

**Site Condition Report – Mill Farm Recycling Ltd,
Mill Farm, Stone Lane, Chebsey, Stafford, ST21
6NX**

On Behalf of:

Mill Farm Recycling Limited

ETL956/2025

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Version Control

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V1.0 Issue 0	XX/01/2025	First Issue	Mill Farm Recycling Ltd	R Ainsworth
V2.0 Issue 0	21/07/2025	Updated to reflect increased permit area & new permitted activities	E Shann Pitts	A Becvar

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Abbreviations

BGS	British Geological Survey
CIRIA	Construction Industry Research and Information Association
EA	Environment Agency
EPR	Environmental Permitting Regulations
IC	Improvement Condition
MCP	Medium Combustion Plant
MCPD	Medium Combustion Plant Directive
NGR	National Grid Reference
NVZ	Nitrate Vulnerable Zone
PHI	Priority Habitat Inventory
SCR	Site Condition Report
TPA	Tonnes per annum

1 Introduction

This document, comprising a Site Condition Report (SCR), has been prepared by Earthcare Technical Ltd on behalf of Mill Farm Recycling Ltd in support of an application to vary the existing bespoke installation environmental permit for open windrow composting in order to add a new waste operation for the transfer and treatment of non-hazardous wood for Mill Farm, Stone Lane, Chebsey, Stafford, ST21 6NX, centred on National Grid Reference (NGR): SJ 85306 29458, herein termed ‘the Site’ and in doing so increasing the site permitted area. The Site is operated by Mill Farm Recycling Limited, herein termed ‘the Operator’.

On 27 January 2024 a permit variation application (reference: EPR/XP3198EF/V005) was submitted to the Environment Agency (EA) by the Operator to incorporate the non-hazardous (Grade A) wood waste treatment activities on site which were previously carried out under a T6 waste exemption for treating waste wood and waste plant matter by chipping shredding cutting or pulverising¹. Changes to the Environmental Permitting (England and Wales) Regulations 2016 (as amended) mean that previously exempt activities at a regulated facility must become permitted activities. A SCR dated January 2025 was produced to support a previous application to vary the permit, which was then not Duly Made. This version of the SCR (V2.0) is an update of the January 2025 SCR to include additional areas of the Site which will be included within the Permit boundary.

The Environmental Permitting Regulations Site Condition Report guidance for applicants H5,² defines a SCR as a document that describes and records the condition of the land and groundwater at a site at a point 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 information gathered during a site walkover by Earthcare Technical Limited (27 March 2025) and a desk top study carried out June 2025 utilising:

- Publicly available information.
- Information from the Operator.
- Enviro & Geo Insight Report, Groundsure (June 2025).
- CIRIA Assessment, ST21085, V1.0, Wardell Armstrong, October 2024

Please refer to the following SCR template which has been replicated from the guidance for the purposes of consistency.

¹ <https://www.gov.uk/guidance/waste-exemption-t6-treating-waste-wood-and-waste-plant-matter-by-chipping-shredding-cutting-or-pulverising> Accessed 9 June 2025

² H5, Site condition report – guidance and templates, LIT8001 Version 3.0 April 2013.

2 Site Details

Name of applicant	Mill Farm Recycling Limited
Activity address	Mill Farm, Stone Road, Chebsey, Stafford, Staffordshire, ST21 6NX
National grid reference	SJ 85306 29458
Site footprint	The current Site footprint is 4.1 hectares (10.1 acres) in extent. The additional proposed permitted area is 0.8 hectares (1.8 acres) in extent. Subject to the permit variation application, the permitted area will increase to 4.9 hectares (11.9 acres).
Current infrastructure	<p>Site infrastructure serving the green waste and the wood waste operation comprises:</p> <ul style="list-style-type: none"> • Site access road with keycard access and CCTV • Weighbridge • Site office <p>The site infrastructure for open windrow composting comprises:</p> <ul style="list-style-type: none"> • Concrete pad with sealed drainage to 2 No. underground tanks (250m³ & 100m³) • Specialist green waste shredder • Specialist compost screening equipment (Komptech) • Specialist windrow turning equipment <p>The site infrastructure for the wood waste operation comprises:</p> <ul style="list-style-type: none"> • Pre-shred (Komptech Crambo 5200) • 3 No. covered wood chip storage bays • Main wood processing building: <ul style="list-style-type: none"> • Plant hopper • Conveyor to mill with magnet • Mill (Haas HZM1600) • Magnets and Eddy Current separator (Wagner ECS2000) • Chip screen • Product storage bays (3 No. Bays within building) • 3. No metal skips • Diesel generator • Dust extraction unit • Bedding plant building – wood chip handling system: <ul style="list-style-type: none"> • Hopper • Conveyors • Hammermill • Screen • Diesel generator • Dust extraction unit • 6 No. Product storage bays • 6. No Drying bays

	<ul style="list-style-type: none"> Impermeable surfacing and sealed drainage: <ul style="list-style-type: none"> Upper yard - impermeable surfacing, sump, pump and above ground storage tank (1,500m³) Lower yard storage area – impermeable surfacing and underground tank (750m³)
Proposed infrastructure	No change as a result of the current permit variation. The wood waste treatment operation was previously operated under a T6 waste exemption. The Environmental Permitting (England and Wales) Regulations 2016 as amended now require exempt activities to be included within permitted activities at regulated facilities.
Document reference and dates for Site Condition Report at permit application	Site Condition Report, January 2025
Document References for site plans (including location and boundaries)	<p>Figure 1: Site Location Plan, Earthcare Technical Limited (ETL956 MIL SL EPR01 V1.0)</p> <p>Figure 2: Permit Boundary and Emission Point Plan, Earthcare Technical Limited (ETL956 MIL PBEPP EPR02 V1.0)</p> <p>Figure 3: Permit Boundary Change Plan (ETL956 MIL PBCP EPR03 V1.0)</p> <p>Figure 4: Site Layout Plan, Earthcare Technical Limited (ETL956 MIL SLP EPR04 V1.0)</p> <p>Figure 5: Human Receptor Plan, Earthcare Technical Limited (ETL956 HRP EPR06 V1.0)</p> <p>Figure 6: Surfacing & Drainage Plan, Earthcare Technical Limited (ETL956 SDP EPR08 V1.0)</p>

3 Condition of the Land at Permit Issue

<p>Environmental setting including:</p> <ul style="list-style-type: none"> • Geology • Hydrogeology • Surface waters • Flood risk 	<p>Geology</p> <p>The soil type is classified as slightly acid loamy and clayey soils with impeded drainage in the northern section of the Site and slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils in the southern section of the Site.³ Areas of the site subject to previous development are Made ground and most of the Site is surfaced with impermeable concrete.</p> <p>As detailed in Section 15 of the Enviro & Geo Insight Report (Appendix A):</p> <ul style="list-style-type: none"> • The bedrock geology comprises Stafford Halite Member - Halite-Stone and Mudstone with permeability ranging from low to very high due to fractures. • There are no British Geological Survey (BGS) borehole records within 250m of the site. <p>Hydrogeology</p> <p>As detailed in Section 5 of the Enviro & Geo Insight Report (Appendix A):</p> <ul style="list-style-type: none"> • There is no superficial aquifer across the site. • The bedrock aquifer on site is designated as a Secondary B aquifer. • The site bedrock geology has well connected fractures and puts the secondary aquifer at high vulnerability risk. Significant soluble rocks are likely to be present. • The soil surface is leaching class is intermediate with an infiltration value of <40% • The site is not within a Groundwater Source Protection Zone. • There are four groundwater abstractions within 2km of the site; three of which are historic. The active groundwater abstraction is a transfer between sources of up to 2,280m³ per day, 1,904m north of the site. <p>The site is not within a Drinking Water Safeguard Zone (groundwater).⁴</p> <p>Surface Water</p> <p>The closest watercourse is a tributary of the River Sow which located 285m west of the site. The main River Sow is 390m south of the site which runs from the north of Eccleshall to the west to Little Bridgeford to the south east where it joins the Meece Brook. The site is within the 'Sow - Brockton Brook to Doxey Brook' Water Body catchment area which was designated under the Water Framework Directive as having moderate ecological status in 2019 and 2022.⁵</p> <p>The site is not within a Drinking Water Protected Area (surface water) or Drinking Water Safeguard Zone (surface water).⁴</p>
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³ <https://www.landis.org.uk/soilscapes/> Accessed 6 June 2025

⁴ <https://magic.defra.gov.uk/MagicMap.html> Accessed 6 June 2025

⁵ <https://environment.data.gov.uk/catchment-planning/WaterBody/GB104028047220> Accessed 24 April 2025

	<p>The site is within a Nitrate Vulnerable Zone (NVZ) for surface water; River Trent (source to confluence with Derwent).⁴</p> <p>As detailed in Section 5.7 of the Enviro & Geo Insight Report (Appendix A), there are eleven licensed surface water abstraction licences within 2km of the site, seven of which are historic and four of which are active. Three of the active surface water abstractions are from the Meece Brook and the other is from the River Sow at Hilcote Farm 909m west of the site; all upstream of the Site.</p> <p>Flood Risk</p> <p>The site is within Flood Zone 1 which means that there is a low probability of flooding from rivers and the sea⁶. As detailed in Section 8.1 of the Enviro & Geo Insight Report (Appendix A) there are some areas at risk of surface water flooding within the proposed new permitted area with the highest risk being flooded to 0.1m- 0.3m during a 1 in 1,000-year event. There is a negligible risk of groundwater flooding on site</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • Pollution incidents that may have affected land. • Historical land uses and associated contaminants • Any visual/ olfactory evidence of existing contamination • Evidence of damage to pollution prevention measures 	<p>Pollution incidents that may have affected land.</p> <p>As detailed in Sections 4.18 of the Enviro & Geo Insight Report (Appendix A) there are two records of pollution incidents within 500m of the site. The incidents were classified as:</p> <ul style="list-style-type: none"> • In September 2001 was Category 4 (no impact) for land, Category 4 for water, Category 3 (minor) for air. • In November 2001 as Category 3) for land, Category 4 for water, Category 3 for air <p>The Operator has confirmed that these pollution incidents were not related to the regulated facility or the Operator.</p> <p>The Operator has provided details of all pollution incidents that were not identified in the Groundsure report due to the fact that since 2006, only Category 1 and 2 pollution incidents have been recorded in the dataset used by Groundsure.</p> <ul style="list-style-type: none"> • On September 14th, 2014, there was a fire caused by a spark produced by the shredder exhaust igniting a bale of straw. The bale was removed, and the fire was fully suppressed with soil within ten minutes of ignition. • On 6th May 2015 a fire started in a loading shovel in the northern yard (to the west of building B). The emergency services were called who suppressed the fire. The cause of the ignition was an oil pipe leak, which had got onto the manifold. It was deemed that the continual daily checks of machinery could prevent ignition of this nature, however there may be occasions when oil leaks may occur during operation of equipment. • On 4th November 2017 a major fire occurred in the Wood Processing Unit (to be included within the permitted area as part of the current permit variation application). The fire burnt approximately 300 tonnes of clean grade A waste wood,

⁶ <https://flood-map-for-planning.service.gov.uk/> Accessed 24 April 2025

	<p>processing equipment and the building itself. Emergency Services were on site quickly after discovery in the middle of the night. A process of containment was quickly introduced within the existing concrete panel walls, and water was used from the clean water lagoon on farm.</p> <p>Permitted activities that may have affected land.</p> <p>As detailed in Section 3 of the Enviro & Geo Insight Report (Appendix A):</p> <ul style="list-style-type: none"> • There are no active landfills within 500m of the site. • There is a historic landfill 441m north east at Smallwood Pit. The licence was surrendered in 1993. • There are no other licensed waste sites within 500m. <p>There are exemptions registered to cover agricultural activities at Mill Farm itself not within the permitted area. In addition, Mill Farm Recycling previously registered Exemptions for the waste transfer and treatment activities on site that are now being incorporated into the environmental permit as part of the current permit variation application to which this SCR relates.</p> <p>The following exempt activities have been carried out in the permitted area:</p> <p>T5 – Screening and blending waste</p> <p>T6 – Treating waste wood and plant material</p> <p>T4- Storing and treatment</p> <p>T10- Sorting waste for recovery</p> <p>Historical / current land uses</p> <p>Historical maps show that the site and surrounding area were fields in 1881 and remained as fields until 1981. As shown in Section 1.1 and on the plan on page 19 of the Enviro & Geo Insight Report (Appendix A):</p> <ul style="list-style-type: none"> • An old marl pit is identified in the area to be newly permitted between 1925 and 1954. • There is an unspecified pit identified at the southern tip of the composting area between 1901 and 1954. <p>The green waste composting operation started in the southern section of the site in 2005. The wood waste operation started in 2014. Buildings were erected and concrete surfacing installed in the newly permitted area between 2010 and the present day.</p> <p>The Site is used for green waste composting in the open on a concrete pad. To the west of the concrete pad is an area used for the storage and preliminary processing of Grade A wood waste. To the north of the concrete pad there are 2 No. buildings used for further wood waste treatment (milling), drying floors and covered storage bays for animal bedding produced.</p> <p>Potential contaminants associated with previous site use</p>
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	<p>As detailed in Section 4.5 of the Enviro & Geo Insight Report (Appendix A) there are no records of sites determined as Contaminated Land within 500m of the study site.</p> <p>As detailed in Section 4.16 and 4.17 of the Enviro & Geo Insight Report (Appendix A) there are no records of discharges of List 1 or List 2 Dangerous Substances within 500m of the site.</p> <p>Any visual / olfactory evidence of existing contamination</p> <p>At the time of the site walkover carried out by A Becvar, Earthcare Technical Limited (27 March 2025), there was no visual/olfactory evidence of existing contamination. The photographs taken during the walkover are in Appendix B.</p> <p>Evidence of damage to pollution prevention measures</p> <p>At the time of the site walkover carried out by Earthcare Technical Limited (27 March 2025), there were some minor cracks in the concrete pad observe which were to be repaired shortly as part of ongoing site maintenance.</p> <p>In October 2024 Wardell Armstrong were commissioned to carry out an assessment of the condition of the following infrastructure on site:</p> <ul style="list-style-type: none"> • 2No. SPEL Tankstor underground leachate tanks taking water and leachate off the concrete pad for composting concrete; 100,000l installed in 2004 and 200,000l installed in 2006 against CIRIA C736⁷. • Concrete pad for the composting operation. <p>The report concludes that:</p> <ul style="list-style-type: none"> • the leachate tanks pose a low risk to pollution due to their location within the clay strata. • there were signs of disrepair on the concrete slab in trafficked areas but not severe enough to allow the flow of leachate to ground. <p>The report proposed an ongoing inspection and regime for primary containment. The full report is in Appendix D.</p> <p>This investigation work and report was in part commissioned to satisfy Improvement Condition (IC)1 of the current Environmental Permit which required the Operator to undertake an inspection and works programme to ensure that all primary and secondary containment is fit for purpose. In December 2024, the EA approved the information provided in relation to IC1 (see Compliance Assessment Report Appendix E).</p>
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⁷ Containment systems for the prevention of pollution Secondary, tertiary and other measures for industrial and commercial premises, CIRIA C736, London 2014

Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports	<p>Please see above under ‘Any visual / olfactory evidence of existing contamination’.</p> <p>There is no evidence indicating potential historical contamination of the site. The Operator has confirmed that all firewater and / or foam used to fight fires on site has been contained and has not contaminated the ground.</p>
Baseline soil and groundwater reference data	<p>Please refer to section 20 of the Enviro & Geo Insight Report (Appendix A), which contains information on BGS Estimated Background Soil Chemistry. The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. No ground investigation and analysis of soils for potential contaminants has been carried out.</p>
Supporting information	<ul style="list-style-type: none"> • Enviro Geo Insight Report (Appendix A) • Site Photographs (Appendix B) • Google Earth Images (Appendix C) • Assessment against CIRIA 736 for primary containment (Appendix D) • Environment Agency CAR report ID PP3432DN/0534344 (31/12/2024) Appendix E)

4 Permitted Activities

Permitted activities (current)	Schedule 1 5.4 A(1)(b)(i) the Environmental Permitting Regulations 2016 (as amended).- Recovery or a mix of recovery and disposal of non-hazardous waste with a capacity exceeding 75 tonnes per day (or 100 tonnes per day if the only waste treatment activity is anaerobic digestion) involving biological treatment, namely green waste composting. Directly Associated Activities (DAAs): <ul style="list-style-type: none">• Storage of waste pending recovery or disposal• Physical treatment for the purposes of recycling• Raw material storage• Storage of finished compost and non-composted fraction• Process/surface water collection and storage					
Permitted activities (proposed)	<table><tr><th>Description of activities</th><th>Limits of activities</th></tr><tr><td>R13: Storage of wastes pending any of the operations numbered R3 R3: Recycling/reclamation of organic substances which are not used as solvents</td><td>Storage of Grade A non-hazardous wood on a concrete surface with sealed drainage. Shredding, milling, chipping and screening of wood within dedicated buildings with dust abatement units. Drying of wood products within dedicated drying bays. Storage of wood products on an impermeable surface within a building.</td></tr></table>	Description of activities	Limits of activities	R13: Storage of wastes pending any of the operations numbered R3 R3: Recycling/reclamation of organic substances which are not used as solvents	Storage of Grade A non-hazardous wood on a concrete surface with sealed drainage. Shredding, milling, chipping and screening of wood within dedicated buildings with dust abatement units. Drying of wood products within dedicated drying bays. Storage of wood products on an impermeable surface within a building.	
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Non – permitted activities	In 2017 3 No. biomass boilers were installed on Site for the burning of clean biomass (non-waste wood) to produce heat for the direct heating of farm buildings and drying floors only; there is no associated power generation. Each boiler is 1mW but operated to 500kW. Medium Combustion Plant Directive (MCPD) controls do not apply to Medium Combustion Plant (MCP) using the gaseous products of combustion for direct heating, drying or other treatment of materials.					
Document references: <ul style="list-style-type: none">• Plan showing activity layout; and• Environmental risk assessment	<ul style="list-style-type: none">• Site Layout Plan (Figure 4: Site Layout Plan, Earthcare Technical Limited (ETL956 MIL SLP EPR04 V1.0))• Environmental Risk Assessment (Appendix A EMS Manual V6.0 (MIL-OD-01))					

5 Changes to the Activity

<p>Have there been any changes to the activity boundary?</p>	<p>The original permit was issued in 2005. In 2008, an application was made to extend the area of the site. There have been no variations since that time to extend the permitted area. The current variation application (July 2025) includes a request to extend the permitted area to the north to include areas of the site used for the Grade A wood waste treatment activities.</p> <p>The current permit variation application is to extend the installation permit boundary to include:</p> <ul style="list-style-type: none"> the chipping of A Grade wood and the associated storage of this chipped wood. a wood milling shed and process including and drying floors <p>These waste operations have been operating under a T6 Waste Exemption due to expire in June 2025.</p>
<p>Have there been any changes to the permitted activities?</p>	<p>In 2005 the Environment Agency (EA) issued Mr. Robert Ainsworth and Mrs. Anne Ainsworth (a partnership) with the original environmental permit for the Site, a bespoke waste operation permit for open windrow composting (reference: EAWML/40264). This permit was superseded in 2008 by EAWML/100313 and the permit number EPR/XP138EF/A001 assigned.</p> <p>On 25 June 2013 a varied permit was issued (reference: EPR/XP3198EF/V002) which included an additional 12 permitted waste codes for the composting process. On 11 September 2017 a varied and consolidated bespoke installation environmental permit was issued (EPR/XP3198EF/V003) to reflect the biological waste treatment capacity of over 75 tonnes per day, but which reduced the annual throughput from 75,000 to 45,000 tonnes. This authorises the Operator to operate an open windrow composting facility. The Environment Agency (EA) initiated a review of the permit occasioned by the Waste Treatment BAT Conclusions published on 17 August 2018. A varied and consolidated permit was issued 16/12/2022 (Ref: EPR/XP138EF/V004).</p> <p>On 27 January 2024 a permit variation application (reference: EPR/XP3198EF/V005) was submitted to the EA by the Operator to incorporate the non-hazardous (Grade A) wood waste treatment activities on site which were previously carried out under a T6 waste exemption. However, changes to the Environmental Permitting (England and Wales) Regulations 2016 (as amended) mean that previously exempt activities at a regulated facility must</p>

	<p>become permitted activities. This application was not Duly Made.</p> <p>On 29 April 2025 a permit transfer application was submitted to the EA to change the legal entity holding the permit from Mr. Robert Ainsworth and Mrs. Anne Ainsworth (a partnership) to Mill Farm Recycling Limited. On 1 July 2025 the transfer to Mill Farm Recycling Limited was issued.</p> <p>This SCR is part of a new variation application to add a waste operation (transfer and treatment of non-hazardous waste wood) to the bespoke installation permit (for open windrow composting). The new waste operation was previously carried out under a T6 waste exemption. Changes to the Environmental Permitting (England and Wales) Regulations 2016 mean that the exempt activity needs to be included in the regulated facility. The permitted area needs to be extended to include all of the wood waste storage and treatment areas.</p> <p>There are 4 associated emission points to air; A1 and A2 dust abatement plant for the wood processing buildings and A3 & A4 diesel generators associated with the two buildings.</p> <p>It is proposed to add an additional directly associated activity (DAA) to the main listed activity namely blending of PAS100 compost with products e.g. BS3882 topsoil to enrich the compost for use in landscaping projects.</p>
Have any “dangerous substances” not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	<ul style="list-style-type: none"> Status log of the permit log, Introductory Note EPR/XP3198EF/V004

Figures

Figure 1: Site Location Plan, Earthcare Technical Limited (ETL956 MIL SL EPR01 V1.0)

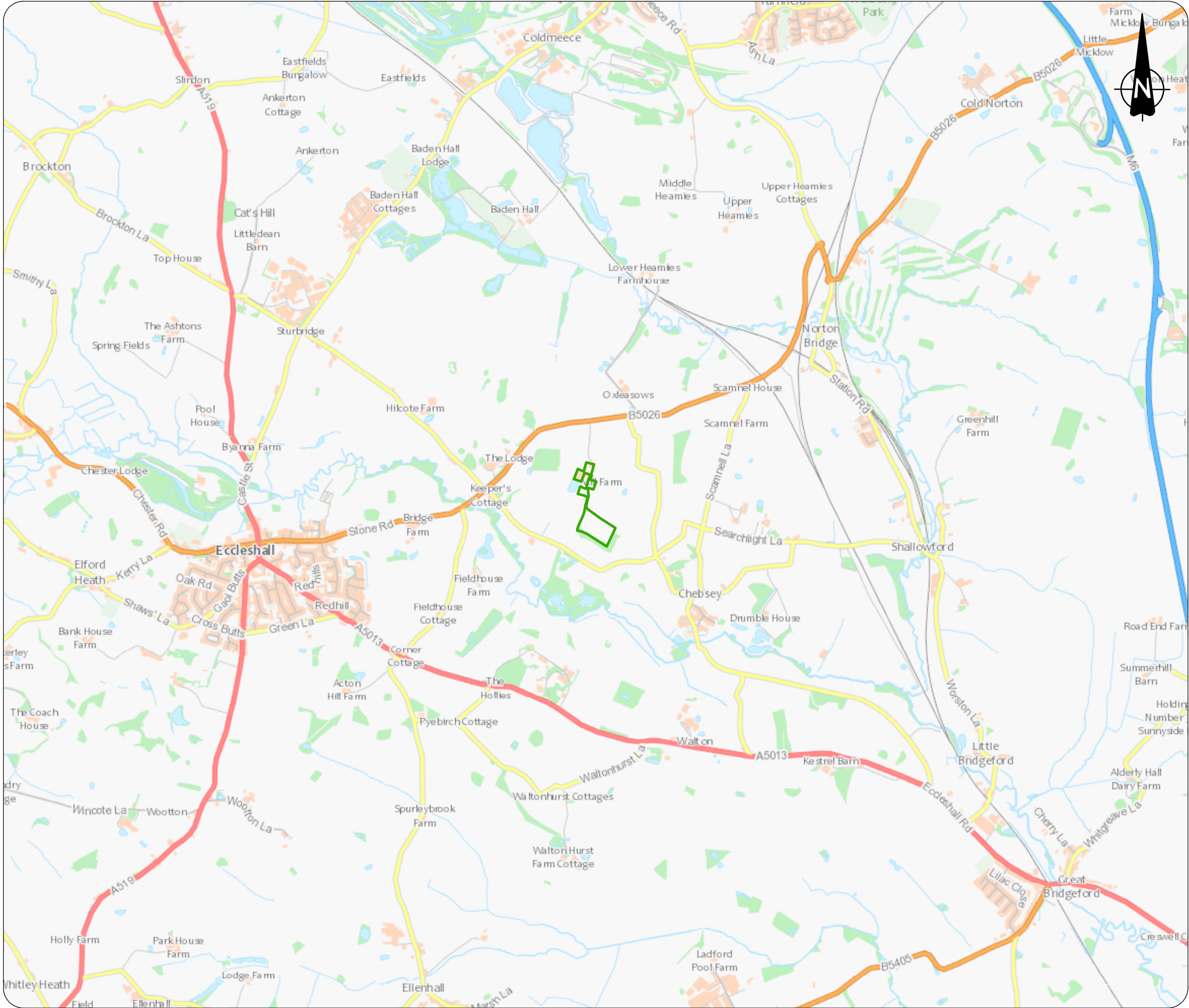
Figure 2: Permit Boundary and Emission Point Plan, Earthcare Technical Limited (ETL956 MIL PBEPP EPR02 V1.0)

Figure 3: Permit Boundary Change Plan (ETL956 MIL PBCP EPR03 V1.0)

Figure 4: Site Layout Plan, Earthcare Technical Limited (ETL956 MIL SLP EPR04 V1.0)

Figure 5: Human Receptor Plan, Earthcare Technical Limited (ETL956 HRP EPR06 V1.0)

Figure 6: Surfacing & Drainage Plan, Earthcare Technical Limited (ETL956 SDP EPR08 V1.0)



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REVISIONS					
REV	DATE	DESCRIPTION	DWN	CHK	APP
-	19/06 2025	First Issue	JJ	ESP	ESP
A	28/07 2025	Second Issue	JJ	ESP	ESP

LEGEND

Permit boundary

02505007501,0001,250 m

Scale at A3: 1:25,000

Client	Mill Farm Recycling Limited
Project	ETL956/Permit Variation 2025
Title	Site Location Plan

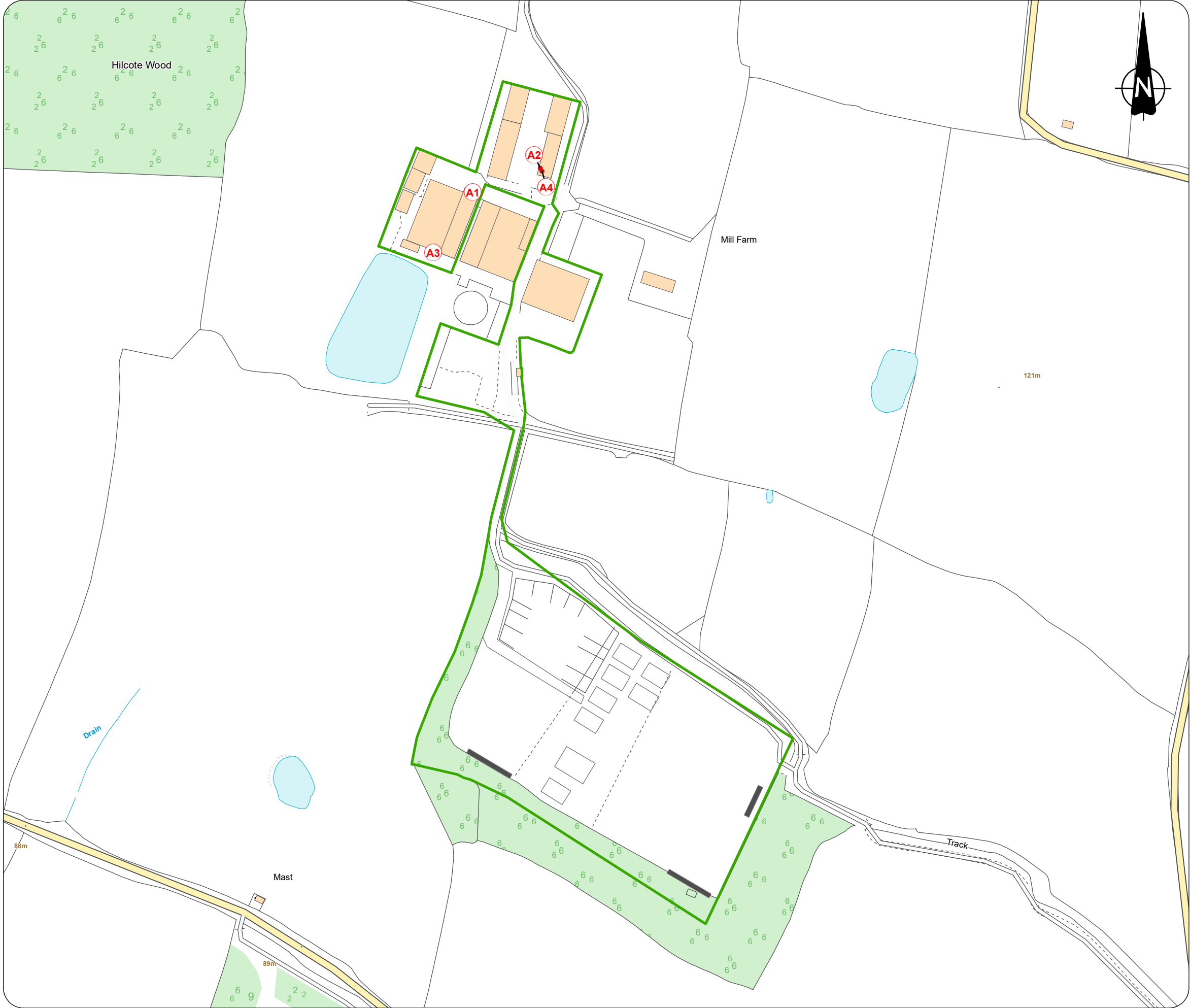
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Date July 2025	Scale 1:25,000	Sheet Size A3	
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REVISIONS					
REV	DATE	DESCRIPTION	DWN	CHK	APP
-	19/06 2025	First Issue	JJ	ESP	ESP
A	28/07 2025	Second Issue	JJ	ESP	ESP

