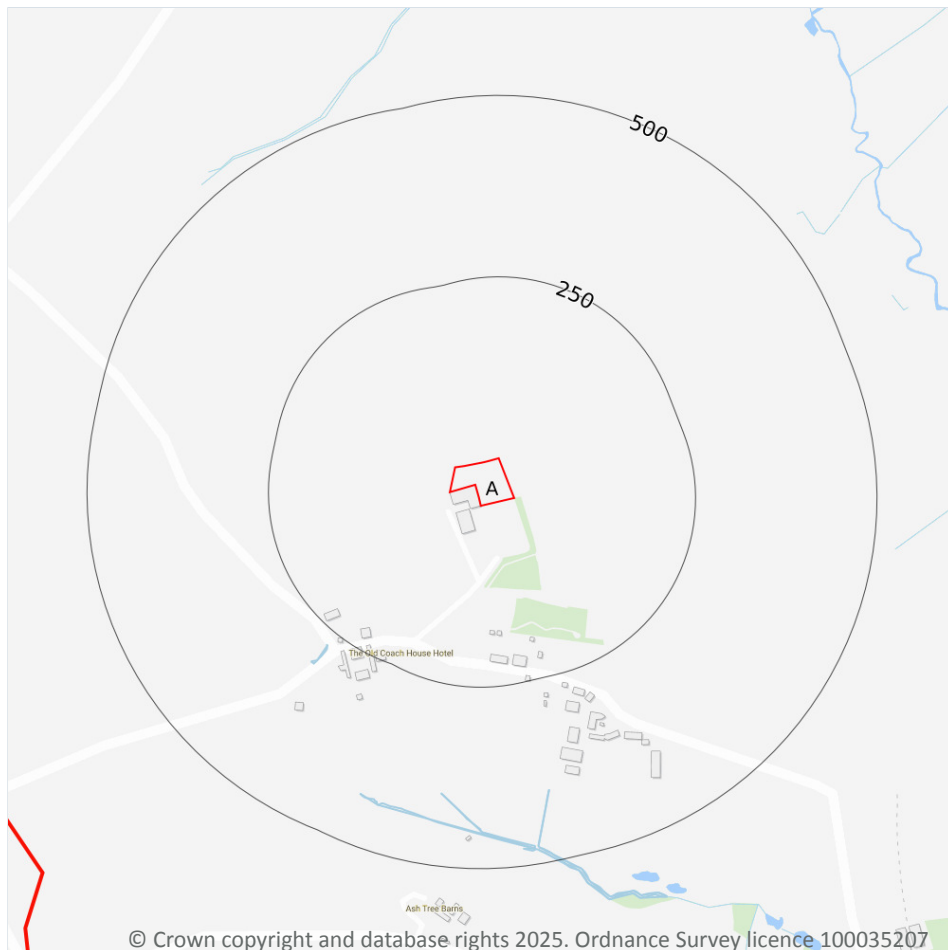
0

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

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



## 7 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

### 7.1 Water Network (OS MasterMap)

Records within 250m

0

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

*This data is sourced from the Ordnance Survey.*

### 7.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

### 7.3 WFD Surface water body catchments

#### Records on site

1

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

Features are displayed on the Hydrology map on [page 39](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Lumburn	GB108047007850	Tavy	Tamar

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

### 7.4 WFD Surface water bodies

#### Records identified

1

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

Features are displayed on the Hydrology map on [page 39](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	628m NE	River	Lumburn	<a href="#">GB108047007850</a> ↗	Moderate	Fail	Good	2019

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

### 7.5 WFD Groundwater bodies

#### Records on site

1

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



Features are displayed on the Hydrology map on [page 39](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Tamar	<a href="#">GB40802G806700</a> ↗	Poor	Poor	Good	2019

