



Phase 1 Desk Study
Hartnoll Farm, Tiverton
Report: GCE00528/R1
February 2015



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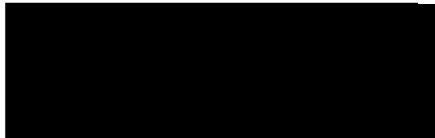
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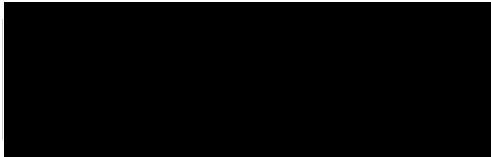
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1.0 INTRODUCTION

1.1 Instruction

Geo Consulting Engineering Ltd was commissioned by Waddeton Park Ltd to undertake a Phase 1 Desk Study of Hartnoll Farm and a parcel of its surrounding agricultural fields.

1.2 Background

The site is being considered for redevelopment with a mixed residential and commercial use.

1.3 Objectives

A desk study and preliminary intrusive investigation is required to provide information to support a planning application with particular reference to the National Planning Policy Framework (NPPF) Sections 120 and 121.

This report presents the Phase 1 Desk Study.

1.4 Methodology

A phased investigation approach has been adopted the first stage of which is the Phase 1 Desk Study for development of site characterisation and conceptual model.

1.5 Limitations

Subsoils are inherently variable and by their very nature are hidden from view such that no investigation can be exhaustive to the extent that all soil conditions are revealed. Conditions may therefore be present beneath the site that were not apparent from the data available for review. Similarly, this assessment has been based in part on third party data. This data has been taken at face value and has not been subjected to any external validation.

Groundwater levels are subject to seasonal variation and therefore may change from the levels recorded during this investigation.

2.0 SITE DATA

2.1 Site Location

The site is located between Tiverton and Halberton on the south east side of Post Hill. The site is opposite Tiverton Golf Club.

The National Grid Reference for the approximate centre of the site is 299290, 112690.

The site area is approximately 62.93ha.

A site location plan is presented in Figure 1.

2.2 Site Description

The site comprises a main farm complex in the north west containing the farmhouse, farm outbuildings (with possible asbestos bound cement roofing), a number of large commercial warehouses and numerous shipping containers. These warehouses are rented out as business space. A number of shipping containers are also scattered throughout the farm presumably used as storage space. A slurry pit is located on the south east edge of the farm complex. The slurry pit is now overgrown and appears to no longer be in use.

Businesses known to be operating on site include: plant hire yard, electricians, joinery, roofers, plumbers and bolts/fixings sales as well as the continued operation of the farm itself.

The remainder of the site is occupied by a number of agricultural fields separated by hedgerows containing some mature trees. A track cuts across the south east limb of the site in a largely north south trend. A stream flows north across the south west corner of the site to a pond at Shamel's End.

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The site is gently sloping with a shallow valley feature extending from the south west corner towards the centre of the site. A linear bank <5m high surrounds much of the farm complex with an open section in the south east corner near the slurry pit.

Photographs of the site are presented in Appendix A.

Neighbouring land uses are summarised in the table below:

Direction	Features
North	Tiverton Golf Course on opposite side of Post Hill.
East	Grand Western Canal runs along or very close to boundary. Farmland beyond and Halberton beyond.
South	A dismantled railway forms the southern site boundary followed by agricultural land with the Grand Western Canal running east west some 250m south of the site boundary. Occasional houses throughout agricultural land.
West	Farmland with occasional clusters of houses.

2.3 Geology

The British Geological Survey mapping indicates the site is underlain by sandstones of the Tidcombe Sand Member. Superficial Colluvium deposits are mapped within the low lying areas of the site.

2.4 Hydrogeology

The bedrock geology is classed as a Secondary A Aquifer.

2.5 Hydrology

The nearest surface water feature recorded in the Envirocheck report is a tertiary river entering the site in the south west corner and flowing north, north west for some 300m. The river is then diverted west off the site towards West Manley Lane via a culvert.

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2.6 Site History

The following table sets out the site history as derived from the available historic Ordnance Survey mapping. Copies of the historic maps are included in Appendix B.

Mapping Date	On-site	Off-site
1888-89	Hartnoll Farm in present day location although comprised of far fewer buildings. Orchard directly adjacent to farm in strip running towards the south east. Fields appear to be of agricultural use with only one field designated as rough grassland. Pond close to western site boundary in area of Shamel's End. Apparent foot bridge over railway located roughly 250m west of the south east corner of the site.	Railway line and associated cutting forms southern site boundary. Grand Western Canal borders the southern half of the eastern boundary, Gravel pit located some 200m east of the midpoint of the eastern boundary. Site surrounded by agricultural land with occasional houses and villages.
1906	As above.	Largely as above. Gravel pit now re-labelled to "Old Gravel Pit". Tiverton Joint Hospital located some 500m north west of the site.
1933 (Map only shows western side of site.)	As above.	Golf course and club house now constructed on opposite side of road to the north.
1962	Largely as above. Rough grassland field now appears to be a standard agricultural field.	Tiverton Joint Hospital now re-named to Post Hill Hospital. Residential area around the hospital has now expanded. Gravel pit no longer marked.
1969	As above.	Railway along southern boundary now disused.
1971	As above.	Railway cutting along southern boundary appears to be shallower. Grand Western Canal labelled as disused. Further expansion of Post Hill area. Council Depot located next to the canal near the north east site boundary.
1980	More buildings constructed at Hartnoll Farm itself.	Western third of dismantled railway completely removed from southern site boundary.
1993	As above.	As above.
2006	Further construction of buildings at Hartnoll Farm. Stream now shown to feed pond at Shamel's End.	As above.
2014	Further construction of buildings at Hartnoll Farm.	Cutting of dismantled railway no longer marked at all.

2.7 Environmental Database

An Envirocheck[®] report was commissioned to provide an indication of the site history and surrounding land uses available from public registers. The report provides data from a number of service providers including the British Geological Survey, Environment Agency and English Nature. The report is included in Appendix C.

The following is noted from the report:

- No Contaminated land register entries or notices are recorded within 500m of the site.
- There is a discharge consent located 193m west of the site relating to a single domestic property. There are a further four discharge consents between 251-500m away from the site.
- There have been two recorded Pollution Incidents to Controlled Waters on the site. Both relate to animal waste/slurry. One incident was considered significant, the other was minor. A further Pollution Incident to Controlled Waters was recorded some 105m south west of the site. This was again considered to be a significant incident involving animal waste / slurry. A further five Pollution Incidents have been recorded between 251 to 500m of the site.
- There have been no Prosecutions Relating to Authorised Processes within 500m of the site.
- There are no Integrated Pollution Control (IPC) or Integrated Pollution Prevention and Control (IPPC) licences within 500m of the site.
- There are no Local Authority Pollution Prevention Controls (LAPPC) recorded within 500m of the site.
- There are a total of 4 water abstractions on the site being used for a mixture of general agriculture and commercial private water undertaking: drinking, cooking, sanitary and washing. A further one abstraction is located between 0-250m of the site which is used for spray irrigation of Tiverton Golf Club. An additional four are

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between 251-1000m of the site and are of mixed general agriculture and domestic usage.

- The soils beneath the site are considered to be of High Leaching Potential (H2).
- There is a single Historic Landfill recorded on the site that forms a narrow strip along the eastern two thirds of the southern boundary infilling the disused railway cutting. The landfill was operational between 01/09/88 and 10/03/93. The deposited waste included inert and industrial waste. This location is also marked as a Licensed Waste Management Facility and Registered Landfill site (license now lapsed). It is unclear as to whether any of this landfill is actually within the site boundary or if it is simply directly adjacent
- A single BGS Recorded Mineral Site is located 221m east of the site. This relates to the gravel pit mentioned in the site history.
- The site is in an area where no radon protection measures are needed in the construction of new dwellings.
- There are a total of six Contemporary Trade Directory Entries on the site itself. These include: Commercial Vehicle Bodybuilders & Repairers, Nuts Bolts & Fixings, Agricultural Engineers, Joinery Manufacturers, Engineers - General and Road Haulage Services. A further two entries are located 34m north west of the site but both are listed as inactive.
- There are no recorded Fuel Station Entries within 250m of the site.
- The Envirocheck mapping states that the south east corner of the site is part of a Local Nature Reserve, the Grand Western Canal Country Park. It is unclear whether this is simply a boundary alignment issue on the mapping or that this area of the site is indeed part of the nature reserve. This requires further investigation.

2.8 Radon

The Envirocheck report indicates that no radon protection measures are required in the construction of new dwellings or extensions.

3.0 PRELIMINARY CONCEPTUAL MODEL

3.1 Introduction

The site characterisation attempts to identify potential previous and existing site sources of contamination. The conceptual model links the identified sources likely to cause significant possibility of significant harm via pathways to identified critical receptors. The conceptual model is therefore based on a number of identified source-pathway-receptor scenarios. For land to be classified as contaminated a significant pollutant linkage will need to be identified which will include each component of the conceptual model. The absence or removal of a source or interception of a pathway will 'break' the pollutant linkage.

The conceptual model is characterised by identification of the following:

- On-site sources which may impact on-site receptors via plausible pathways
- On-site source which may impact off-site receptors via plausible pathways
- Off-site sources which may impact on-site receptors via plausible pathways

Potential change of land use will require assessment of the new site development layout within the context of introducing new exposure pathways. The planning regime may require assessment of the site to ensure the new development will not be classed as contaminated land under the definition provided by the Part 2A of the Environment Act 1990 as defined in the Environment Protection Act 1995.

Guidance issued in April 2012 provides four categories of land. New development will aim to be within Category Four where the potential risk of land contamination is assessed to be low or to not exist.

Normal Presence of Contaminants

The revised Statutory Guidance for Part 2A of the Environmental Protection Act 1990 came into force in April 2012. This provides the following:

3.21 The Part 2A regime was introduced to help identify and deal with land which poses an unacceptable level of risk. It is not intended to apply to land with levels of contaminants in soil that are commonplace and widespread throughout England or parts of it, and for which in the very large majority of cases there is no reason to consider that there is an unacceptable risk.

3.22 Normal levels of contaminants in soil should not be considered to cause land to qualify as contaminated land, unless there is particular reason to consider otherwise. Therefore if it is established that land is at or close to normal levels of particular contaminants, it should usually not be considered further in relation to the Part 2A regime and the local authority should have regard to paragraphs 5.2 and 5.4 of this Guidance.

3.23 For the purpose of this Guidance, 'normal' levels of contaminants in soil may result from:

- a) The natural presence of contaminants (e.g. caused by soil formation processes and underlying geology) at levels that might reasonably be considered typical on a given area and have not been shown to pose an unacceptable risk to health or the environment.*
- b) The presence of contaminants caused by low level diffuse pollution, and common human activity other than specific industrial processes. For example this would include diffuse pollution caused by historic use of leaded petrol and the presence of benzo(a)pyrene from vehicle exhausts, and the spreading of domestic ash in garden at levels that might reasonably be considered typical.*

The Use of Generic Assessment Criteria

The revised Statutory Guidance for Part 2A of the Environmental Protection Act 1990 that came into force in April 2012 further provides:

3.27. It is common practice in contaminated land risk assessment to use generic assessment criteria (Soil Guideline Values SGV) (GACs) as screening tools in generic quantitative risk assessment to help assessors decide when land can be excluded from the need for further inspection and assessment, or when further work may be warranted.

3.29. GACs relating to human health risk assessment represent cautious estimates of levels of contaminants in soil at which there is considered to be no risk or, at most, a minimal risk to health. With regard to such GACs:

- a) They may be used to indicate when land is very unlikely to pose a significant possibility of significant harm to human health. This is on the basis that they are designed to estimate levels of contamination at which risks are likely to be negligible or minimal and far from posing a significant possibility of significant harm.*
- b) They should not be used as direct indicators of whether a significant possibility of significant harm to health may exist. Also, the local authority should not view the degree by which the GACs are exceeded (in itself) as being particularly relevant to this consideration, given that the degree of risk posed by land would normally depend on many factors other than simply the amount of contaminants in soil.*
- c) They should not be seen as screening levels which describe the boundary between Categories 3 and 4 in terms of Section 4 (i.e. the two Categories in which land would not be contaminated land on grounds of risks to human health). In the very large majority of cases, these SGVs/GACs describe levels of contamination from which risks should be considered to be comfortably within Category 4.*
- d) They should not be viewed as indicators of levels of contamination above which detailed risk assessment would automatically be required under Part 2A.*

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e) They should not be used as generic remediation targets under the Part 2A regime. Nor should they be used in this way under the planning system, for example in relation to ensuring that land affected by contamination does not meet the Part 2A definition of contaminated land after it has been developed.

Categories of Contaminated Land

There are four categories of contaminated Land. The NHBC summarise these as follows:

Category 1 – Land where it is clear that there is a significant possibility of significant harm to human health, and intervention under Part 2A is required.

Category 2 – Land where there is a considerable concern that there may be a significant possibility of significant harm to human health and there is a strong case for a precautionary action or intervention being taken under Part 2A.

Category 3 – Land where there may be a possibility of harm to human health but this is not significant, and regulatory intervention under Part 2A is not warranted, but those affected could consider civil action.

Category 4 – Land which should not pose a measureable risk to human health.

New screening values will be required to determine the boundary of Category 4 land. These are likely to be higher than current screening SGV/GAC values.

3.2 On-site to On-site

Source

The sources are divided into primary and secondary. The primary source is defined as the generic land use and the secondary source is the likely constituents of concern relating to the primary source, which may be affecting the soil, groundwater or soil gas.

The historic data review indicates the presence of landfill site on or directly adjacent to the site's southern boundary. This landfill provides a potential source of leachate and/or ground gas particularly if any toxic or bio-degradeable substances were present within the waste.

Topographic maps show a pair of raised banks flanking the main farm complex. The nature of this made ground is not known and therefore cannot be ruled out as a potential source of metals/metalloids, TPH or PAH's.

On-site commercial operations include vehicle repair facilities, general engineers and road haulage operations. There is therefore potential for on site use and storage, and hence spills, of fuels, oils, greases and solvents.

Finally, the data provided by the in the Envirocheck report records two Pollutions Incidents to Controlled Waters, both relating to animal waste/slurry. It therefore seems likely that a slurry pit or lagoon is present on the site which could provide a source of

Pathways

Migration pathways requiring consideration include:

- Wind-blown dust
- Vapour phase migration
- Dissolved phase migration within groundwater

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Exposure pathways associated with a potential residential development include:

- Soil and indoors dust ingestion
- Home grown vegetable consumption
- Soil attached to home grown vegetables
- Indoor and Outdoor inhalation of dust
- Indoor and Outdoor inhalation of vapour
- Leaching of mobile contaminants to groundwater

Receptors

The potential receptors are identified as follows:

- Human beings (construction workers, future site users)
- Groundwater
- Eco-systems

The following table summarises the risk categorisation. The degree of risk (R) is calculated by multiplying the likelihood (L) with the effect (E):

Degree of risk (R) = Likelihood (L) x Effect (E)

Likelihood (L)	Description	Probability	Effect (E)	Description	Increase in cost and time
5	Almost certain	>70%			
4	Probable	50-70%	4	Very high	>10%
3	Likely	30-50%	3	High	4-10%
2	Unlikely	10-30%	2	Low	1-4%
1	Negligible	<10%	1	Very low	<1%
Risk (R)	Risk Level	Action			
1-5	Trivial	None			
6-10	Significant	Undertake appropriate mitigation measures to reduce the risk level by appropriate on-site practice at little additional cost.			
>10	Substantial	Designers should take such risks into account and avoid or reduce risk level to acceptable levels. Additional resources required.			

The following table provides a summary of the potential pollutant linkages together with an indication of the hazard, likelihood, severity and degree of risk.

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On-site to On-site Source – Pathway – Receptor Model

Source 1	Source 2	Migration Pathway	L	Exposure Pathway	E	Receptor	R
Landfill	Leachate	Leaching to groundwater	3	Direct exposure, leaching to groundwater	3	Construction workers, future residents, groundwater, ecosystem	9
	Ground Gas	Gas	3	Indoor and outdoor inhalation	3	Construction workers, future residents	9
	Toxic substances within waste	Direct contact, leaching to groundwater, wind blown	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater	3	Construction workers, future residents, groundwater, ecosystem	6
Natural Soils	Arsenic from natural mineralisation	Wind blown, leaching to groundwater	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater.	2	Construction workers, future residents, groundwater	4
Made Ground/Existing on-site commercial operations	Metals/ metalloids	Wind-blown, leaching to groundwater.	3	Direct exposure, indoor and outdoor inhalation, leaching to groundwater.	2	Construction workers, future residents, groundwater	6
	TPH	Wind-blown, leaching to groundwater.	3	Direct exposure, indoor and outdoor inhalation, leaching to groundwater.	2	Construction workers, future residents, groundwater	6
	PAHs	Wind-blown, leaching to groundwater.	3	Direct exposure, dust inhalation, leaching to groundwater	2	Construction workers, future residents, groundwater	6
	VOC/SVOC	Leaching to groundwater	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater.	3	Construction workers, future residents, groundwater	6
Slurry pit	Ground gases	Vapour Phase	3	Indoor and outdoor inhalation	3	Construction workers, future residents	9
	Leachate	Leaching to groundwater	3	Leaching to groundwater	4	Future site occupiers, groundwater	12

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3.3 On-site to Off-site

The potential on-site sources are identified in Section 3.2. The risk to off-site receptors is described below.

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On-site to Off-site Source – Pathway – Receptor Model

Source 1	Source 2	Migration Pathway	L	Exposure Pathway	E	Receptor	R
Landfill	Leachate	Leaching to groundwater	2	Direct exposure, leaching to groundwater	3	Surrounding residents, groundwater, ecosystem	6
	Ground Gas	Gas	2	Indoor and outdoor inhalation	3	Surrounding residents	6
	Toxic substances within waste	Direct contact, leaching to groundwater, wind blown	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater	3	Surrounding residents, groundwater, ecosystem	6
Made Ground	Metals/ metalloids	Wind-blown, leaching to groundwater.	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater.	2	Construction workers, future residents, groundwater	4
	TPH	Wind-blown, leaching to groundwater.	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater.	2	Construction workers, future residents, groundwater	4
	PAHs	Wind-blown, leaching to groundwater.	2	Direct exposure, dust inhalation, leaching to groundwater	2	Construction workers, future residents, groundwater	4
	VOC/SVOC	Leaching to groundwater	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater.	3	Construction workers, future residents, groundwater	6
Slurry pit	Ground gases	Gas	1	Indoor and outdoor inhalation	3	Construction workers, future residents	3
	Leachate	Leaching to groundwater	2	Leaching to groundwater	3	Future site occupiers, groundwater	6

3.4 Off-site to On-site

Source

The land around the site has largely been very similar throughout the 126 years that the maps have been available. The most significant feature is the historic landfill recorded as being along much of the southern site boundary. This landfill provides a potential source of leachate, landfill gas and toxic substances. This source is considered below.

The disused railway line itself could also provide a source for heavy metals and PAH's left by the locomotives as well as herbicides/pesticides used for weed suppression.

A final area of note is the gravel pit located some 220m to the east of the site and first visible on the historic mapping in 1888 which was then infilled some time before 1962. The nature of this infill is unknown so should not be ruled out as a potential source of landfill gas or leachate however, the distance of some 220m and the barrier-effect of the Grand Western Canal means that the risk to the Hartnoll Farm site is considered to be low.

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Off-site to On-site Source – Pathway – Receptor Model

Source 1	Source 2	Migration Pathway	L	Exposure Pathway	E	Receptor	R
Landfill	Leachate	Leaching to groundwater	3	Direct exposure, leaching to groundwater	3	Construction workers, future residents, groundwater, ecosystem	9
	Ground Gas	Vapour phase migration	3	Indoor and outdoor inhalation	3	Construction workers, future residents	9
	Toxic substances within waste	Direct contact, leaching to groundwater, wind blown	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater	3	Construction workers, future residents, groundwater, ecosystem	6
Disused railway line	Heavy metals	Wind blown, leaching to groundwater	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater	2	Construction workers, future residents, groundwater, ecosystem	4
	PAH's	Wind blown, leaching to groundwater	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater	2	Construction workers, future residents, groundwater, ecosystem	4
	Pesticides	Wind blown, leaching to groundwater	2	Direct exposure, indoor and outdoor inhalation, leaching to groundwater	2	Construction workers, future residents, groundwater, ecosystem	4

4.0 GEOTECHNICAL RISK ASSESSMENT

The purpose of the geotechnical risk assessment is to focus resources towards site specific ground related hazards likely to affect construction.

Degree of risk (R) = Likelihood (L) x Effect (E)

Likelihood (L)	Description	Probability	Effect (E)	Description	Increase in cost and time
5	Almost certain	>70%			
4	Probable	50-70%	4	Very high	>10%
3	Likely	30-50%	3	High	4-10%
2	Unlikely	10-30%	2	Low	1-4%
1	Negligible	>10%	1	Very low	<1%
Risk (R)	Risk Level	Action			
1-5	Trivial	None			
6-10	Significant	Undertake appropriate mitigation measures to reduce the risk level by appropriate on-site practice at little additional cost.			
>10	Substantial	Designers should take such risks into account and avoid or reduce risk level to acceptable levels. Additional resources required.			

The following table provides a summary of the data reference points, together with an indication of the hazard, likelihood, severity and degree of risk.