LEGEND

- Permit boundary
- Emission point to air
- E Emission point to air

A1	Dust abatement plant for main wood processing builing
A2	Dust abatement plant for bedding plant
A3	Diesel generator 1 for main wood processing building
A4	Diesel generator 2 for bedding plant

0

25

50

75

100

125 m

Scale at A3: 1:2,500

Client	Mill Farm Recycling Limited
Project	ETL956/Permit Variation 2025
Title	Permit Boundary and Emission Point Plan

Earthcare

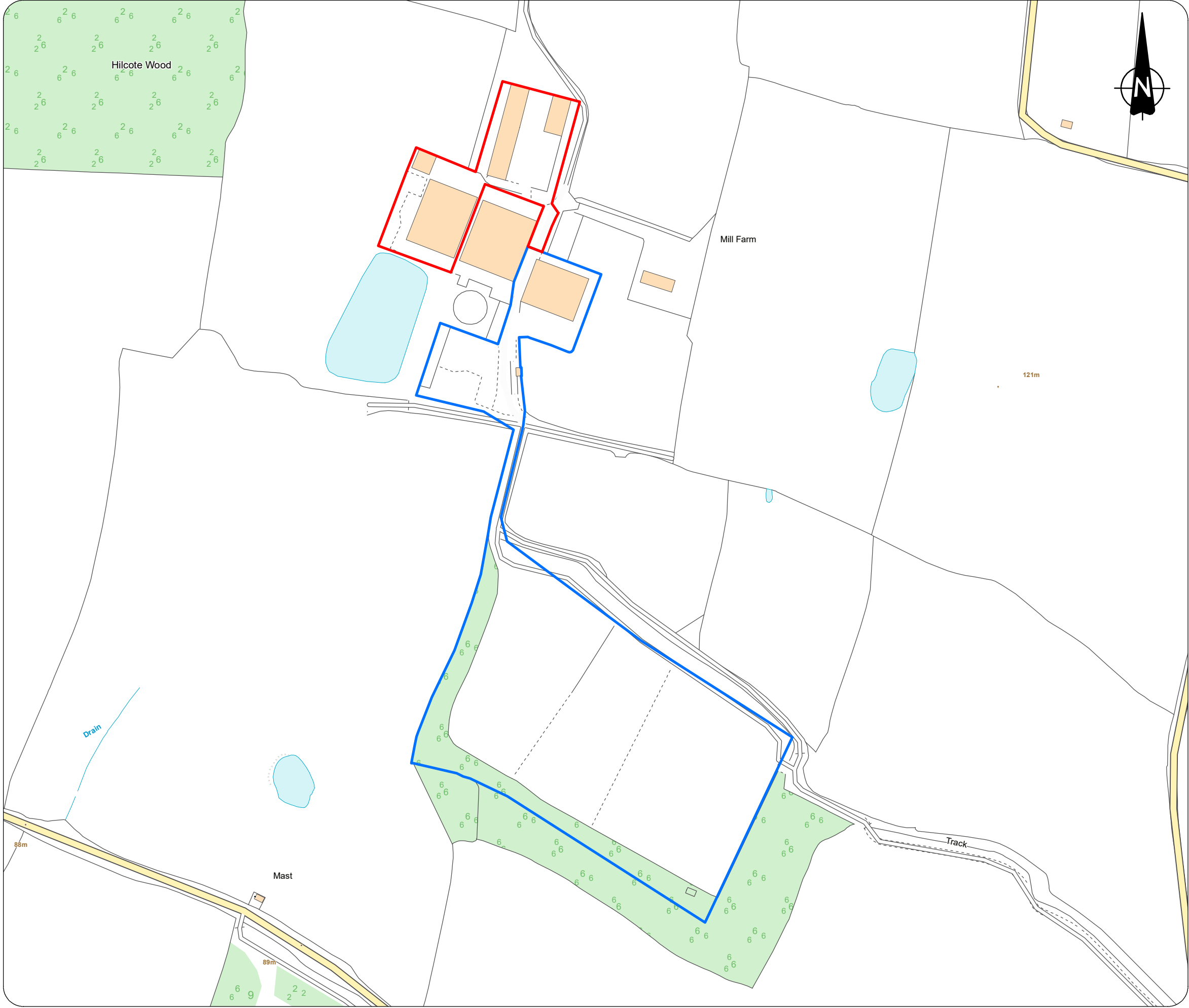
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REVISIONS					
REV	DATE	DESCRIPTION	DWN	CHK	APP
-	19/06 2025	First Issue	JJ	ESP	ESP
A	28/07 2025	Second Issue	JJ	ESP	ESP

LEGEND

New permit boundary

 Existing permit boundary

0255075100125 m

Scale at A3: 1:2,500

Client	Mill Farm Recycling Limited
Project	ETL956/Permit Variation 2025
Title	Permit Boundary Change Plan

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ID	Description
1	Woodchip storage bays 3 no. (1a-1c inclusive)
2	Main wood processing building
3	Dust abatement plant for main wood processing building
4	Diesel generator for main wood processing
5a - 5f inc	Drying floor 1 - 6
6	Bedding plant building
7	Dust abatement plant for bedding plant
8	Diesel generator for bedding plant
9	Fuel tank for diesel generator
10	Product storage area 1 (7 No. bays)
11	Product storage area 2 (2 No. bays)
12	Product storage area 3 (4 No. bays)
13	Komtech screening equipment for compost
14	Fire quarantine area with curbed concrete wall (10m x 22m)
15	Topsoil and compost storage
16	Clean water storage lagoon - Source of fire water
17	Weighbridge with swipe card entry
18	Livestock housing
19	Car park
20	Offices and welfare
21	Housing for 3 no. non waste biomass boilers
22	Control unit container
23	Drainage collection sump and pump
24	Above ground water storage tank (1,500m³)

REVISIONS					
REV	DATE	DESCRIPTION	DWN	CHK	APP
-	19/06 2025	First Issue	JJ	ESP	ESP
A	28/07 2025	Second Issue	JJ	ESP	ESP

LEGEND

Permit boundary

01020304050 m

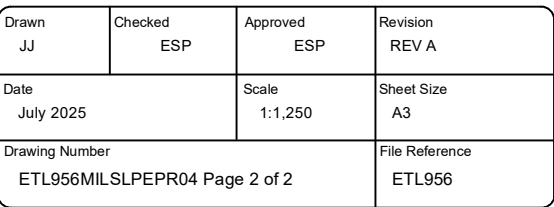
Scale at A3: 1:1,000

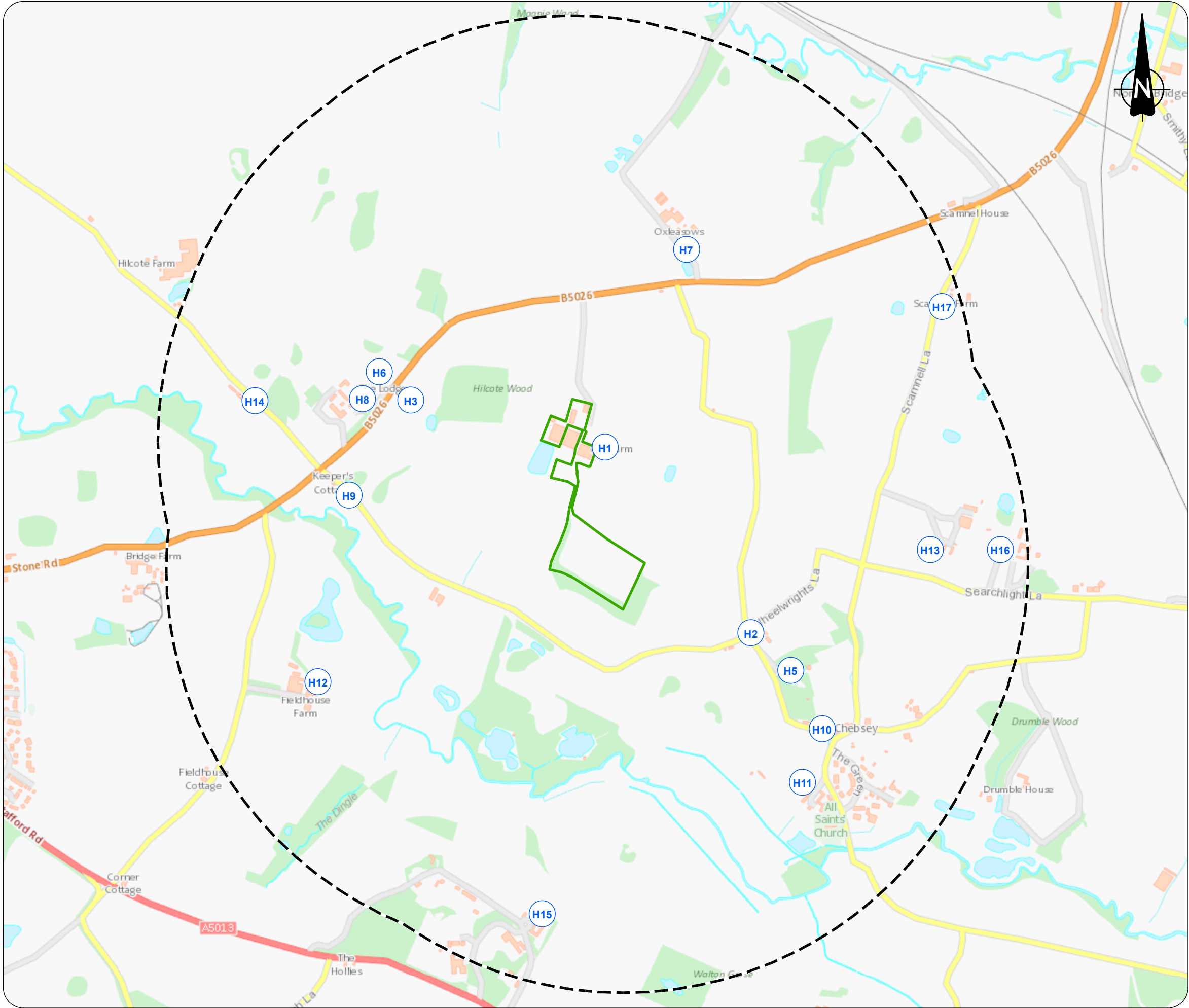
Client	Mill Farm Recycling Limited
Project	ETL956/Permit Variation 2025
Title	Site Layout - Upper Yard

Earthcare
TECHNICAL

Manor Farm
Chalton
Waterlooville
Hants PO8 0BG
Tel: 02392 290488
enquiries@earthcaretechnical.co.uk
www.earthcaretechnical.co.uk

Drawn JJ	Checked ESP	Approved ESP	Revision REV A
Date July 2025	Scale 1:1,000	Sheet Size A3	
Drawing Number ETL956MILSLPEPR04 Page 1 of 2			File Reference ETL956





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REVISIONS					
REV	DATE	DESCRIPTION	DWN	CHK	APP
-	19/06 2025	First Issue	JJ	ESP	ESP
A	28/07 2025	Second Issue	JJ	ESP	ESP

LEGEND

Permit boundary

1km study area

H

Human receptors

0100200300400500 m

Scale at A3: 1:10,000

Client
Mill Farm Recycling Limited
Project
ETL956/Permit Variation 2025
Title
Human Receptors (1km)

Earthcare
TECHNICAL

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enquiries@earthcaretechnical.co.uk
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Drawn JJ	Checked ESP	Approved ESP	Revision REV A
Date July 2025	Scale 1:10,000	Sheet Size A3	
Drawing Number ETL956/MIL/HR/EPR06			File Reference ETL956



ID	Description
1	Woodchip storage bays 3 no. (1a-1c inclusive)
2	Main wood processing building
3	Dust abatement plant for main wood processing building
4	Diesel generator for main wood processing
5a - 5f inc	Drying floor 1 - 6
6	Bedding plant building
7	Dust abatement plant for bedding plant
8	Diesel generator for bedding plant
9	Fuel tank for diesel generator
10	Product storage area 1 (7 No. bays)
11	Product storage area 2 (2 No. bays)
12	Product storage area 3 (4 No. bays)
13	Komtech screening equipment for compost
14	Fire quarantine area with curbed concrete wall (10m x 22m)
15	Topsoil and compost storage
16	Clean water storage lagoon - Source of fire water
17	Weighbridge with swipe card entry
18	Livestock housing
19	Car park
20	Offices and welfare
21	Housing for 3 no. non waste biomass boilers
22	Control unit container
23	Drainage collection sump and pump
24	Above ground water storage tank (1,500m³)

REVISIONS					
REV	DATE	DESCRIPTION	DWN	CHK	APP
-	19/06 2025	First Issue	JJ	ESP	ESP
A	28/07 2025	Second Issue	JJ	ESP	ESP

LEGEND

Permit boundary

Overnight parking of mobile plant

Building or covered bay

Concrete

Direction of surface water flow

01020304050 m

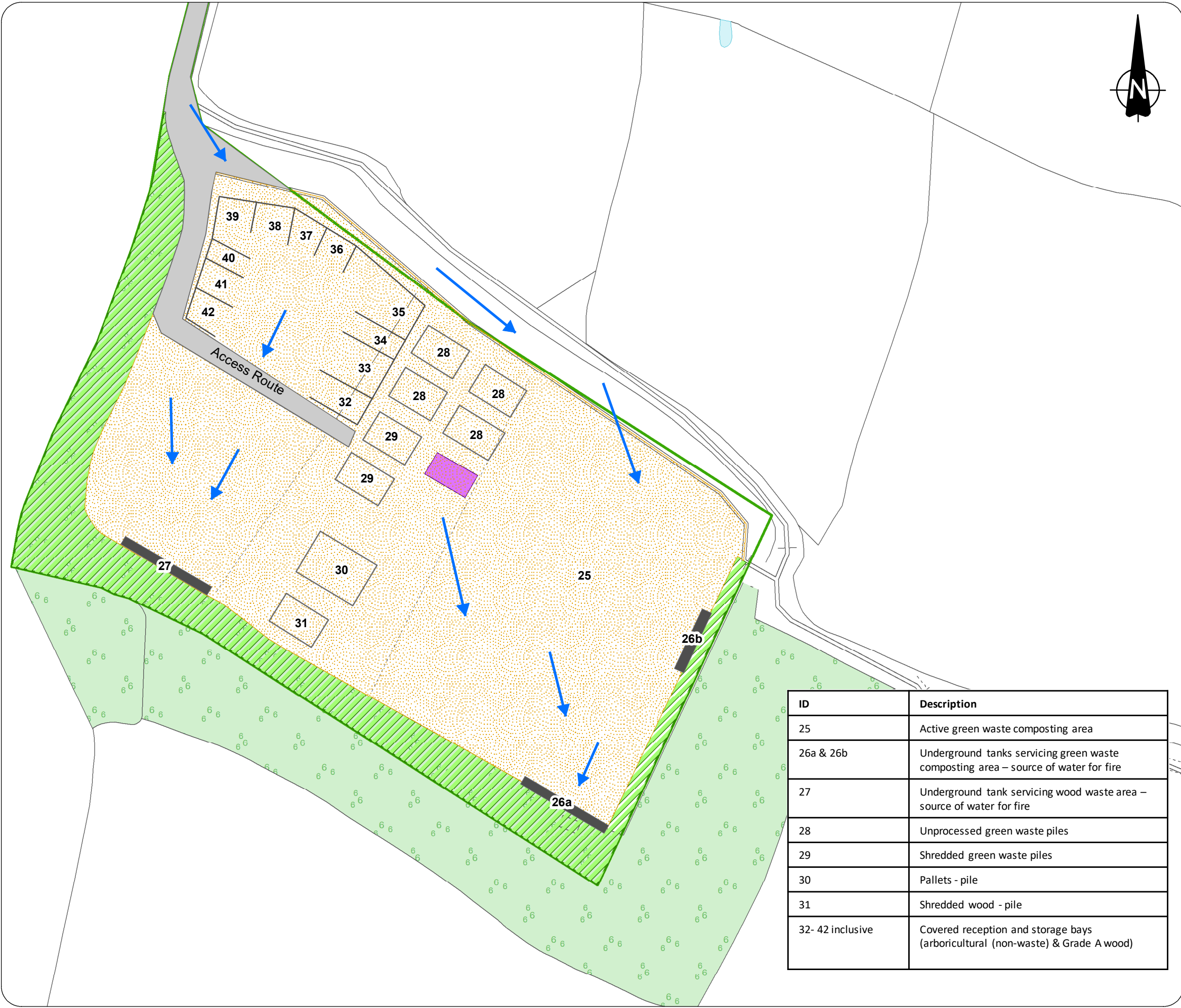
Scale at A3: 1:1,000

Client	Mill Farm Recycling Limited
Project	ETL956/Permit Variation 2025
Title	Surfacing & Drainage Plan - Upper Yard

Earthcare
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Drawn JJ	Checked ESP	Approved ESP	Revision REV A
Date July 2025	Scale 1:1,000	Sheet Size A3	
Drawing Number ETL956SDPEPR08V1.0 Page 1 of 2			File Reference ETL956



REVISIONS					
REV	DATE	DESCRIPTION	DWN	CHK	APP
-	19/06 2025	First Issue	JJ	ESP	ESP
A	28/07 2025	Second Issue	JJ	ESP	ESP

LEGEND

Permit boundary

Planted earth bund (4m)

0102030405060

Scale at A3: 1:1,250

ID	Description
25	Active green waste composting area
26a & 26b	Underground tanks servicing green waste composting area – source of water for fire
27	Underground tank servicing wood waste area – source of water for fire
28	Unprocessed green waste piles
29	Shredded green waste piles
30	Pallets - pile
31	Shredded wood - pile
32- 42 inclusive	Covered reception and storage bays (arboricultural (non-waste) & Grade A wood)

Client	Mill Farm Recycling Limited
Project	ETL956/Permit Variation 2025
Title	Surfacing & Drainage Plan - Lower Yard

Earthcare

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Drawn JJ	Checked ESP	Approved ESP	Revision REV A
Date July 2025	Scale 1:1,250	Sheet Size A3	
Drawing Number ETL956SDPEPR08V1.0 Page 2 of 2			File Reference ETL956

Appendix A: Enviro & Geo Insight Report (2025)

Mill Farm, Stone Road, Chebsey, Stafford, ST21 6NX

Order Details

Date: 02/06/2025
Your ref: ETL956 Mill Farm Recycling Ltd
Our Ref: GS-WJC-51J-3C4-WH3

Site Details

Location: 385340 329368
Area: 4.52 ha
Authority: [Stafford Borough Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	4	4	11	17	-
17 >	1.2 >	Historical tanks >	0	1	0	0	-
17	1.3	Historical energy features	0	0	0	0	-
18	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	6	5	18	27	-
22 >	2.2 >	Historical tanks >	0	1	0	0	-
22	2.3	Historical energy features	0	0	0	0	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
24	3.5	Historical waste sites	0	0	0	0	-
24 >	3.6 >	Licensed waste sites >	0	1	2	0	-
25 >	3.7 >	Waste exemptions >	0	50	1	8	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	1	1	-	-
32	4.2	Current or recent petrol stations	0	0	0	0	-
32	4.3	Electricity cables	0	0	0	0	-
32 >	4.4 >	Gas pipelines >	0	0	1	0	-
32	4.5	Sites determined as Contaminated Land	0	0	0	0	-



33	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.7	Regulated explosive sites	0	0	0	0	-
33	4.8	Hazardous substance storage/usage	0	0	0	0	-
33	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
33 >	4.10 >	<u>Licensed industrial activities (Part A(1)) ></u>	0	0	3	0	-
34	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	-
35	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
35	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
36 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	1	1	0	-
36	4.19	Pollution inventory substances	0	0	0	0	-
36 >	4.20 >	<u>Pollution inventory waste transfers ></u>	0	0	1	0	-
37	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
38 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
40 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
42 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
43 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
43	5.5	Groundwater vulnerability- local information	None (within 0m)				
44 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	4
45 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	11
48	5.8	Potable abstractions	0	0	0	0	0
48	5.9	Source Protection Zones	0	0	0	0	-
48	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
49 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	3	-	-



50 >	6.2 >	Surface water features >	0	1	5	-	-
50 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
51 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
51 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
52	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
52	7.2	Historical Flood Events	0	0	0	-	-
52	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54	7.6	Flood Zone 2	None (within 50m)				
54	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
55 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
57 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
58	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
59	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
59	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
59	10.4	Special Protection Areas (SPA)	0	0	0	0	0
59	10.5	National Nature Reserves (NNR)	0	0	0	0	0
60	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
60 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
60	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
61	10.10	Marine Conservation Zones	0	0	0	0	0
61	10.11	Green Belt	0	0	0	0	0
61	10.12	Proposed Ramsar sites	0	0	0	0	0



61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
63 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
64	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65	11.4	Listed Buildings	0	0	0	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
69	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	0	0	2	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73	14.2	Artificial and made ground (10k)	0	0	0	0	-
74	14.3	Superficial geology (10k)	0	0	0	0	-

74	14.4	Landslip (10k)	0	0	0	0	-
75	14.5	Bedrock geology (10k)	0	0	0	0	-
75	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	15.1 >	50k Availability >	Identified (within 500m)				
77	15.2	Artificial and made ground (50k)	0	0	0	0	-
77	15.3	Artificial ground permeability (50k)	0	0	-	-	-
78 >	15.4 >	Superficial geology (50k) >	0	0	1	2	-
79	15.5	Superficial permeability (50k)	None (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
81 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
81	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
82	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
83 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
84 >	17.2 >	Running sands >	Negligible (within 50m)				
85 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
86 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
87 >	17.5 >	Landslides >	Very low (within 50m)				
88 >	17.6 >	Ground dissolution of soluble rocks >	Low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	18.1 >	BritPits >	0	0	0	1	-
91 >	18.2 >	Surface ground workings >	10	5	22	-	-
92	18.3	Underground workings	0	0	0	0	0
93	18.4	Underground mining extents	0	0	0	0	-
93	18.5	Historical Mineral Planning Areas	0	0	0	0	-



93	18.6	Non-coal mining	0	0	0	0	0
93 >	18.7 >	JPB mining areas >	Identified (within 0m)				
94	18.8	The Coal Authority non-coal mining	0	0	0	0	-
94	18.9	Researched mining	0	0	0	0	-
94	18.10	Mining record office plans	0	0	0	0	-
94	18.11	BGS mine plans	0	0	0	0	-
95	18.12	Coal mining	None (within 0m)				
95	18.13	Brine areas	None (within 0m)				
95	18.14	Gypsum areas	None (within 0m)				
95	18.15	Tin mining	None (within 0m)				
95	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
96	19.1	Natural cavities	0	0	0	0	-
96	19.2	Mining cavities	0	0	0	0	0
96	19.3	Reported recent incidents	0	0	0	0	-
96	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
98 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	1	-	-	-
100	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
101	22.3	Railway tunnels	0	0	0	-	-
101	22.4	Historical railway and tunnel features	0	0	0	-	-
101	22.5	Royal Mail tunnels	0	0	0	-	-
102	22.6	Historical railways	0	0	0	-	-



102	22.7	Railways	0	0	0	-	-
102	22.8	Crossrail 2	0	0	0	0	-
102	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 19/07/2022

Site Area: 4.52ha



Recent site history - 2020 aerial photograph



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Capture Date: 15/04/2020

Site Area: 4.52ha



Recent site history - 2015 aerial photograph



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Capture Date: 23/04/2015

Site Area: 4.52ha



Recent site history - 2009 aerial photograph



Capture Date: 31/05/2009

Site Area: 4.52ha



Recent site history - 2000 aerial photograph

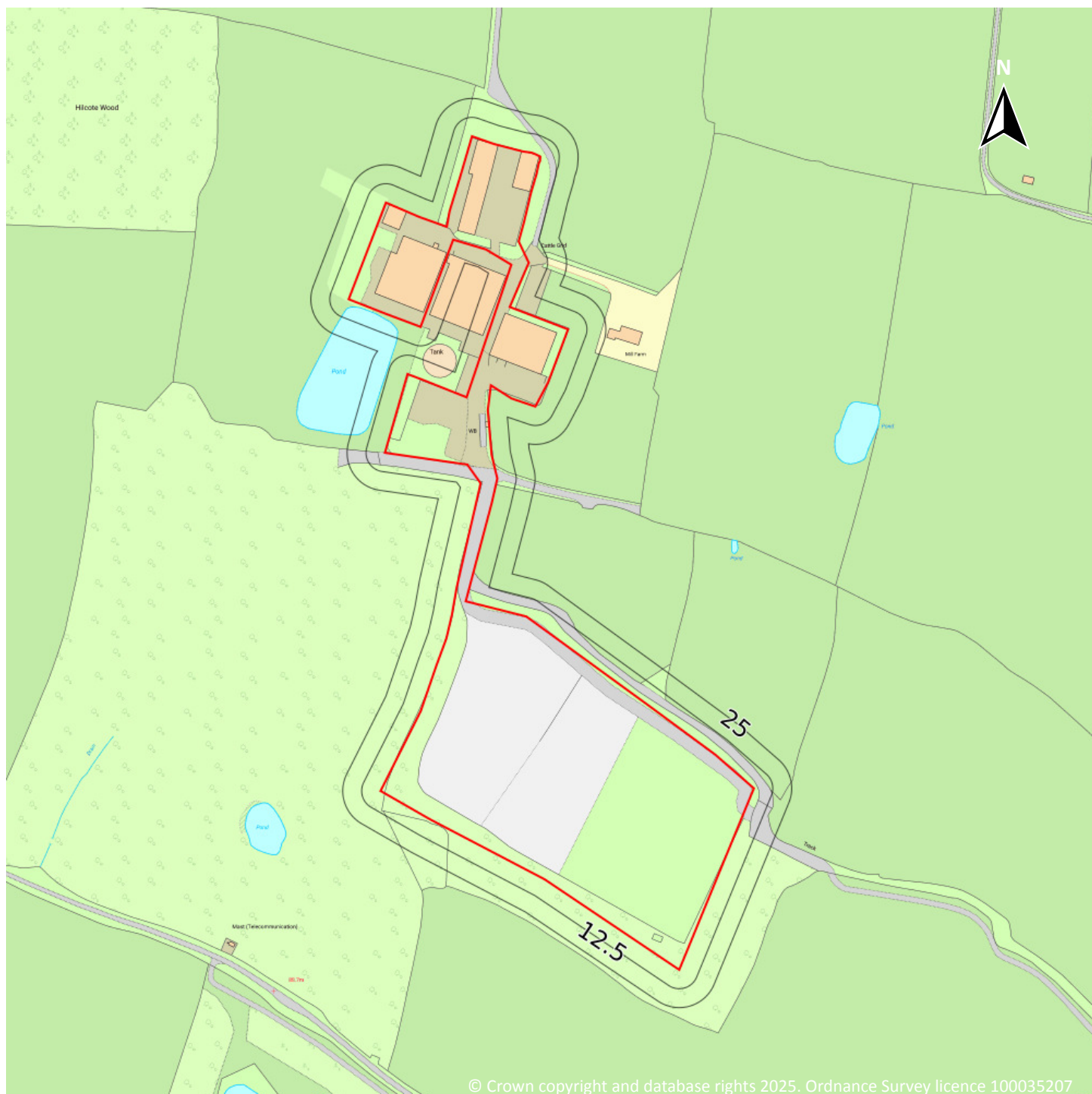


Capture Date: 27/06/2000

Site Area: 4.52ha



OS MasterMap site plan



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Site Area: 4.52ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

36

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 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 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Disused Pit	1991	856148



ID	Location	Land use	Dates present	Group ID
A	On site	Old Marl Pit	1925 - 1954	991626
B	On site	Unspecified Pit	1954	916496
B	On site	Unspecified Pit	1901 - 1925	938022
C	13m NW	Unspecified Pit	1991	954194
C	14m NW	Unspecified Pit	1901 - 1925	898478
C	14m NW	Unspecified Pit	1954	947384
C	14m NW	Unspecified Pit	1968	949157
2	74m W	Unspecified Pit	1925 - 1954	964503
D	91m E	Unspecified Pit	1954	898176
D	93m E	Unspecified Pit	1925	962847
D	94m E	Unspecified Pit	1901	911358
D	94m E	Unspecified Pit	1968 - 1991	875204
3	121m W	Unspecified Pit	1925 - 1954	929105
E	172m NW	Unspecified Pit	1901 - 1954	860499
E	181m NW	Unspecified Pit	1968	913850
F	212m SE	Unspecified Ground Workings	1901 - 1925	954985
F	214m SE	Unspecified Pit	1954	913219
F	217m SE	Unspecified Pit	1968 - 1991	971268
G	316m SE	Unspecified Pit	1901 - 1925	924196
G	317m SE	Unspecified Pit	1954	888432
G	319m SE	Unspecified Pit	1968 - 1991	890347
4	379m NW	Unspecified Ground Workings	1901	815476
5	386m E	Unspecified Pit	1925 - 1954	965105
6	414m E	Unspecified Pit	1991	964073
H	419m W	Unspecified Pit	1991	963460
H	419m W	Unspecified Pit	1901 - 1925	1009374
H	423m W	Unspecified Pit	1949 - 1988	963620
I	435m NE	Old Marl Pit	1925 - 1954	884408



ID	Location	Land use	Dates present	Group ID
I	443m NE	Unspecified Pit	1968	830191
7	451m E	Unspecified Pit	1968 - 1991	1003977
J	457m E	Unspecified Pit	1901 - 1925	908919
J	469m E	Unspecified Pit	1879	878622
K	475m SE	Unspecified Pit	1901 - 1925	927043
K	477m SE	Unspecified Pit	1954	879959
8	478m SE	Unspecified Heap	1879	843518

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

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'.