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



## 8 River and coastal flooding

### 8.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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

### 8.2 Historical Flood Events

Records within 250m

0

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

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

### 8.3 Flood Defences

Records within 250m

0

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

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





## 8.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

## 8.5 Flood Storage Areas

Records within 250m

0

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

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



## River and coastal flooding - Flood Zones

### 8.6 Flood Zone 2

Records within 50m

0

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

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

### 8.7 Flood Zone 3

Records within 50m

0

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

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



## 9 Surface water flooding

### 9.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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

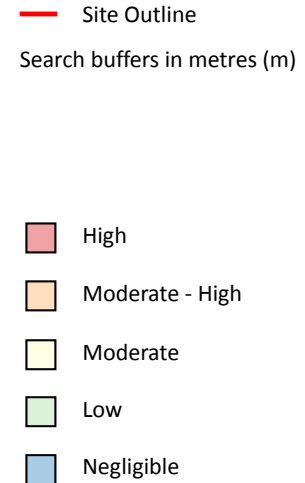
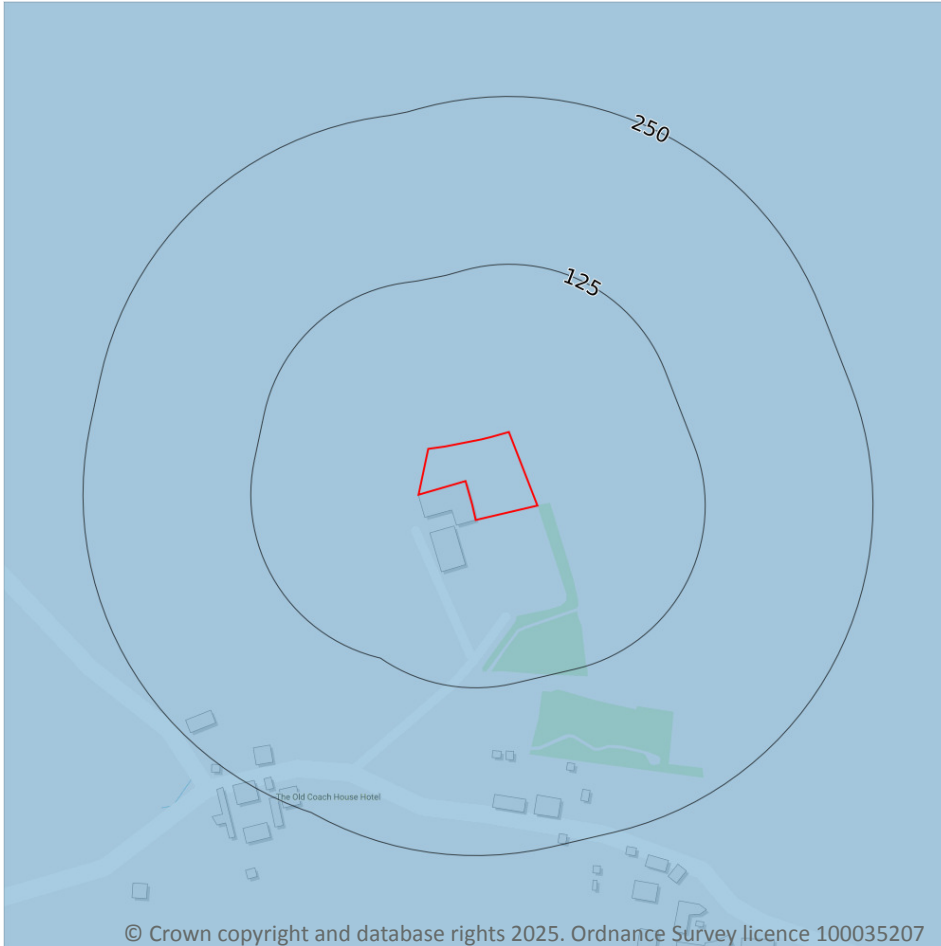
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