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Hazard	Consequence	Likelihood	Severity	Degree of risk	Mitigation
Variable competence of founding stratum.	Potential risk of differential settlement.	2	3	6	Site investigation to determine depth to and competence of founding strata where new foundations are required.
Foundation movement due to volume change in plastic soils.	Differential settlement and cracking	2	3	6	Site investigation to determine plasticity of founding strata if any Head soils overlie the bedrock. Foundation deepening may be needed close to existing or proposed trees. Suspended ground floor slabs may be required.
Hard strata in sandstone bedrock	Excavation difficulty in foundation and/or drainage trenches may require use of rock breaking equipment.	3	2	6	Site investigation to determine depth to and competence of founding strata.
Made Ground resulting from localised reprofiling of site.	Variable foundation depths and potential significance in respect of floor slab construction.	3	2	6	Site investigation to determine presence, likely thickness and composition of made ground.
Head soils potentially frost susceptible	Need for capping layer in road construction.	3	2	6	Site investigation to include soil classification and CBR testing.
Use of soakaways for surface water drainage	Variable infiltration factors resulting in localised failure of systems to operate.	3	2	6	Drainage strategy may require combination of soakaways with attenuation ponds.

5.0 SAMPLING AND ANALYSIS PLAN

The Phase 1 Desk Study has identified areas where future sampling and analysis should be considered to address potential concerns in respect of possible on-site and off-site contaminant sources and to further characterise the geotechnical conditions in respect of future redevelopment.

Specific investigation targets will include:

- Soil and groundwater quality around existing on-site commercial operations.
- Groundwater quality and ground gas levels in proximity to slurry lagoon.
- Location and composition of mapped landfill on/adjacent to site's southern boundary.
- Groundwater quality and ground gas regime adjacent to site's southern boundary.
- Soil and groundwater quality in proximity to former rail line.
- Groundwater quality and ground gas regime adjacent to site's eastern boundary.

A combination of investigation techniques including trial pitting, large scale infiltration testing, Window Sampling, installation and monitoring of groundwater and ground gas wells, geotechnical and chemical laboratory analysis should be appropriate to address the above concerns. Chemical laboratory analysis will include metals/metalloids, Poly Aromatic Hydrocarbons (PAH), Total Petroleum Hydrocarbons (TPH), Volatile and Semi-volatile Organic Compounds (VOC/SVOC). Ground gas monitoring should comprise methane, carbon dioxide, oxygen, carbon monoxide, hydrogen sulphide and gas flow.

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6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

This desk study has identified localised potential on-site land uses that could have given rise to significant potential contamination. In particular the records show that there was a landfill operation on, or very close to the southern boundary of the site. A former gravel pit to the east of the site may have been filled and consequently may present a risk of ground gas or leachate migration although the age of this feature and the separation distance make significant impact unlikely. A majority of the site has been in agricultural use since the first edition maps of 1889.

Potential exists for localised areas of made ground and or localised contaminant impact associated with the commercial trading areas proximal to the farm. Additionally it is possible that use of agro-chemicals on the farm land and pesticides/herbicides on the adjacent, now disused, rail line may have resulted in localised residues. Similarly, there may be locally elevated arsenic levels in areas of former orchards due to historic use of arsenate solutions as pesticides.

Whilst the issues above, if found to be present, may require specific mitigation measures they would not be envisaged to be of sufficient magnitude or complexity as to prevent redevelopment of the site.

The geology underlying the site is mapped to comprise sandstones of the Tidcombe Sand Member with Superficial Colluvium deposits in lower lying areas. These strata and the topography of the site would not be expected to give rise to any inherent instability.

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6.2 Recommendations

A phased intrusive site investigation should be carried out in due course as proposals for the site are developed.

Investigation should include a general spread of trial pits to provide information on the underlying strata and to provide samples for chemical testing and classification testing to assist with foundation and highway design and to maximise re-use of site-won soils thus limiting any off-site disposal.

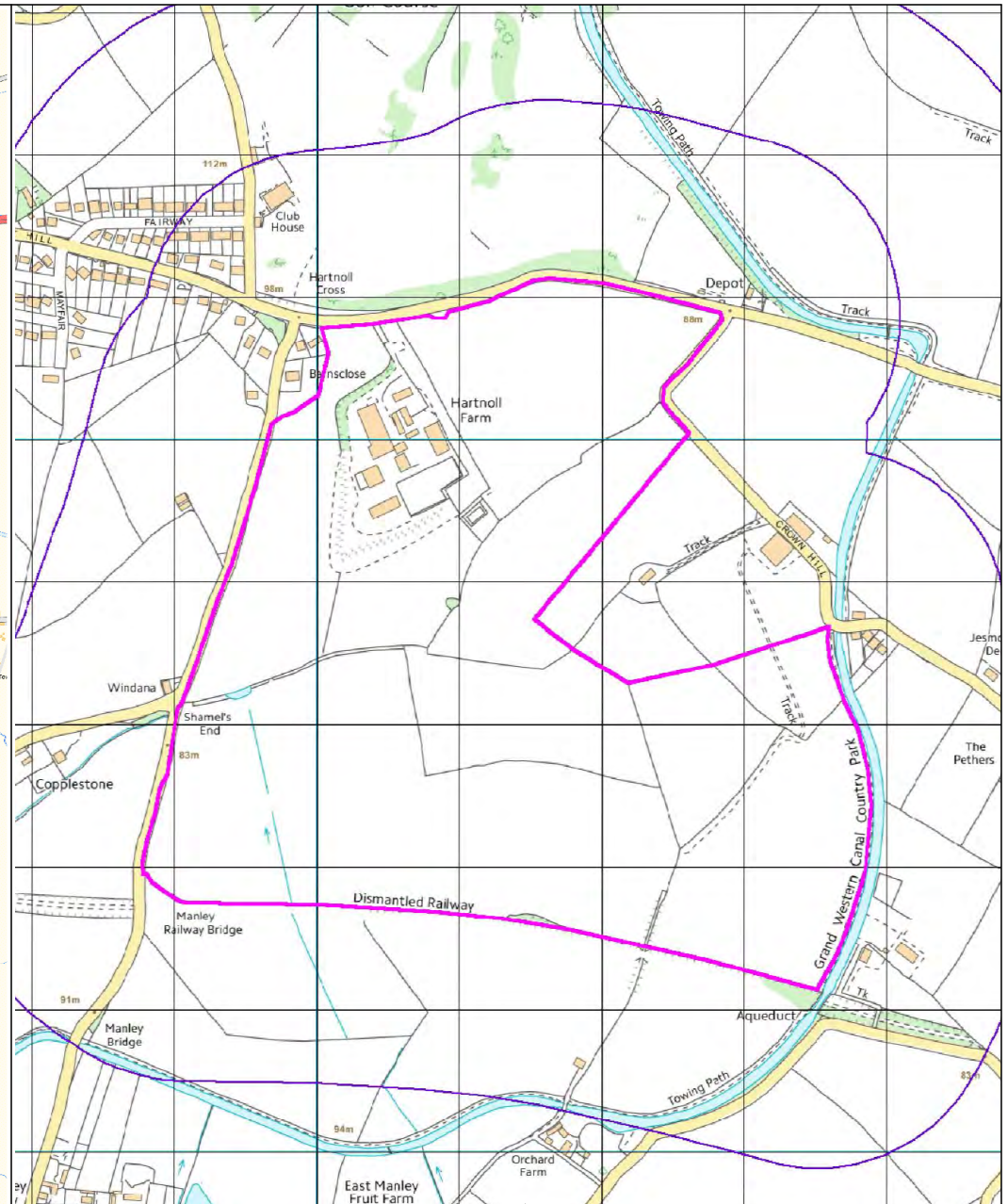
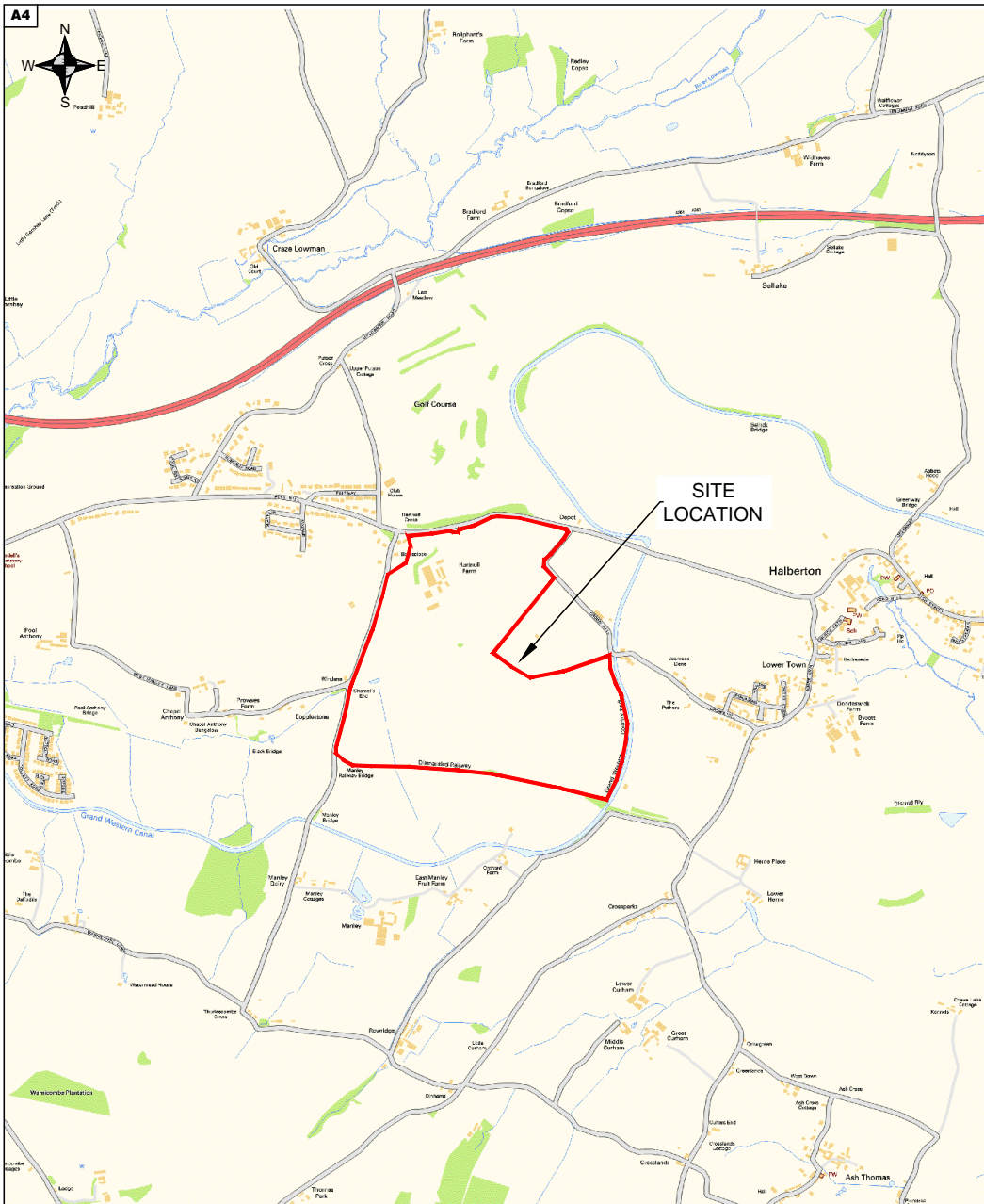
Window Sample boreholes should be used to allow installation of combined groundwater and ground gas monitoring wells on the southern and eastern boundaries of the site. Localised targeted investigation should be used to assess any impact from the on-site commercial operations.

Allowance should be made for a period of groundwater and ground gas monitoring following installation of wells; this may need to take place over three to six months.

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FIGURES

Figure 1 Site Location Plan
Figure 2 Site Layout Plan



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**Hartnoll Farm
Tiverton
Devon**

Client:
Waddeton Park Ltd


Dwg Title:
**Site
Location Plan**

Drawing Status
For Information

Scale 1:20000/1:10000 Drawn MH
Date Feb 2015 Checked DLJ

Drawing no: **GCE00528-Fig1** Rev **P1**



 <p>geo consulting engineering ltd</p>	Geo Consulting Engineering Ltd The Studio, Woodmanton Barns, Woodbury, Exeter, EX5 1HQ T: 01395 239977 E: mail@geoconsultingeng.co.uk W: www.geoconsultingeng.co.uk	Client: Waddeton Park Ltd	Drawing Status For Informatio2
	Job Title: Hartnoll Farm Tiverton Devon	Dwg Title: Photo Location Plan	Scale 1:2500 Drawn MH Date Feb 2015 Checked DLJ
			Drawing no: GCE00528-Fig1



GCE00528/ R1

APPENDICES

- Appendix A – Site Photographs
- Appendix B – Historic Mapping
- Appendix C – Envirocheck Database Report



GCE00528/ R1

Appendix A – Site Photographs



Photograph 1: The raised bank at the north of the farm complex near to the main entrance.



Photograph 2: An example of the older farm outbuildings with possible asbestos bound cement roofing.



Photograph3: Plant hire compound



Photograph4: Mixed storage with minor oil spill.



Photograph 5: The more modern steel framed business warehouses.



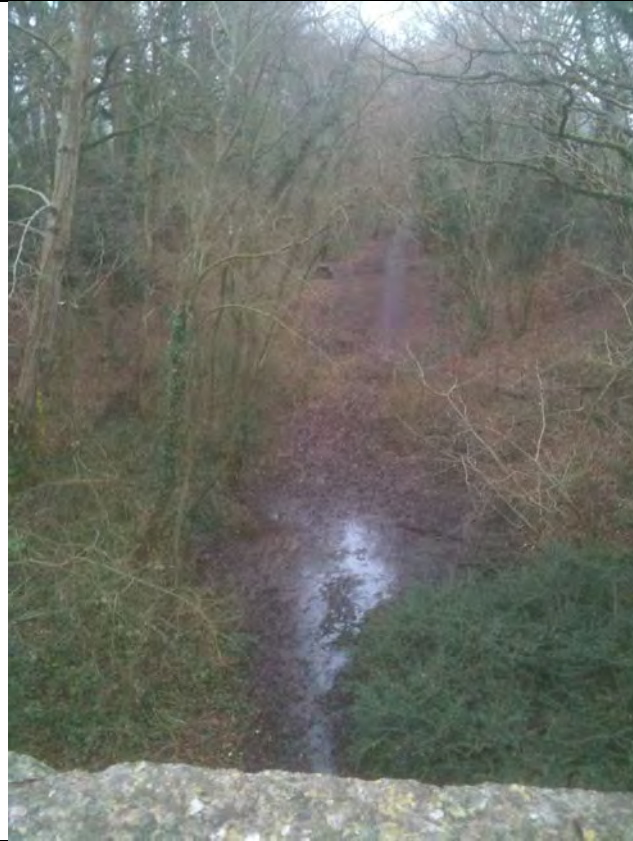
Photograph 6: Plastic-lined slurry pit.



Photograph 7: Surface water contamination in a ditch close to the slurry lagoon.



Photograph 8: General view of the open farmland that occupies most of the site.



Photographs taken whilst stood on old railway bridge close to south west corner of the site.

Above: Looking west away from the site, the old cutting has not been infilled.

Below: Looking east onto the site, old cutting has been infilled, now overgrown with budleigha and brambles.





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Appendix B – Historic Mapping

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		Heath
	Rough Grassland		Marsh
	Reeds		Saltings
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

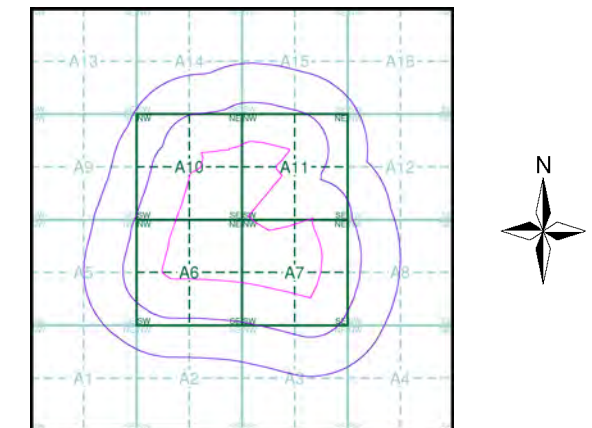
1:10,000 Raster Mapping

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

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Devon	1:10,560	1888 - 1889	2
Devon	1:10,560	1906	3
Devon	1:10,560	1933	4
Devon	1:10,560	1938	5
Devon	1:10,560	1938	6
Ordnance Survey Plan	1:10,000	1962	7
Ordnance Survey Plan	1:10,000	1971	8
Ordnance Survey Plan	1:10,000	1980 - 1983	9
Ordnance Survey Plan	1:10,000	1993	10
10K Raster Mapping	1:10,000	2006	11
VectorMap Local	1:10,000	2014	12

Historical Map - Slice A



Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
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 Search Buffer (m): 500

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG

Devon

Published 1888 - 1889

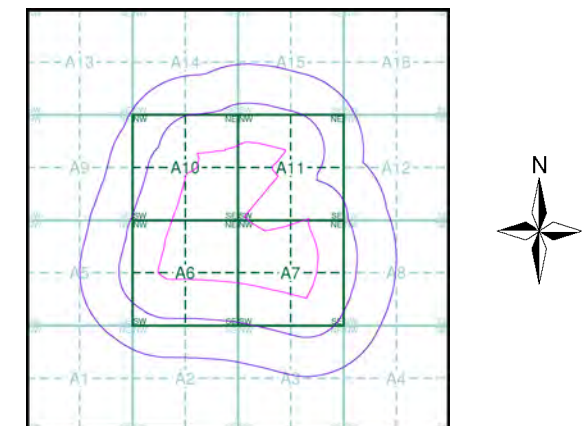
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

045NE 1889 1:10,560		046NW 1888 1:10,560
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Historical Map - Slice A

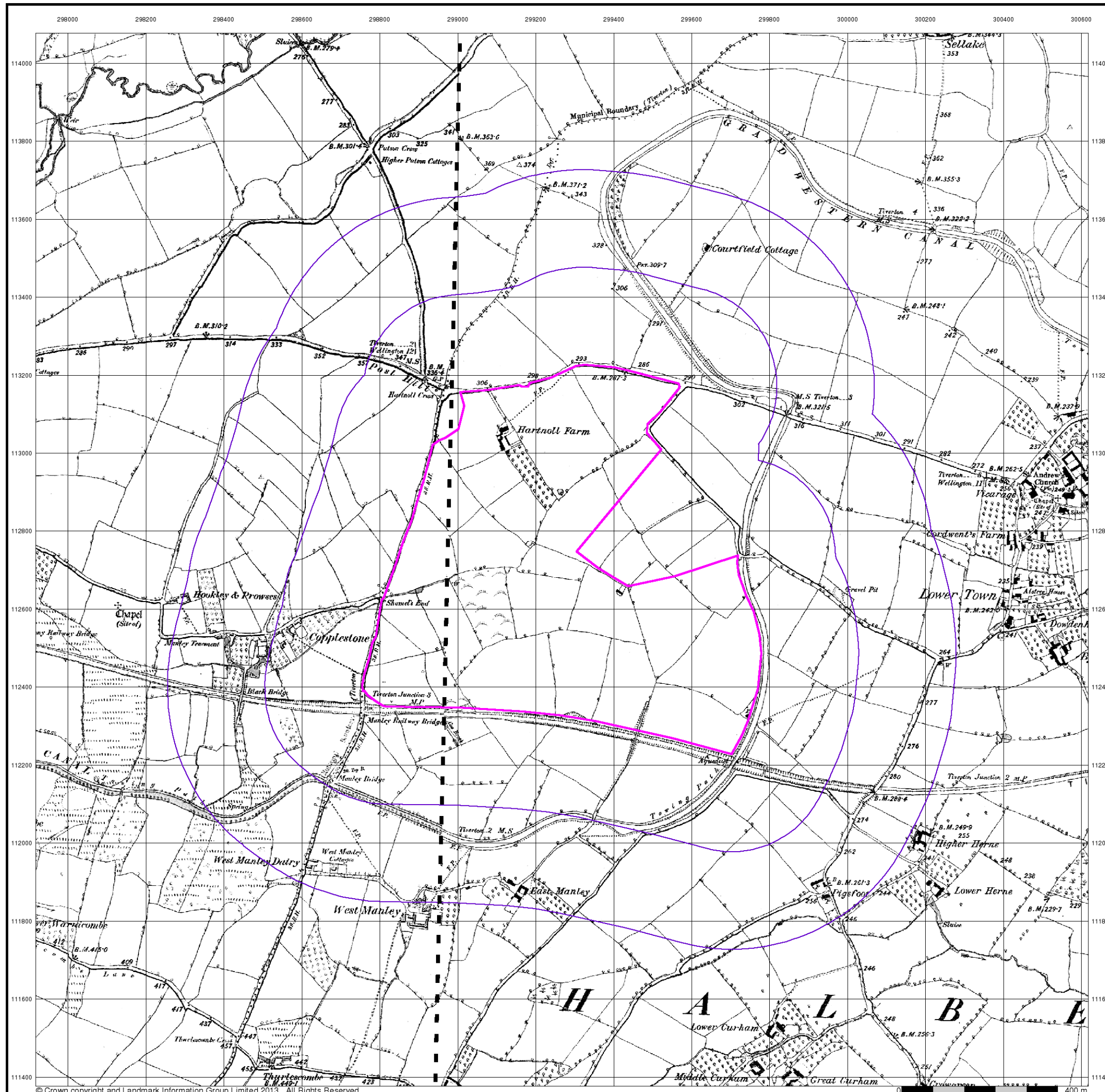


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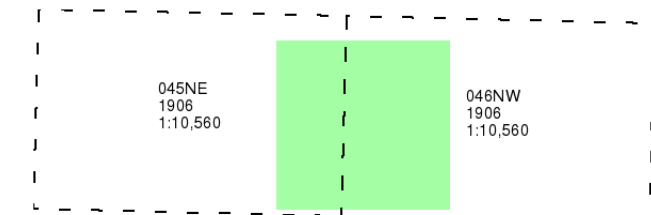
Devon