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

ID	Location	Land use	Dates present	Group ID
1	4m N	Unspecified Tank	1997	123908

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

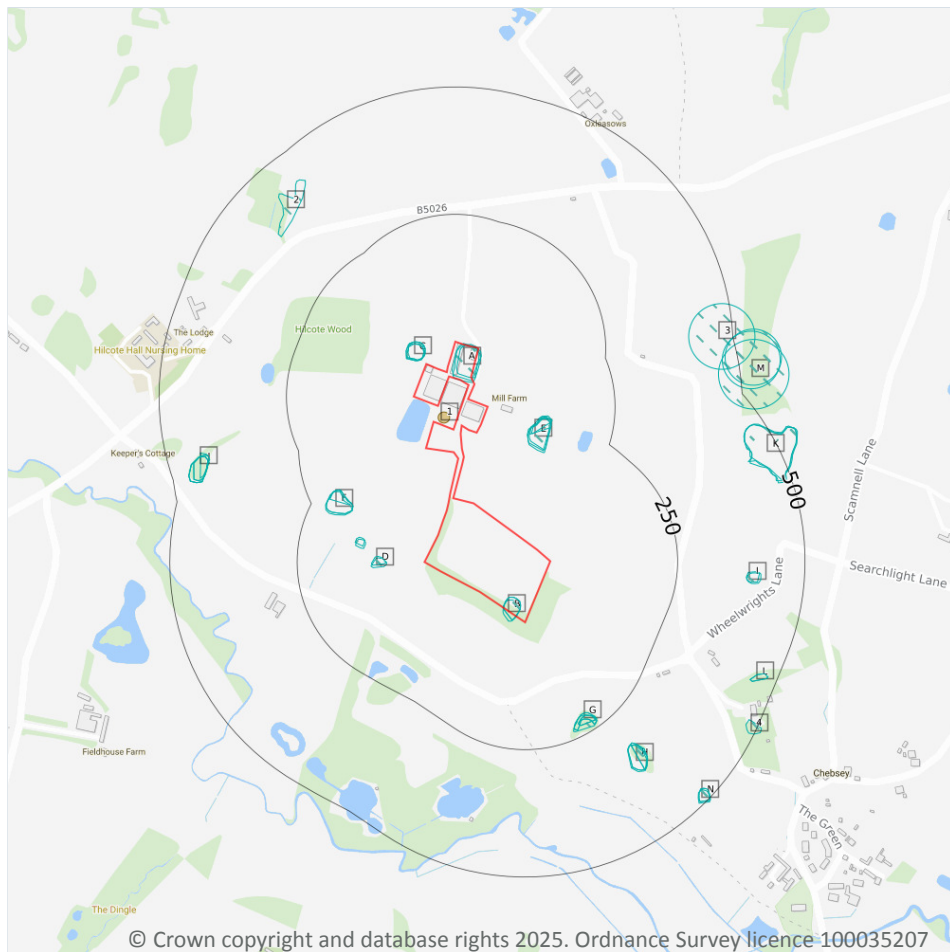
Records within 500m**0**

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
- Historical tanks

2.1 Historical industrial land uses

Records within 500m

56

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 19](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Old Marl Pit	1954	991626
A	On site	Old Marl Pit	1925	991626
A	On site	Unspecified Disused Pit	1991	856148



ID	Location	Land Use	Date	Group ID
B	On site	Unspecified Pit	1954	916496
B	On site	Unspecified Pit	1901	938022
B	On site	Unspecified Pit	1925	938022
C	13m NW	Unspecified Pit	1991	954194
C	14m NW	Unspecified Pit	1901	898478
C	14m NW	Unspecified Pit	1925	898478
C	14m NW	Unspecified Pit	1968	949157
C	14m NW	Unspecified Pit	1954	947384
D	74m W	Unspecified Pit	1925	964503
D	75m W	Unspecified Pit	1954	964503
E	91m E	Unspecified Pit	1954	898176
E	93m E	Unspecified Pit	1925	962847
E	94m E	Unspecified Pit	1901	911358
E	94m E	Unspecified Pit	1968	875204
E	98m E	Unspecified Pit	1991	875204
D	121m W	Unspecified Pit	1925	929105
D	124m W	Unspecified Pit	1954	929105
F	172m NW	Unspecified Pit	1901	860499
F	172m NW	Unspecified Pit	1925	860499
F	174m NW	Unspecified Pit	1954	860499
F	181m NW	Unspecified Pit	1968	913850
G	212m SE	Unspecified Ground Workings	1901	954985
G	212m SE	Unspecified Ground Workings	1925	954985
G	214m SE	Unspecified Pit	1954	913219
G	217m SE	Unspecified Pit	1968	971268
G	217m SE	Unspecified Pit	1991	971268
H	316m SE	Unspecified Pit	1901	924196
H	316m SE	Unspecified Pit	1925	924196



ID	Location	Land Use	Date	Group ID
H	317m SE	Unspecified Pit	1954	888432
H	319m SE	Unspecified Pit	1968	890347
H	319m SE	Unspecified Pit	1991	890347
2	379m NW	Unspecified Ground Workings	1901	815476
I	386m E	Unspecified Pit	1954	965105
I	388m E	Unspecified Pit	1925	965105
3	414m E	Unspecified Pit	1991	964073
J	419m W	Unspecified Pit	1991	963460
J	419m W	Unspecified Pit	1901	1009374
J	419m W	Unspecified Pit	1925	1009374
J	423m W	Unspecified Pit	1949	963620
J	423m W	Unspecified Pit	1967	963620
J	423m W	Unspecified Pit	1988	963620
K	435m NE	Old Marl Pit	1954	884408
K	437m NE	Old Marl Pit	1925	884408
K	443m NE	Unspecified Pit	1968	830191
L	451m E	Unspecified Pit	1968	1003977
L	451m E	Unspecified Pit	1991	1003977
M	457m E	Unspecified Pit	1925	908919
M	469m E	Unspecified Pit	1879	878622
M	475m E	Unspecified Pit	1901	908919
N	475m SE	Unspecified Pit	1901	927043
N	475m SE	Unspecified Pit	1925	927043
N	477m SE	Unspecified Pit	1954	879959
4	478m SE	Unspecified Heap	1879	843518

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

1

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'.

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
1	4m N	Unspecified Tank	1997	123908

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

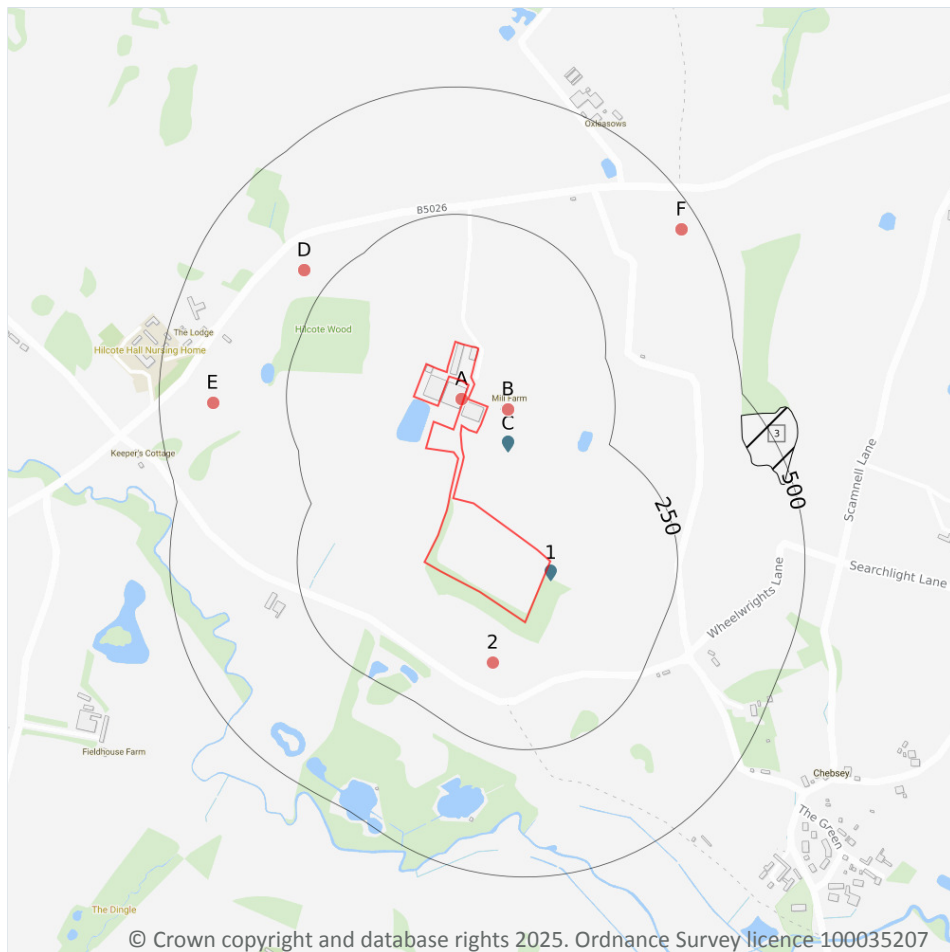
0

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)
- Historical landfill (EA/NRW)
- Licensed waste sites
- 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

1

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.

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Details		
3	441m NE	Site Address: Smallwood Pit, Scamnell Lane, Chebsey, Stone, Staffordshire Licence Holder Address: 4 Chapel Street, Stafford	Waste Licence: Yes Site Reference: 4/F/80/0192, Z23, 9999/8992 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 25/02/1980 Licence Surrender: 12/10/1993	Operator: - Licence Holder: Staffordshire County Council First Recorded 01/09/1981 Last Recorded: 30/06/1987

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

3

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

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Details		
1	10m E	Site Name: Mr R Ainsworth Site Address: Mill Farm, Stone Road, Chebsey, Stafford, Staffordshire, ST21 6JU Correspondence Address: -	Type of Site: Composting Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 656876 EPR reference: EA/EPR/RP3692FM Operator: Robert Ainsworth Waste Management licence No: 40264 Annual Tonnage: 24999	Issue Date: 10/08/2005 Effective Date: 10/08/2005 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Superseded
C	64m SE	Site Name: Mill Farm Site Address: Mill Farm, Stone Road, Chebsey, Stafford, Staffordshire, ST21 6JU Correspondence Address: Mill Farm, Stone Road, Chebsey, Stafford, Staffs, ST21 6JU	Type of Site: Composting Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AIN001 EPR reference: - Operator: Mr Robert Ainsworth & Mrs Anne Ainsworth Waste Management licence No: 100313 Annual Tonnage: 0	Issue Date: 7/16/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	64m SE	Site Name: Mill Farm EPR/PP3432DN Site Address: Mill Farm, Stone Road, Chebsey, Stafford, Staffordshire, ST21 6JU Correspondence Address: -	Type of Site: Composting Facility Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 647472 EPR reference: EA/EPR/XP3198EF Operator: Ainsworth; Ainsworth Waste Management licence No: 100313 Annual Tonnage: 74999	Issue Date: 11/09/2017 Effective Date: 11/09/2017 Modified: 16/12/2022 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m

59

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 23](#) >



ID	Location	Site	Reference	Category	Sub-Category	Description
A	4m W	Mill Farm Stafford Staffordshire St21 6ju	EPR/ZH0878R R/A001	Disposing of waste exemption	Both agricultural and non- agricultural waste	Burning waste in the open
A	4m W	Mill Farm Stafford Staffordshire St21 6ju	EPR/ZH0878R R/A001	Treating waste exemption	Both agricultural and non- agricultural waste	Screening and blending of waste
A	4m W	Mill Farm Stafford Staffordshire St21 6ju	EPR/ZH0878R R/A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading waste on agricultural land to confer benefit
A	4m W	Mill Farm Stafford Staffordshire St21 6ju	EPR/ZH0878R R/A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of mulch
A	4m W	Mill Farm Stafford Staffordshire St21 6ju	EPR/ZH0878R R/A001	Disposing of waste exemption	Both agricultural and non- agricultural waste	Deposit of waste from dredging of inland waters
A	4m W	Mill Farm Stafford Staffordshire St21 6ju	EPR/ZH0878R R/A001	Treating waste exemption	Both agricultural and non- agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
A	4m W	Mill Farm Stafford Staffordshire St21 6ju	EPR/ZH0878R R/A001	Treating waste exemption	Both agricultural and non- agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	4m W	Mill Farm Stafford Staffordshire St21 6ju	EPR/ZH0878R R/A001	Using waste exemption	Both agricultural and non- agricultural waste	Burning of waste as a fuel in a small appliance
A	4m W	Mill Farm Stafford Staffordshire St21 6ju	EPR/ZH0878R R/A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste for a specified purpose



ID	Location	Site	Reference	Category	Sub-Category	Description
A	4m W	Mill Farm, Stone Road, Chebsey, Stafford, St21 6nx	WEX027974	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	4m W	Mill Farm, Stone Road, Chebsey, Stafford, St21 6nx	WEX027974	Using waste exemption	On a farm	Use of mulch
A	4m W	Mill Farm, Stone Road, Chebsey, Stafford, St21 6nx	WEX027974	Disposing of waste exemption	On a farm	Burning waste in the open
A	4m W	Mill Farm, Stone Road, Chebsey, Stafford, St21 6nx	WEX027974	Treating waste exemption	On a farm	Screening and blending of waste
A	4m W	Mill Farm, Stone Road, Chebsey, Stafford, St21 6nx	WEX027974	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	4m W	Mill Farm, Stone Road, Chebsey, Stafford, St21 6nx	WEX027974	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
A	4m W	Mill Farm, Stone Road, Chebsey, Stafford, St21 6nx	WEX027974	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	4m W	Mill Farm, Stone Road, Chebsey, Stafford, St21 6nx	WEX027974	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	4m W	Mill Farm, Stone Road, Chebsey, Stafford, St21 6nx	WEX027974	Using waste exemption	On a farm	Use of waste for a specified purpose
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Using waste exemption	On a farm	Use of mulch
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Treating waste exemption	On a farm	Screening and blending of waste
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Treating waste exemption	On a farm	Sorting mixed waste
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Disposing of waste exemption	On a farm	Burning waste in the open
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit



ID	Location	Site	Reference	Category	Sub-Category	Description
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Using waste exemption	On a farm	Incorporation of ash into soil
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Storing waste exemption	On a farm	Storage of waste in secure containers
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Using waste exemption	On a farm	Use of waste in construction
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Using waste exemption	On a farm	Use of waste for a specified purpose
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX190797	Storing waste exemption	On a farm	Storage of waste in a secure place
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Treating waste exemption	On a farm	Screening and blending of waste
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Using waste exemption	On a farm	Use of mulch
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Disposing of waste exemption	On a farm	Burning waste in the open
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Treating waste exemption	On a farm	Sorting mixed waste
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Using waste exemption	On a farm	Spreading of plant matter to confer benefit



ID	Location	Site	Reference	Category	Sub-Category	Description
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Storing waste exemption	On a farm	Storage of waste in a secure place
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Storing waste exemption	On a farm	Storage of waste in secure containers
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Using waste exemption	On a farm	Incorporation of ash into soil
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Using waste exemption	On a farm	Spreading waste on non- agricultural land to confer benefit
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Using waste exemption	On a farm	Use of waste for a specified purpose
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	40m E	Mill Farm, Chebsey, Stafford, St21 6nx	WEX324173	Using waste exemption	On a farm	Use of waste in construction
2	102m SW	-	WEX291271	Storing waste exemption	On a farm	Storage of sludge
D	302m NW	-	WEX334175	Storing waste exemption	On a farm	Storage of sludge
D	302m NW	-	WEX415128	Storing waste exemption	On a farm	Storage of sludge
D	302m NW	-	WEX436364	Storing waste exemption	On a farm	Storage of sludge
E	396m W	-	WEX332239	Storing waste exemption	On a farm	Storage of sludge
E	396m W	-	WEX249470	Storing waste exemption	On a farm	Storage of sludge



ID	Location	Site	Reference	Category	Sub-Category	Description
F	461m NE	-	WEX281010	Storing waste exemption	On a farm	Storage of sludge
F	461m NE	-	WEX236521	Storing waste exemption	On a farm	Storage of sludge
F	461m NE	-	WEX139815	Storing waste exemption	On a farm	Storage of sludge

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
- Gas pipelines
- Part A(1) industrial activities
- Pollution Incidents (EA/NRW)
- Pollution inventory waste transfers

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Company	Address	Activity	Category
2	40m E	Mill Farm Recycling	Mill Farm, Stone Road, Eccleshall, Stafford, Staffordshire, ST21 6NX	Recycling, Reclamation and Disposal	Recycling Services
3	134m SW	Mast (Telecommunication)	Staffordshire, ST21	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

1

High pressure underground gas transmission pipelines.

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Pipe Name	Details	
4	179m NE	AUDLEY TO ALREWAS	Pipe Number: - Pipeline Safety Regulations Number: - Ownership: National Grid Maximum Operating Pressure (Bar): -	Pipeline Diameter (mm): 1050 Wall Thickness (mm): - Year of commission: Not specified Abandonment Status: Not abandoned

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**3**

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

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Details	
A	64m SE	Operator: AINSWORTH; AINSWORTH Installation Name: Mill Farm EPR/PP3432DN Process: RECOVERY OR A MIX OF RECOVERY AND DISPOSAL OF > 75 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT Permit Number: XP3198EF Original Permit Number: PP3432DN	EPR Reference: EPR/XP3198EF Issue Date: 11/09/2017 Effective Date: 11/09/2017 Last date noted as effective: 28/04/2025 Status: Effective
A	64m SE	Operator: Ainsworth; Ainsworth Installation Name: Mill Farm EPR/PP3432DN Process: RECOVERY OR A MIX OF RECOVERY AND DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT Permit Number: GP3206LN Original Permit Number: PP3432DN	EPR Reference: - Issue Date: - Effective Date: - Last date noted as effective: 21/03/2023 Status: Determination
A	64m SE	Operator: Ainsworth; Ainsworth Installation Name: Mill Farm EPR/PP3432DN Process: RECOVERY OR A MIX OF RECOVERY AND DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT Permit Number: PP3432DN Original Permit Number: PP3432DN	EPR Reference: - Issue Date: 11/09/2017 Effective Date: 11/09/2017 Last date noted as effective: 21/03/2023 Status: Effective

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
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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
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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

2

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

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Details	
1	30m NE	Incident Date: 27/09/2001 Incident Identification: 33267 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
5	211m E	Incident Date: 13/11/2001 Incident Identification: 42544 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

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

1

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.

Features are displayed on the Current industrial land use map on [page 31](#) >



ID: A, Location: 64m SE, Permit: XP3198EF
Operator: Ainsworth; Ainsworth
Activity: RECOVERY OR A MIX OF RECOVERY AND DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT
Address: Mill Farm Stone Road Chebsey Staffordshire ST21 6JU
Sector: Biowaste Treatment, Sub-sector: Biowaste Treatment
Releases:

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R1	Use principally as a fuel or other means to generate energy	54	Absolute Value	20 01 39	plastics	No

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

4.21 Pollution inventory radioactive waste

Records within 500m

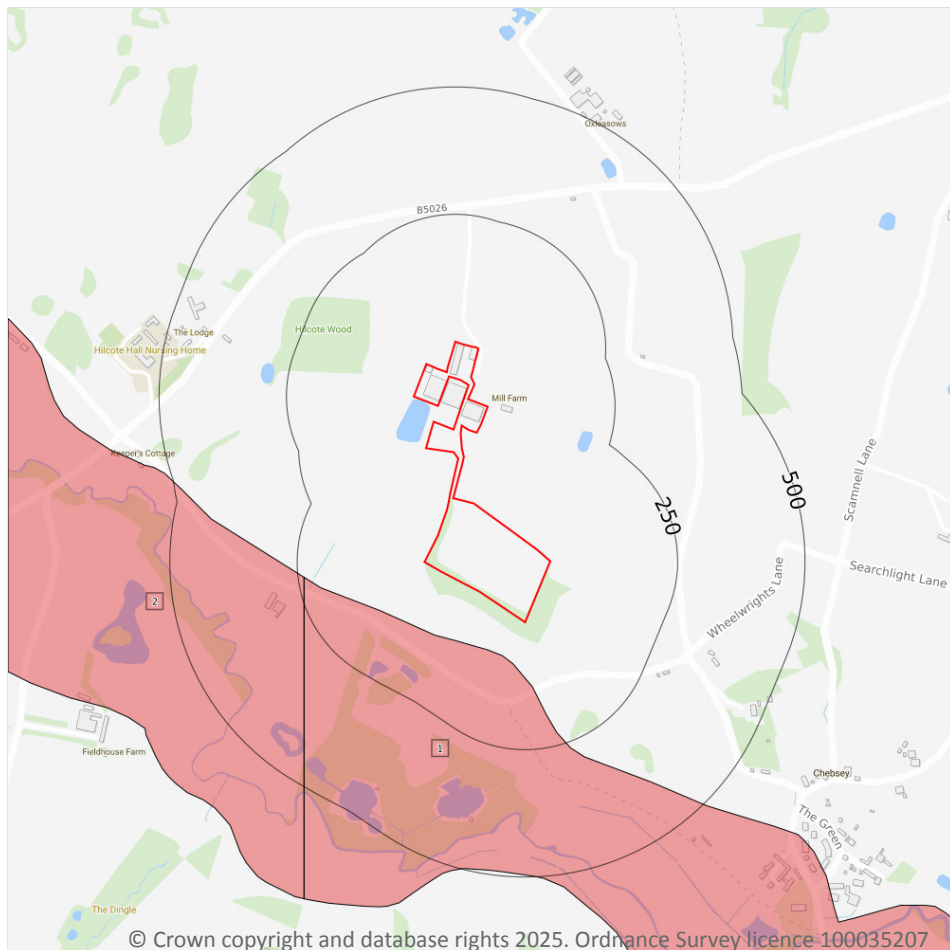
0

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 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 38](#) >

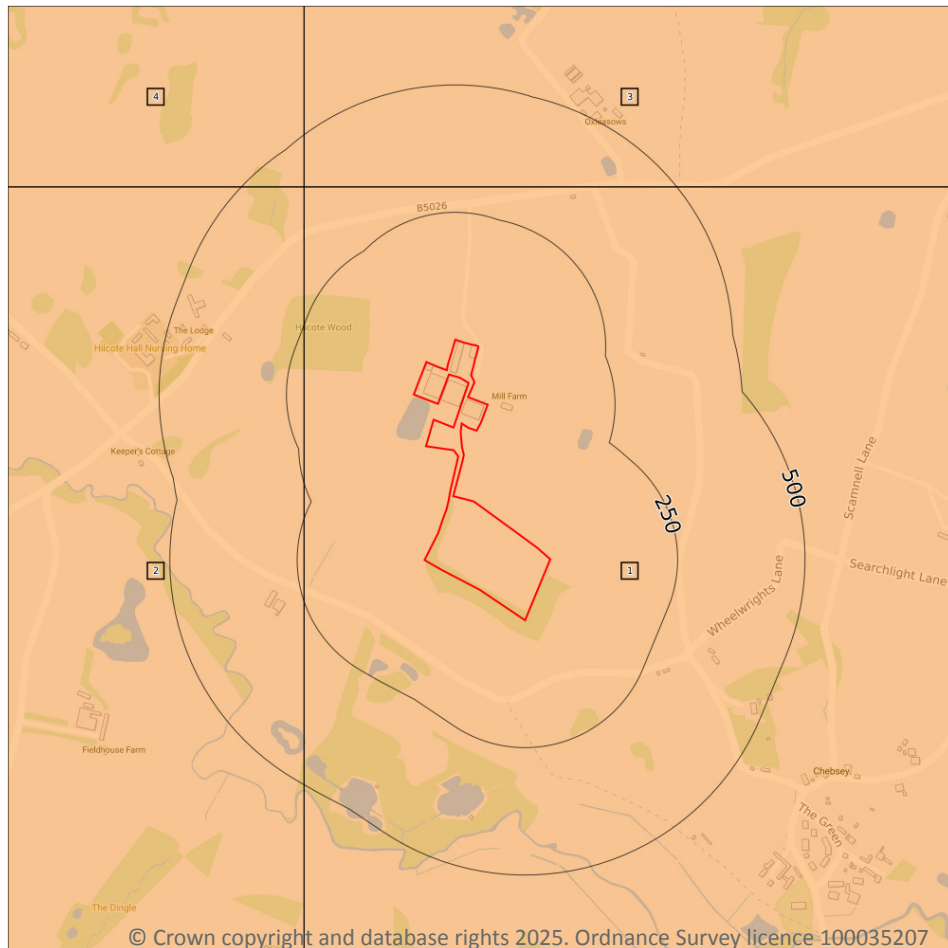
ID	Location	Designation	Description
1	79m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	238m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 40](#) >

ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	215m W	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