*This data is sourced from Ambiental Risk Analytics.*



## 10 Groundwater flooding



### 10.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

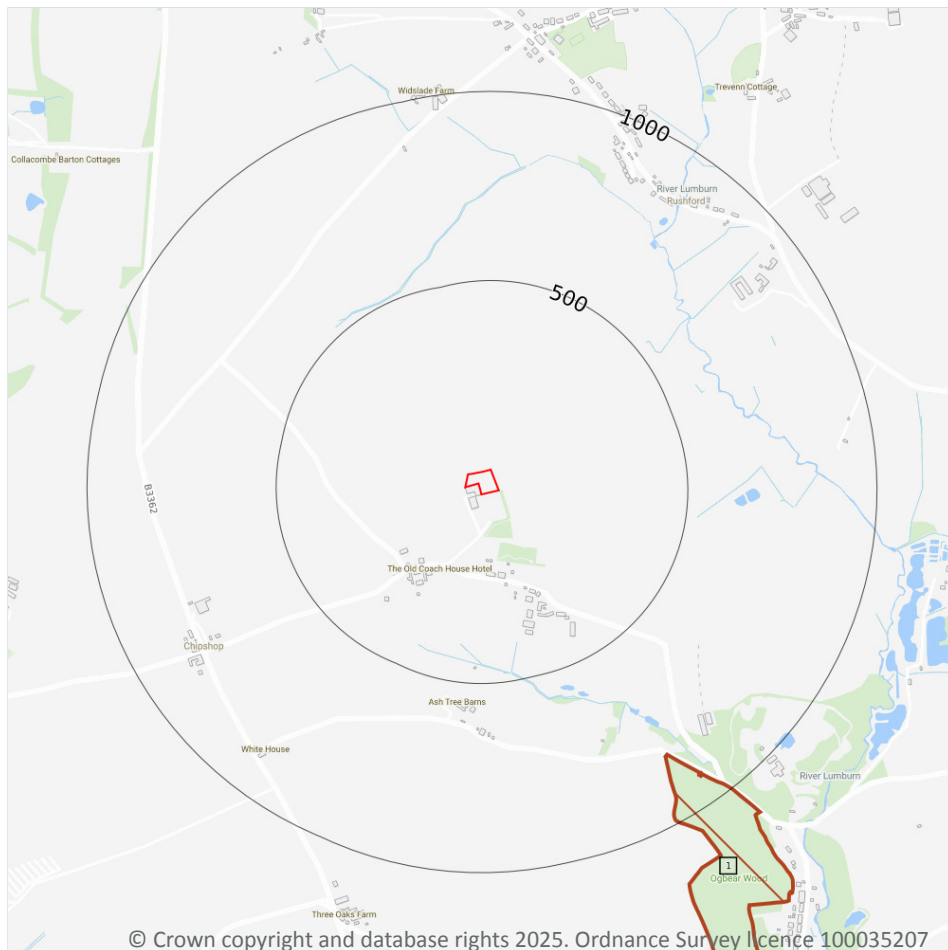
Negligible

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

Features are displayed on the Groundwater flooding map on [page 46 >](#)

*This data is sourced from Ambiantal Risk Analytics.*

## 11 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

### 11.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

## 11.2 Conserved wetland sites (Ramsar sites)

**Records within 2000m****0**

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

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

## 11.3 Special Areas of Conservation (SAC)

**Records within 2000m****0**

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

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

## 11.4 Special Protection Areas (SPA)

**Records within 2000m****0**

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

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

## 11.5 National Nature Reserves (NNR)

**Records within 2000m****0**

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

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

## 11.6 Local Nature Reserves (LNR)

**Records within 2000m****0**

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

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

## 11.7 Designated Ancient Woodland

**Records within 2000m****2**

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

Features are displayed on the Environmental designations map on [page 47 >](#)

ID	Location	Name	Woodland Type
1	828m SE	Ogbear Wood	Ancient & Semi-Natural Woodland
-	1970m SE	Newton Wood	Ancient & Semi-Natural Woodland