Published 1906

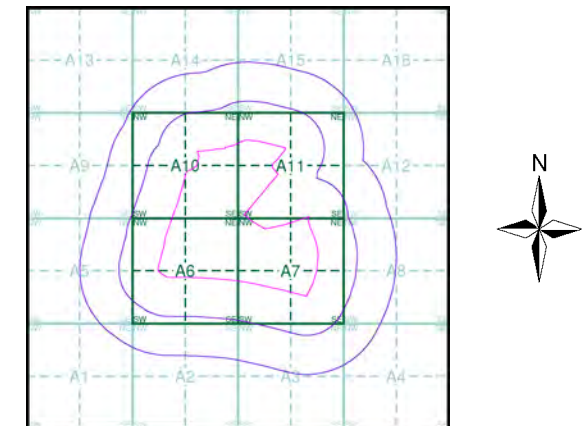
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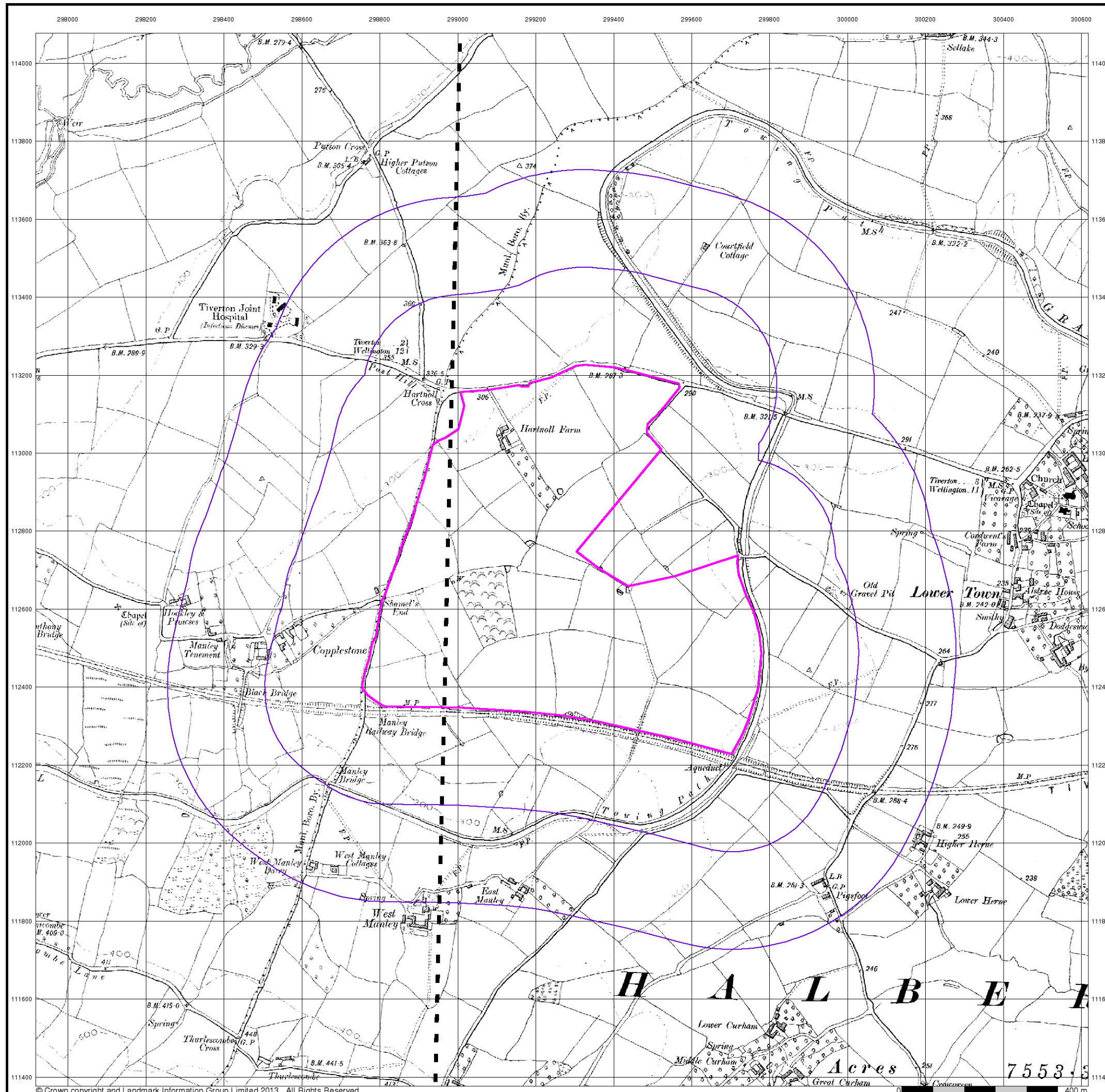


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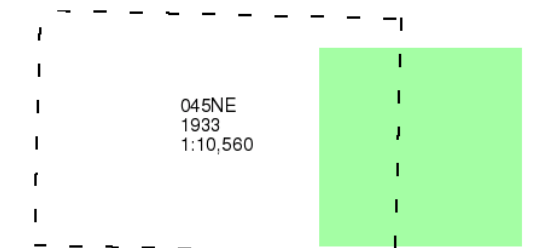
Devon

Published 1933

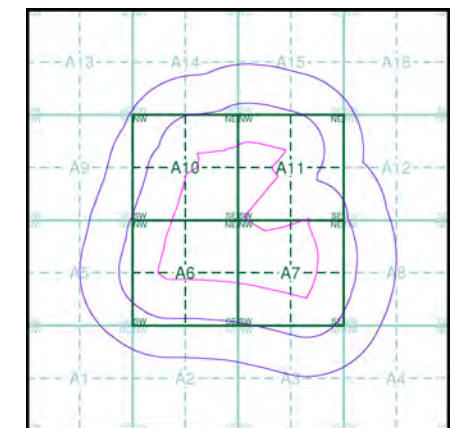
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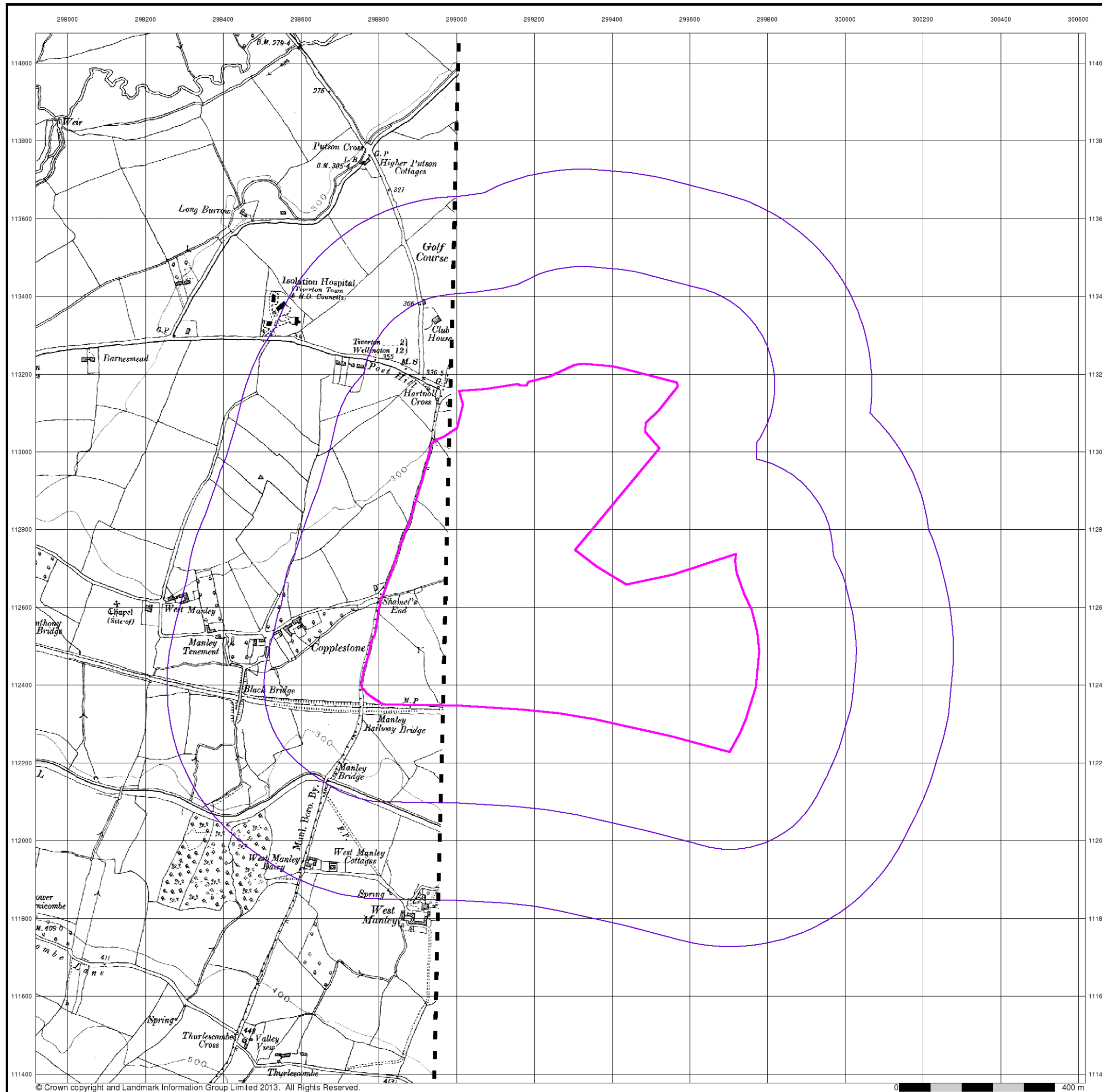


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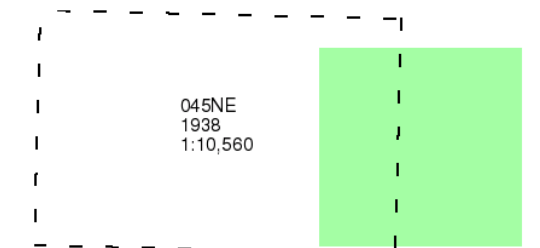
Devon

Published 1938

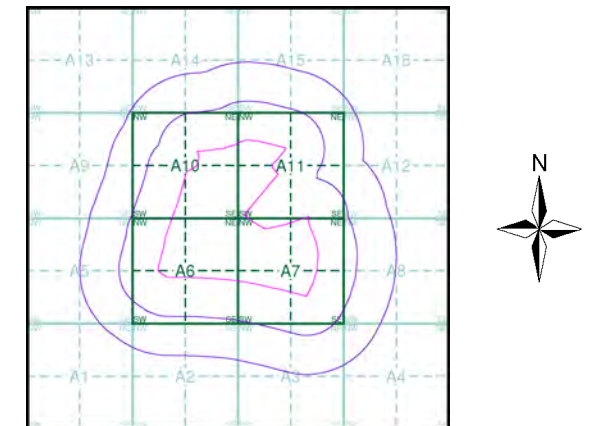
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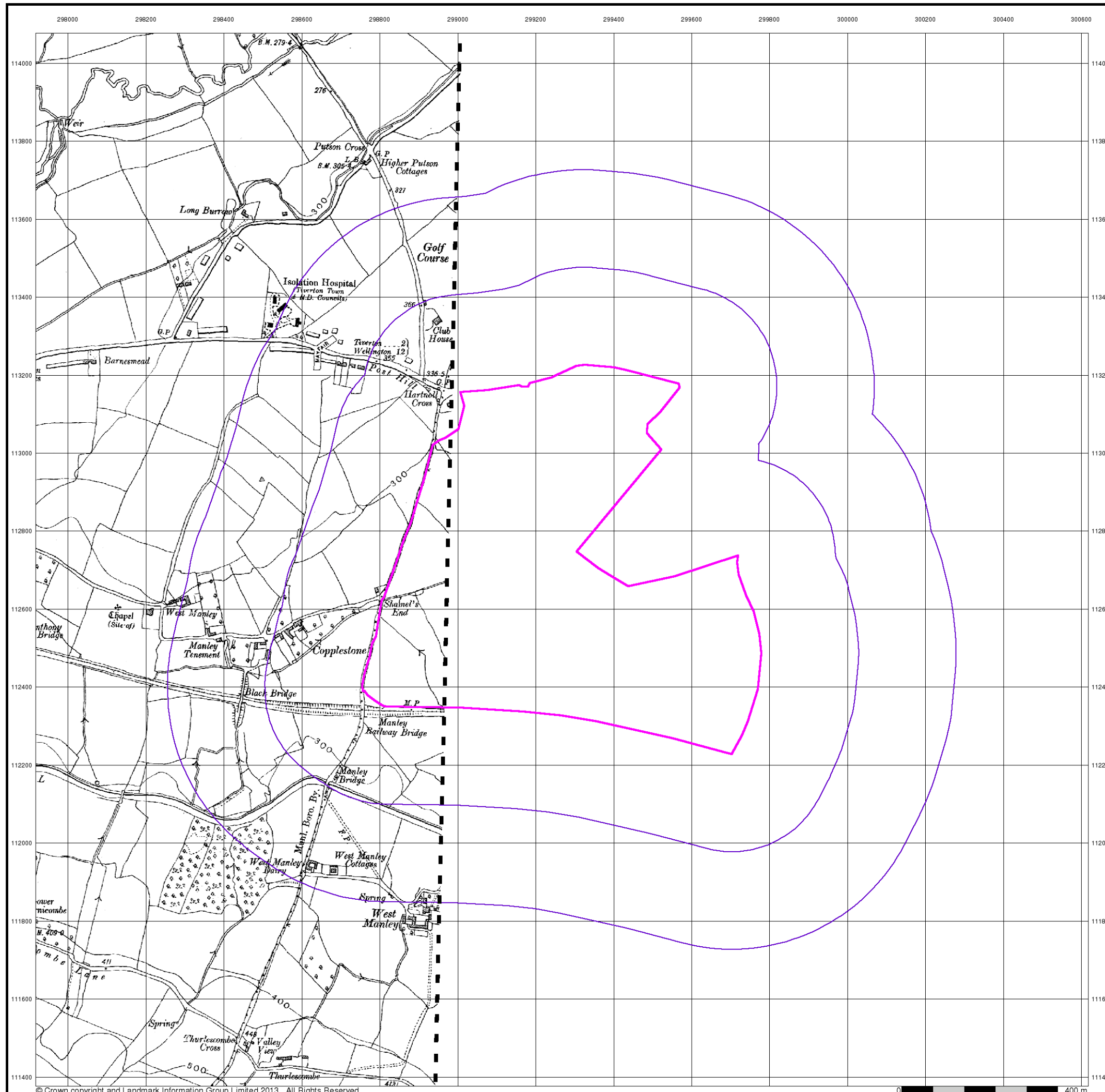


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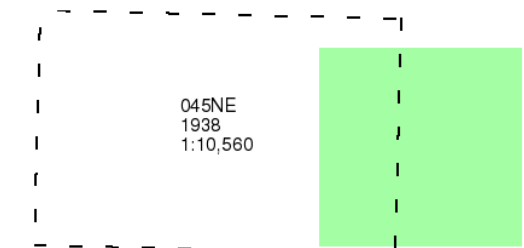
Devon

Published 1938

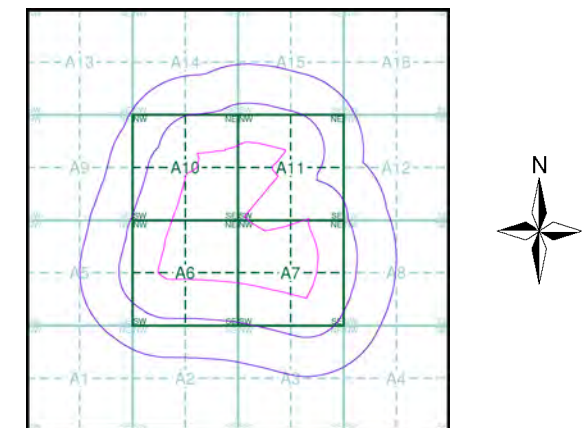
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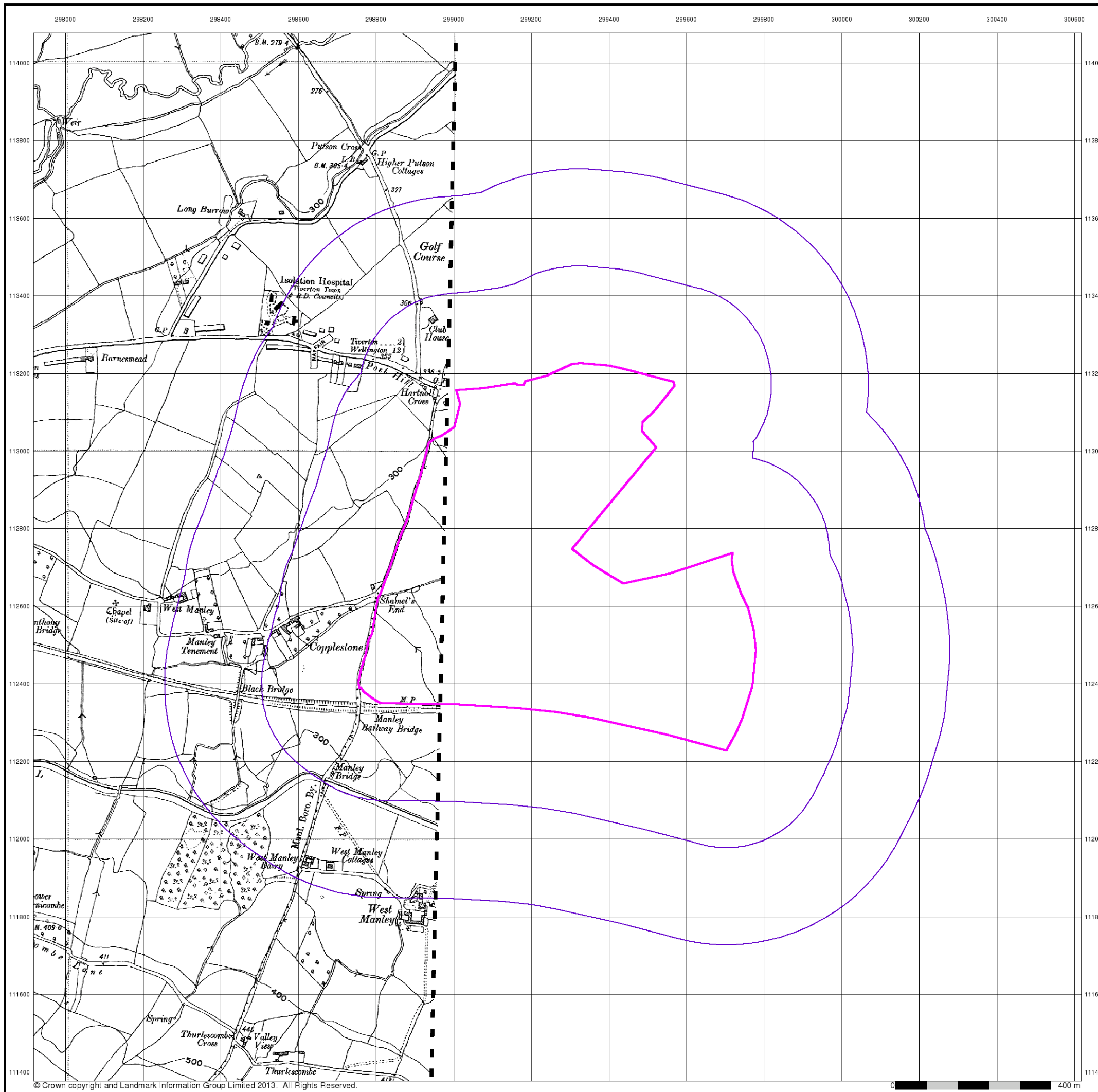


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Site Details

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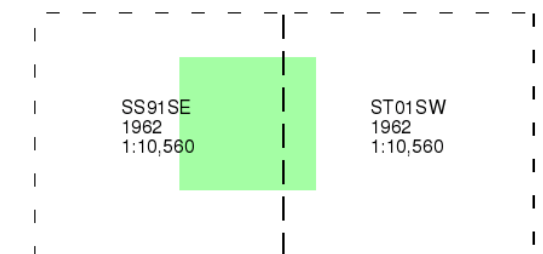
Ordnance Survey Plan