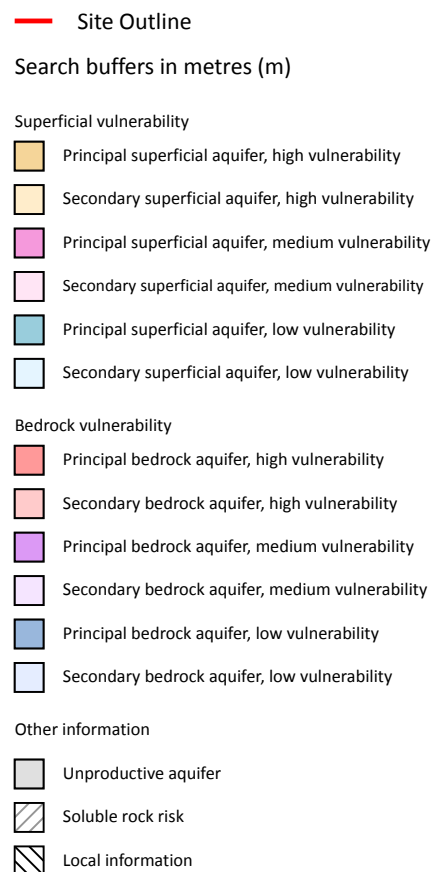
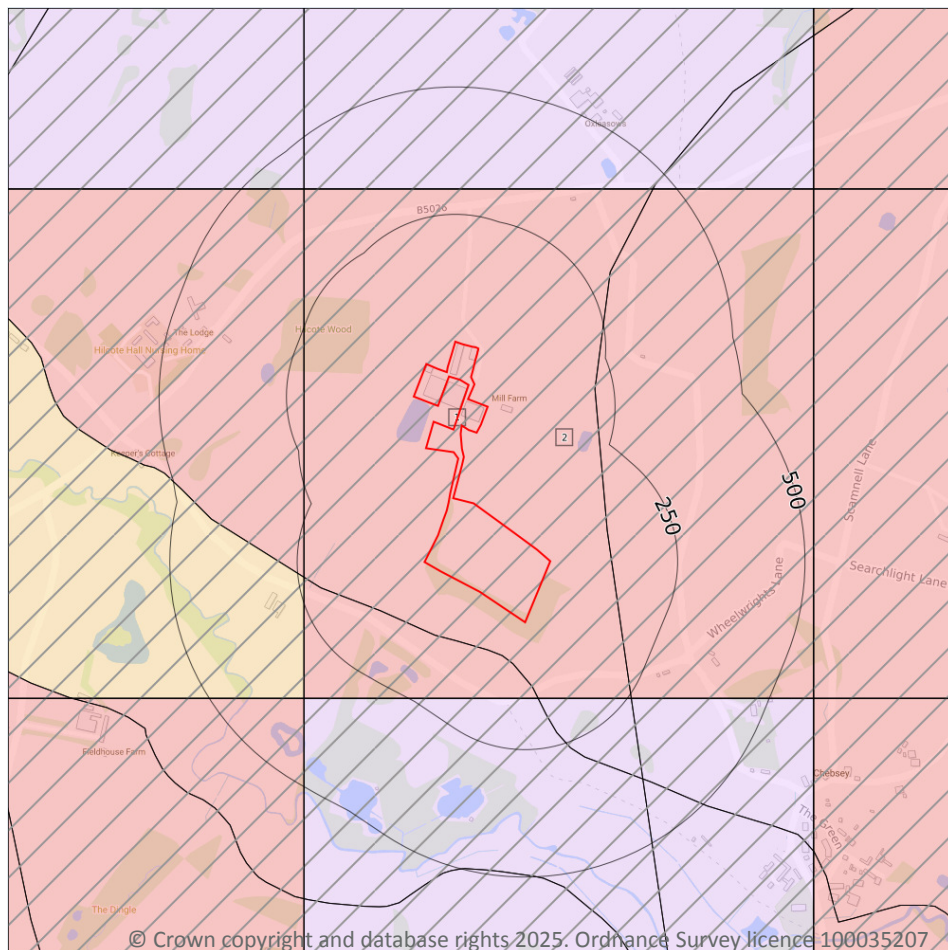


ID	Location	Designation	Description
3	300m N	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	419m NW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

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



Groundwater vulnerability



5.3 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 42](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	1
------------------------	----------

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.	100.0%

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

5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

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

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

Abstractions and Source Protection Zones



- 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)

5.6 Groundwater abstractions

Records within 2000m

4

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 44](#) >



ID	Location	Details	
-	1264m N	Status: Historical Licence No: 03/28/02/0099/G Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: LOWER HEAMIES,ECCLESHALL - WELL Data Type: Point Name: FARRALL Easting: 385700 Northing: 330900	Annual Volume (m ³): 4582 Max Daily Volume (m ³): 34.5 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1264m N	Status: Historical Licence No: 03/28/02/0099/G Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: LOWER HEAMIES,ECCLESHALL - WELL Data Type: Point Name: FARRALL Easting: 385700 Northing: 330900	Annual Volume (m ³): 4582 Max Daily Volume (m ³): 34.5 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1334m S	Status: Historical Licence No: 03/28/02/0033 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: WALTON FARM Data Type: Point Name: DEANE Easting: 385900 Northing: 327900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/10/1965 Expiry Date: - Issue No: 100 Version Start Date: 29/09/1972 Version End Date: -
-	1904m N	Status: Active Licence No: 03/28/02/0153 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: Groundwater Midlands Region Point: BADEN HALL FARM,ECCLESHALL - LAGOON Data Type: Point Name: R T GOUCHER & SON Easting: 385170 Northing: 331600	Annual Volume (m ³): 46000 Max Daily Volume (m ³): 2280 Original Application No: A/28/2/37 Original Start Date: 30/09/1998 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2006 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

11

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 44 >](#)

ID	Location	Details	
A	607m SW	Status: Historical Licence No: 03/28/02/0121 Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: ACTON HILL - RIVER SOW (SUMMER) Data Type: Line Name: HOLT Easting: 384260 Northing: 329710	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/10/1976 Expiry Date: - Issue No: 102 Version Start Date: 01/12/2003 Version End Date: -
A	607m SW	Status: Historical Licence No: 03/28/02/0121 Details: Spray Irrigation - Storage Direct Source: Surface Water Midlands Region Point: ACTON HILL - RIVER SOW (SUMMER) Data Type: Line Name: HOLT Easting: 384260 Northing: 329710	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/10/1976 Expiry Date: - Issue No: 102 Version Start Date: 01/12/2003 Version End Date: -
-	909m W	Status: Active Licence No: 03/28/02/0132 Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: HILCOTE FARM - RIVER SOW Data Type: Line Name: JM & SJ Edwards Easting: 383970 Northing: 329670	Annual Volume (m ³): 20457 Max Daily Volume (m ³): 984 Original Application No: NPS/WR/005720 Original Start Date: 01/10/1985 Expiry Date: - Issue No: 101 Version Start Date: 21/12/2010 Version End Date: -
-	1071m N	Status: Active Licence No: 03/28/02/0131 Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: HILCOTE FARM - MEECE BROOK Data Type: Line Name: JM & SJ Edwards Easting: 385580 Northing: 330900	Annual Volume (m ³): 20457 Max Daily Volume (m ³): 984 Original Application No: NPS/WR/5722 Original Start Date: 01/10/1985 Expiry Date: - Issue No: 101 Version Start Date: 21/12/2010 Version End Date: -
-	1238m N	Status: Historical Licence No: 03/28/02/0099/S Details: General Farming & Domestic Direct Source: Surface Water Midlands Region Point: LOWER HEAMIES,ECCLESHALL - MEECE BROOK Data Type: Line Name: FARRALL Easting: 385600 Northing: 330900	Annual Volume (m ³): 4582 Max Daily Volume (m ³): 34.5 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -

ID	Location	Details	
-	1238m N	Status: Historical Licence No: 03/28/02/0099/S Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: LOWER HEAMIES,ECCLESHALL - MEECE BROOK Data Type: Line Name: FARRALL Easting: 385600 Northing: 330900	Annual Volume (m ³): 4582 Max Daily Volume (m ³): 34.5 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1358m N	Status: Active Licence No: 03/28/02/0152 Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: BADEN HALL FARM,ECCLESHALL - POOL ON TRIB OF MEESE BROOK Data Type: Line Name: R T GOUCHER & SON Easting: 384400 Northing: 331180	Annual Volume (m ³): 46000 Max Daily Volume (m ³): 2280 Original Application No: A/28/2/36 Original Start Date: 30/09/1998 Expiry Date: - Issue No: 100 Version Start Date: 30/09/1998 Version End Date: -
-	1849m NE	Status: Historical Licence No: 03/28/02/0157 Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: MEECE BROOK AT IZAAK WALTON GOLF CLUB Data Type: Point Name: IZAAK WALTON GOLF CLUB LTD Easting: 386950 Northing: 330600	Annual Volume (m ³): 4545 Max Daily Volume (m ³): 36 Original Application No: - Original Start Date: 03/04/2003 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	1888m NE	Status: Historical Licence No: 03/28/02/0157 Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: MEECE BROOK AT IZAAK WALTON GOLF CLUB Data Type: Point Name: IZAAK WALTON GOLF CLUB LTD Easting: 386981 Northing: 330624	Annual Volume (m ³): 4545 Max Daily Volume (m ³): 36 Original Application No: - Original Start Date: 03/04/2003 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/04/2009 Version End Date: -
-	1888m NE	Status: Historical Licence No: 03/28/02/0157/R01 Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: MEECE BROOK AT IZAAK WALTON GOLF CLUB Data Type: Point Name: IZAAK WALTON GOLF CLUB LTD Easting: 386981 Northing: 330624	Annual Volume (m ³): 4545 Max Daily Volume (m ³): 36 Original Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date: -



ID	Location	Details	
-	1902m N	Status: Active Licence No: 03/28/02/0103 Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: BADEN HALL FARM - MEECE BROOK Data Type: Point Name: R T GOUCHER & SON Easting: 385200 Northing: 331600	Annual Volume (m ³): 64000 Max Daily Volume (m ³): 1022 Original Application No: - Original Start Date: 15/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/11/1991 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	0
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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.

5.10 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.

6 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

6.1 Water Network (OS MasterMap)

Records within 250m

3

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

Features are displayed on the Hydrology map on [page 49](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	180m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
A	219m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	221m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	6
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Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 49 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	2
------------------------	----------

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 49 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Sow - Brockton Bk to Doxey Bk	GB104028047220	Sow Rivers and Lakes	Trent Valley Staffordshire
2	On site	River	Meece Brook from Chatcull Brook to R Sow	GB104028053010	Sow Rivers and Lakes	Trent Valley Staffordshire

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

6.4 WFD Surface water bodies

Records identified

2

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 49 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
13	381m S	River	Sow - Brockton Bk to Doxey Bk	GB104028047220 ↗	Moderate	Fail	Moderate	2019
-	999m NE	River	Meece Brook from Chatcull Brook to R Sow	GB104028053010 ↗	Poor	Fail	Poor	2019

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

6.5 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 49 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	On site	Staffordshire Trent Valley - Merica Mudstone West	GB40402G300400 ↗	Good	Good	Good	2019

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



7 River and coastal flooding

7.1 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.

7.2 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.

7.3 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.



7.4 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.

7.5 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

7.6 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.

7.7 Flood Zone 3

Records within 50m

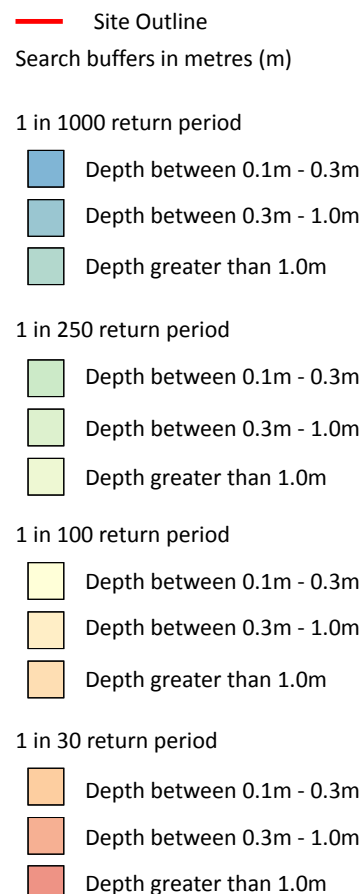
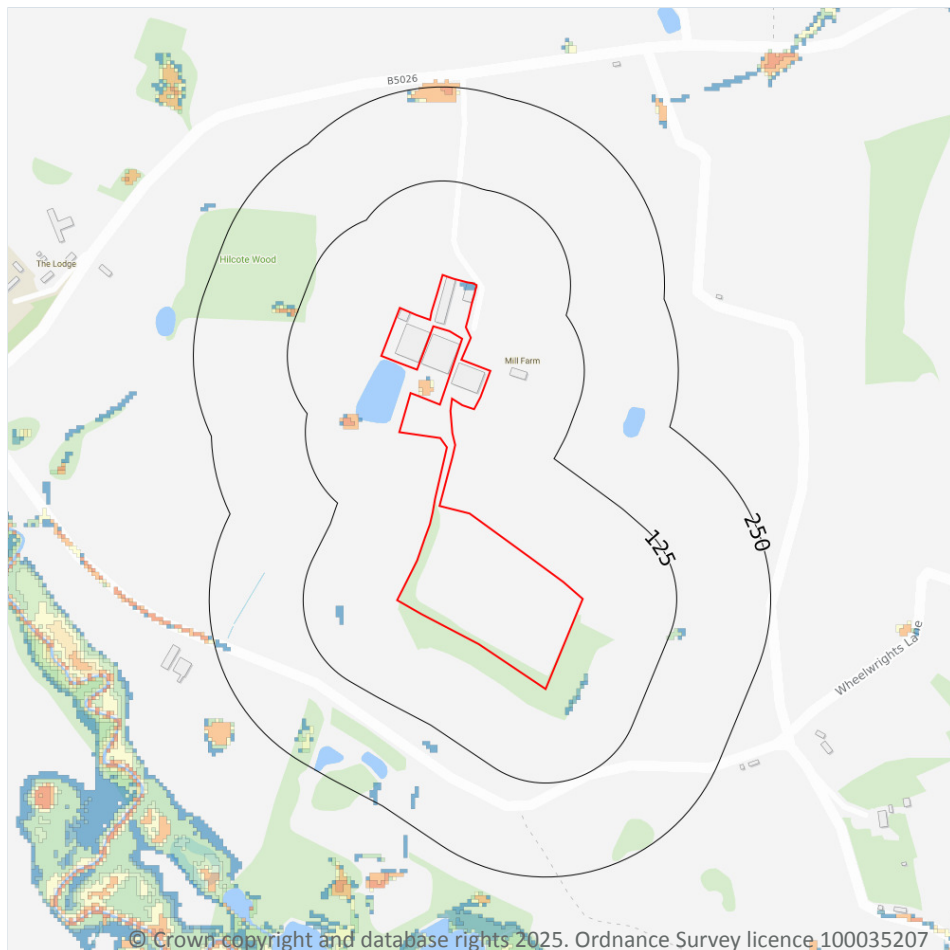
0

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.



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 1000 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 55 >](#)

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.

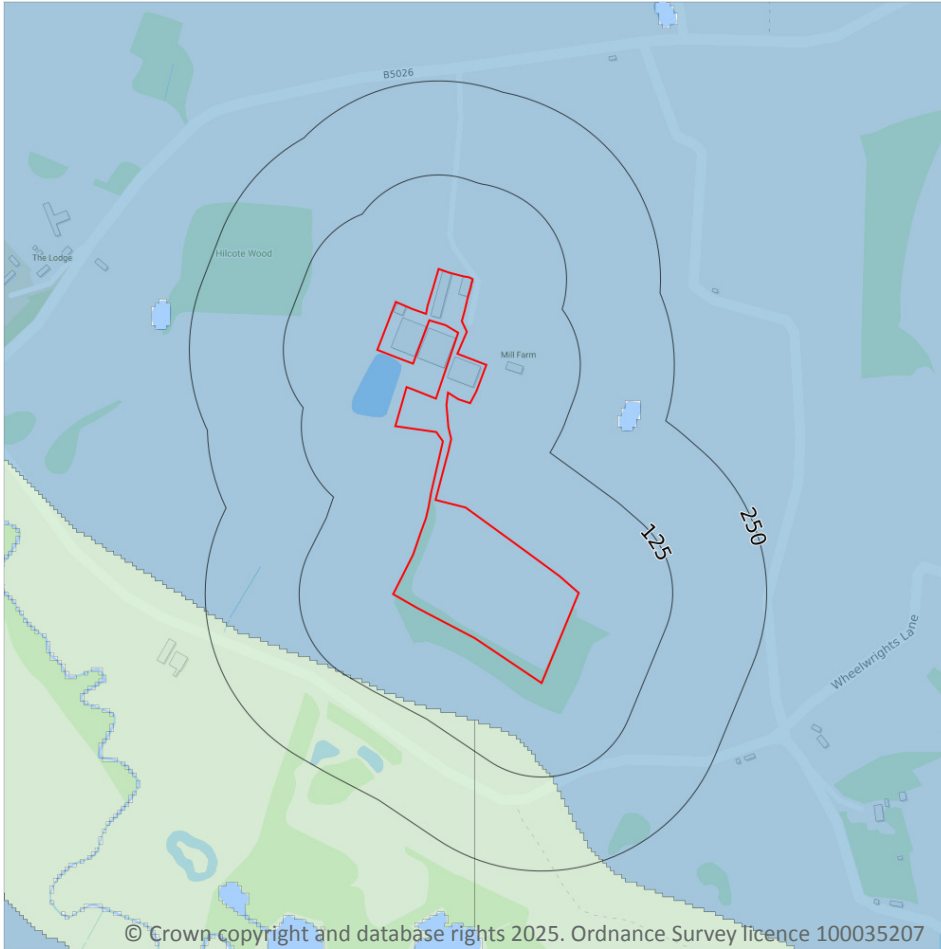
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 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 57](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 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.

10.2 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.

10.3 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.

10.4 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.

10.5 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.

10.6 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.

10.7 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 58 >](#)

ID	Location	Name	Woodland Type
1	736m SW	The Dingle	Ancient & Semi-Natural Woodland
2	947m E	Drumble Wood	Ancient & Semi-Natural Woodland

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

10.8 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.

10.9 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.



10.10 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.

10.11 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.

10.12 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.

10.13 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.

10.14 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.



10.15 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.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

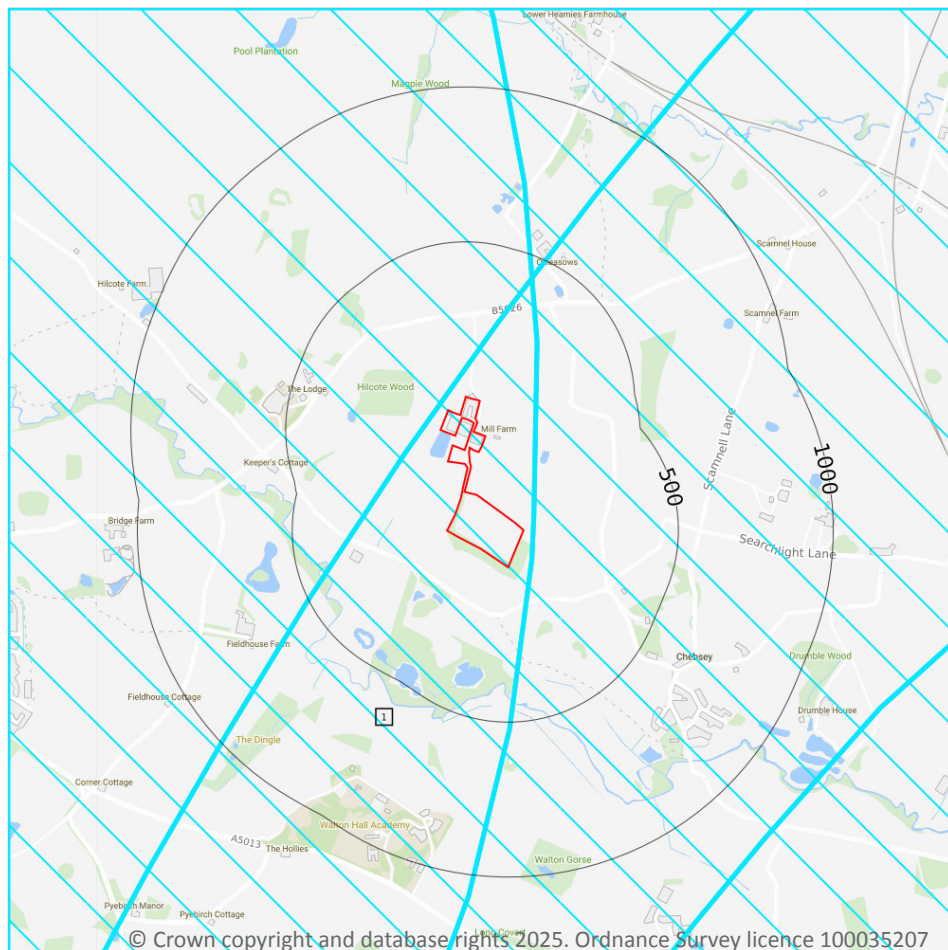
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
1123m W	River Trent (source to confluence with Derwent)	Surface Water	308	Existing

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

10.17 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 63](#) >

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t).</p> <p>Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.</p> <p>Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.</p>

This data is sourced from Natural England.

10.18 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.

11 Visual and cultural designations

11.1 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.

11.2 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.

11.3 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.

11.4 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.

11.5 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.

11.6 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.

11.7 Registered Parks and Gardens

Records within 250m

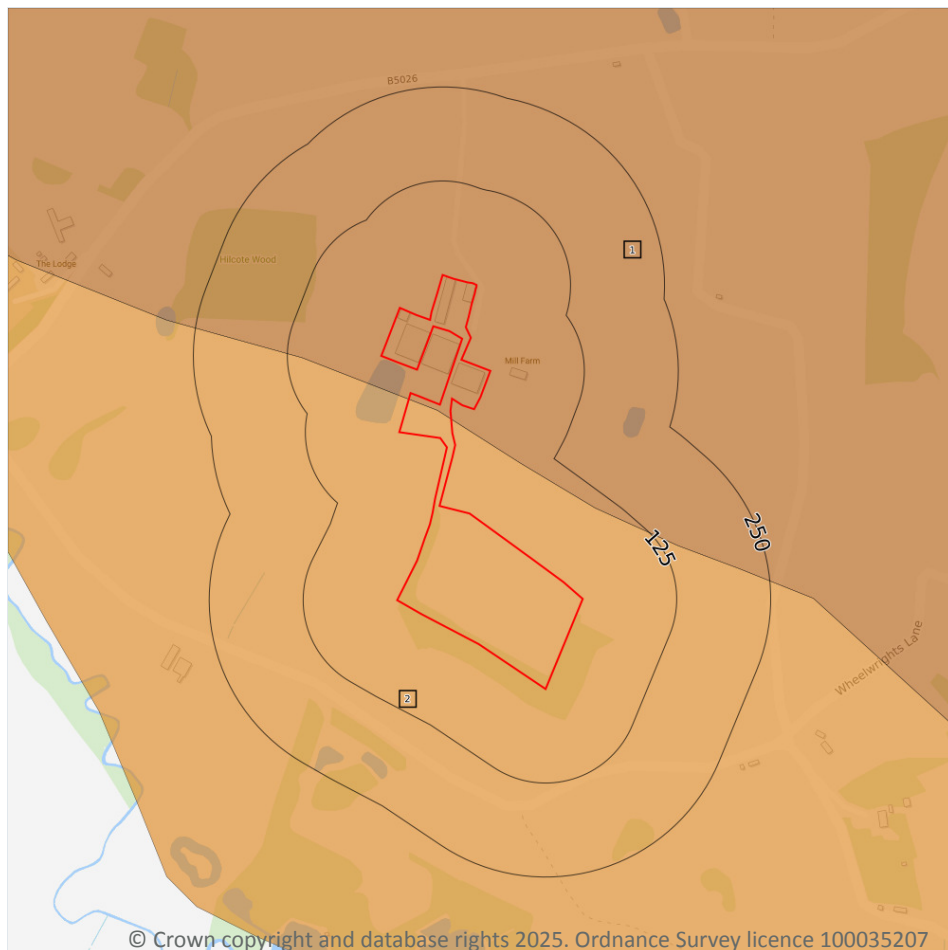
0

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.



12 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

12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 67](#) >

ID	Location	Classification	Description
1	On site	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
2	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.

12.2 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.

12.3 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.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

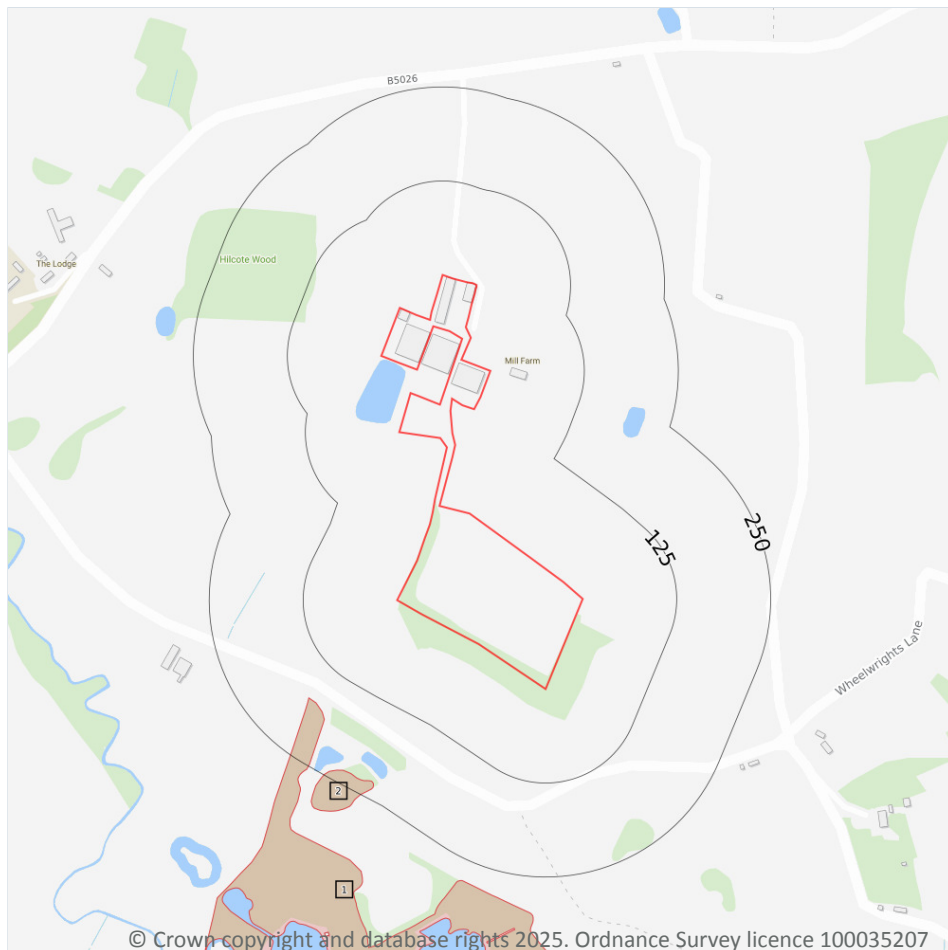
0

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.

This data is sourced from Natural England.



13 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

13.1 Priority Habitat Inventory

Records within 250m

2

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 70](#) >

ID	Location	Main Habitat	Other habitats
1	174m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	228m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 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.

13.3 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.