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

## 11.8 Biosphere Reserves

**Records within 2000m****0**

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

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

## 11.9 Forest Parks

**Records within 2000m****0**

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

*This data is sourced from the Forestry Commission.*





## 11.10 Marine Conservation Zones

Records within 2000m

0

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

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

## 11.11 Green Belt

Records within 2000m

0

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

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

## 11.12 Proposed Ramsar sites

Records within 2000m

0

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

*This data is sourced from Natural England.*

## 11.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

## 11.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

*This data is sourced from Natural England.*



## 11.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

*This data is sourced from Natural England.*

## 11.16 Nitrate Vulnerable Zones

Records within 2000m

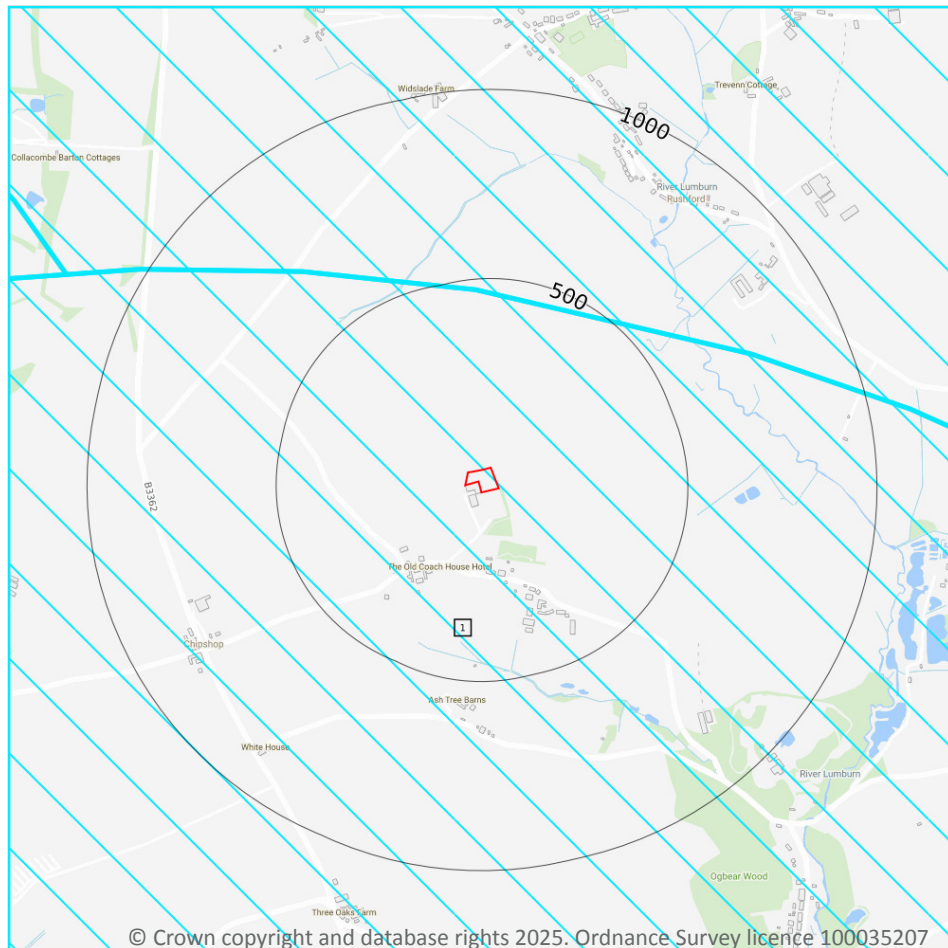
0

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

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



## SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

### 11.17 SSSI Impact Risk Zones

#### Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 52](#) >

ID	Location	Type of developments requiring consultation
1	On site	<a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430050&amp;notes=11401&amp;location=244791,74311%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430050&amp;notes=11401&amp;location=244791,74311%20(IRZ%20polygon%20centre)</a>

This data is sourced from Natural England.