Published 1962

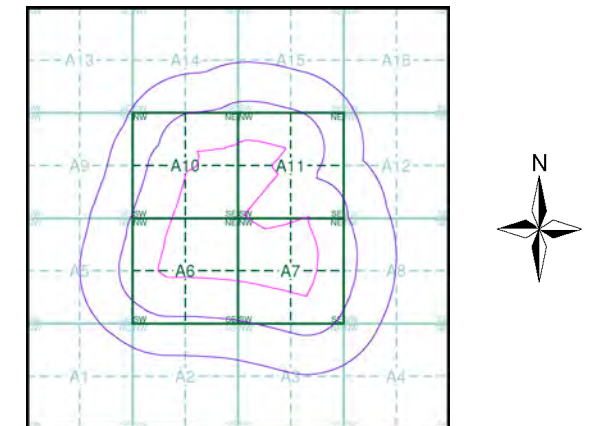
Source map scale - 1:10,000

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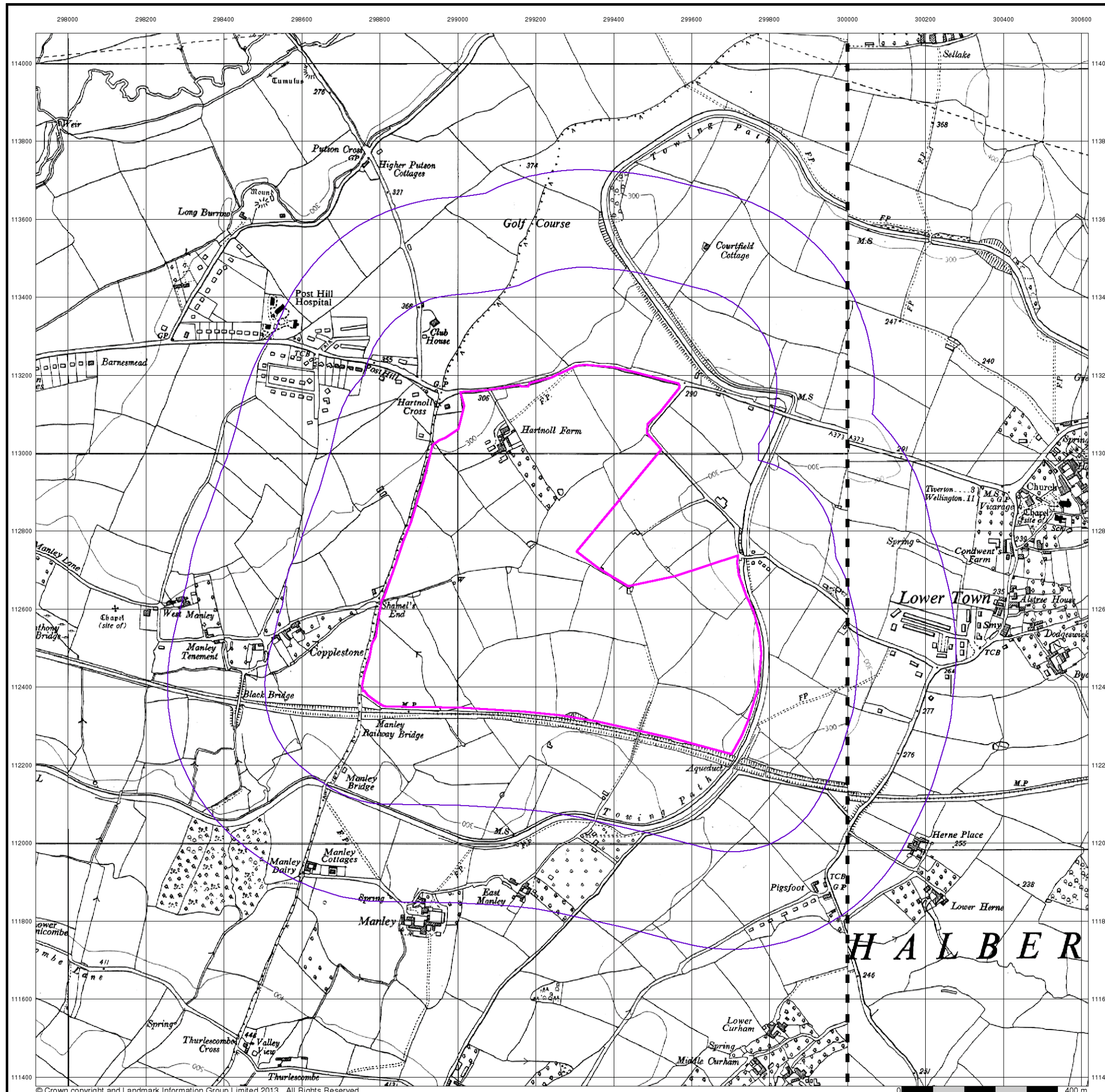


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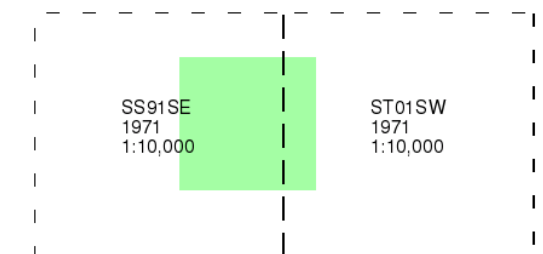
Ordnance Survey Plan

Published 1971

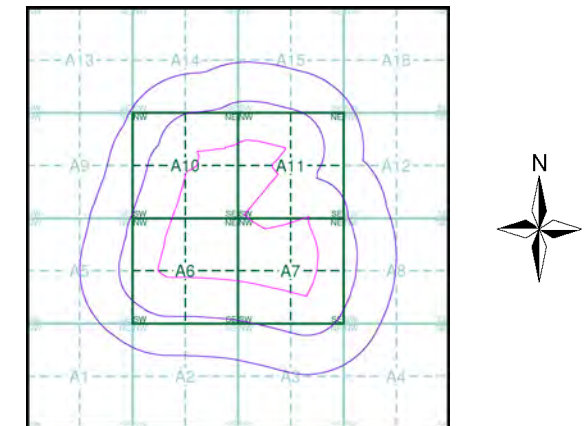
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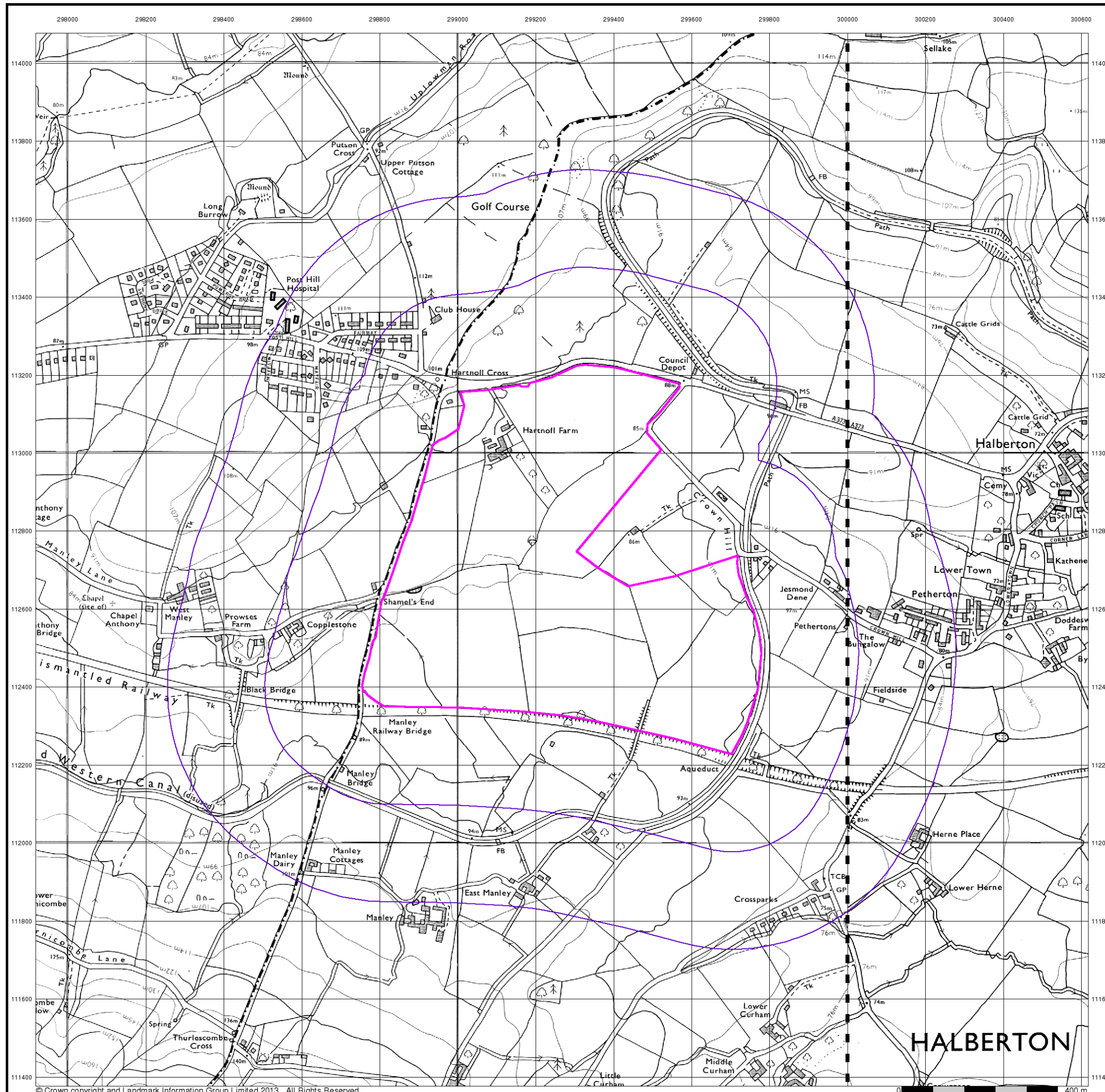


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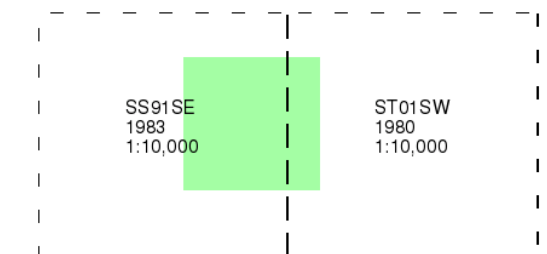
Ordnance Survey Plan

Published 1980 - 1983

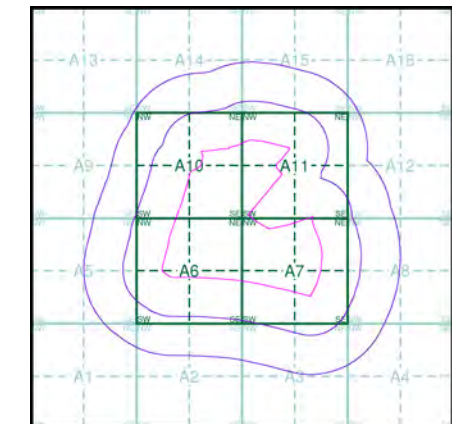
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Map Name(s) and Date(s)



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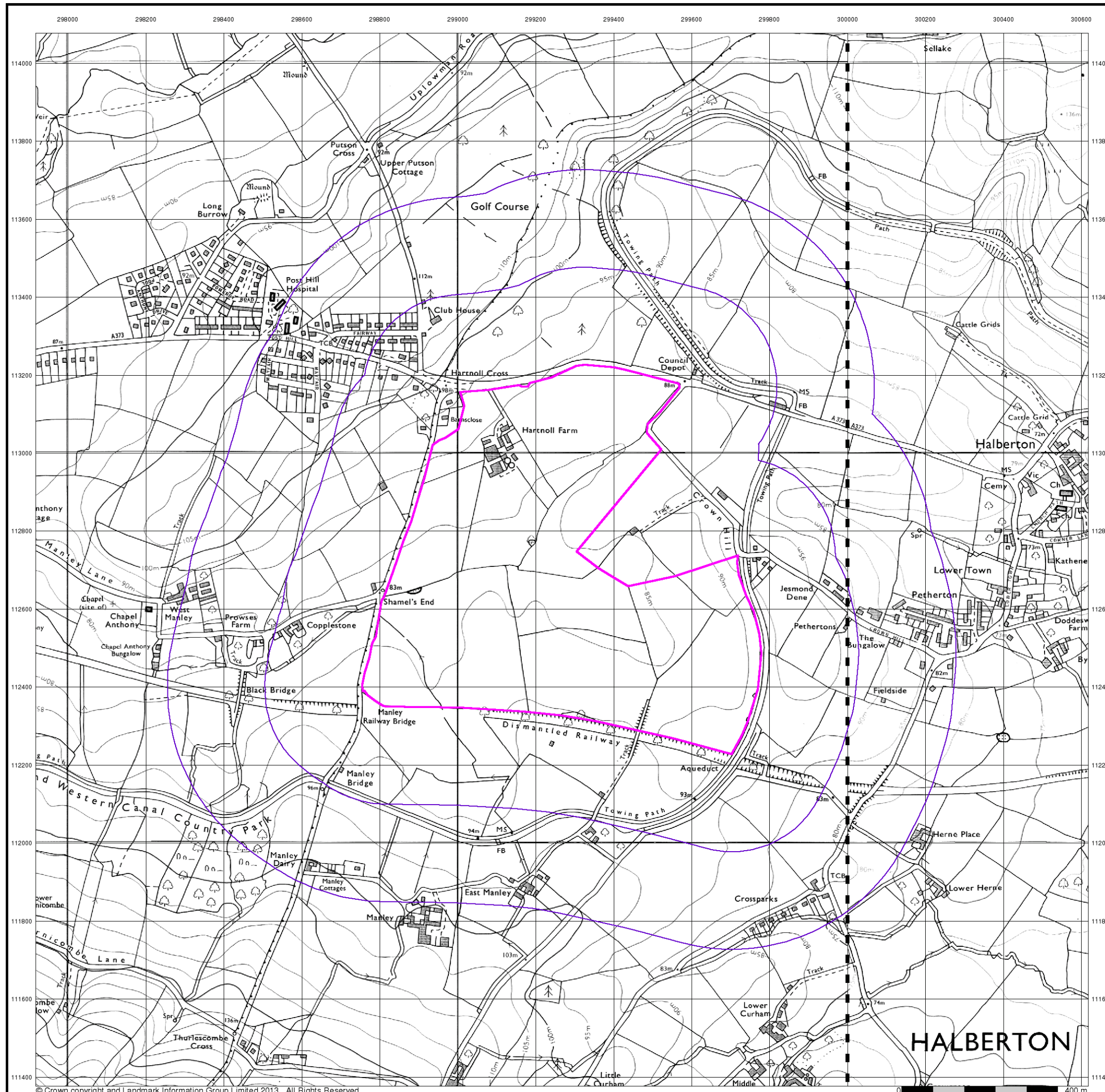


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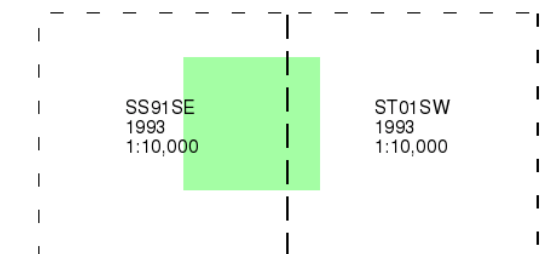
Ordnance Survey Plan

Published 1993

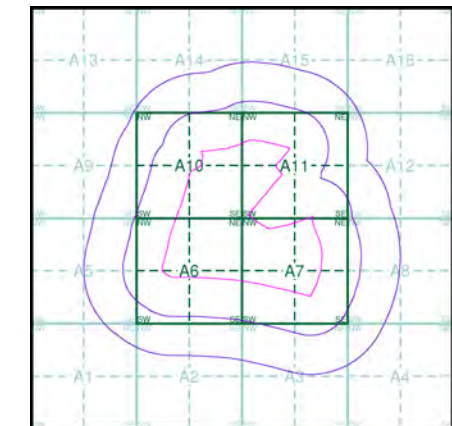
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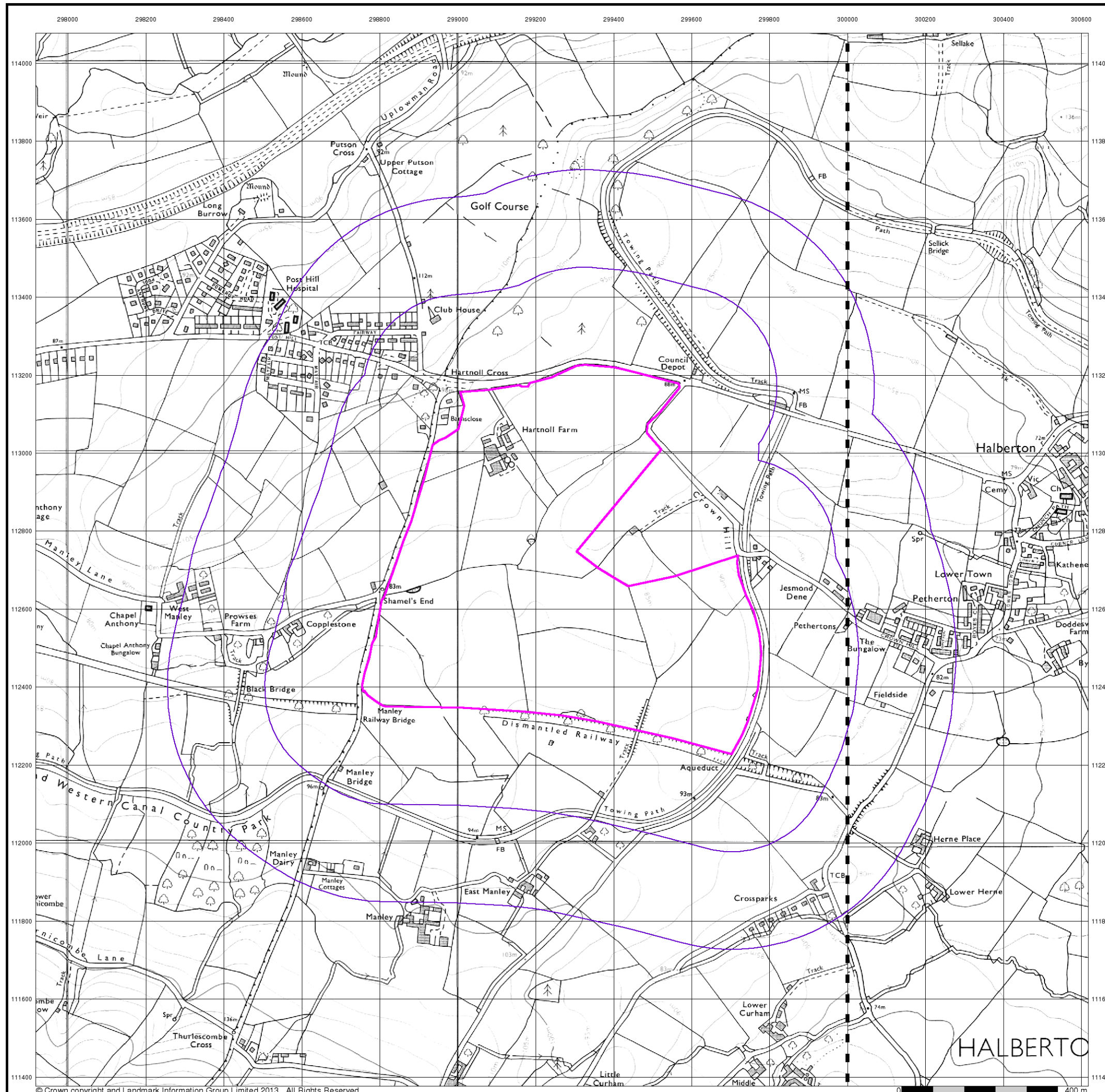


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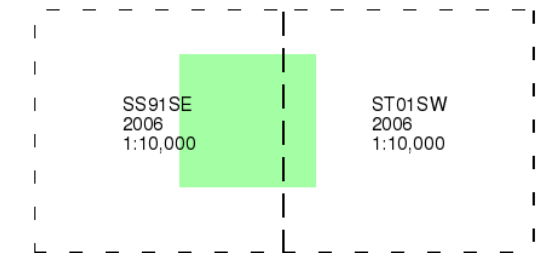
10k Raster Mapping

Published 2006

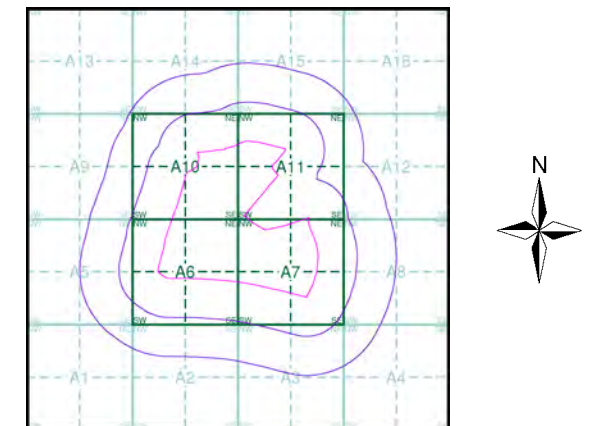
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A

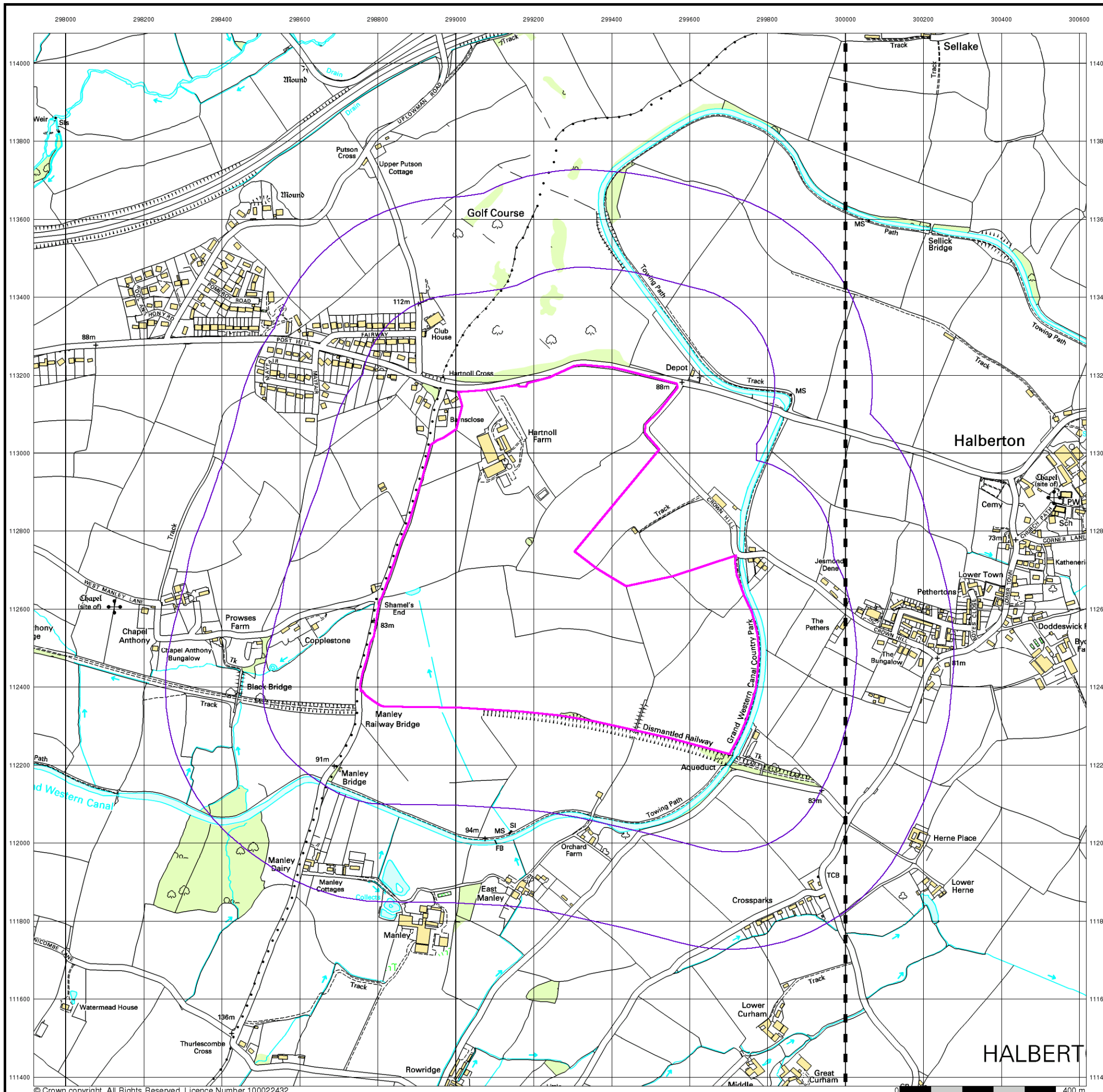


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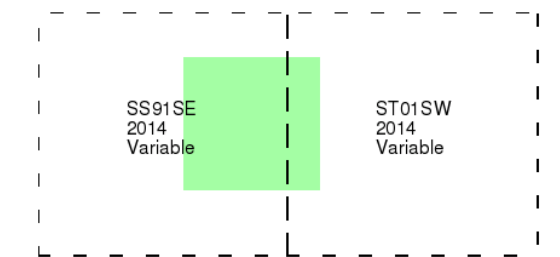
VectorMap Local