13.4 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.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)**
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 76](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW139_stafford_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

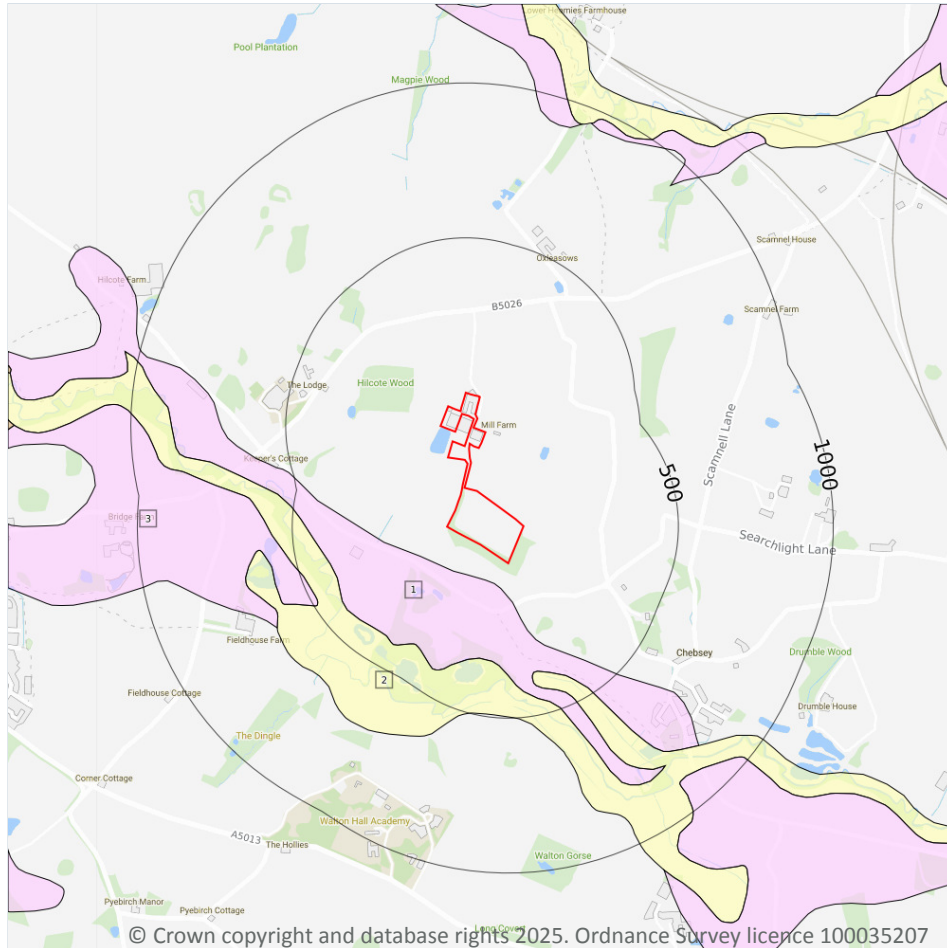
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

3

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 78](#) >

ID	Location	LEX Code	Description	Rock description
1	79m SW	GFSDDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
2	320m S	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	481m SW	GFSDDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

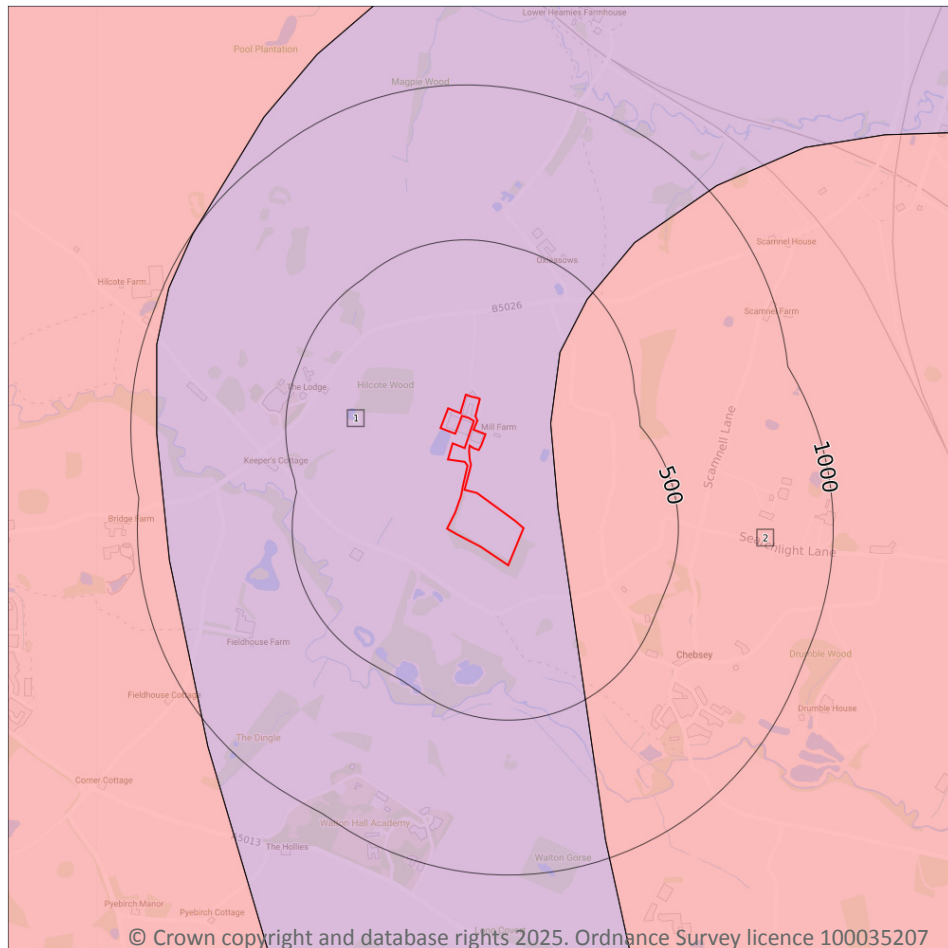
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 80 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	STHF-HAMD	STAFFORD HALITE MEMBER - HALITE-STONE AND MUDSTONE	CARNIAN
2	119m E	MMG-MDHA	MERCIA MUDSTONE GROUP - MUDSTONE AND HALITE-STONE	-

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m**1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m**0**

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

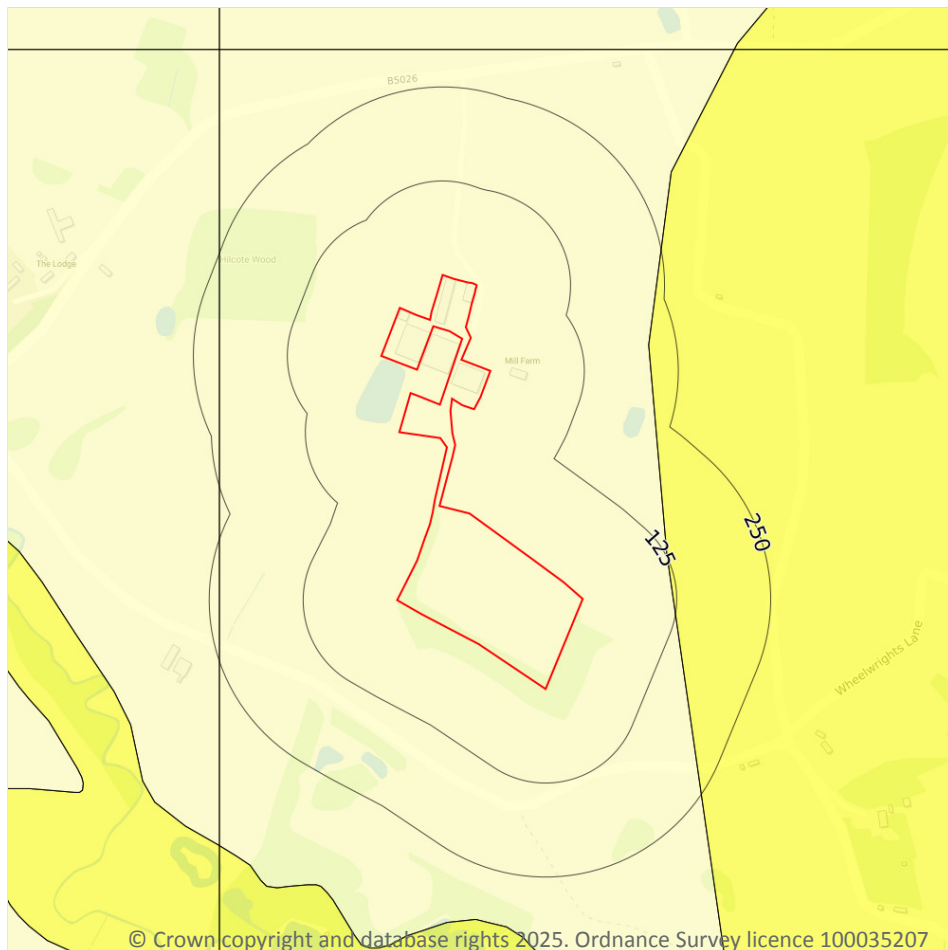
0

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

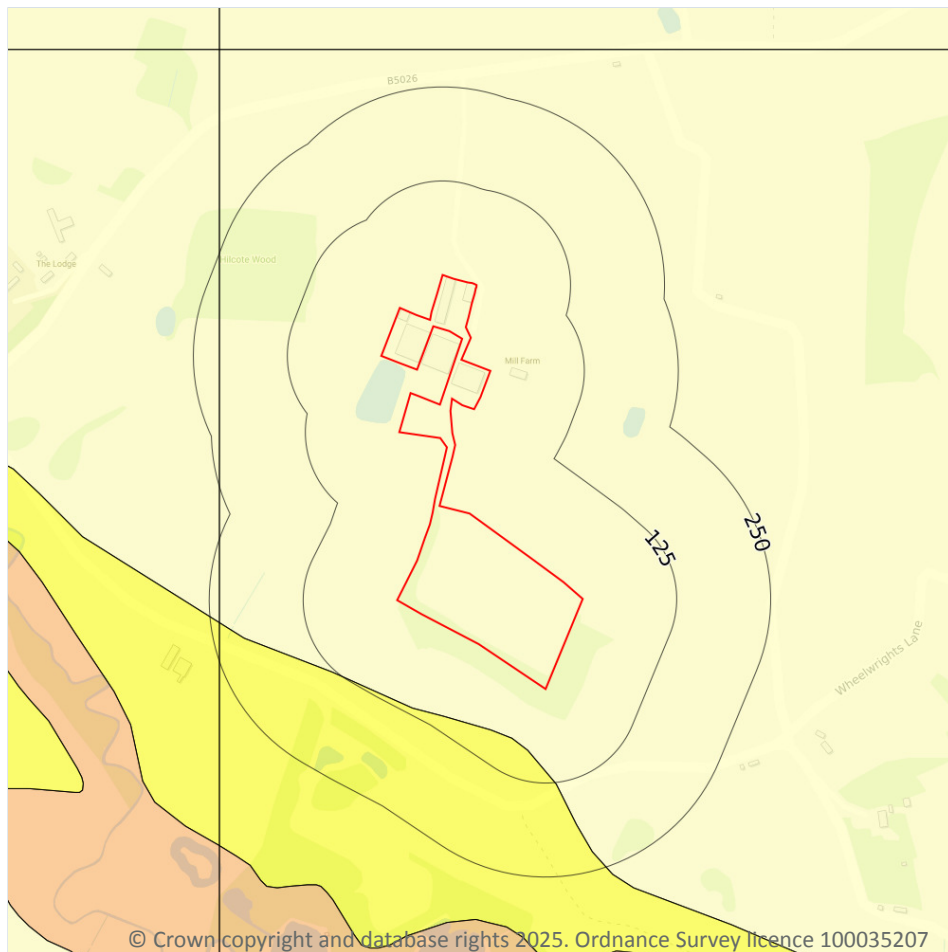
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 83](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

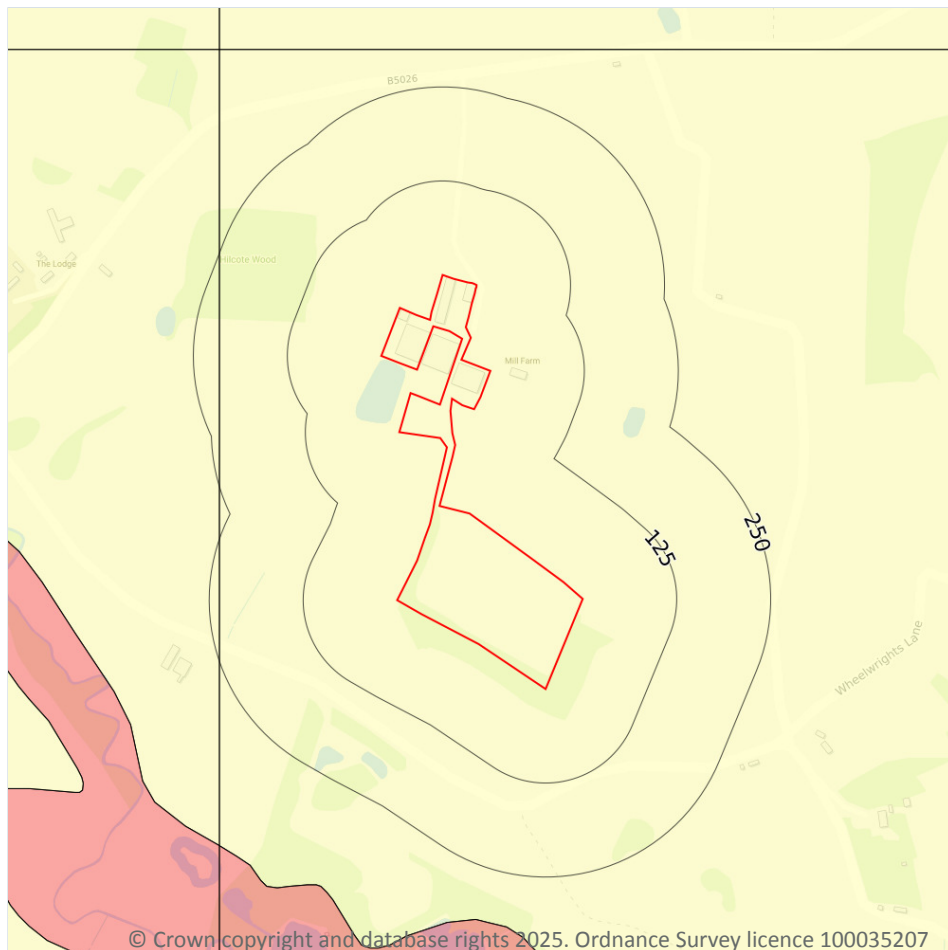
Features are displayed on the Natural ground subsidence - Running sands map on [page 84 >](#)

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

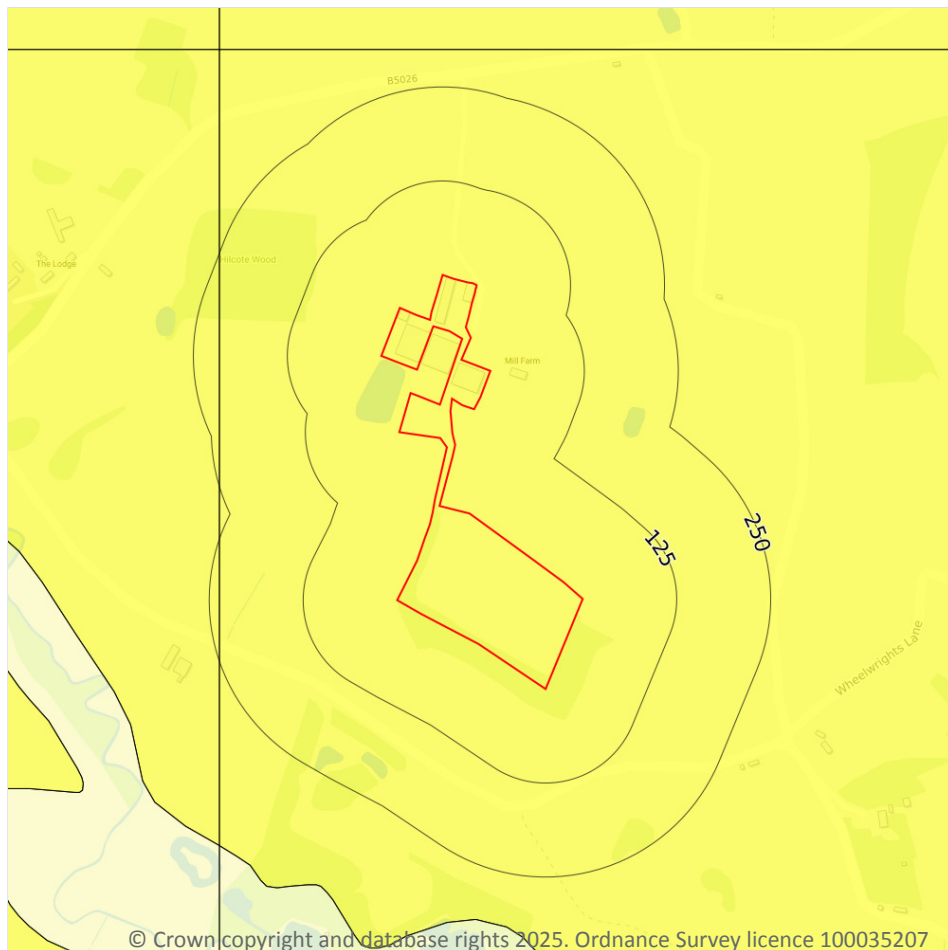
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 85 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

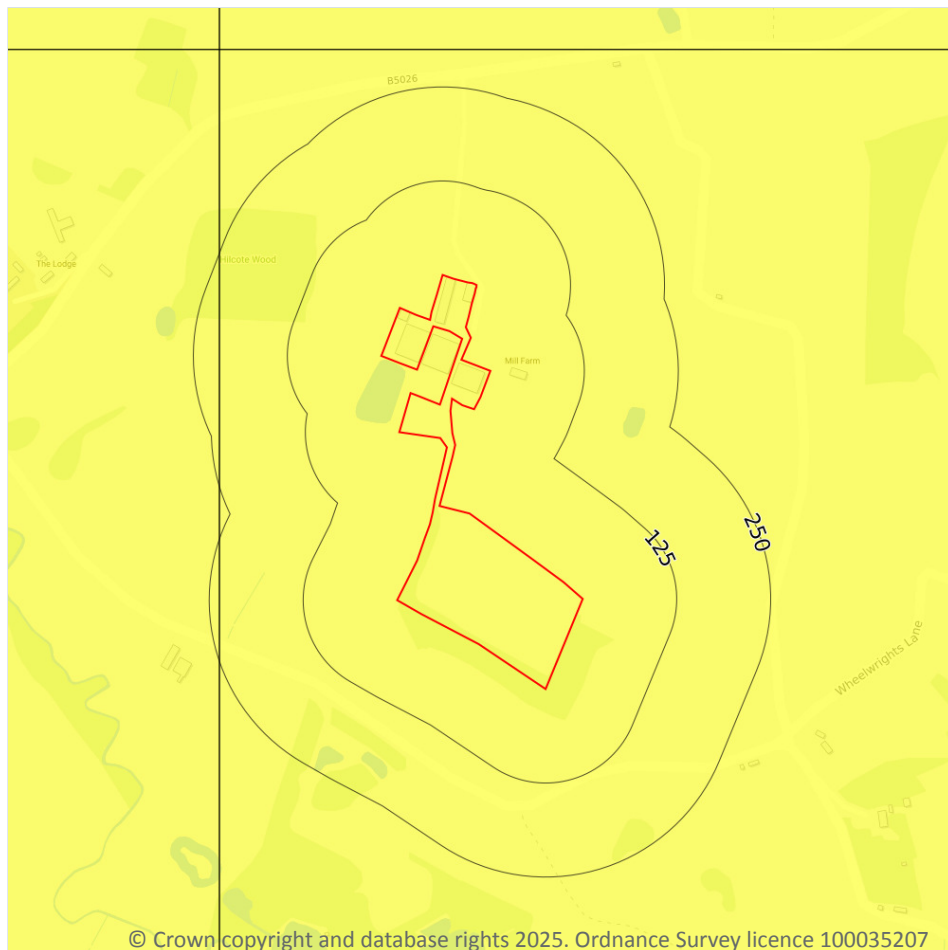
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 86](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

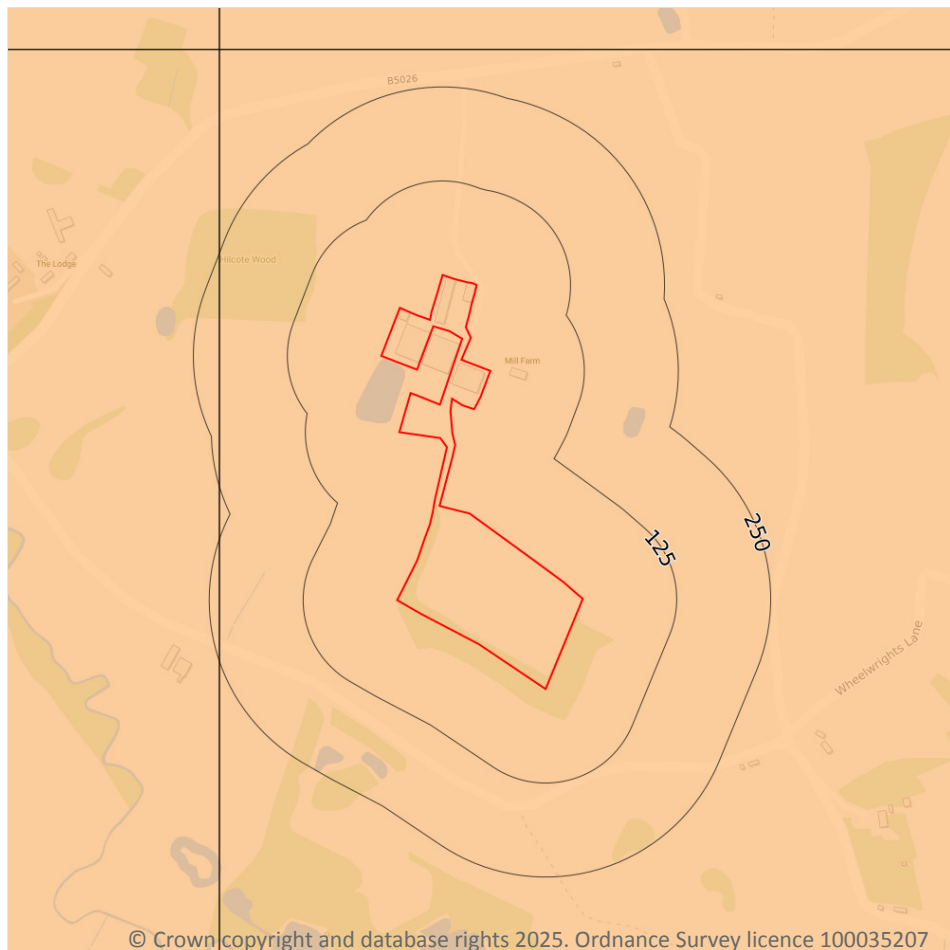
Features are displayed on the Natural ground subsidence - Landslides map on [page 87](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 88](#)

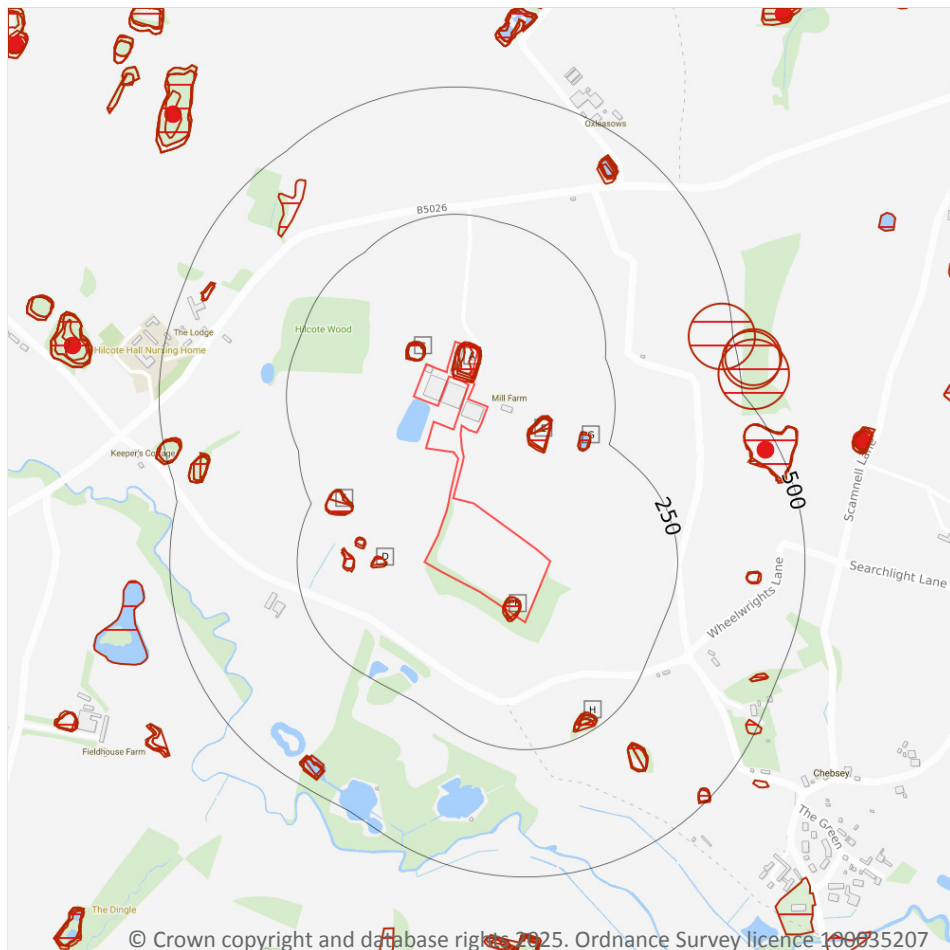
Location	Hazard rating	Details
On site	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 90 >](#)

ID	Location	Details	Description
M	475m NE	Name: Chebsey Address: Chebsey, STONE, Staffordshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	37
----------------------------	-----------

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 90](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Pond	1968	1:10560
A	On site	Ponds	1879	1:10560
A	On site	Old Marl Pit	1954	1:10560
A	On site	Ponds	1901	1:10560
A	On site	Old Marl Pit	1925	1:10560
A	On site	Unspecified Disused Pit	1991	1:10000
B	On site	Pond	1879	1:10560
B	On site	Unspecified Pit	1954	1:10560
B	On site	Unspecified Pit	1901	1:10560
B	On site	Unspecified Pit	1925	1:10560
C	13m NW	Unspecified Pit	1991	1:10000
C	14m NW	Unspecified Pit	1901	1:10560
C	14m NW	Unspecified Pit	1925	1:10560
C	14m NW	Unspecified Pit	1968	1:10560
C	14m NW	Unspecified Pit	1954	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	74m W	Unspecified Pit	1925	1:10560
D	75m W	Unspecified Pit	1954	1:10560
E	91m E	Unspecified Pit	1954	1:10560
E	93m E	Unspecified Pit	1925	1:10560
E	94m E	Unspecified Pit	1901	1:10560
E	94m E	Unspecified Pit	1968	1:10560
E	98m E	Unspecified Pit	1991	1:10000
D	121m W	Unspecified Pit	1925	1:10560
D	124m W	Unspecified Pit	1954	1:10560
D	138m W	Pond	1925	1:10560
D	138m W	Pond	1954	1:10560
F	172m NW	Unspecified Pit	1901	1:10560
F	172m NW	Unspecified Pit	1925	1:10560
F	174m NW	Unspecified Pit	1954	1:10560
F	181m NW	Unspecified Pit	1968	1:10560
G	190m E	Pond	1991	1:10000
G	190m E	Pond	1954	1:10560
H	212m SE	Unspecified Ground Workings	1901	1:10560
H	212m SE	Unspecified Ground Workings	1925	1:10560
H	214m SE	Unspecified Pit	1954	1:10560
H	217m SE	Unspecified Pit	1968	1:10560
H	217m SE	Unspecified Pit	1991	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

1

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

Location	Details
On site	Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m**0**

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0
-----------------	---

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0
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The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

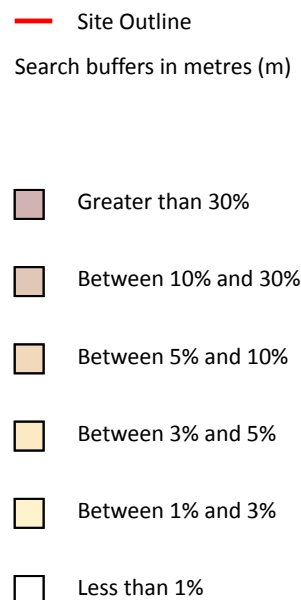
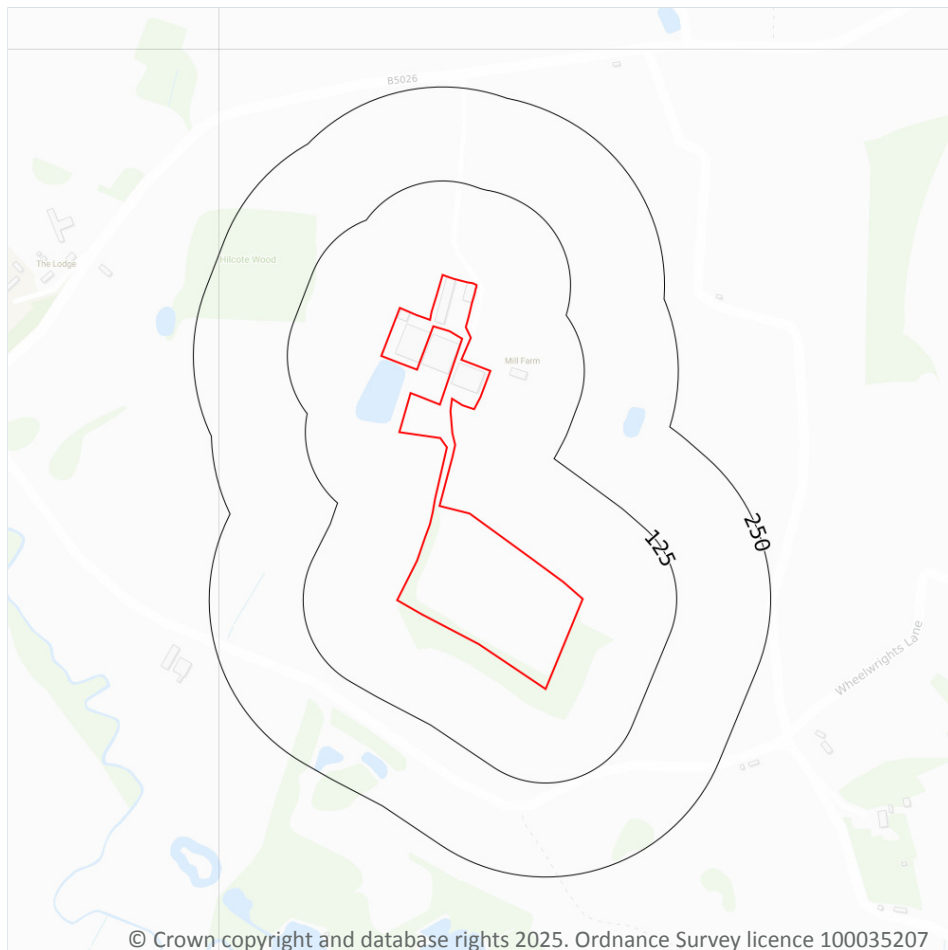
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 98](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
17m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.