## 11.18 SSSI Units

Records within 2000m

0

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

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



## 12 Visual and cultural designations

### 12.1 World Heritage Sites

Records within 250m

0

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

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

### 12.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

### 12.3 National Parks

Records within 250m

0

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

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

### 12.4 Listed Buildings

Records within 250m

0

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



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

## 12.5 Conservation Areas

Records within 250m

0

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

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

## 12.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

## 12.7 Registered Parks and Gardens

Records within 250m

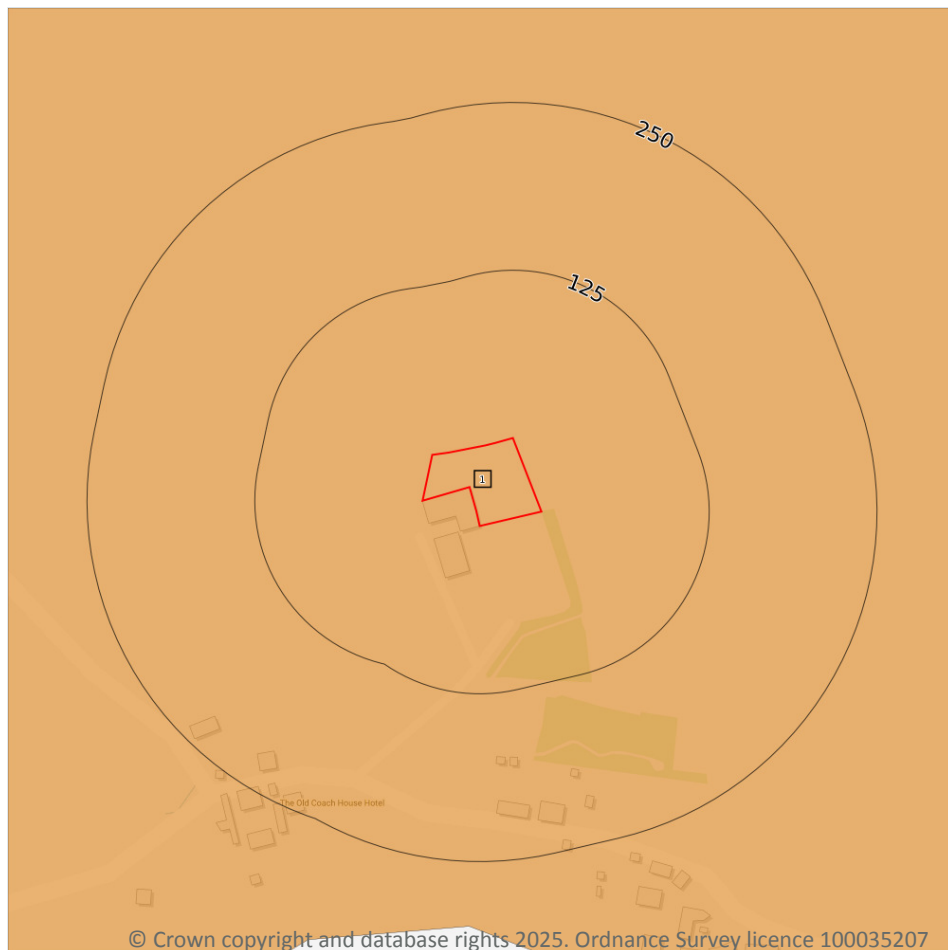
0

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

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



## 13 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

### 13.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 56](#) >

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

*This data is sourced from Natural England.*





## 13.2 Open Access Land

**Records within 250m****0**

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

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

## 13.3 Tree Felling Licences

**Records within 250m****0**

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

*This data is sourced from the Forestry Commission.*

## 13.4 Environmental Stewardship Schemes

**Records within 250m****3**

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

Location	Reference	Scheme	Start Date	End date
114m E	AG00427707	Entry Level plus Higher Level Stewardship	01/12/2013	30/11/2023
116m E	AG00427707	Entry Level plus Higher Level Stewardship	01/12/2013	30/11/2023
219m S	AG00427707	Entry Level plus Higher Level Stewardship	01/12/2013	30/11/2023