Published 2014

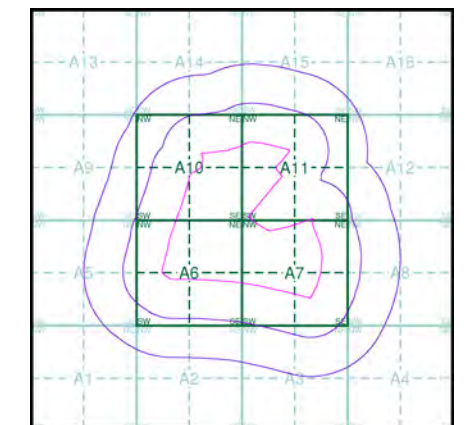
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A

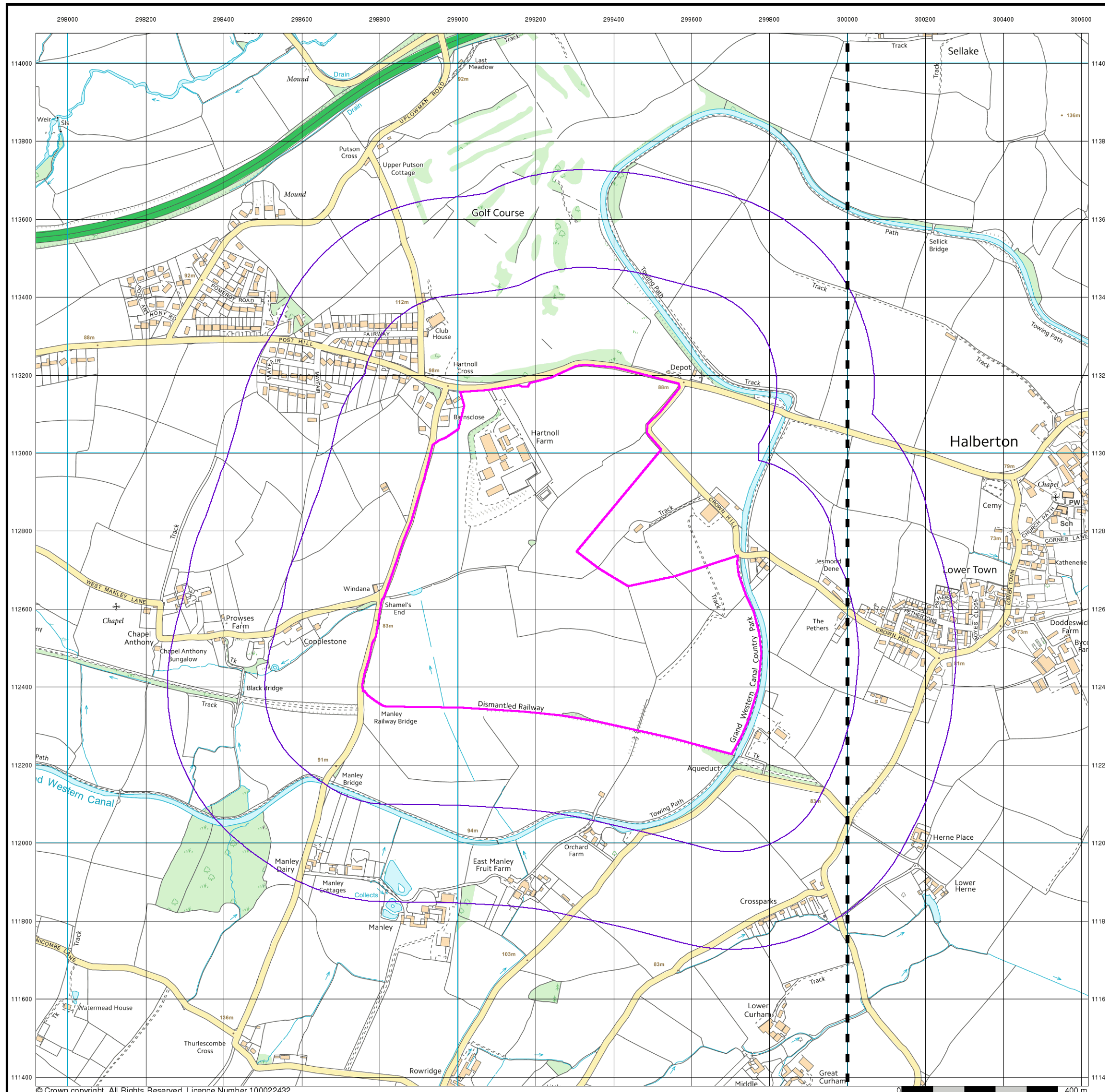


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Historical Mapping Legends

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

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
County Burgh Boundary (Scotland)
Boundary Post or Stone **Police Call Box**
B.R. Bridle Road **Pump**
E.P. Electricity Pylon **S.P. Signal Post**
F.B. Foot Bridge **Sluice**
F.P. Foot Path **Spring**
G.P. Guide Post or Board **T.C.B. Telephone Call Box**
M.S. Mile Stone **Trough**
M.P. M.R. Mooring Post or Ring **Well**

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

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
Beer House **Pillar, Pole or Post**
Boundary Post or Stone **Post Office**
Capstan, Crane **Public Convenience**
Chimney **Public House**
Drinking Fountain **Pump**
Electricity Pillar or Post **Signal Box or Bridge**
Fire Alarm Pillar **Signal Post or Light**
Foot Bridge **Spring**
Guide Post **Tank or Track**
Hydrant or Hydraulic **Telephone Call Box**
Level Crossing **Telephone Call Post**
Manhole **Trough**
Mile Post or Mooring Post **Water Point, Water Tap**
Mile Stone **Well**
Normal Tidal Limit **Wind Pump**

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

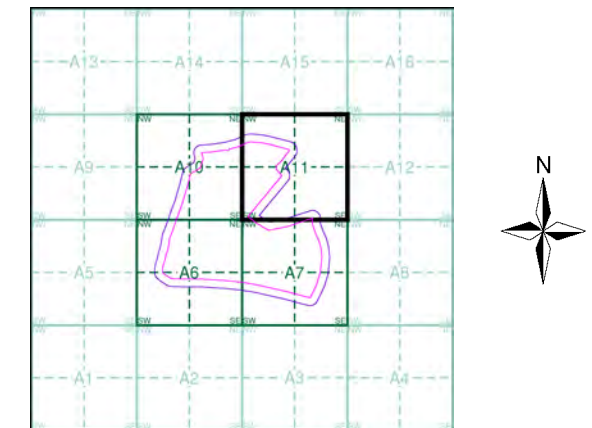
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
Bench Mark **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Barracks **Pillar, Pole or Post**
Battery **Post Office**
Cemetery **Public Convenience**
Chimney **Pump**
Cistern **Pumping Station**
Dismtd Rly **Place of Worship**
Electricity Generating Station **Sewage Pumping Station**
Electricity Pole, Pillar **Signal Box or Bridge**
Electricity Sub Station **Signal Post or Light**
Filter Bed **Spring**
Fountain / Drinking Ftn. **Tank or Track**
Gas Valve Compound **Trough**
Gas Governor **Wind Pump**
Guide Post **Water Point, Water Tap**
Manhole **Works (building or area)**
Mile Post or Mile Stone **Well**



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Devon	1:2,500	1889	2
Devon	1:2,500	1904 - 1905	3
Ordnance Survey Plan	1:2,500	1969	4
Large-Scale National Grid Data	1:2,500	1994	5

Historical Map - Segment A11



Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Devon

Published 1889

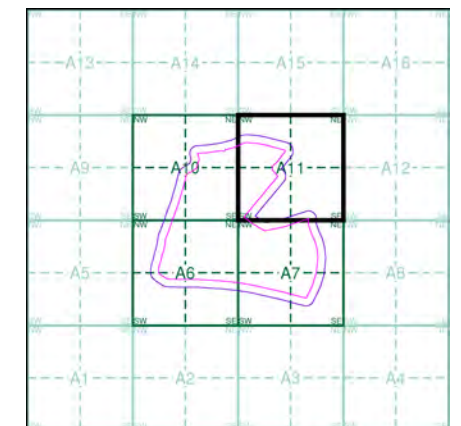
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

046_01	1889	1:2,500
046_05	1889	1:2,500

Historical Map - Segment A11

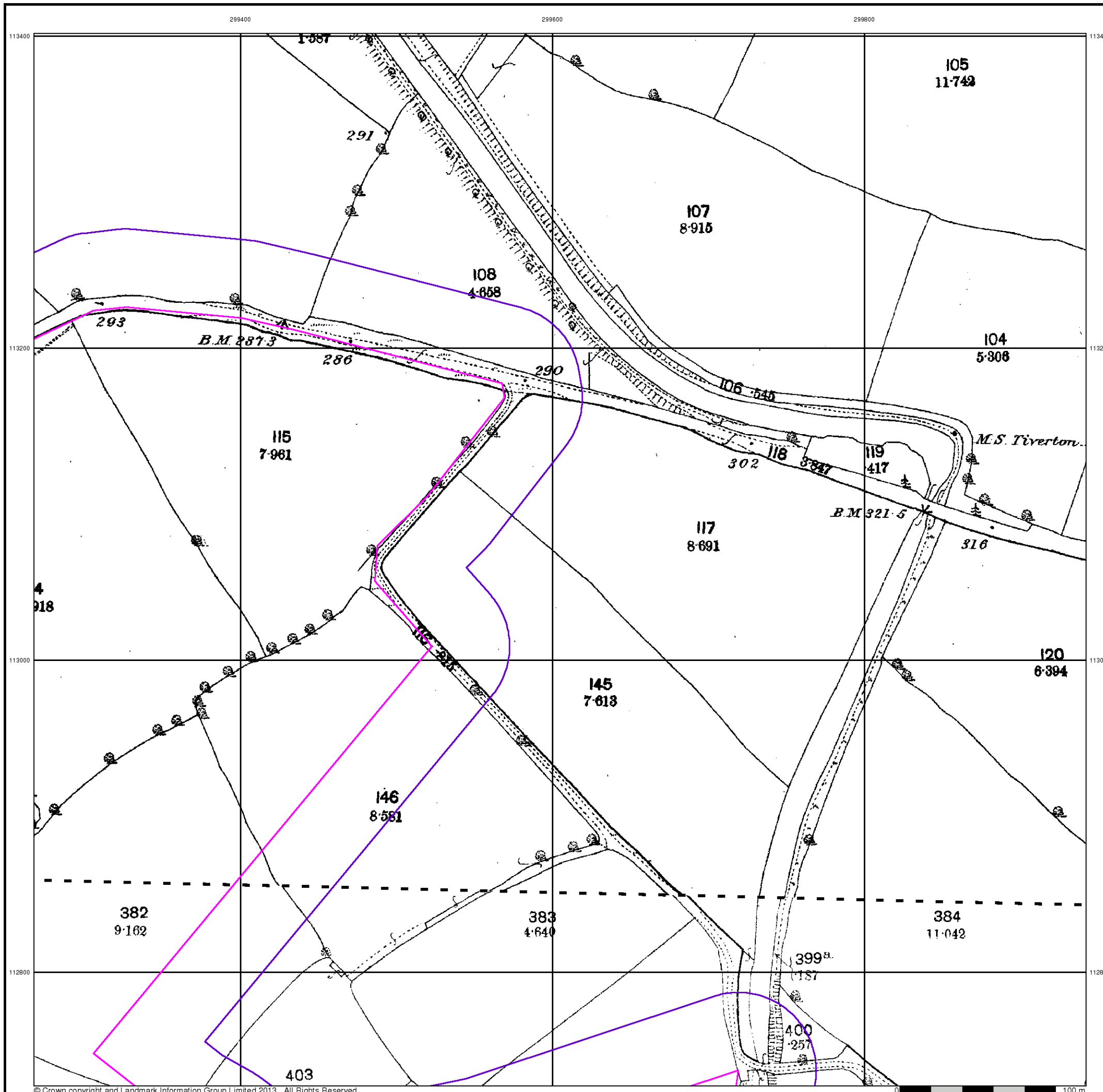


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



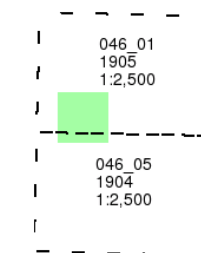
Devon

Published 1904 - 1905

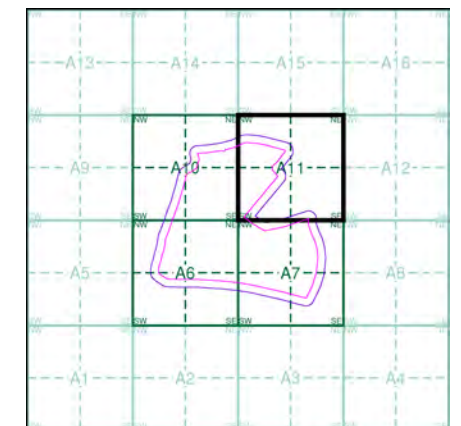
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A11

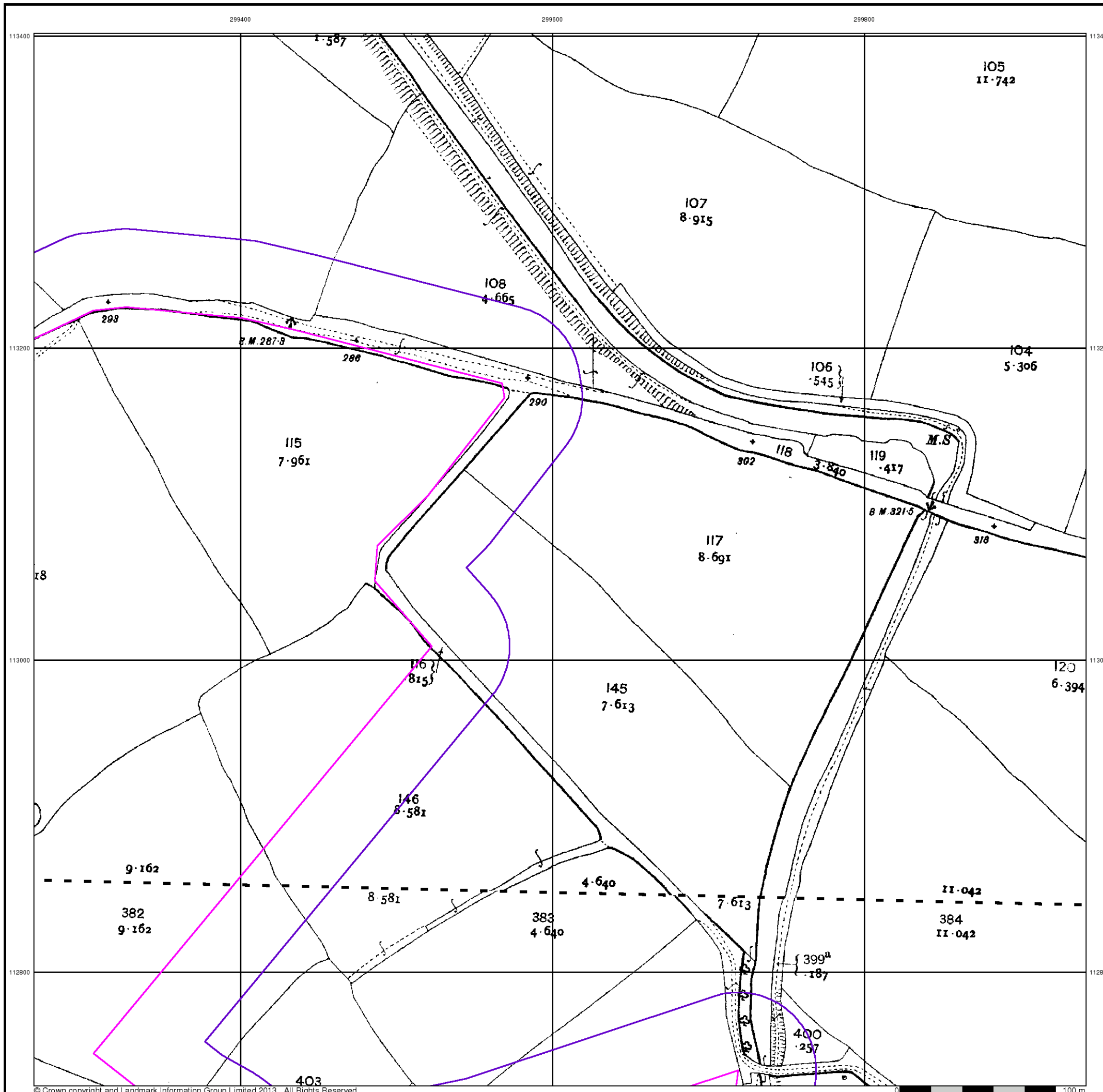


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Ordnance Survey Plan

Published 1969

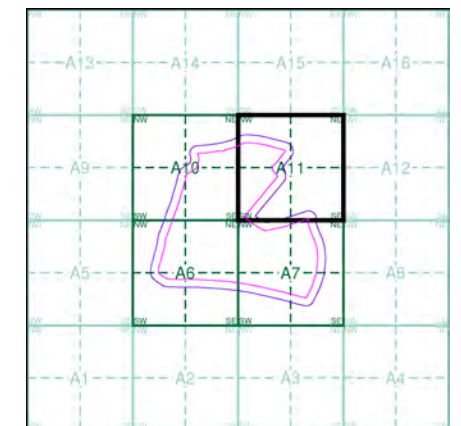
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

SS9913	1969	1:2,500
SS9912	1969	1:2,500

Historical Map - Segment A11

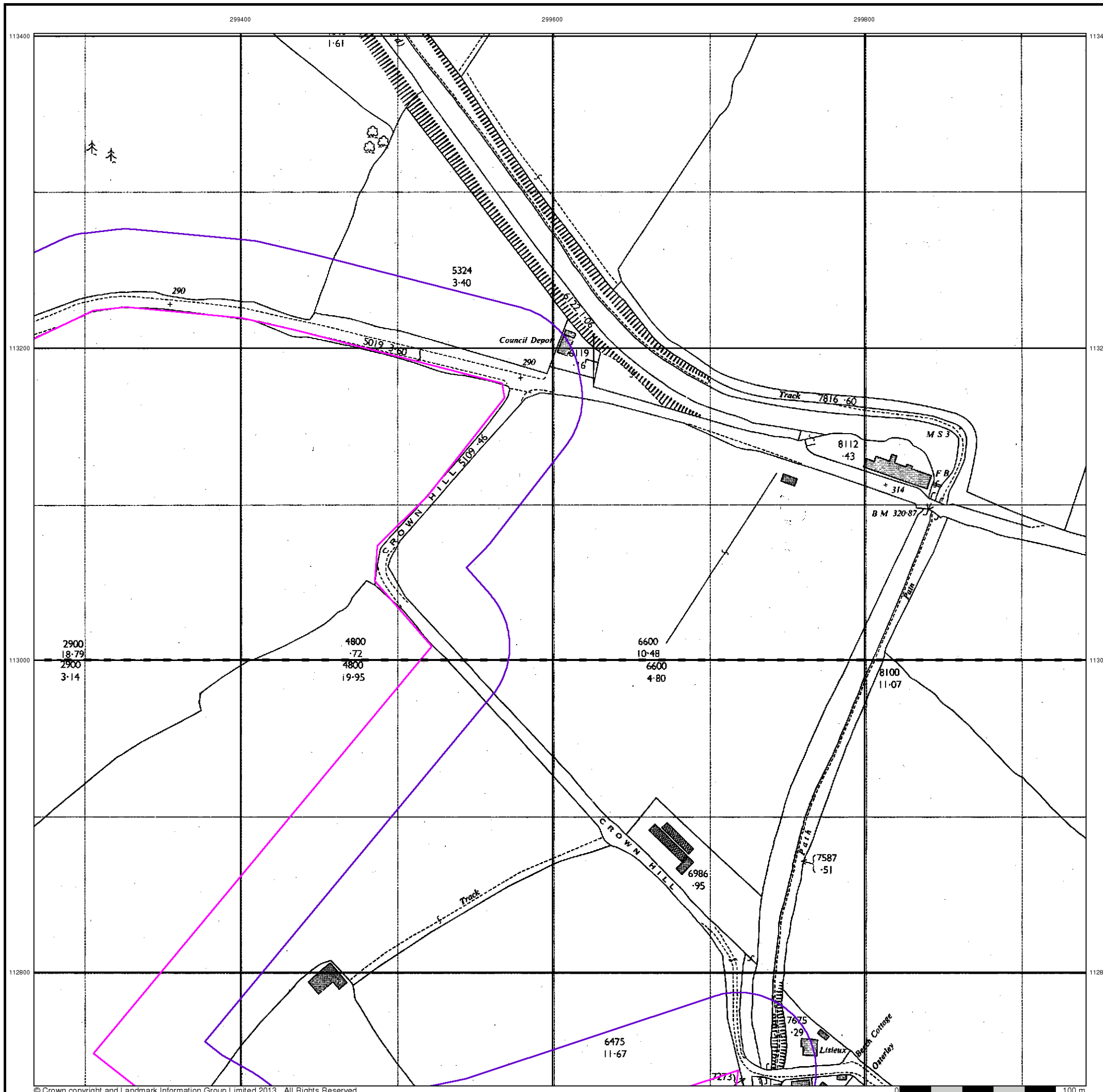


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



Large-Scale National Grid Data

Published 1994

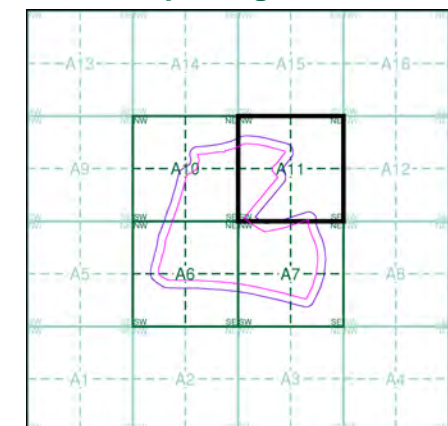
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