Data providers

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

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Site Details:

Mill Farm, Stone Road, Chebsey,
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Client Ref: ETL956 Mill Farm Recycling Ltd
Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: County Series

Map date: 1879

Scale: 1:10,560

Printed at: 1:10,560



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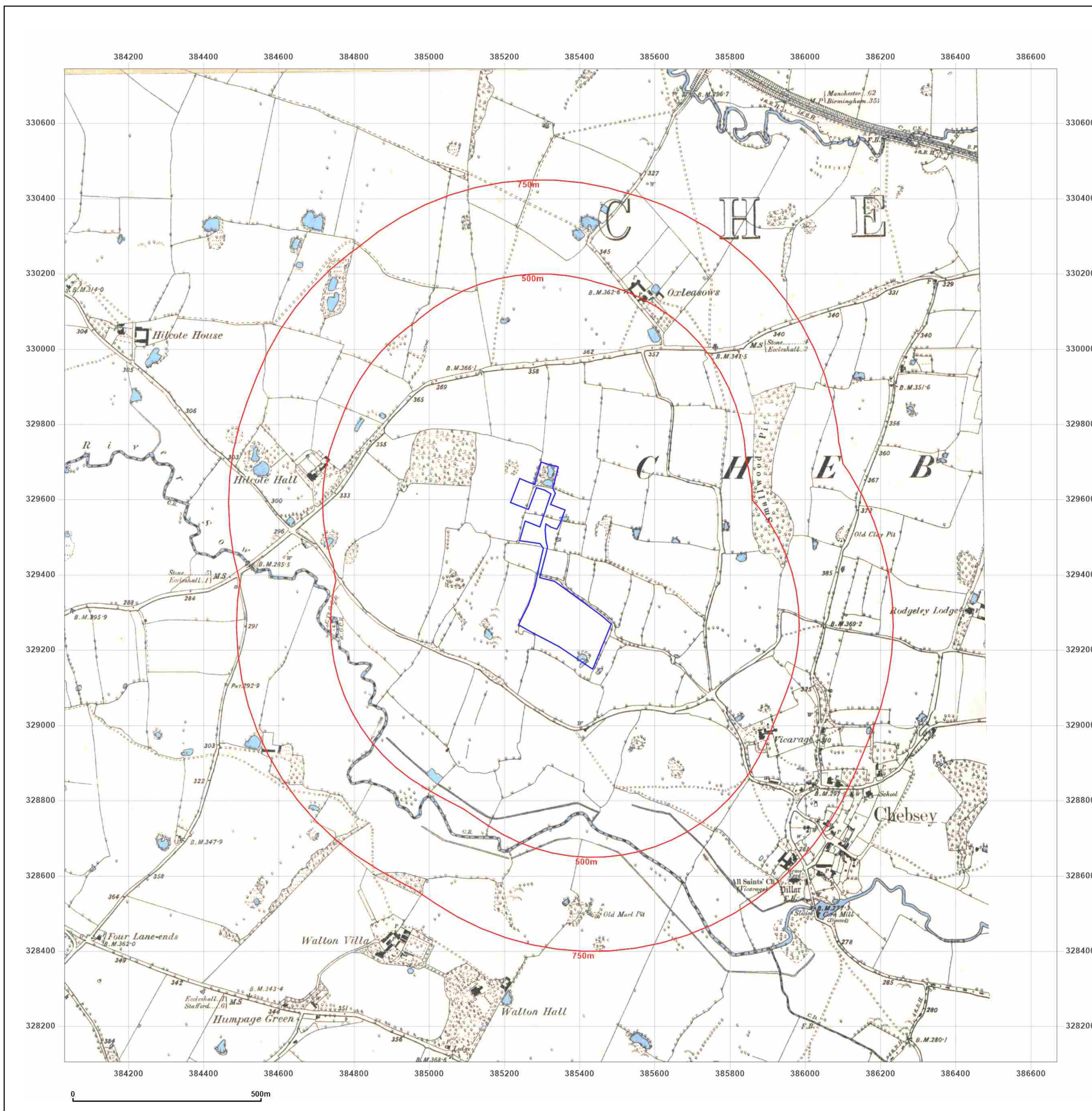


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Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: County Series

Map date: 1879-1880

Scale: 1:10,560

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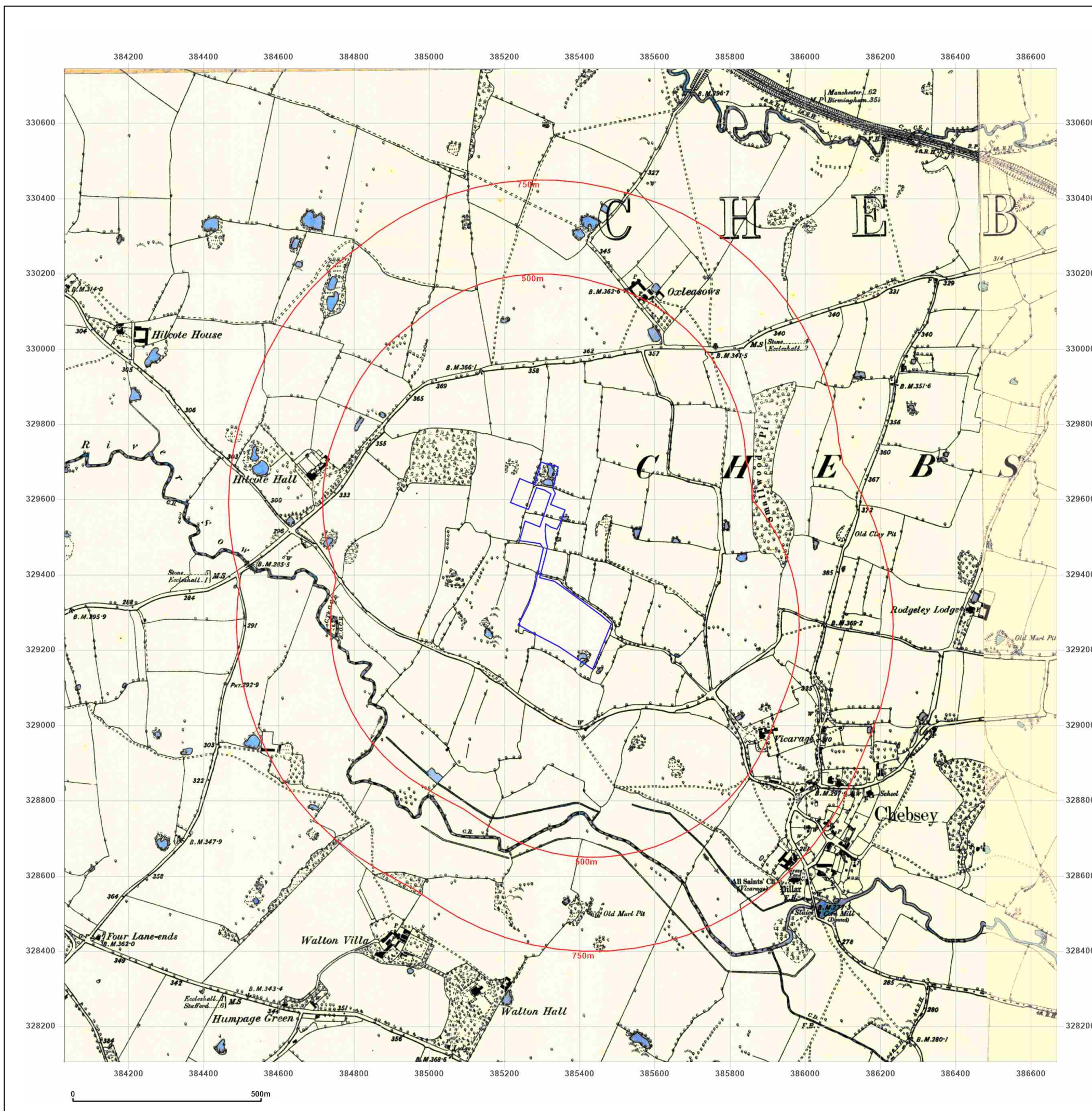


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Client Ref: ETL956 Mill Farm Recycling Ltd
Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: County Series

Map date: 1900-1901

Scale: 1:10,560

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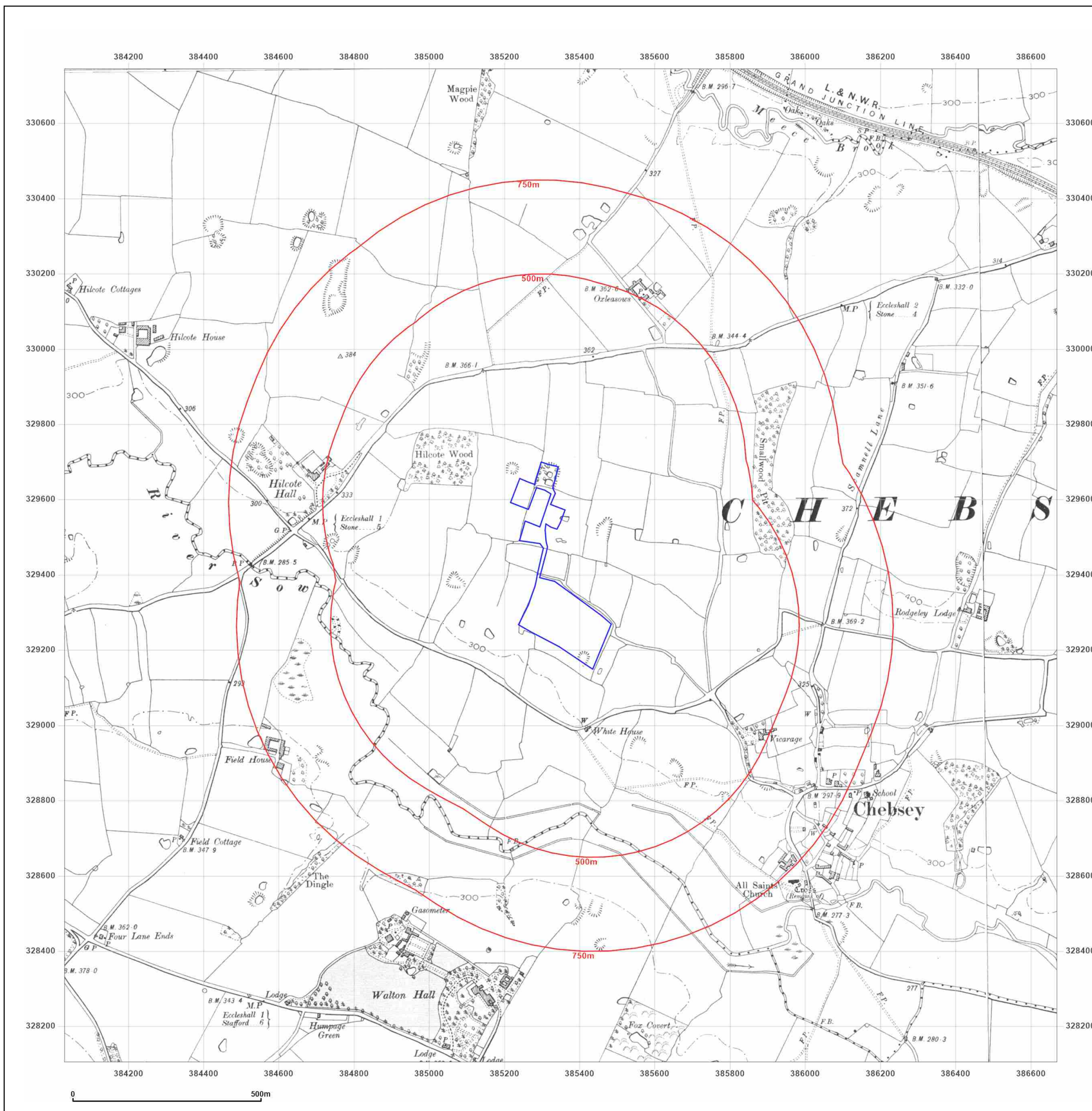


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Client Ref: ETL956 Mill Farm Recycling Ltd
Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: Provisional

Map date: 1949-1954

Scale: 1:10,560

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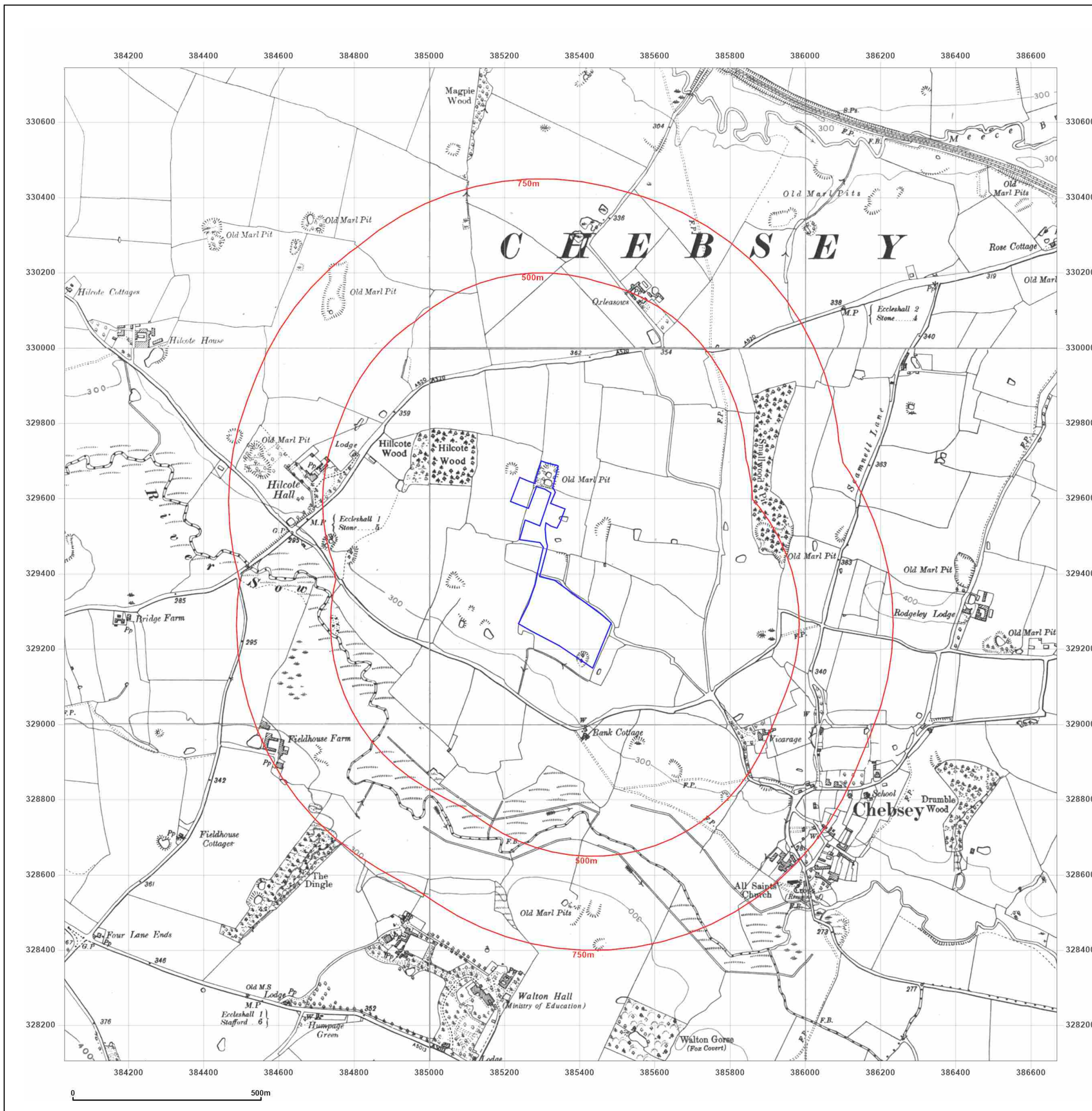


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Grid Ref: 385349, 329424

Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



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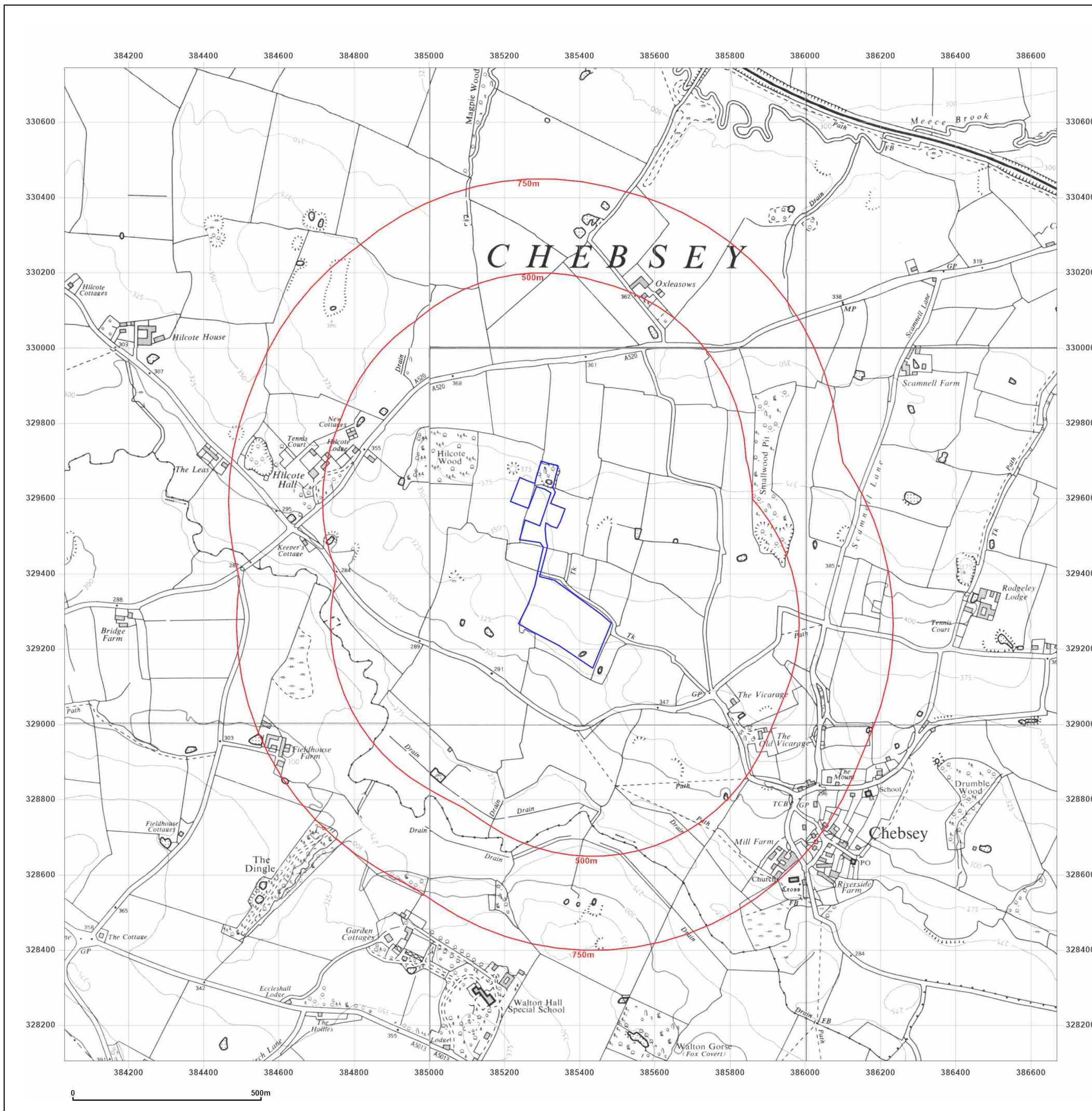


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Client Ref: ETL956 Mill Farm Recycling Ltd
Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: National Grid

Map date: 1980-1981

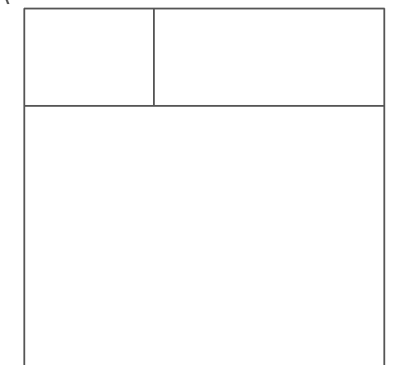
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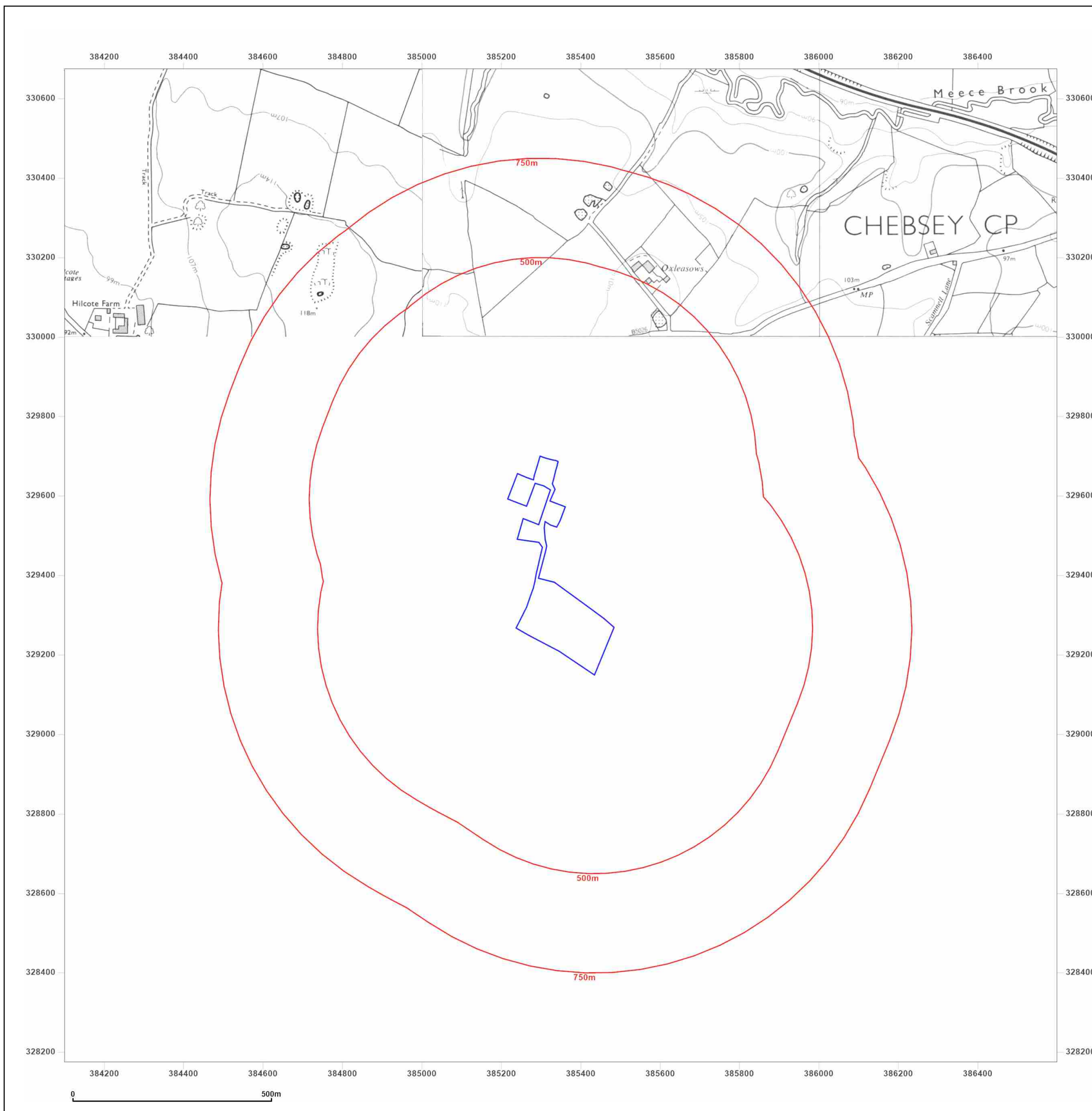


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Client Ref: ETL956 Mill Farm Recycling Ltd
Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: National Grid

Map date: 1988-1991

Scale: 1:10,000

Printed at: 1:10,000



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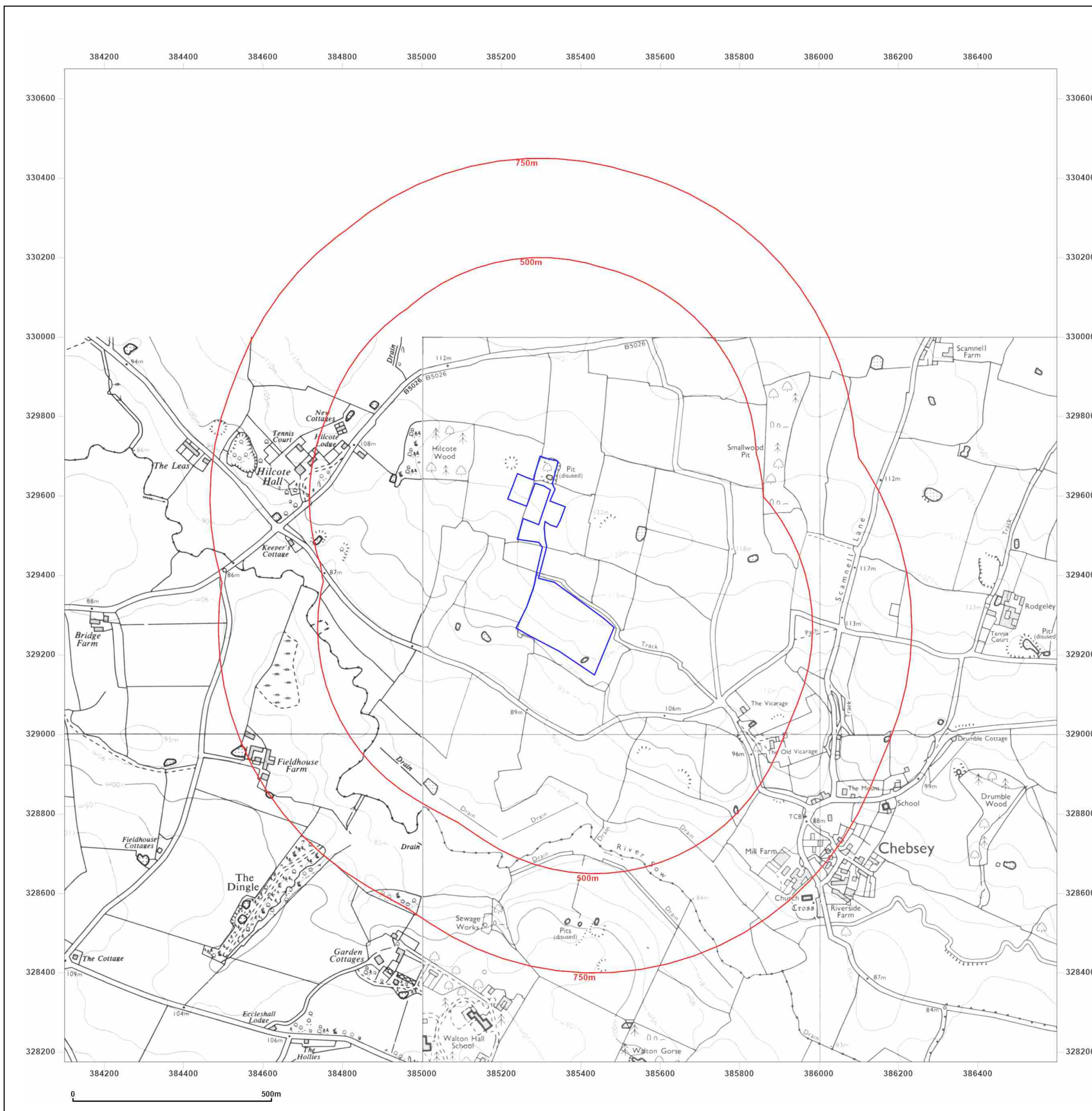