*This data is sourced from Natural England.*

## 13.5 Countryside Stewardship Schemes

**Records within 250m****5**

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

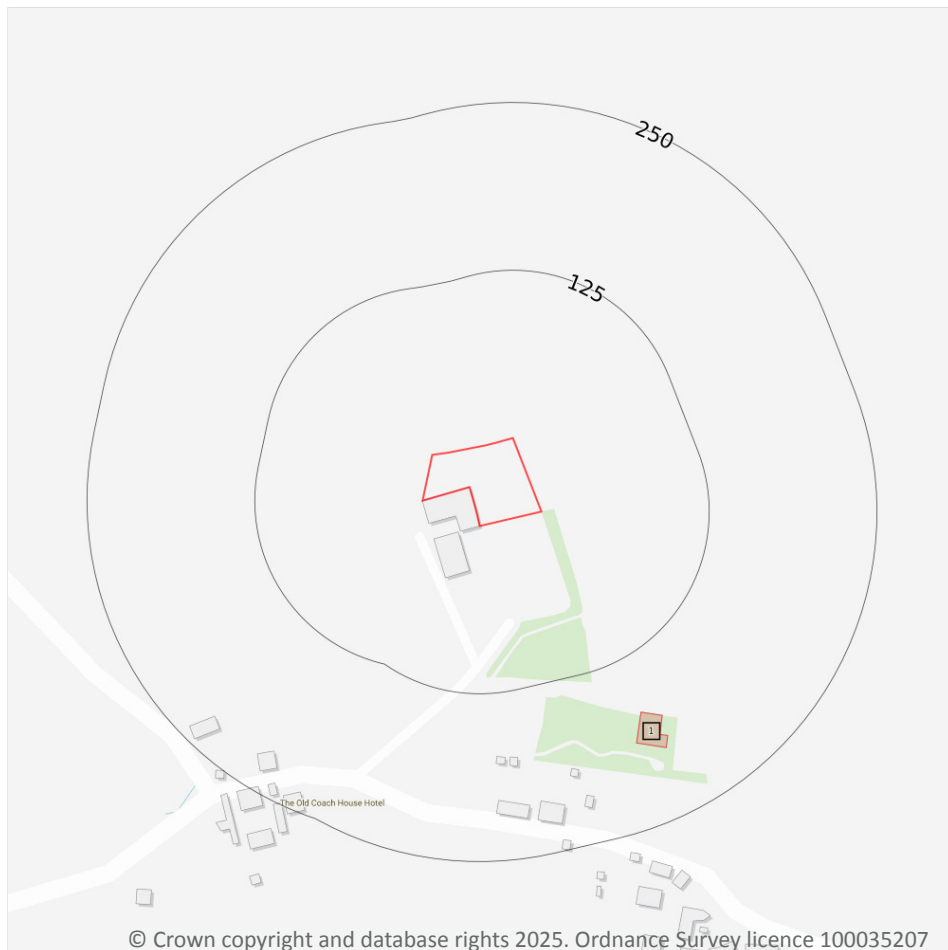


Location	Reference	Scheme	Start Date	End Date
3m N	1267488	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
3m N	1653450	Countryside Stewardship (Higher Tier)	01/12/2023	30/11/2026
7m W	1639977	Countryside Stewardship (Middle Tier)	01/01/2024	31/12/2028
8m W	1267488	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
8m W	1653450	Countryside Stewardship (Higher Tier)	01/12/2023	30/11/2026

*This data is sourced from Natural England.*



## 14 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

### 14.1 Priority Habitat Inventory

Records within 250m

1

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

Features are displayed on the Habitat designations map on [page 59](#) >

ID	Location	Main Habitat	Other habitats
1	167m SE	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset

*This data is sourced from Natural England.*



## 14.2 Habitat Networks

Records within 250m

0

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

*This data is sourced from Natural England.*

## 14.3 Open Mosaic Habitat

Records within 250m

0

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

*This data is sourced from Natural England.*

## 14.4 Limestone Pavement Orders

Records within 250m

0

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

*This data is sourced from Natural England.*



## Data providers

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

## Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: [www.groundsure.com/terms-and-conditions-april-2023/](https://www.groundsure.com/terms-and-conditions-april-2023/) ↗.





## Appendix C: Site Walkover Photographs, 10 February 2025

**Photograph 1: Looking south across site**



**Photograph 2: Looking along northern site boundary towards eastern bund**





**Photograph 3: Looking towards eastern site boundary at southern end. Metal base for boat wash**