SS9913	1994	1:2,500
SS9912	1994	1:2,500

Historical Map - Segment A11

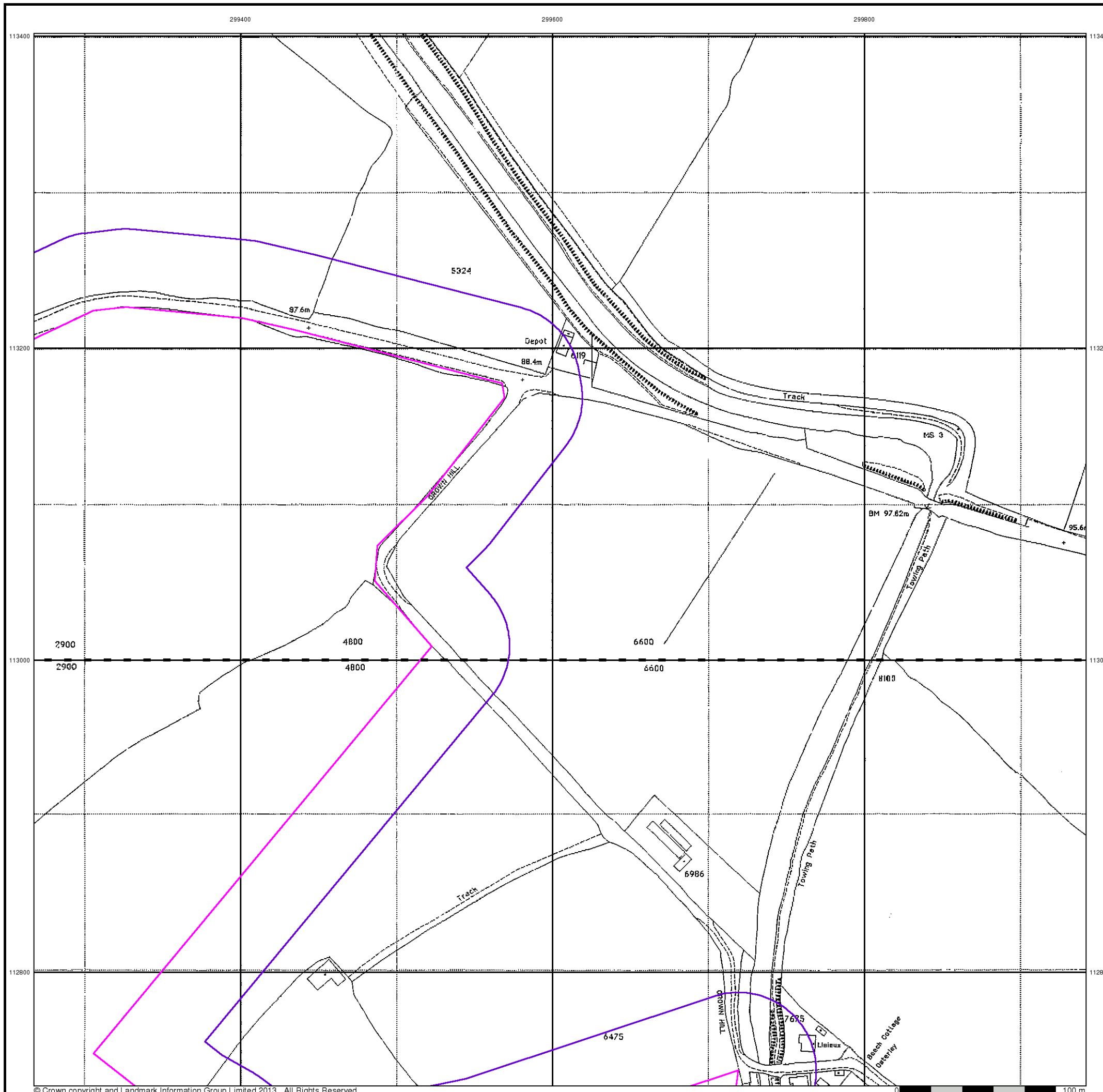


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



Historical Mapping Legends

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

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
Boundary Post or Stone **Police Call Box**
B.R. **Bridle Road** **P** **Pump**
E.P. **Electricity Pylon** **S.P.** **Signal Post**
F.B. **Foot Bridge** **Sl.** **Sluice**
F.P. **Foot Path** **Sp.** **Spring**
G.P. **Guide Post or Board** **T.C.B.** **Telephone Call Box**
M.S. **Mile Stone** **Tr.** **Trough**
M.P. M.R. **Mooring Post or Ring** **W** **Well**

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

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH **Beer House** **P** **Pillar, Pole or Post**
BP, BS **Boundary Post or Stone** **PO** **Post Office**
Cn, C **Capstan, Crane** **PC** **Public Convenience**
Chy **Chimney** **PH** **Public House**
D Fn **Drinking Fountain** **Pp** **Pump**
EI P **Electricity Pillar or Post** **SB, S Br** **Signal Box or Bridge**
FAP **Fire Alarm Pillar** **SP, SL** **Signal Post or Light**
FB **Foot Bridge** **Spr** **Spring**
GP **Guide Post** **Tk** **Tank or Track**
H **Hydrant or Hydraulic** **TCB** **Telephone Call Box**
LC **Level Crossing** **TCP** **Telephone Call Post**
MH **Manhole** **Tr** **Trough**
MP **Mile Post or Mooring Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MS **Mile Stone** **W** **Well**
NTL **Normal Tidal Limit** **Wd Pp** **Wind Pump**

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

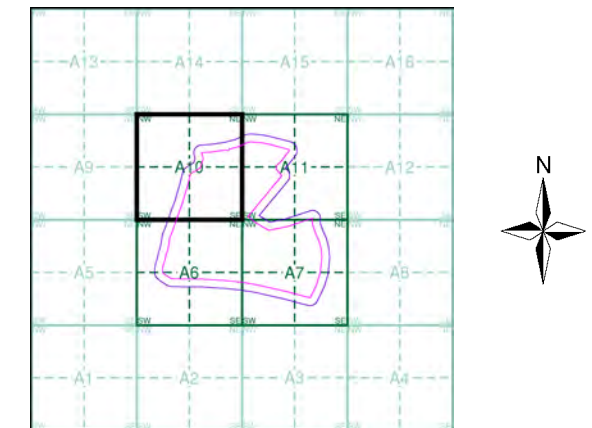
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m **Bench Mark** **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks **Barracks** **P** **Pillar, Pole or Post**
Bty **Battery** **PO** **Post Office**
Cemy **Cemetery** **PC** **Public Convenience**
Chy **Chimney** **Pp** **Pump**
Cis **Cistern** **Ppg Sta** **Pumping Station**
Dismtd Rly **Dismantled Railway** **PW** **Place of Worship**
EI Gen Sta **Electricity Generating Station** **Sewage Ppg Sta** **Sewage Pumping Station**
EI P **Electricity Pole, Pillar** **SB, S Br** **Signal Box or Bridge**
EI Sub Sta **Electricity Sub Station** **SP, SL** **Signal Post or Light**
FB **Filter Bed** **Spr** **Spring**
Fn / D Fn **Fountain / Drinking Ftn.** **Tk** **Tank or Track**
Gas Gov **Gas Valve Compound** **Tr** **Trough**
GVC **Gas Governor** **Wd Pp** **Wind Pump**
GP **Guide Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MH **Manhole** **Wks** **Works (building or area)**
MP, MS **Mile Post or Mile Stone** **W** **Well**



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Devon	1:2,500	1889 - 1890	2
Devon	1:2,500	1904 - 1905	3
Devon	1:2,500	1932 - 1933	4
Ordnance Survey Plan	1:2,500	1969	5
Additional SIMs	1:2,500	1985	6
Large-Scale National Grid Data	1:2,500	1994	7

Historical Map - Segment A10



Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Devon

Published 1889 - 1890

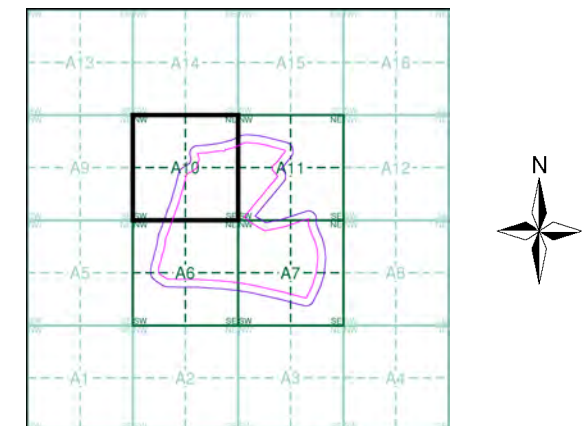
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

045_04 1889 1:2,500	046_01 1889 1:2,500
045_08 1890 1:2,500	046_05 1889 1:2,500

Historical Map - Segment A10

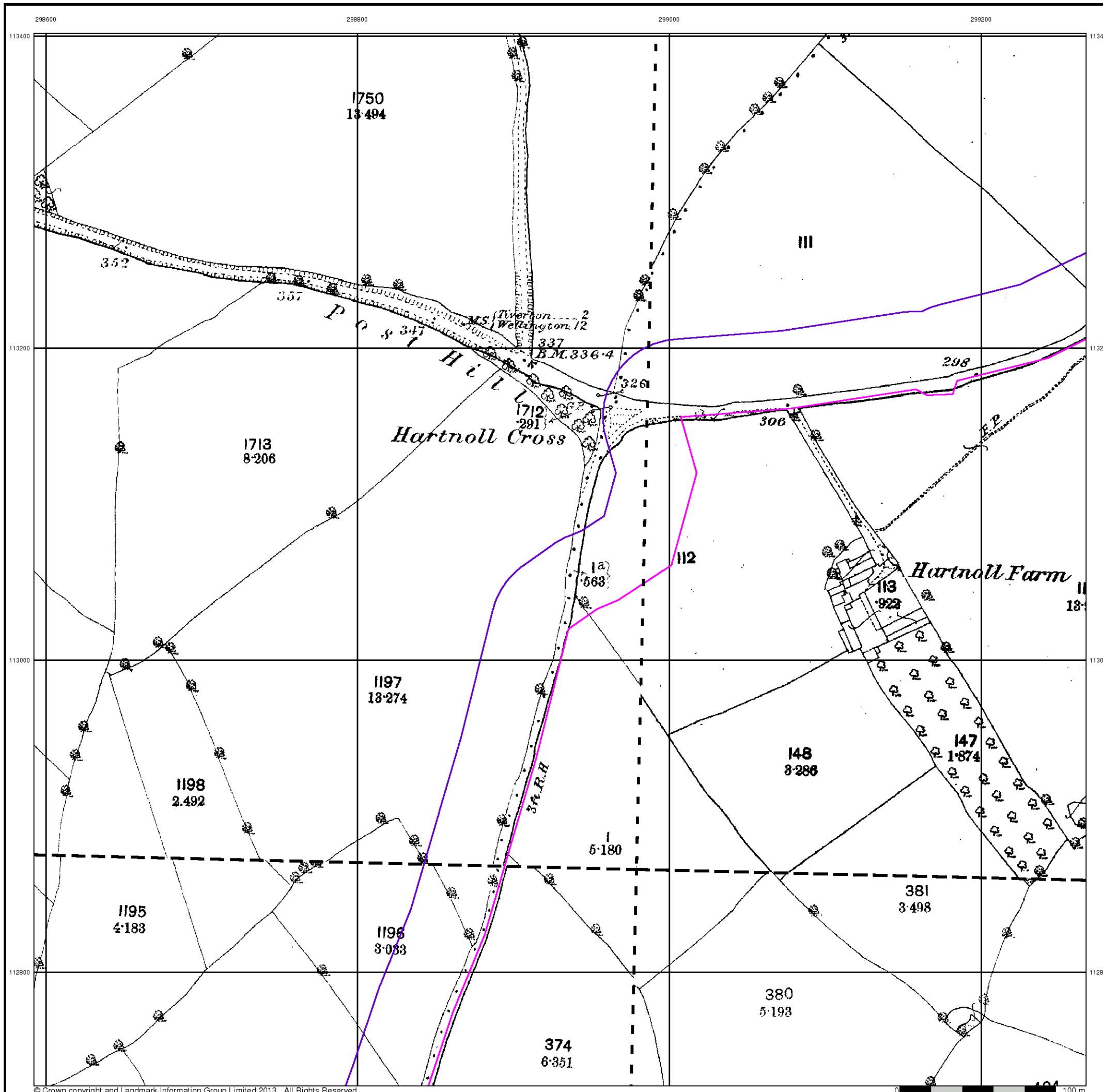


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Devon

Published 1904 - 1905

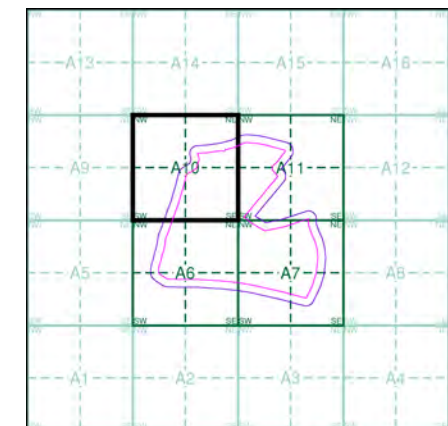
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

045_04 1905 1:2,500	046_01 1905 1:2,500
045_08 1905 1:2,500	046_05 1904 1:2,500

Historical Map - Segment A10

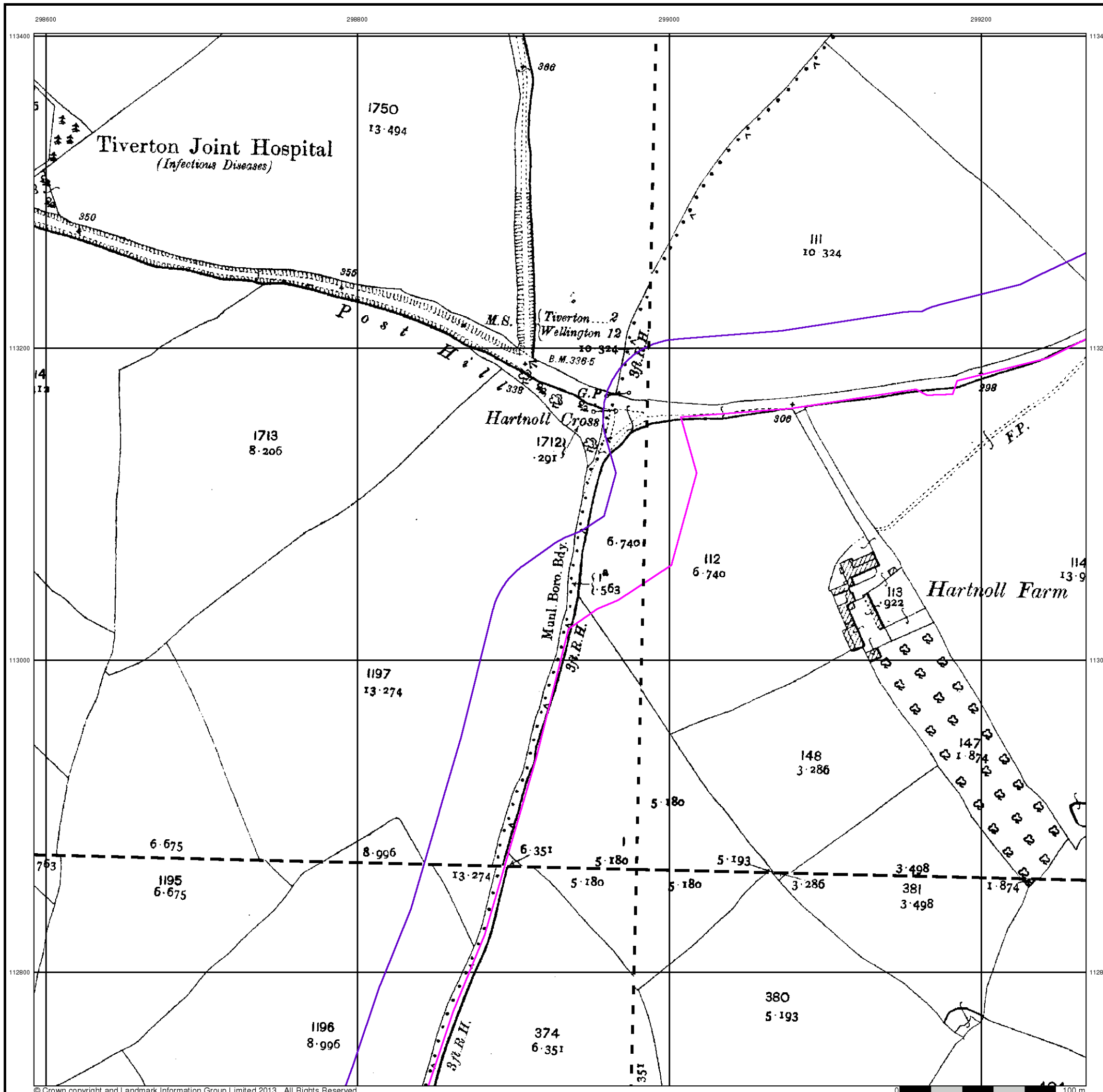


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Devon

Published 1932 - 1933

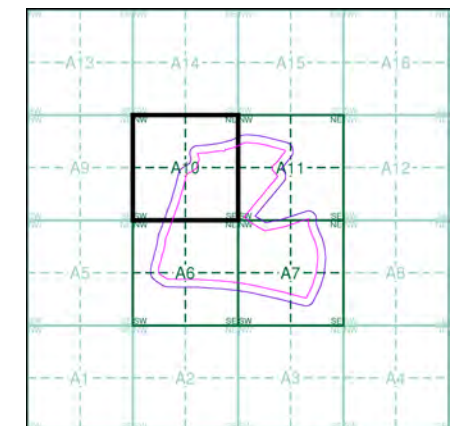
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

045_04	1932	12,500
045_08	1933	12,500

Historical Map - Segment A10

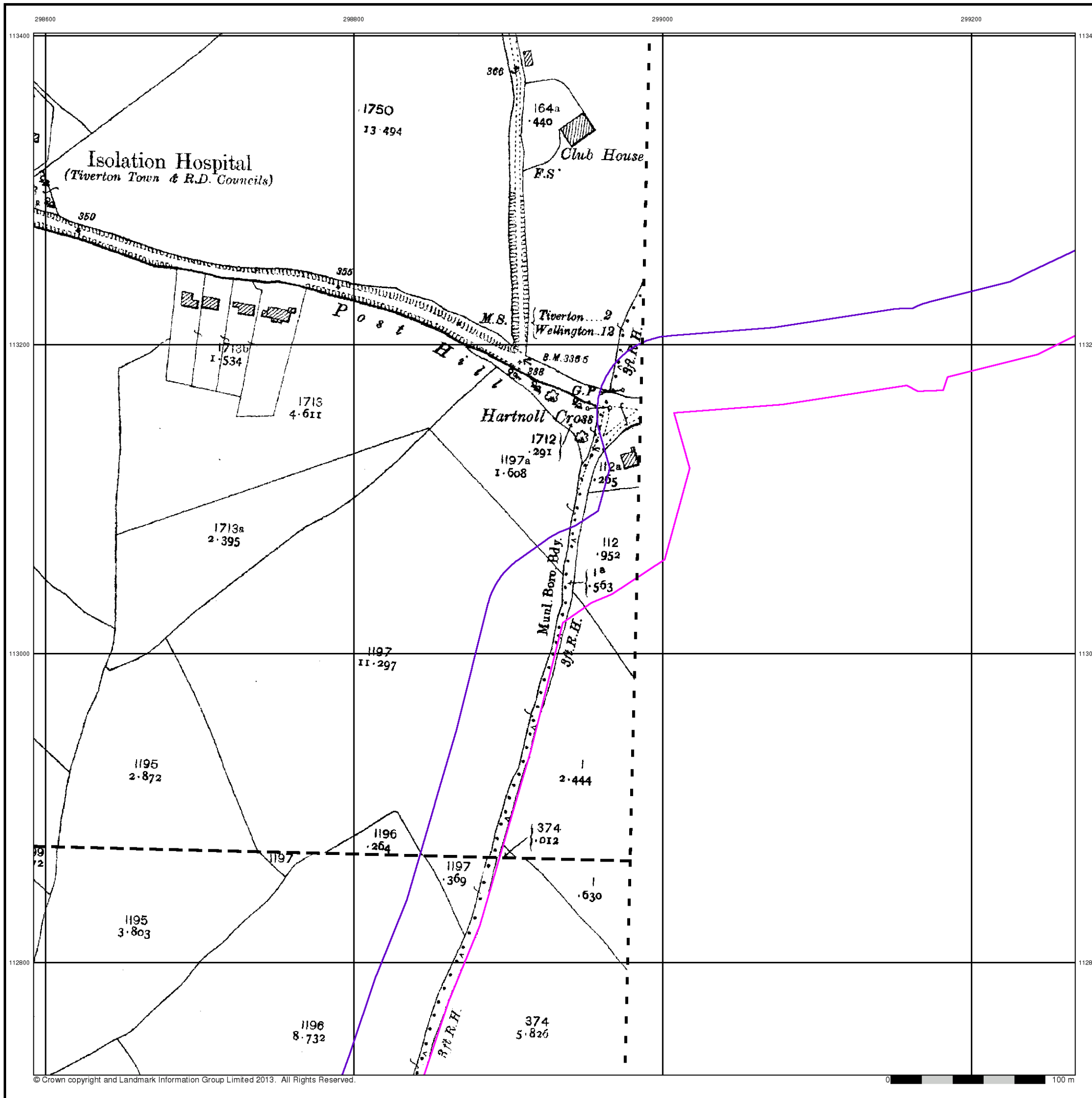


Order Details

Order Number: 63445812_1_1
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 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