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Client Ref: ETL956 Mill Farm Recycling Ltd
Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
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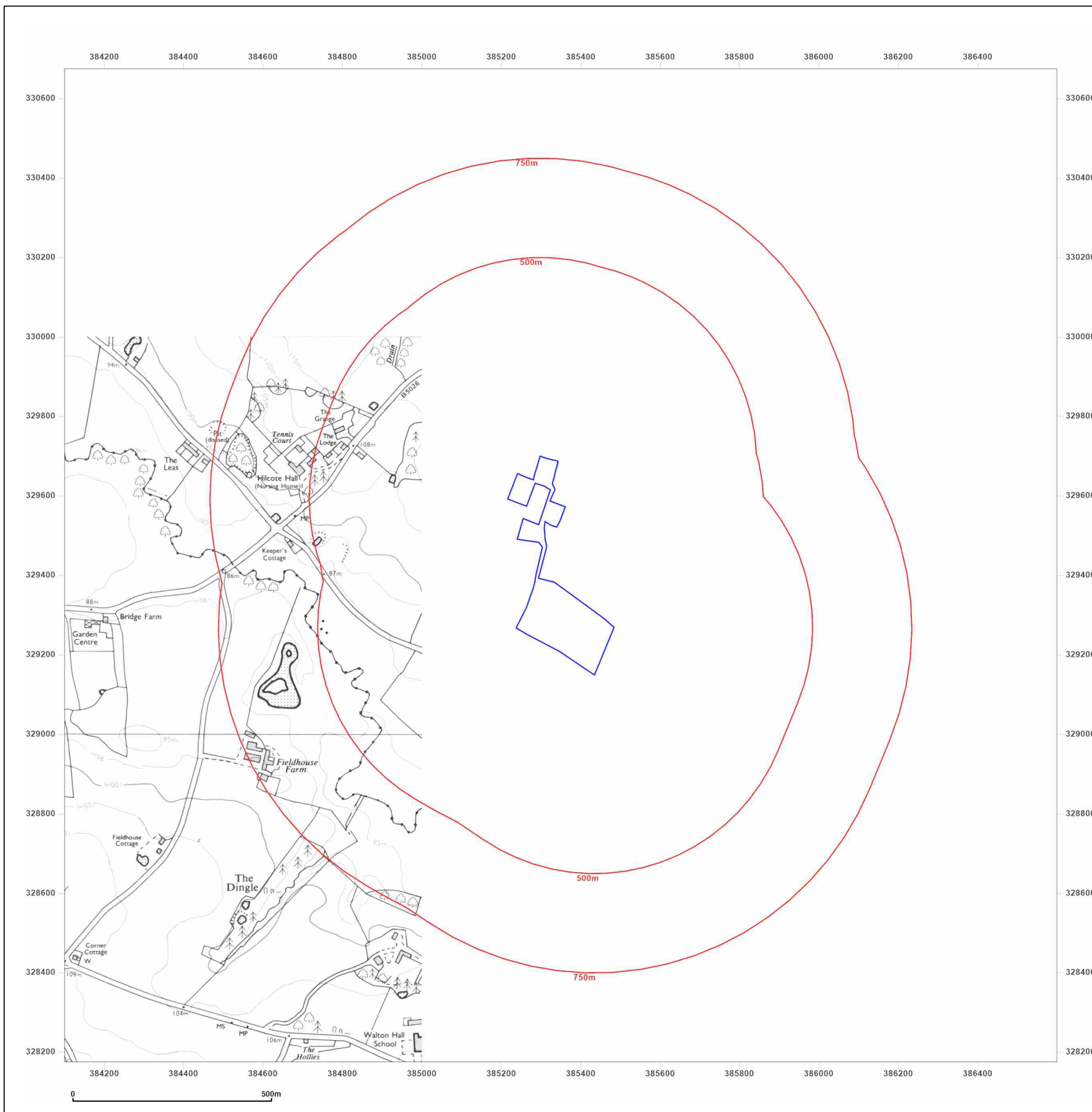


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Client Ref: ETL956 Mill Farm Recycling Ltd
Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

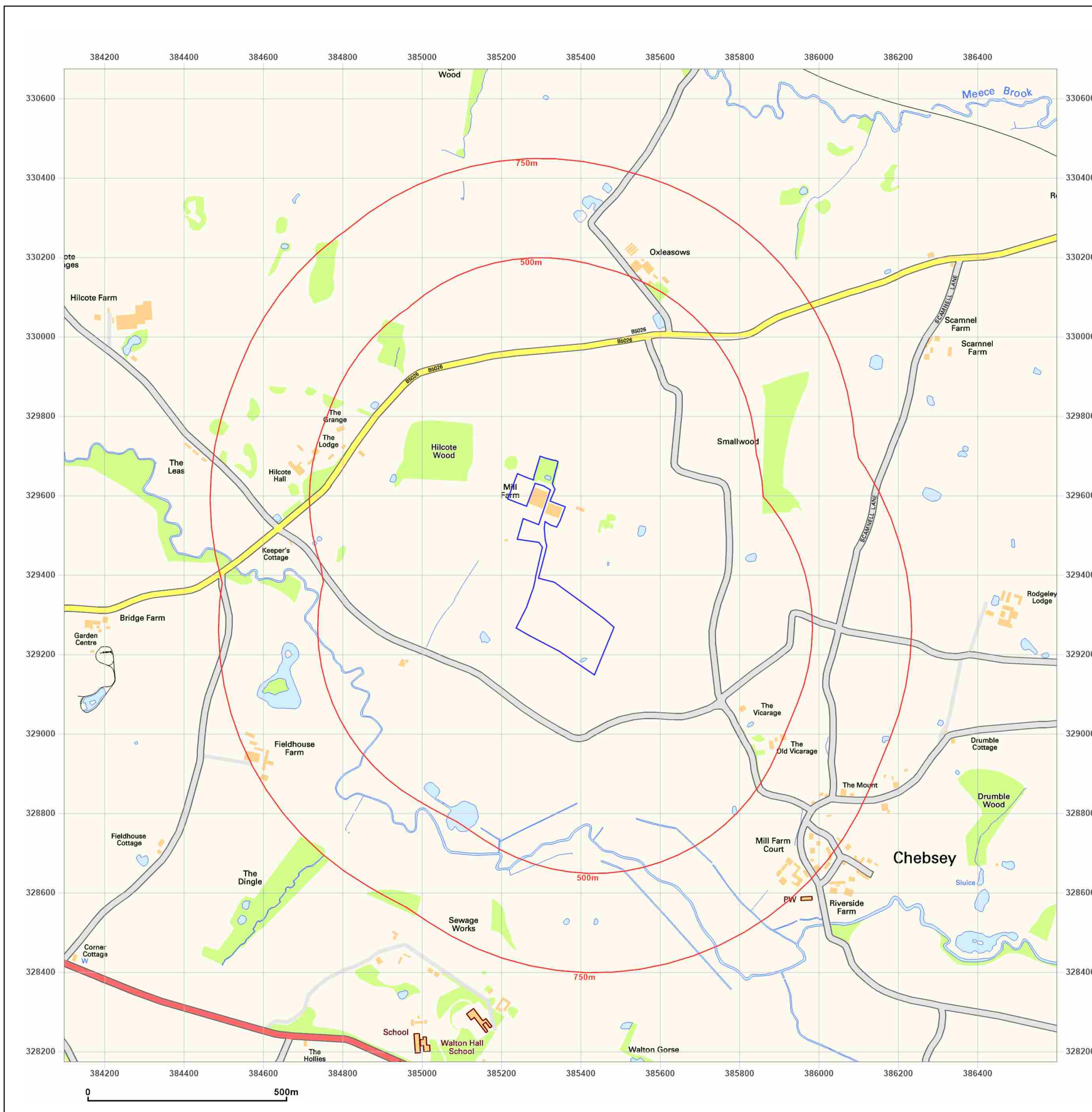


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Site Details:

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Stafford, ST21 6NX

Client Ref: ETL956 Mill Farm Recycling Ltd
Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

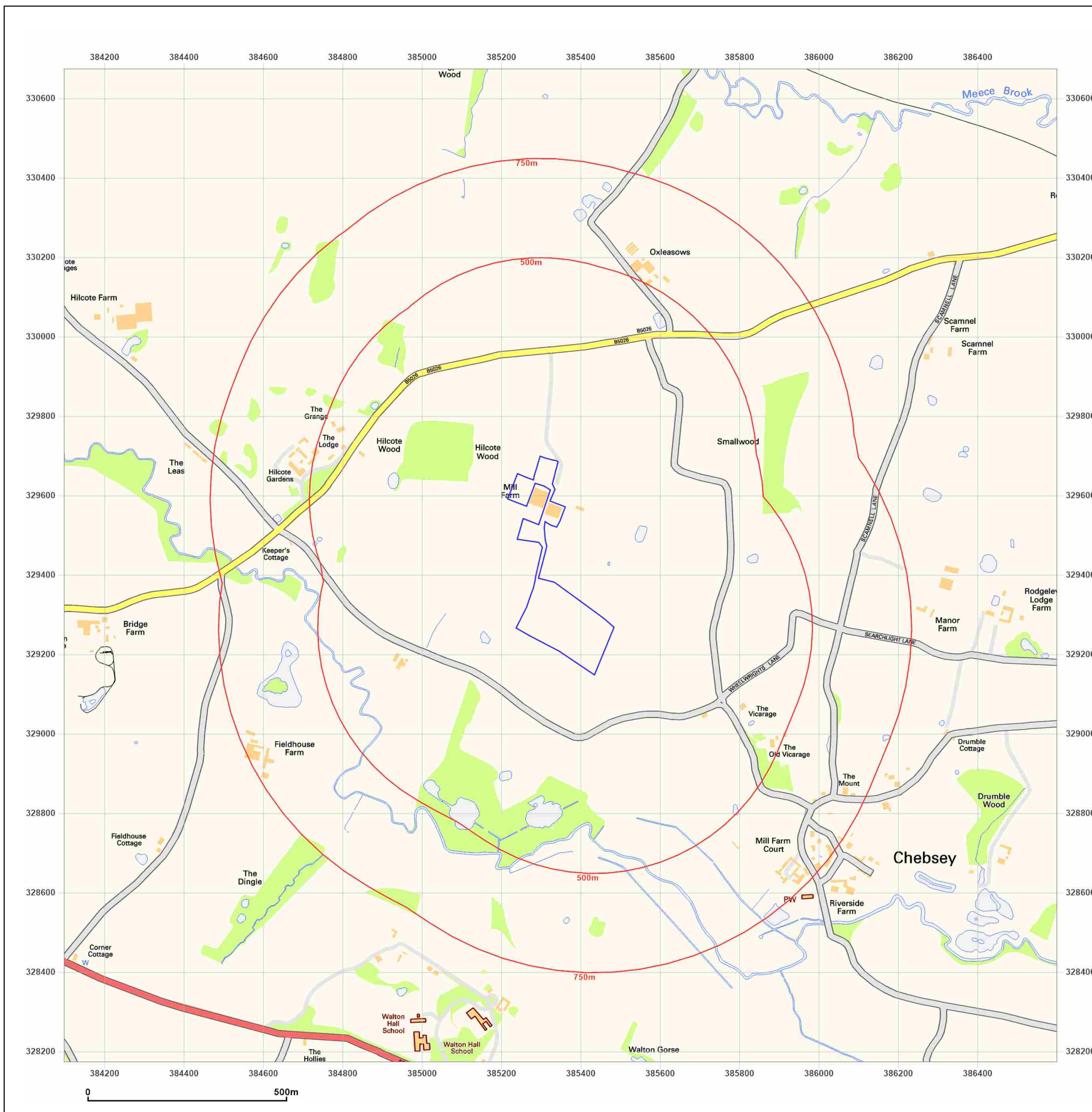


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

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Production date: 02 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Mill Farm, Stone Road, Chebsey,
Stafford, ST21 6NX

Client Ref: ETL956 Mill Farm Recycling Ltd
Report Ref: GS-BAH-MVZ-JAG-EA1
Grid Ref: 385349, 329424

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

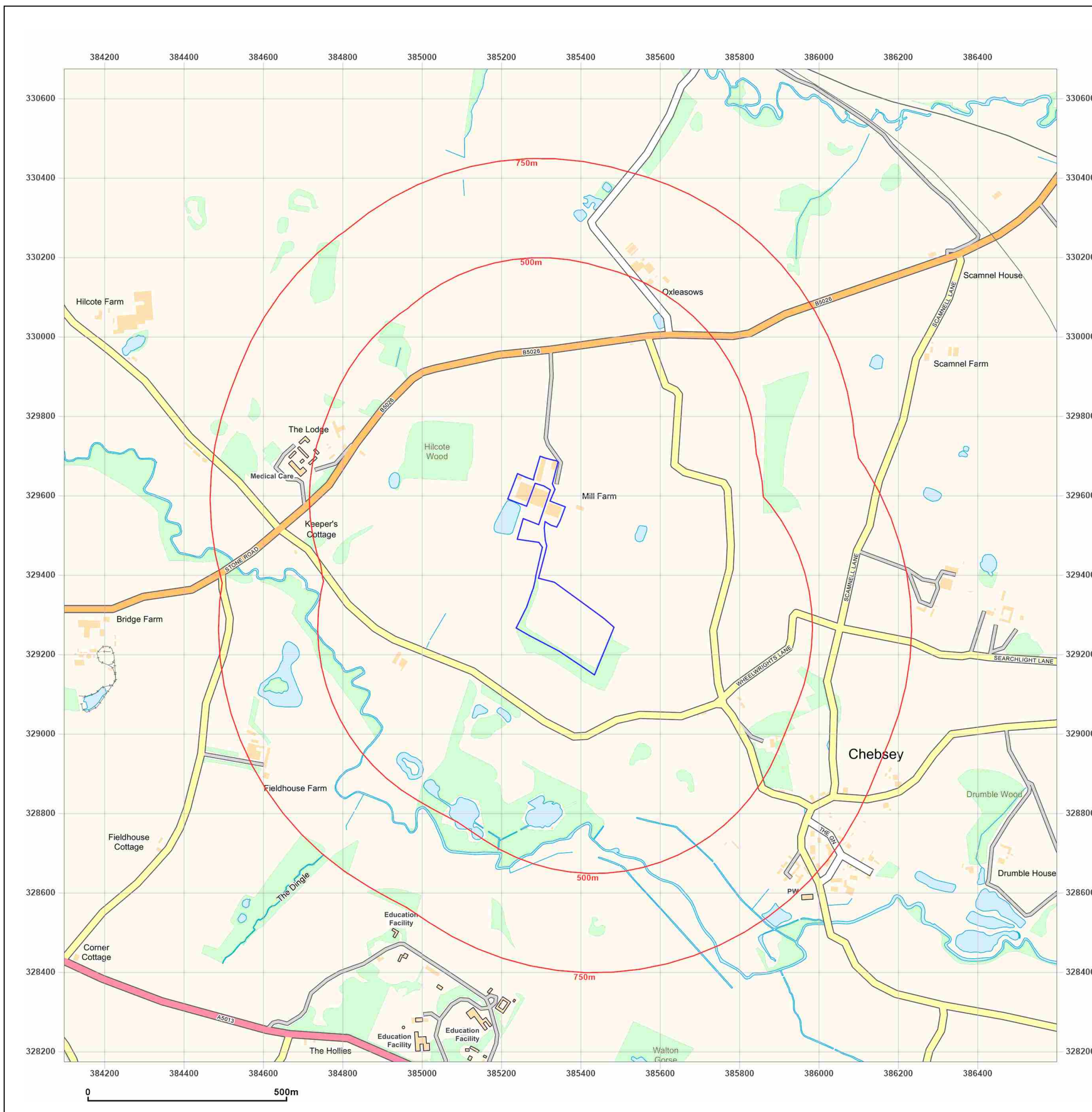


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Production date: 02 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Appendix B: Site Walkover Photographs 27 March 2025 (Earthcare Technical Ltd)

Photo 1: New permitted area – wood processing equipment (ID 6 on Site Layout Plan)



Photo 2: New permitted area – wood processing equipment building from outside with dust abatement (ID 6 on Site Layout Plan)



Photo 3: New permitted area – storage bays (ID 12 on Site Layout Plan)



Photo 4: New permitted area – drying bay (ID 5 on Site Layout Plan)



Photo 5: New permitted area – woodchip storage bays (ID 1 on Site Layout Plan)



Photo 6: New permitted area – Wood milling building with dust abatement (ID 3 on Site Layout Plan))



Photo 7: New permitted area – Inside wood milling building (ID 2 on Site Layout Plan)



Photo 8: New permitted area – South side of wood milling building with diesel generator (ID 4 on Site Layout Plan)



Photo 9: New permitted area – North side of main wood processing building with abatement and storage in background (ID 2, ID 3, ID 1a and ID 1b)



Photo 10: New permitted area – Wood storage bay (ID 10 on Site Layout Plan)



Photo 11: Clean water pond (ID 16 on Site Layout Plan)



Photo 12: Existing permitted area - compost piles and turner (ID 25 on Site Layout Plan)



Photo 13: Existing permitted area- compost piles (ID 25 on Site Layout Plan)



Photo 14: Existing permitted area - concrete surface with cracks that have now been repaired (ID 25 on Site Layout Plan)



Photo 15: Existing permitted area - eastern boundary of composting concrete pad (ID 25 on Site Layout Plan)



Photo 16: Existing permitted area - wood pallet storage (unsorted) (ID 25 on Site Layout Plan)



Photo 17: Existing permitted area – wooden pallet storage (sorted) (ID 25 on Site Layout Plan)



Photo 18: Existing permitted area – leachate tank at southern tip of site (ID 26a on Site Layout Plan)



Photo 19: Existing permitted area – area being cleared for construction of extended concrete pad (1 of 2) (ID 32 – 42 inclusive on Site Layout Plan)



Photo 20: Existing permitted area – area being cleared for construction of extended concrete pad (2 of 2) (ID 32-42 inclusive on Site Layout Plan)



Photo 21: Existing permitted area – PAS100 compost & Miscanthus storage (ID 32-42 on Site Layout Plan)



Photo 22: Existing permitted area – Concrete pad and bays for storage (ID 32-42 on Site Layout Plan)



Appendix C: Google Earth Images of the site

Google Earth Image 12 May 2025



Google Earth Image 13 April 2021



Google Earth Image 26 May 2017



Google Earth Image 1 January 2009



Google Earth Image 1 January 2003



Appendix D: Assessment against CIRIA 736, Wardell Armstrong, October 2024

wardell-armstrong.com

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



MILL FARM RECYCLING

MILL FARM

CIRIA ASSESSMENT

OCTOBER 2024

DATE ISSUED: **OCTOBER 2024**
JOB NUMBER: **ST21085**
REPORT NUMBER: **0001**
VERSION: **V1.0**
STATUS: **FINAL**

MILL FARM RECYCLING

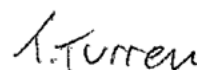
MILL FARM

CIRIA ASSESSMENT

OCTOBER 2024

PREPARED BY:

T Turrell Ground Engineer



REVIEWED BY:

A Belton Team Lead – Waste Resource
Management



APPROVED BY:

A Belton Team Lead – Waste Resource
Management



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Appendix 1 BGS Borehole Logs

Appendix 2 Site Inspection Photos

1 INTRODUCTION

1.1.1 This assessment report has been prepared as a routine review to satisfy the Environmental Permit EPR/XP3198EF at Mill Farm agricultural recycling facility. This report follows a site visit by Andy Belton of Wardell Armstrong on 22nd October 2024.

1.2 Background

1.2.1 2No of SPEL Tankstor underground tanks 1 with a capacity of 100,000l the other with a capacity of 200,000l were installed in 2004 and 2006 respectively, a condition in the permit for the site requires an inspection and works programme is in place to ensure they are fit for purpose. This report has been written to fulfil this condition.

1.3 Site Setting and Location

1.3.1 The site is situated approximately 2km east from the nearest town of Eccleshall, and accessed by a track from Stone Road.

1.3.2 The Site Address is as follows.

Mill Farm

Stone Road

Chebsey

Stafford

ST21 6NX

Geology

1.3.3 The local geology beneath the site consists of the Stafford Halite Member, sedimentary bedrock formed between 237 and 228.4 million years ago.

1.3.4 Figure 1 shows the location of borehole data in the vicinity of the site. Borehole Logs for the Boreholes marked on the plan below are attached at Annex 1. These boreholes are all located within 3km of the site and are situated in the same bedrock geology as can be seen on the BGS geology viewer website. The depth of these also gives a better understanding of the ground conditions compared to the much shallower boreholes which are located closer to the site.

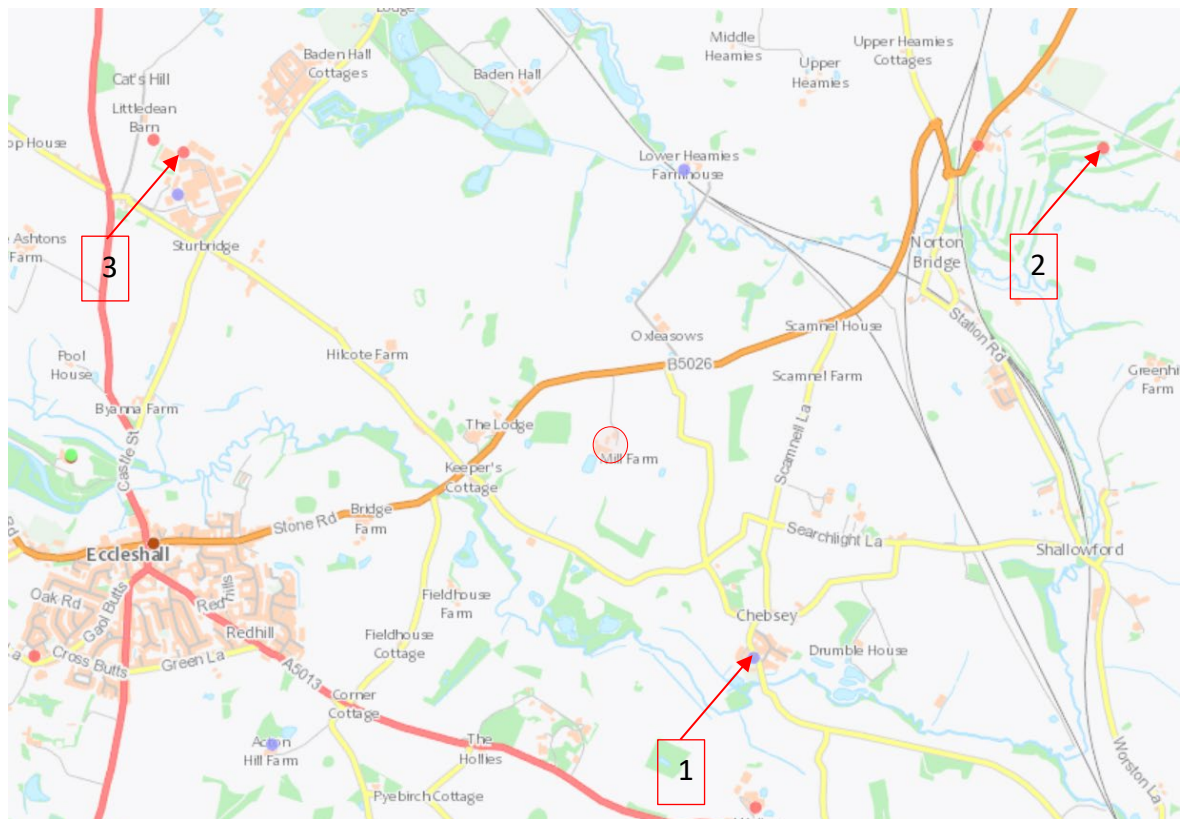


Figure 1: Boreholes in the Vicinity of the Site

1.4 Site Processes

- 1.4.1 Mill Farm Composting Facility accepts biodegradable waste, comprising mainly green waste which is treated and processed on site. Full details of the accepted waste types can be found in the Permit.
- 1.4.2 Biodegradable waste enters site via the track off Stone Road. Unprocessed waste is taken to the waste reception area and transported to the mobile shredding facility which is a slow speed mechanical shredder. All shredded waste is then placed in compost windrows for actively managed composting.



Figure 2: Site Layout

1.4.3 All on site activities take place on concrete surface with a sealed drainage system which collects any leachate produced and directs it into the underground tanks from which is pumped out for recirculation.

1.5 Leachate

1.5.1 Leachate is stored in 2no on site underground storage tanks, the locations of which are shown on Figure 2 and drawing ST14292-001-C. Leachate is either stored in the tanks for use as fire prevention water or is recirculated in the composting process on site. The leachate that is produced is not tested, however compost leachate is normally relatively low in strength and is therefore considered a low risk.

2 CIRIA ASSESSMENT

2.1 Conceptual Site Model and Risk Assessment

2.1.1 CIRIA C736 requires that the risk to the environment is evaluated based on the source pathway and receptor model. In this case the risk is the escape of leachate into the environment. The sources, pathways and receptors are considered below.

2.2 Source

2.2.1 The potential source of pollution in this instance is the leachate stored in the tanks on site. Leachate would be considered a non-hazardous material, in that it does not contain hazardous substances in significant quantities. Nevertheless, it would pose a threat to the aquatic environment due to high levels of suspended solids and nutrients and has a high biological oxygen demand. Should the digestate be released into a water course there is potential for it to cause damage via eutrophication. That is the high levels of degradable material and nutrients present could cause algal and/or bacterial blooms that drained the water course of available oxygen, causing the death of higher animals such as fish.

2.2.2 Due to the potential for pollution, the material stored would be considered medium risk.

2.3 Pathway

2.3.1 The pathway would be either via a catastrophic failure of a tank, allowing leachate to seep out into the ground or via a small leak in the inlet/outlet, taking place over a significant period of time.

2.3.2 Without control measures in place for both potential pathways this may allow leachate to flow through or over the adjoining land and ultimately/eventually end up polluting local water courses.

2.3.3 Where leachate can leach into the ground it could cause groundwater pollution.

2.3.4 As the site is situated on natural clays and given the measures in place on site the pathways would be considered low risk.

2.4 Receptors

2.4.1 The site is in an area of brown/grey clay to significant depth, which are considered unproductive strata, so the potential for pollution of groundwater is negligible.

- 2.4.2 The site is not on or adjacent to a main river, with the watercourse being the River Sow, which is approximately 400m to the south of the site. Being surrounded by agricultural land, there are several surface water ditches/field drains around the wider site.
- 2.4.3 There are no Sites of Special Scientific Interests (SSSI) sites within 3km of the site. The closest SSSI site is Cop Mere approximately 5km to the east of the site.
- 2.4.4 Given the distance to nearest sensitive receptor and the lack of a direct link with the site the receptors would be considered low risk.
- 2.5 Risk Rating
- 2.5.1 Given the above, and following the risk methodology in CIRIA C736, the hazard rating for the site would be considered medium, low, low, with an overall score of low. The potential for releases to occur is limited by the tank design and underlying clays containment and sufficient inspection and maintenance of the tanks, so this would also be considered as low risk.
- 2.6 Containment Classification System
- 2.6.1 In accordance with CIRIA C736 the site has been rated low risk requires Class 1 containment will suffice. Class 1 containment should have a design life of 50 years, the design of any underground tank should be to BS EN 1997-1:2004 and BS EN 1997-2:2007.
- 2.6.2 Due to the low risk, there is no requirement for any tertiary containment.

3 INSPECTION OF LEACHATE TANK

- 3.1.1 As the tanks are located underground it was not possible to undertake a physical inspection, however the manufacturer provides a 25-year warranty and a 50 year design life for these tanks. It is therefore expected for the tanks to last until 2054 and 2056 respectively.
- 3.1.2 CIRIA C736 does not provide any specific requirements for tank systems for use below ground, however these tanks are constructed with a design life of 50 years and the fact that the surrounding clay effectively acts as secondary containment.
- 3.1.3 It is recommended that a ruler or similar method of measuring leachate level is agreed with the Environment Agency so that potential leakage can be detected and investigated further from a change in leachate level not accounted for by pumping.
- 3.1.4 Routine inspection of the land downslope from the tank has not identified any signs of contamination from a potential leakage.

4 CONCRETE SLAB INSPECTION

- 4.1.1 The concrete slab has a significant fall to the southern corner of the site and is designed to fall to a sump through a small drain which then takes water to the storage tanks via a sump and a burred plastic pipe. The small drain was functioning but would benefit from the removal of composting sludge and debris in its close vicinity.
- 4.1.2 The buried pipe is made of plastic and surrounded by natural clay soils providing secondary containment.
- 4.1.3 There were some signs of disrepair on the trafficked areas in the western side of the slab. These had been identified by the operator and were scheduled for repair.
- 4.1.4 Soe minor cracks to the slab were noted. Due to the fall of the slab these are not considered an issue for leakage as they are not considered wide enough to enable flow through them especially when considering the fact that water would not pond in these areas. These should be monitored as part of the routine site inspections as with plant movements and wear and tear in these areas a crack could lead to more significant damage that would require repair.
- 4.1.5 The majority of the slab was covered with composting windrows which are continuously worked. These areas receive minimal traffic and its considered unlikely that significant maintenance of the slab is required in these areas. A small area of the slab is uncovered on a rolling basis as the compost is process and an inspection of these areas is undertaken as these areas become visible.

5 MAINTAINANCE AND INSPECTION REGIME

- 5.1.1 Means of measuring leachate levels in the tanks should be implemented either using a fixed ruler or a dip meter.
- 5.1.2 An inspection of the tank should be undertaken on a weekly basis by site staff. If any of the following is recorded then an inspection should be undertaken by a suitably qualified engineer.
- Saturated or sinking ground around near to the tank.
 - A record of the level in each tank so that any significant changes in levels/patterns or trends can be easily identified.
 - Drop in leachate levels in the absence of pumping.
 - Increase in the levels of leachate that could potentially result in the tank exceeding its capacity.
 - Significant changes in the composition of the leachate.
 - Damage to pipework.
- 5.1.3 The surface water drainage system should be maintained and kept free from composting debris to prevent blockage which would restrict leachate entering the tanks and potential release to environment.
- 5.1.4 Should the levels in the tank start to approach the maximum level then a plan should be put in place by site to maintain or lower the level in this tank by either reusing the leachate on Site or removing it offsite.

6 CONCLUSIONS

- 6.1.1 The leachate tanks are considered to have a CIRIA rating of 'low'. Therefore a Class 1 level of containment is required.
- 6.1.2 The tank is situated within a clay strata on site which minimises the risk of a pollution event from occurring in the event of failure.
- 6.1.3 The tank is therefore considered to be low risk and pose minimal risk to the environment.
- 6.1.4 The tanks should be monitored routinely by site operatives and any signs of concern should be investigated by a qualified engineer.

APPENDICES

APPENDIX 1

Borehole Logs



RECORD OF WELL

For Survey use only Licence No.

N.....

At Mull Farm

Town or Village Chelsey

County Staffs

139/340
SJ82/31
130849

EXACT SITE
OF WELL

Six-inch sheet 82 NE/29 SE 1E Six-inch National Grid sheet SJ 8598 2864

For J.H. Answorth State whether owner, tenant, builder, contractor, consultant, etc.:—

Address (if different from above).....

DELETE
WHICHEVER IS
INAPPLICABLE

Level of ground surface above sea level (O.D.).....ft. If well top is not at ground } above:*
level, state how far, } below;.....ft.

SHAFT.....16.....ft.; diameter.....4.....ft.; HEADINGS (please attach details—dimensions and directions)

BORE.....ft.; diameter of bore: at top.....in.; at bottom.....in.

Full details of permanent lining tubes (position, length, diameter, plain, slotted etc.).....

Brick lined

Water struck at depths of.....ft. below well top.

TEST
CONDITIONS

Rest level of water.....ft. above* well top. Suction at.....ft. Yield on.....hours* test days' test

pumping at.....galls. per.....with depression to.....ft. below well top.

Recovery to rest level in.....mins.* Capacity of pump.....g.p.h. Date of measurements.....

DESCRIPTION OF PERMANENT PUMPING EQUIPMENT:

NORMAL
CONDITIONS

Make and/or type.....Motive power electric

Capacity.....galls. per hour. Suction at.....ft. below well top.

Amount pumped.....galls. per day. Estimated consumption.....galls. per week.

Well made by.....Date of sinking.....

Information from Severn Trent Nottingham

ADDITIONAL NOTES ANALYSIS (please attach copy if available)

Licensed agriculture 186,000 g/year
Visited and sited on O.S. 6" SJ.
82 NE.

Used occasionally for cattle.
condemned for human use.

R.W.L. claimed to be 14 ft.

O.D. 282 ft.

G.R. 8598 2864.

Data Bank 8/78

For Survey use only

Date Received

Section 6

Pumping test

Observ. well

Recorder

E.R. log

Site marked on

1" map

6" map

(use symbol)

Record forwarded

to

date

GEOLOGICAL SURVEY,
WATER DIVISION,
SOUTH KENSINGTON,
LONDON, S.W.7.

LOG OF STRATA OVERLEAF.



BGS ID: 688090 : BGS Reference: SJ82NE68
British National Grid (27700) : 385980,328640

[illegible]



01-MAR. '96 (FRI) 14:55 NRA LICHFIELD SJ83SE125

FAX: 01543 444161

P. 003

FORM WR-38

National Rivers Authority

..... Region

BOREHOLE RECORD

NRA
No.

SJ83SE125

(Please type)

A. SITE DETAILS

Borehole drilled for IZAAC WALTON GOLF CLUB.
Location COLO NORTON, STONE, STAFFS.
NGR (8 fig.) SJ 876 310 Please attach site plan
Ground Level (if known) .. 93m ABOVE ORDNANCE DATUM.
Drilling Company POWERFIT DRILLING SERVICES LTD.
Date of drilling Commenced: 19-6-95 Completed: 26-6-95.

B. CONSTRUCTION DETAILS

Borehole datum (if not ground level)..... ABOVE
(point from which all measurements of depth are taken eg flange, edge of chamber, etc) m below GL
Borehole drilled diameter 444 mm from G.L. to 6 m/depth
311 mm from 6 to 62 m/depth
mm from to m/depth
Casing material STEEL diameter 317 mm from G.L. to 6 m/depth
and type (eg plain steel, plastic slotted)
PLASTIC PLAIN diameter 203 mm from +0.75 to 17 m/depth
PLASTIC SLOTTED diameter 203 mm from 17 to 57 m/depth
PLASTIC PLAIN diameter 203 mm from 57 to 60 m/depth
Grouting details 0 - 10m GRAVEL PACK
Water struck at m (depth below datum - mbd)
..... m (depth below datum - mbd)
Rest water Level on completion 1.20m mbd

C. TEST PUMPING SUMMARY (Please supply full details on Form WR-39) YIELD TEST ONLY

Test Pumping Datum TOP OF STEEL CASING ABOVE
(if different from borehole datum) (See A.G.L.) m below borehole datum (mbd)
Pump Suction Depth 55 mbd
Water Level (Start of Test) 2.0 mbd
Water Level (End of Test) 20.75 (3hrs 10min) mbd
Pumping rate 1.59 L/SEC. m³/d : l/s
for 3hrs 10min days/hours
Recovery to 18.3 mbd in 5 mins : hrs : days
(from end of pumping)
Date(s) of measurements 7-7-95.
Please Supply Chemical Analysis if Available (SLICITLY SALINE)

NGDC
ACCESSION
NUMBER
33875

Form WR-38



01-MAR '96 (FRI) 14:53 NRA LICHFIELD

FAX: 01543 444161

P. 004

FORM WB-38 (cont.)

(Please type)

NRA
No.

D. STRATA LOG

Geological Classification (BGS only)	Description of strata	Thickness m	Depth m
	Topsoil.	0.1	0
	Brown GRAVELLY CLAY.	0.2	0.1
	Brown/Grey MARLY CLAY.	4.7	0.3
	Red/Brown MARLY WITH OCCASIONAL SANDY BANDS. Hard in places with little Gypsum. (MERCIA MUDSTONE)	57	5
(continue on separate page if necessary)			
Other Comments (eg gas encountered, saline water intercepted, etc)			

FOR OFFICIAL USE ONLY

FILE CONSENT NO BGS REF NO

LICENCE NO USE OF BH NGR

Form WB



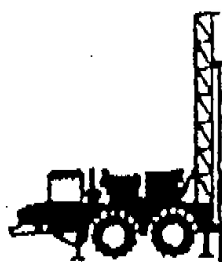
01-MAR. '96 (FRI) 14:52 NRA LICHFIELD

FAX: 01543 444161

SJ83SE125
P.002

POWERFIT

DRILLING SERVICES LTD.



BOREHOLE WATER
SUPPLIES

DRILLING CONTRACTORS

DEWATERING - SITE
INVESTIGATION

OLD GAS WORKS, COP LANE, FLEETWOOD, LANCS. FY7 6HU. Tel: (0253) 878876 Fax: (0253) 778854

TO: NRA (CONSENTS)

FAX MESSAGE

FAX NO: 01543 - 444161.

ATTEN: P.G. MAY / Gillian Roe

FROM: PETER JOHNSON.

DATE: 8 July 1995

TOTAL PAGES 4. INCLUDING THIS SHEET

RE: E/UT/28/2/89.

12AAC WATTON GOLF CLUB.

INITIAL YIELD TESTS CARRIED OUT YESTERDAY
SUGGEST THE WELL MAY ONLY SUSTAIN A
YIELD OF AROUND 300 GALS/HR. - 350 GALS/HR.
(1.36 - 1.59 m³/HR).

PLEASE PHONE ME TO CONFIRM TEST PUMPING
REQUIREMENTS AT LOWER THAN ANTICIPATED RATE SO
I MAY QUOTE GOLF CLUB FOR THIS WORK.

WE PROPOSE TO START TEST ON 1/8/95.

REGRS,

01-MAR. '96 (FRI) 14:54 NRA LICHFIELD

FAX: 01545 444161

P. 005

FORM WR-39/4

**National Rivers Authority
North West Region
PUMPING TEST DATA**

CONTINUATION SHEET							
CONSENT NO.		12 AAC WALTON GOLF CLUB.				Description of datum point from which measurements were made (eg ground level, flange, dip tube/other): TOP OF 12" STEEL CASING. Height above ground level (metres):	
Pumping test at		YIELD TEST ONLY.					
NGR		ST 876 310.					
Observations from		—					
NGR		—					
Date	Time	Elapsed time		Depth of water level below datum (metres)	Drawdown (metres)		Comments
		Hours	Days				
7/7	11.30	—	—	2.0	—	—	—
	12.20			13.0		Pumping Rate	6 litres/min.
	12.30			14.2			
	13.00			15.2		" "	" "
	13.30			16.2			
	14.00			17.55		" "	" "
	14.30			19.50			
	14.40			20.75		" "	" "
				<u>END OF YIELD TEST.</u>			
				<u>RECOVERY</u>			
	14.41			20.30			
	14.42			19.80			
	14.43			19.30			
	14.44			18.80			
	14.45			18.30			
				<u>END OF RECOVERY TEST.</u>			

is continuation sheet (WA-38/4) if necessary

Discussion

DATA ACQUISITION SHEET

EA
NRA region: *midlands*
File Number: *31/686/824/27*

SJ83/39

n7010/25825

n701/177

Pump Well Identification:

NRA id No:
BGS (WL) No: *SJ83/39*
NGR: *SJ 87 310*
Elevation: *c. 93 m AOD*
Measuring Point: *0.13 m bgl* - *REAL*
Site Name: *Izaak Walton Golf club*
Locality: *Cold Norton stone Staffordshire*

Well details:

depth of pumping well: *62 m*
diameter: *444 mm 0-6 m*
311 mm 6-62 m
casing details: *317 mm 0-6 m solid steel*
203 mm plastic
+ 0.25-17 m plain
17-57 m solid
☒ observation boreholes *57-62 m plain*
number of obs bhs: *3*
obs bh details:
r = 120, 135 + 900 m
no effect on any.

Aquifer Details:

confined / semi-confined / unconfined

confining layer:

Borehole Stratigraphy	from	to	thick	units
<i>Topsoil</i>	<i>0</i>	<i>0.1</i>	<i>0.1</i>	<i>m</i>
<i>Brown gravelly clay</i>	<i>0.1</i>	<i>0.3</i>	<i>0.2</i>	<i>m</i>
<i>Brown / grey marly clay</i>	<i>0.3</i>	<i>5.0</i>	<i>4.7</i>	<i>m</i>
<i>Red brown marl with occasional sandy bands.</i>	<i>5.0</i>	<i>62.0</i>	<i>57.0</i>	<i>m</i>

Pumping Test Details:

Yield test
date of test: *7 July 1995*
length of test: *3 hr 10 min (190 min)*
RWL: *2.0 m*
(0.0) (18.75 m)
PWL: *20.75 m*
pumping rate: *1.36-1.59 m³/hr.*

REAL test

18 Jan 1996
8 hr
1.37 m
(10.93 m)
12.30 m bgl
1.58 m³/hr

Additional Well Information:

☐ Well Loss Data: B..... C..... Efficiency.....

☐ Well Acidified

☐ Flow Logs

☐ Other Geophysical Logs

☐ Fissure Information: major inflows from.....to.....
from.....to.....
from.....to.....

Aquifer Parameters:

Analysis Type	Transmissivity	Storativity
Jacob <u>pumping</u> (late) (middle)	1 m ² /d 3 m ² /d	
<u>recovery</u> (late rec time)	4 m ² /d	

Confidence:

excellent

☐
☐
☒
☐
☐

very poor

but only just. Data good but
line fit - ???

Notes: Licence ref number E/UT/28/02/089

WR38: Borehole record form

Borehole record form



British
Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL



Environment
Agency

Water Resources Act 1991 (as amended by the Water Act 2003)

A Site details

Borehole drilled for Raleigh Hall Properties Ltd
Location Raleigh Hall Industrial Estate, Eccleshall, Stafford ST21 6JL
NGR (ten digits) SJ 83340 30980 Please attach site plan
Ground level (if known) 104 metres Above Ordnance Datum
Drilling company BH "B" originally drilled by Wyatt Bros of Whitchurch in early 2006. Re-instatement by P J Hirons Ltd in late 2006
Date drilling commenced (DD/MM/YYYY) Completed (DD/MM/YYYY)

B Construction details

Borehole datum (if not ground level) metres (m). Please tick if this is above ☐ or below ☐ ground level.
(point from which all measurements of depth are taken, for example, flange, edge of chamber)

Borehole drilled diameter 300 mm from 0 to 30 m/depth
200 mm from 30 to 100 m/depth
 mm from to m/depth
 mm from to m/depth

Casing material Steel diameter 250 mm from 0 to 30 m/depth
and type (for example, if plain steel, plastic slotted). Please record permanent casing details, not temporary casing.

Casing material Pvc Plain diameter 125 mm from 0 to 30 m/depth

Casing material Pvc 1mm slotted diameter 125 mm from 30 to 100 m/depth

Casing material diameter mm from to m/depth

Grouting details Annulus outside steel casing grouted to 30m. Annulus outside Pvc casing backfilled with gravel to 100m

Water struck at 1. 30 m (depth below datum – mbd) 2. 70 m (mbd)
3. m (mbd) 4. m (mbd)

C Test pumping summary (Please supply full details on form WR39)

Test pumping datum m. Please tick if this is above ☐ or below ☐ ground level.
(if different from borehole datum)

Pump suction depth mbd

Water level (start of test) mbd

Water level (end of test) mbd

Type of test (for example, bailer, step, constant rate)

Airlift indicated potential yield in excess of 5 cu m/ hour

Pumping rate m³/hour ☐ or litres/second ☐. Please tick as appropriate.
for days, hours, mins

Recovery to mbd in days, hours, mins
(from end of pumping)

Date(s) of measurements Pump started (DD/MM/YYYY)

Pump stopped (DD/MM/YYYY)

Please supply chemical analysis if available. If you have included this please tick this box ☐

WR38: Borehole record form

D Strata log

Geological classification (BGS only)	Description of strata	Thickness m	Depth (to base of strata) m
	BOREHOLE REF "B"		
	Red sand and gravel with clay /marl ayers	28.00	28.00
	Hard red marl with sandstone bands and gypsum within the marl. Sandstone below 70m was fractured and was green in colour	72.00	100.00
	(continue on separate page if necessary)		
	Other comments (for example, gas encountered, saline water intercepted) Borehole ref "B" was first drilled by Wyatt Bros in early 2006 but the borehole collapsed back to 62m depth. P J Hirons Ltd re-instated the borehole to 100m in late 2006 and the borehole was capped off but not test pumped.		

E Completing this form

How long did it take you to fill in this form? 1.5 hours

For Official use only

Date received (DD/MM/YYYY)	File	Consent number	BGS reference number
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Accession number	Wellmaster number	SOBI number	NGR
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
LIC NO	Purpose	EA reference number	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Copy number	Entered by		
<input type="text"/>	<input type="text"/>		

APPENDIX 2

Site Inspection Photos



Reception area



Damaged area to the west of the slab



Open are between windrows



Damage to the slab on western access path



Drain to sump



200,000l tank extending underground

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Etruria
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Tel: +44 (0)121 580 0909

BOLTON

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BRISTOL

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Truro
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International office:

ALMATY

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Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310

Appendix E: Environment Agency CAR report ID PP3432DN/0534344 (31/12/2024)



This form will report compliance with your permit as determined by an Environment Agency officer

Site	Mill Farm EPR/PP3432DN				Permit Ref	PP3432DN			
Operator/ Permit holder	AINSWORTH; AINSWORTH								
Date	31/12/2024				Time in		Out		
What parts of the permit were assessed	Improvement condition								
Assessment	Report/data review	EPR Activity:	Installation	X	Waste Op		Water Discharge		
Recipient's name/position	Robert Ainsworth								
Officer's name	John Bateman				Date issued		31/12/2024		

Section 1 - Compliance Assessment Summary

This is based on the requirements of the permit under the Environmental Permitting Regulations (EPR). A detailed explanation and any action you may need to take are given in the "Detailed Assessment of Compliance" (section 3). This summary details where we believe any non-compliance with the permit has occurred, the relevant condition and how the non-compliance has been categorised using our [Compliance Classification Scheme](#) (CCS). CCS scores can be consolidated or suspended, where appropriate, to reflect the impact of some non-compliances more accurately. For more details of our CCS scheme, contact your [local office](#).

Permit Conditions and Compliance Summary				Condition(s) breached
a) Permitted activities	1. Specified by permit	N		
b) Infrastructure	1. Engineering for prevention & control of pollution	N		
	2. Closure & decommissioning	N		
	3. Site drainage engineering (clean & foul)	N		
	4. Containment of stored materials	N		
	5. Plant and equipment	N		
c) General management	1. Staff competency/ training	N		
	2. Management system & operating procedures	A		
	3. Materials acceptance	N		
	4. Storage handling, labelling, segregation	A		
d) Incident management	1. Site security	N		
	2. Accident, emergency & incident planning	N		
e) Emissions	1. Air	N		
	2. Land & Groundwater	N		
	3. Surface water	N		
	4. Sewer	N		
	5. Waste	N		
f) Amenity	1. Odour	N		
	2. Noise	N		
	3. Dust/fibres/particulates & litter	N		
	4. Pests, birds & scavengers	N		
	5. Deposits on road	N		
g) Monitoring and records, maintenance and reporting	1. Monitoring of emissions & environment	N		
	2. Records of activity, site diary, journal & events	N		
	3. Maintenance records	N		
	4. Reporting & notification	A		
h) Resource efficiency	1. Efficient use of raw materials	N		
	2. Energy	N		

KEY: C1, C2, C3, C4 = CCS breach category (* suspended scores are marked with an asterisk),

A = Assessed (no evidence of non-compliance), N = Not assessed, NA = Not Applicable, O = Ongoing non-compliance – not scored

MSA, MSB, TCM = Management System condition A, Management System Condition B and Technically Competent Manager condition which are environmental permit conditions from Part 3 of schedule9 EPR (see notes in Section 5/6).

Number of breaches recorded	0	Total compliance score (see section 5 for scoring scheme)	0
If the Total No Breaches is greater than zero, then please see Section 3 for details of our proposed enforcement response			

Section 2 – Compliance Assessment Report Detail

This section contains a report of our findings and will usually include information on:

- the part(s) of the permit that were assessed (e.g. maintenance, training, combustion plant, etc)
- where the type of assessment was 'Data Review' details of the report/results triggering the assessment
- any non-compliances identified
- any non-compliances with directly applicable legislation
- details of any multiple non-compliances
- information on the compliance score accrued inc. details of suspended or consolidated scores.
- details of advice given
- any other areas of concern
- all actions requested
- any examples of good practice.
- a reference to photos taken

This report should be clear, comprehensive, unambiguous and normally completed within 14 days of an assessment.

Improvement Condition IC1

This CAR form records our assessment of your response to Improvement Condition IC1

As a reminder, IC1 states:

The Operator shall undertake an inspection and works programme to ensure that all primary and secondary containment is fit for purpose which shall include:

(a) an assessment and inspection of all primary containment, using a Written Scheme of Examination devised and undertaken by an appropriately qualified engineer

(b) an assessment and inspection of all secondary containment against the standards set out in CIRIA 736 undertaken by a competent structural engineer

(c) written reports of the findings of a) and b) shall be submitted to the Environment Agency. Where the reports do not demonstrate that critical primary and secondary containment is fit for purpose, the reports shall contain detailed proposals to bring the containment up to the required standards including timescales for the implementation of individual measures ('the measures') or shall propose alternative appropriate measures to ensure all polluting materials will be contained on site. Where it contains proposals for works, the report recommendations shall be implemented by the operator in accordance with the Environment Agency's written approval.

In CAR form PP3432DN/0520682 you were advised that the containment report (submitted 8 June 2024) did not satisfy this condition in that it did not contain the findings of any inspection of primary or secondary containment. No alternative to appropriate measures for secondary containment had been provided. No confirmation had been provided that the recommended maintenance and inspection regime (section 4) is achieved.

On 1 November 2024 you submitted:

- 'Mill Farm CIRIA assessment – FINALv2'
- Word document: 'In compliance with CAR report PP3432DN/0520682'
- No. 5 photographs of the leachate holding tank

An appropriately qualified person has now inspected the primary containment at Mill Farm Recycling. It was concluded that the two leachate tanks pose a minimal risk to groundwater given the position in clay strata. However, there is a possibility of serious watercourse pollution if compost leachate overflows from, or leaks through, the leachate tanks.

In your Word document: 'In compliance with CAR report PP3432DN/0520682' you give details of a tank level monitoring exercise and that this demonstrated no drop in either tank level over three days.

Some cracks in the concrete slab were noted. These were not considered to be significant but will be reviewed during the ongoing inspection process.

Section 5 of the report sets out the appropriate maintenance and inspection regime for the leachate tanks. You commit to monitoring on a daily basis during heavy rain periods and to the installation of fixed rulers on the tanks to allow effective checks to be made.

The leachate tank maintenance and inspection regime, set out in Section 5 of the Wardell Armstrong 'Mill Farm CIRIA assessment – FINAL V2' is now agreed as part of your site operating techniques, as detailed in permit condition 2.3.1.

The tank monitoring and maintenance regime form acceptable alternative appropriate measures to ensure all polluting materials will be contained on site.

Improvement Condition IC1 has been met and is now recorded as complete.

Section 3- Enforcement Response

Only one of the boxes below should be ticked

You must take immediate action to rectify any non-compliance and prevent repetition.

Non-compliance with your permit conditions constitutes an offence* and can result in criminal prosecutions and/or suspension or revocation of a permit. Please read the detailed assessment in Section 2 and the steps you need to take in Section 4 below.

**Non-compliance with MSA, MSB & TCM do not constitute an offence but can result in the service of a compliance, suspension and/or revocation notice.*

Other than the provision of advice and guidance, at present we do not intend to take further enforcement action in respect of the non-compliance identified above. This does not preclude us from taking enforcement action if further relevant information comes to light or advice isn't followed.

In respect of the above non-compliance you have been issued with a warning. At present we do not intend to take further enforcement action. This does not preclude us from taking additional enforcement action if further relevant information comes to light or offences continue.

We will now consider what enforcement action is appropriate and notify you, referencing this form.

Section 4- Action(s)

Where non-compliance has been detected and an enforcement response has been selected above, this section summarises the steps you need to take to return to compliance and also provides timescales for this to be done.

Criteria Ref.	CCS Category	Action Required / Advised	Due Date
See Section 1 above			

Section 5 - Compliance notes for the Operator

To ensure you correct actual or potential non-compliance we may

- advise on corrective actions verbally or in writing
- require you to take specific actions in writing
- issue a notice
- require you to review your procedures or management system
- change some of the conditions of your permit
- decide to undertake a full review of your permit

Any breach of a permit condition is an offence* and we may take legal action against you.

● We will normally provide advice and guidance to assist you to come back into compliance either after an offence is committed or where we consider that an offence is likely to be committed. This is without prejudice to any other enforcement response that we consider may be required.

● Enforcement action can include the issue of a formal caution, prosecution, the service of a notice and or suspension or revocation of the permit.

● A civil sanction Enforcement Undertaking (EU) offer may also be available to you as an alternative enforcement response for this/these offence(s).

See our Enforcement and Civil Sanctions guidance for further information

A breach of permit condition **MSA, **MSB** & **TCM** is not an offence but may result in the service of a notice requiring compliance and/or suspension or revocation of the permit.*

This report does not relieve the site operator of the responsibility to

- ensure you comply with the conditions of the permit at all times and prevent pollution of the environment
- ensure you comply with other legislative provisions which may apply.

Non-compliance scores and categories

CCS category	Description	Score
C1	A non-compliance which could have a major environmental effect	60
C2	A non-compliance which could have a significant environmental effect	31
C3	A non-compliance which could have a minor environmental effect	4
C4	A non-compliance which has no potential environmental effect	0.1

Operational Risk Appraisal (Opra) - Compliance assessment findings may affect your Opra score and/or your charges. This score influences the resource we use to assess permit compliance.

MSA, MSB & TCM are conditions inserted into certain permits by Schedule 9 Part 3 EPR

MSA requires operators to manage and operate in accordance with a written management system that identifies and minimises risks of pollution.

MSB requires that the management system must be reviewed, kept up-to-date and a written record kept of this.

TCM requires the submission of technical competence information.

Section 6 – General Information

Data protection notice

The information on this form will be processed by the Environment Agency to fulfill its regulatory and monitoring functions and to maintain the relevant public register(s). The Environment Agency may also use and/or disclose it in connection with:

- offering/providing you with its literature/services relating to environmental matters
- consulting with the public, public bodies and other organisations (e.g. Health and Safety Executive, local authorities) on environmental issues
- carrying out statistical analysis, research and development on environmental issues
- providing public register information to enquirers
- investigating possible breaches of environmental law and taking any resulting action
- preventing breaches of environmental law
- assessing customer service satisfaction and improving its service
- Freedom of Information Act/Environmental Information Regulations request.

The Environment Agency may pass it on to its agents/representatives to do these things on its behalf. You should ensure that any persons named on this form are informed of the contents of this data protection notice.

Disclosure of information

The Environment Agency will provide a copy of this report to the public register(s). However, if you consider that any information contained in this report should not be released to the public register(s) on the grounds of commercial confidentiality, you must write to your local area office within 28 days of receipt of this form indicating which information it concerns and why it should not be released, giving your reasons in full.

Customer charter

What can I do if I disagree with this compliance assessment report?

If a permit holder disagrees with the CAR form, they should raise their concerns to the officer or team which issued the form. This must be done within 14 calendar days of receipt. If the response does not resolve the issue, a permit holder can request an appeal of the regulatory decision. This request must be made within 28 calendar days of receipt of the response. More details on our regulatory appeals process can be found at

<https://www.gov.uk/guidance/appeal-a-regulatory-decision-from-the-environment-agency>.

If you are still dissatisfied, you can make a complaint to the Ombudsman. For advice on how to complain to the Parliamentary and Health Service Ombudsman phone their helpline on 0345 015 4033.