Ordnance Survey Plan

Published 1969

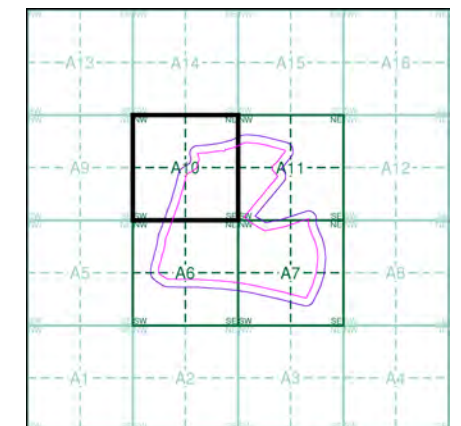
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

SS9813 1969 12,500	SS9913 1969 12,500
SS9812 1969 12,500	SS9912 1969 12,500

Historical Map - Segment A10

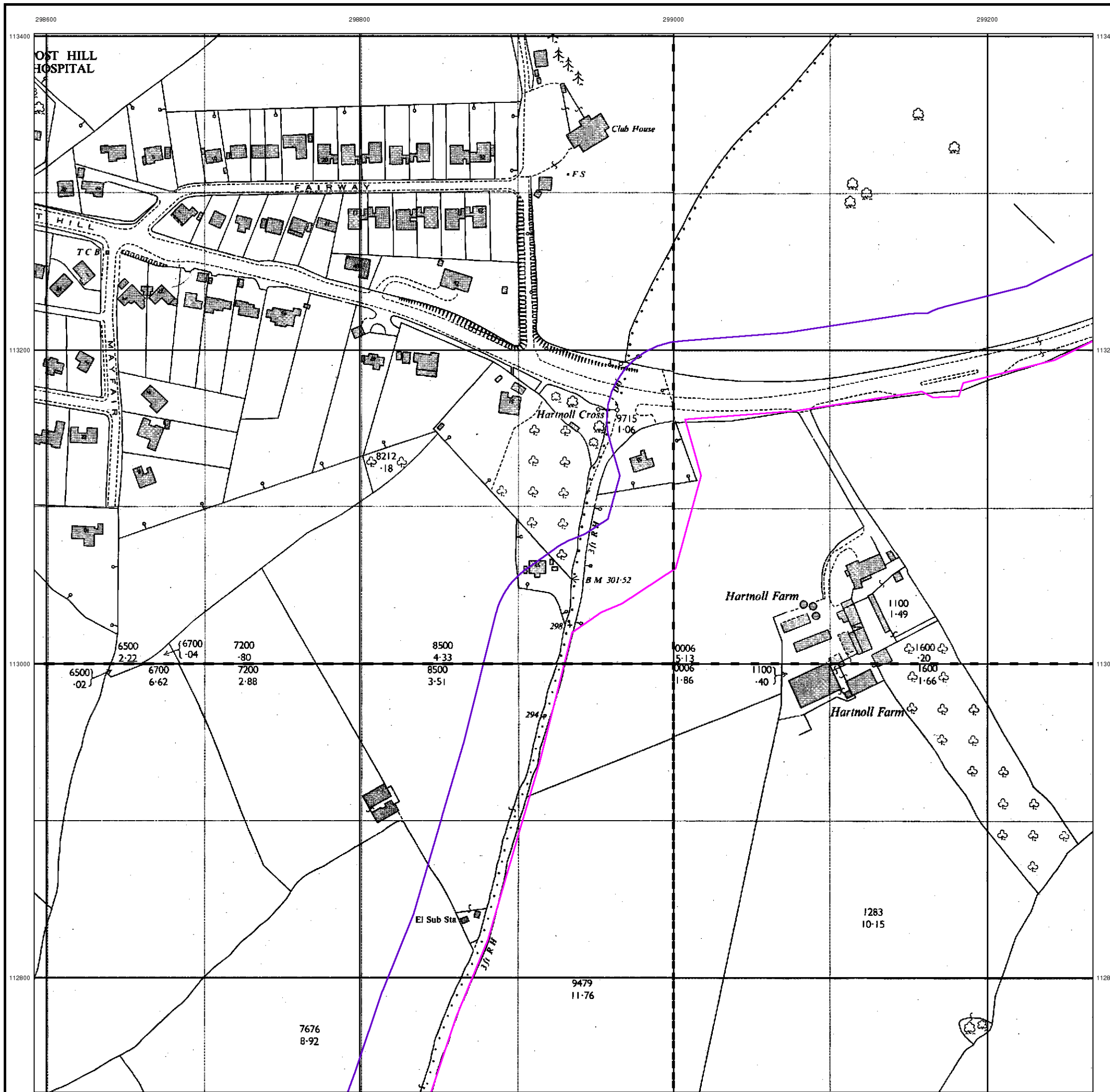


Order Details

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 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



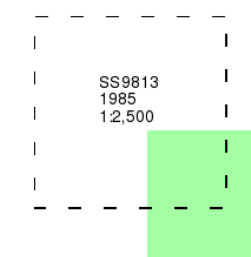
Additional SIMs

Published 1985

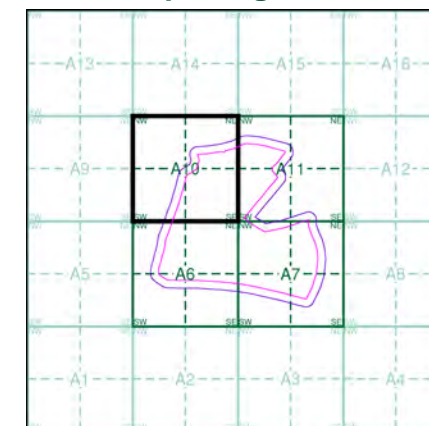
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A10

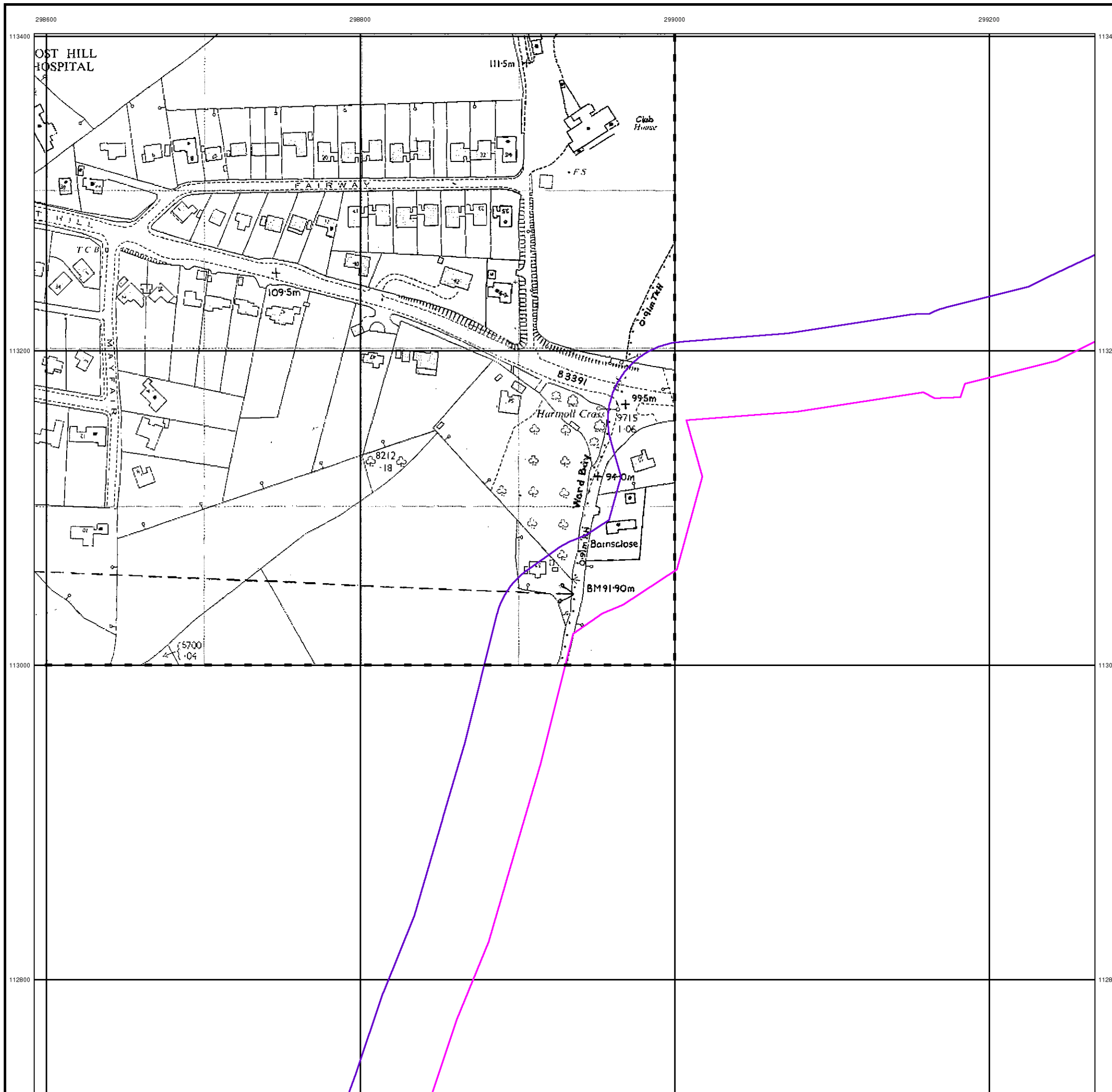


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



Large-Scale National Grid Data

Published 1994

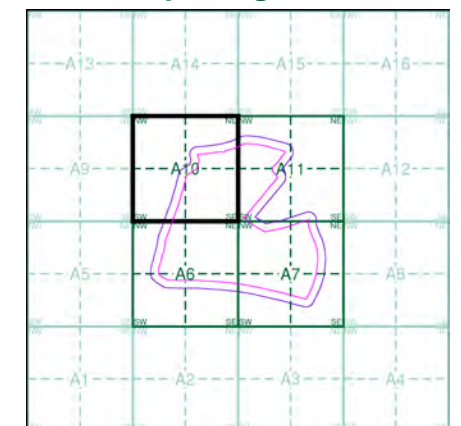
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

SS9813	SS9913
1994	1994
12,500	12,500
SS9812	SS9912
1994	1994
12,500	12,500

Historical Map - Segment A10



Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



Historical Mapping Legends

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

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
Boundary Post or Stone **Police Call Box**
B.R. **Bridle Road** **P** **Pump**
E.P **Electricity Pylon** **S.P** **Signal Post**
F.B. **Foot Bridge** **Sl** **Sluice**
F.P. **Foot Path** **Sp.** **Spring**
G.P **Guide Post or Board** **T.C.B** **Telephone Call Box**
M.S **Mile Stone** **Tr.** **Trough**
M.P M.R **Mooring Post or Ring** **W** **Well**

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

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH **Beer House** **P** **Pillar, Pole or Post**
BP, BS **Boundary Post or Stone** **PO** **Post Office**
Cn, C **Capstan, Crane** **PC** **Public Convenience**
Chy **Chimney** **PH** **Public House**
D Fn **Drinking Fountain** **Pp** **Pump**
EI P **Electricity Pillar or Post** **SB, S Br** **Signal Box or Bridge**
FAP **Fire Alarm Pillar** **SP, SL** **Signal Post or Light**
FB **Foot Bridge** **Spr** **Spring**
GP **Guide Post** **Tk** **Tank or Track**
H **Hydrant or Hydraulic** **TCB** **Telephone Call Box**
LC **Level Crossing** **TCP** **Telephone Call Post**
MH **Manhole** **Tr** **Trough**
MP **Mile Post or Mooring Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MS **Mile Stone** **W** **Well**
NTL **Normal Tidal Limit** **Wd Pp** **Wind Pump**

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

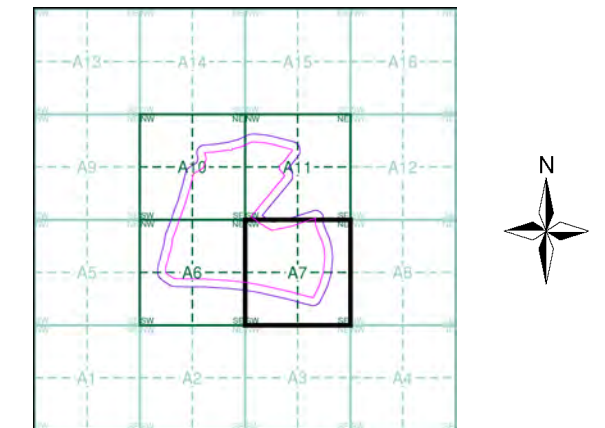
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m **Bench Mark** **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks **Barracks** **P** **Pillar, Pole or Post**
Bty **Battery** **PO** **Post Office**
Cemy **Cemetery** **PC** **Public Convenience**
Chy **Chimney** **Pp** **Pump**
Cis **Cistern** **Ppg Sta** **Pumping Station**
Dismtd Rly **Dismantled Railway** **PW** **Place of Worship**
EI Gen Sta **Electricity Generating Station** **Sewage Ppg Sta** **Sewage Pumping Station**
EI P **Electricity Pole, Pillar** **SB, S Br** **Signal Box or Bridge**
EI Sub Sta **Electricity Sub Station** **SP, SL** **Signal Post or Light**
FB **Filter Bed** **Spr** **Spring**
Fn / D Fn **Fountain / Drinking Ftn.** **Tk** **Tank or Track**
Gas Gov **Gas Valve Compound** **Tr** **Trough**
GVC **Gas Governor** **Wd Pp** **Wind Pump**
GP **Guide Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MH **Manhole** **Wks** **Works (building or area)**
MP, MS **Mile Post or Mile Stone** **W** **Well**



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Devon	1:2,500	1889	2
Devon	1:2,500	1904	3
Ordnance Survey Plan	1:2,500	1969	4
Large-Scale National Grid Data	1:2,500	1994	5

Historical Map - Segment A7



Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

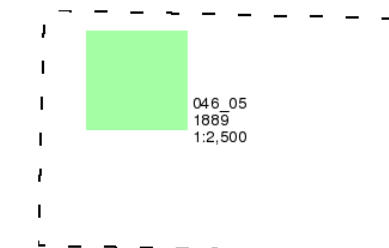
Devon

Published 1889

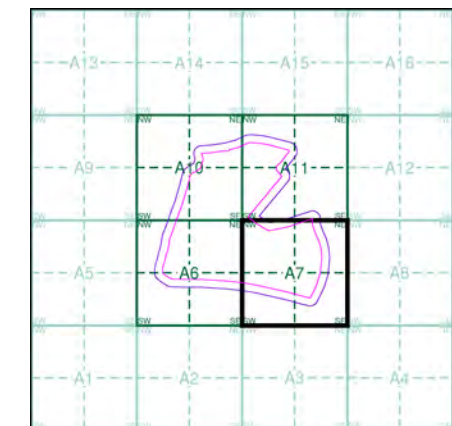
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A7

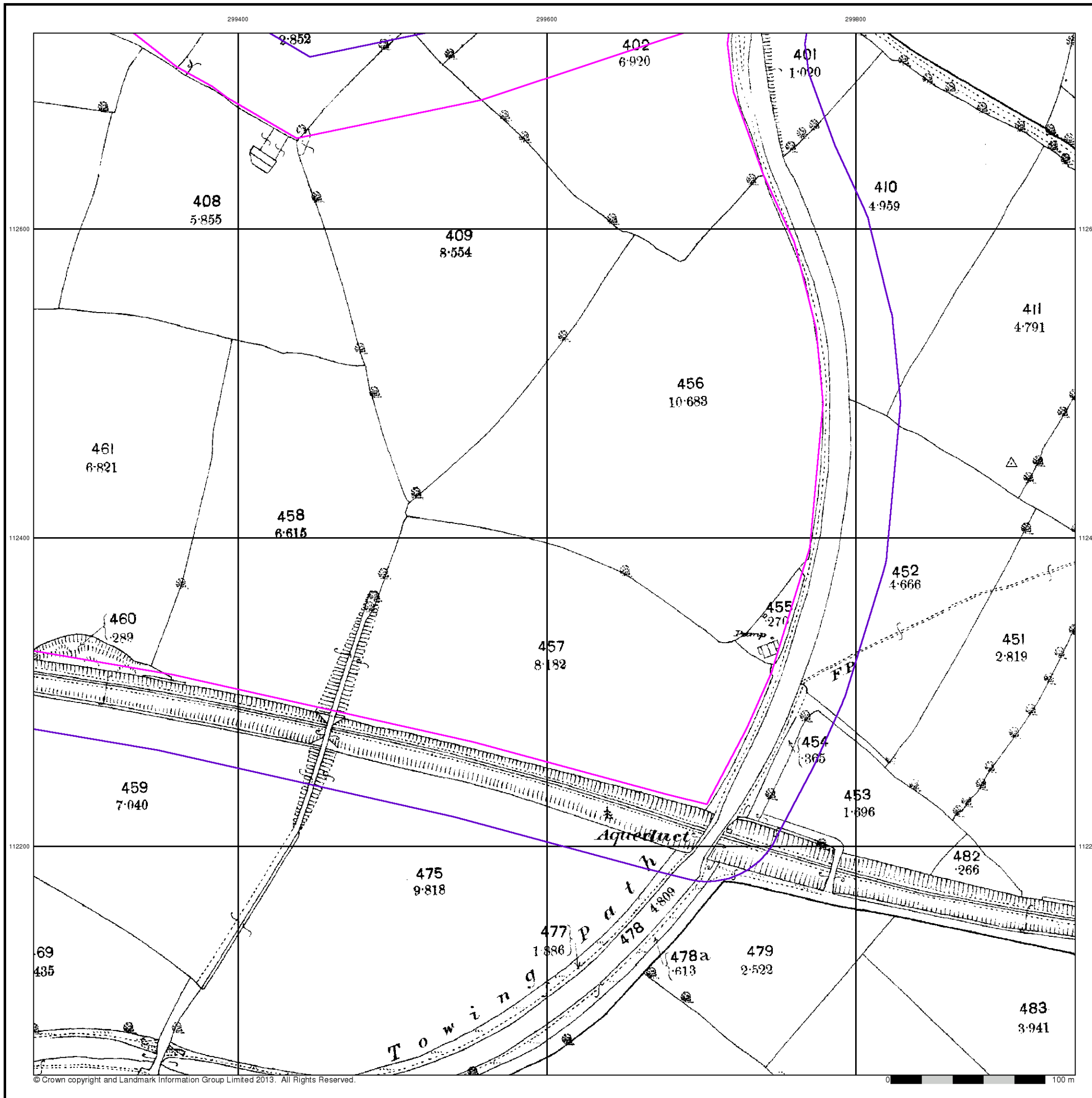


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



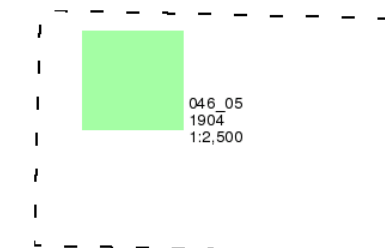
Devon

Published 1904

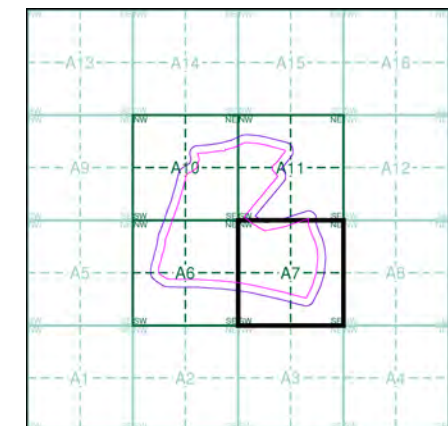
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A7

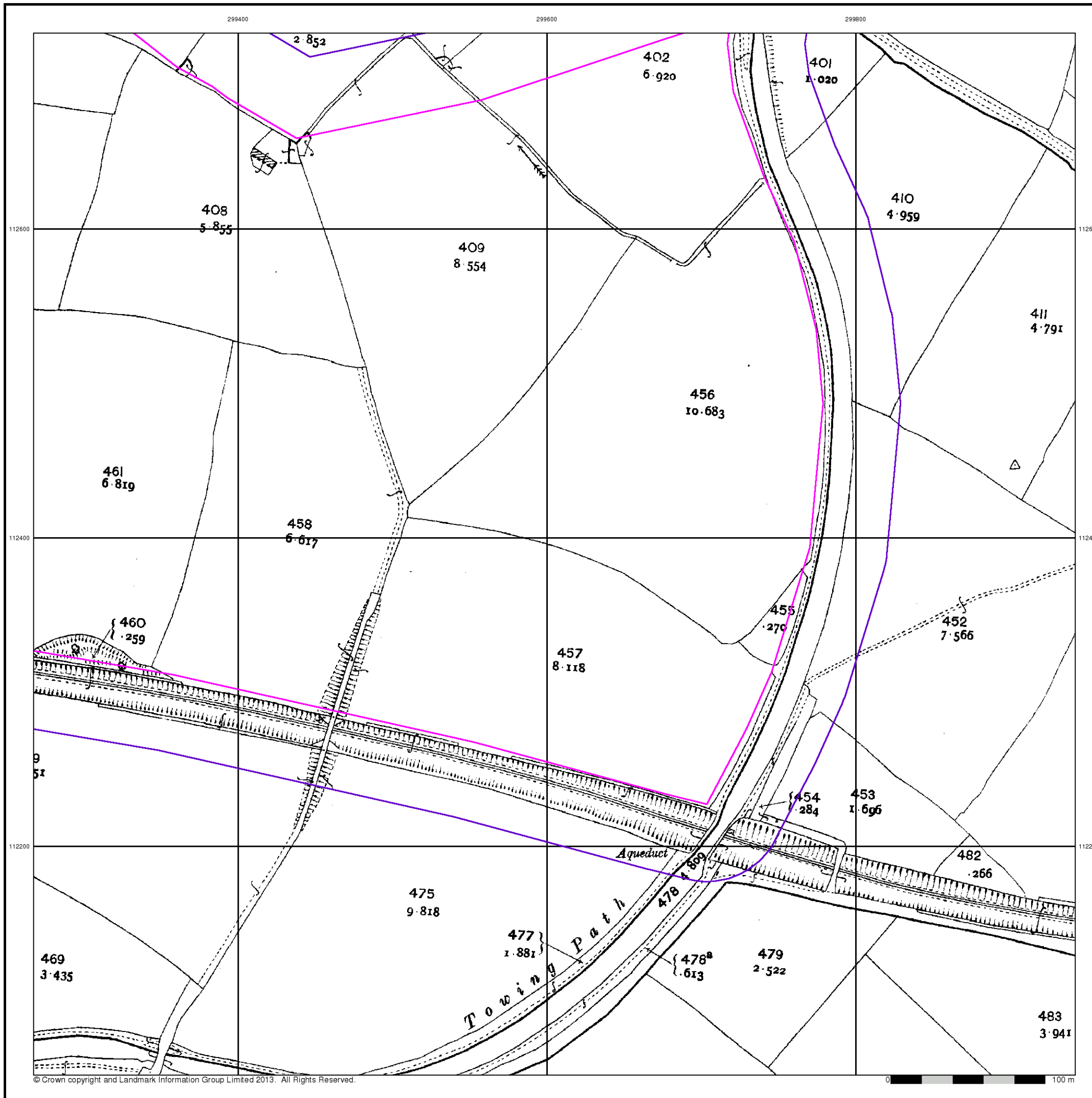


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



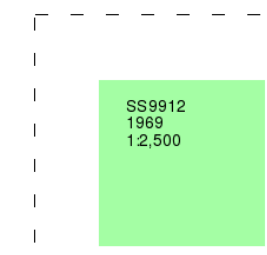
Ordnance Survey Plan

Published 1969

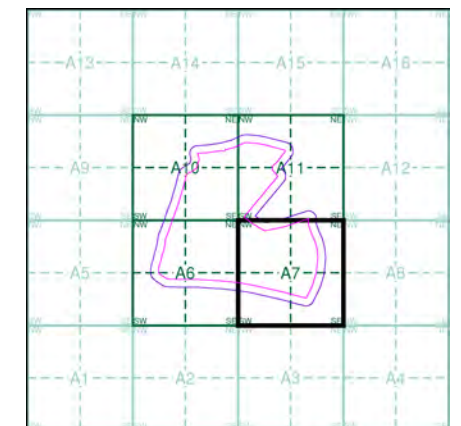
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A7

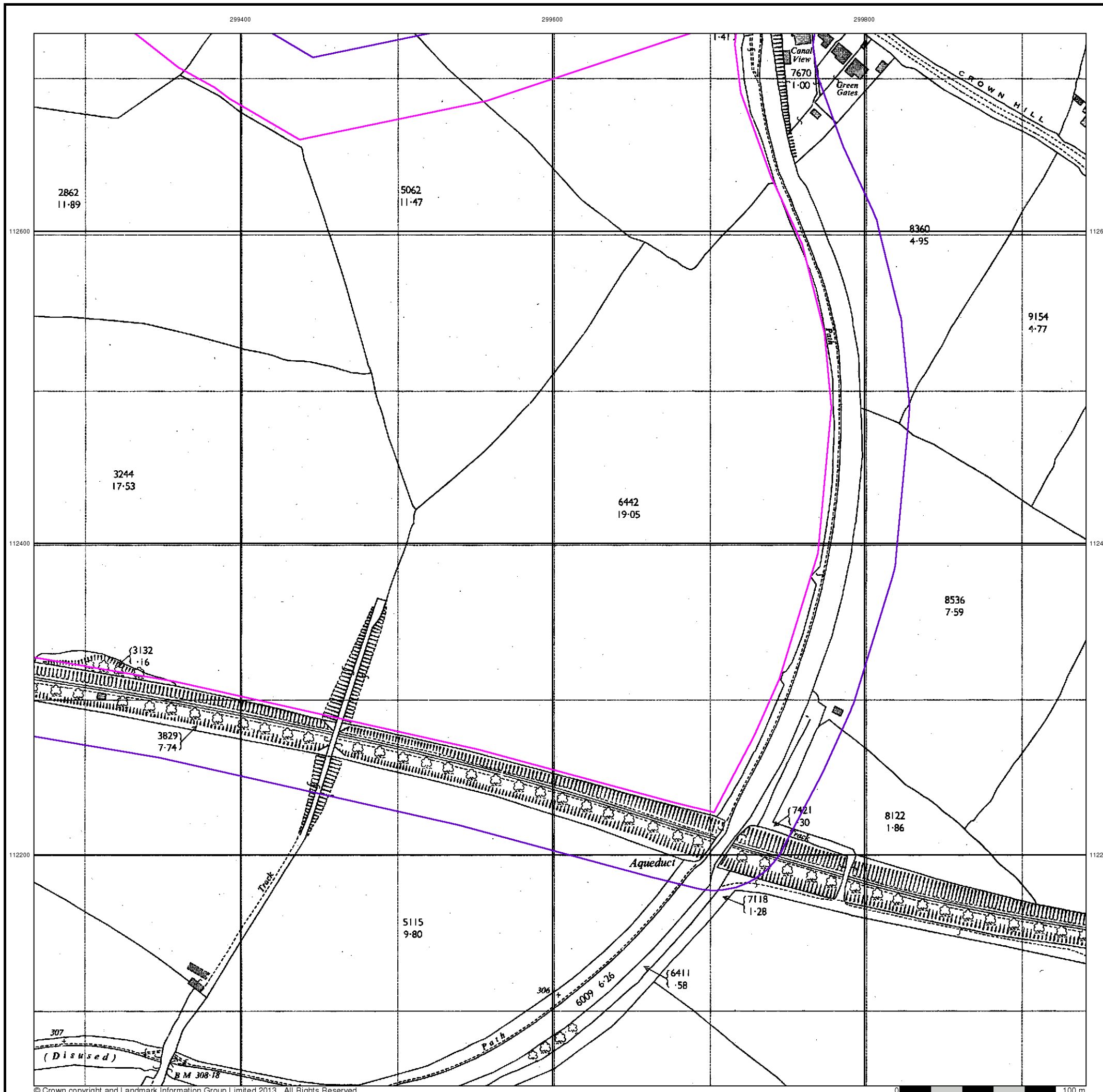


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



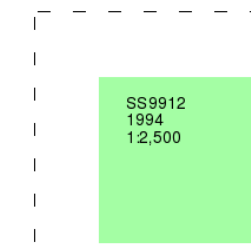
Large-Scale National Grid Data

Published 1994

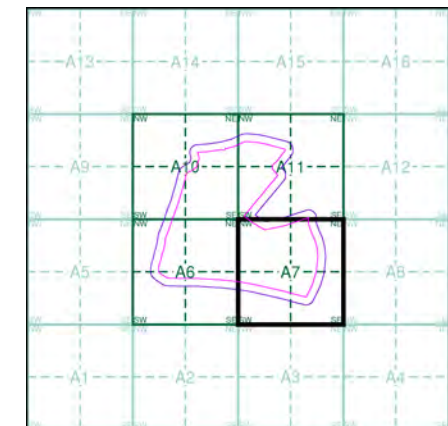
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A7

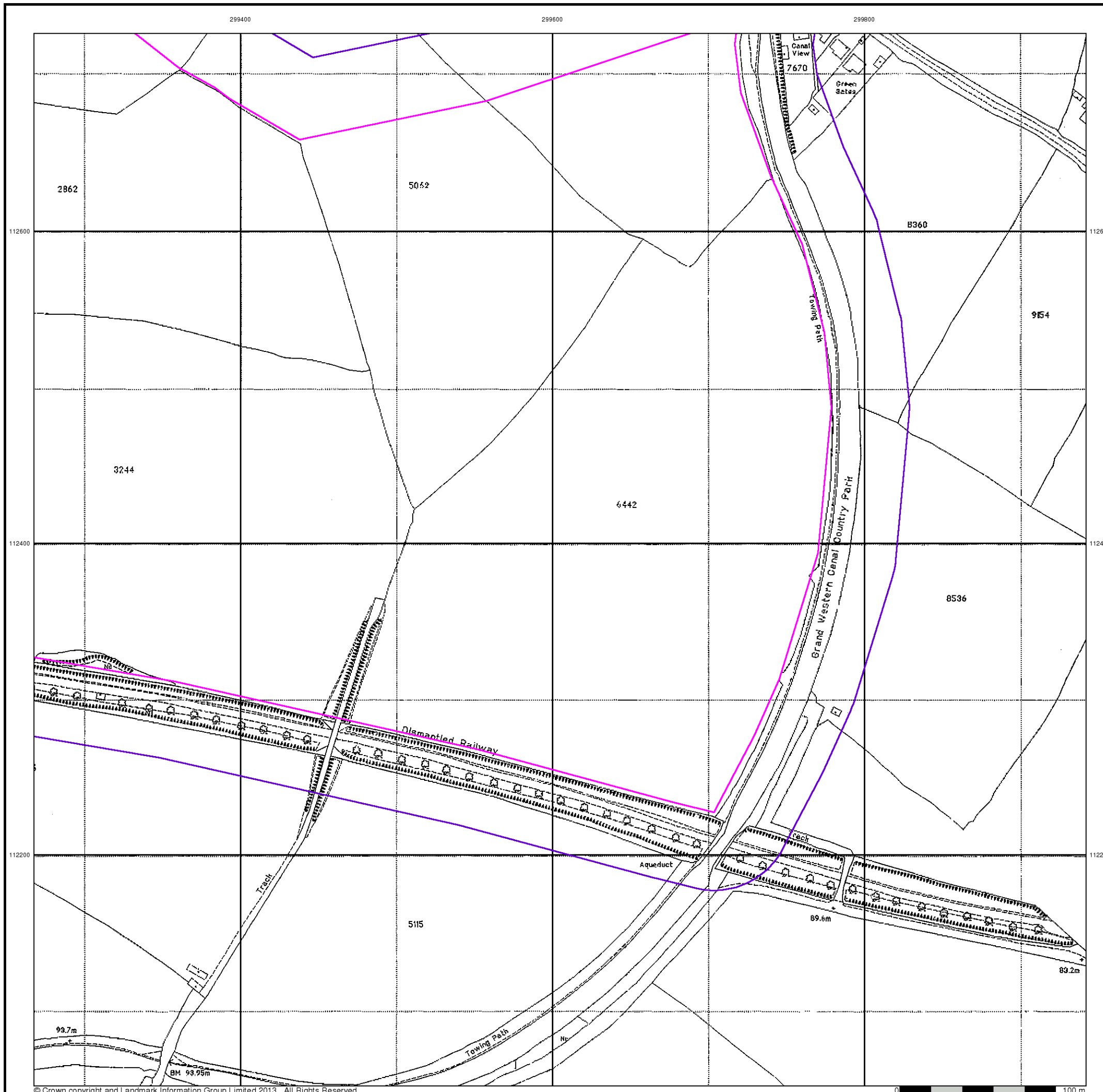


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Historical Mapping Legends

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

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
Boundary Post or Stone **Police Call Box**
B.R. **Bridle Road** **P** **Pump**
E.P **Electricity Pylon** **S.P** **Signal Post**
F.B. **Foot Bridge** **SL** **Sluice**
F.P. **Foot Path** **Sp.** **Spring**
G.P **Guide Post or Board** **T.C.B** **Telephone Call Box**
M.S **Mile Stone** **Tr.** **Trough**
M.P M.R **Mooring Post or Ring** **W** **Well**

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

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH **Beer House** **P** **Pillar, Pole or Post**
BP, BS **Boundary Post or Stone** **PO** **Post Office**
Cn, C **Capstan, Crane** **PC** **Public Convenience**
Chy **Chimney** **PH** **Public House**
D Fn **Drinking Fountain** **Pp** **Pump**
EI P **Electricity Pillar or Post** **SB, S Br** **Signal Box or Bridge**
FAP **Fire Alarm Pillar** **SP, SL** **Signal Post or Light**
FB **Foot Bridge** **Spr** **Spring**
GP **Guide Post** **Tk** **Tank or Track**
H **Hydrant or Hydraulic** **TCB** **Telephone Call Box**
LC **Level Crossing** **TCP** **Telephone Call Post**
MH **Manhole** **Tr** **Trough**
MP **Mile Post or Mooring Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MS **Mile Stone** **W** **Well**
NTL **Normal Tidal Limit** **Wd Pp** **Wind Pump**

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

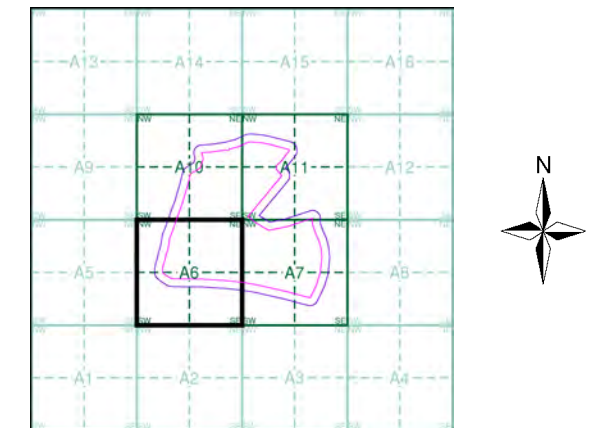
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m **Bench Mark** **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks **Barracks** **P** **Pillar, Pole or Post**
Bty **Battery** **PO** **Post Office**
Cemy **Cemetery** **PC** **Public Convenience**
Chy **Chimney** **Pp** **Pump**
Cis **Cistern** **Ppg Sta** **Pumping Station**
Dismtd Rly **Dismantled Railway** **PW** **Place of Worship**
EI Gen Sta **Electricity Generating Station** **Sewage Ppg Sta** **Sewage Pumping Station**
EI P **Electricity Pole, Pillar** **SB, S Br** **Signal Box or Bridge**
EI Sub Sta **Electricity Sub Station** **SP, SL** **Signal Post or Light**
FB **Filter Bed** **Spr** **Spring**
Fn / D Fn **Fountain / Drinking Ftn.** **Tk** **Tank or Track**
Gas Gov **Gas Valve Compound** **Tr** **Trough**
GVC **Gas Governor** **Wd Pp** **Wind Pump**
GP **Guide Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MH **Manhole** **Wks** **Works (building or area)**
MP, MS **Mile Post or Mile Stone** **W** **Well**



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Devon	1:2,500	1889 - 1890	2
Devon	1:2,500	1904 - 1905	3
Devon	1:2,500	1933	4
Ordnance Survey Plan	1:2,500	1969	5
Large-Scale National Grid Data	1:2,500	1994	6

Historical Map - Segment A6



Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

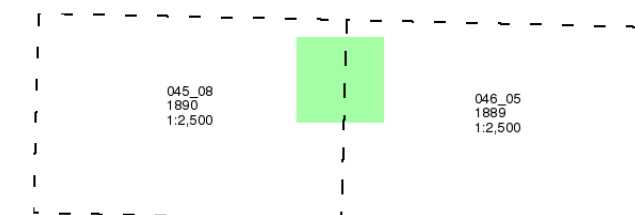
Devon

Published 1889 - 1890

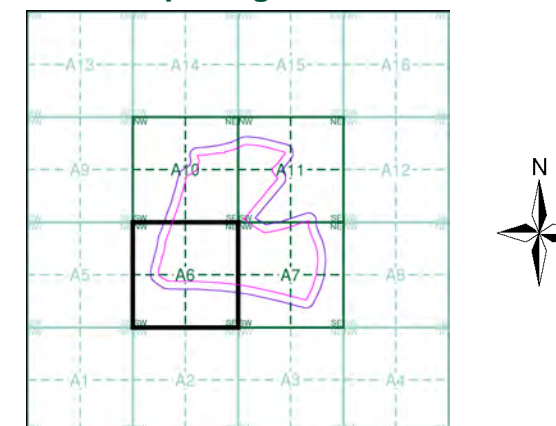
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A6

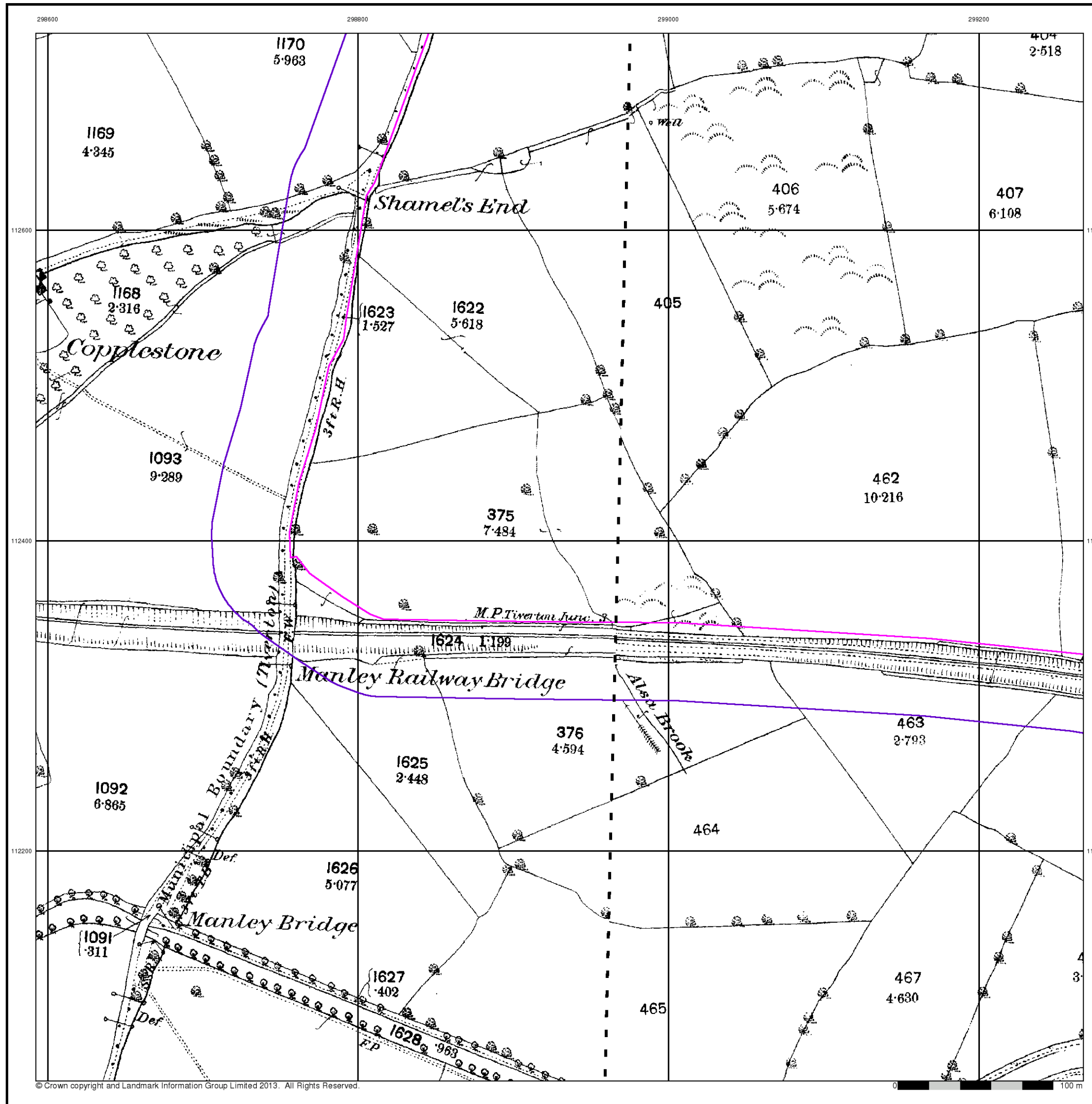


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



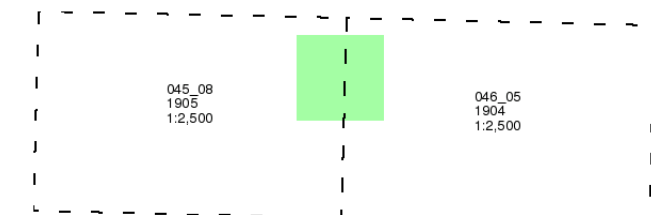
Devon

Published 1904 - 1905

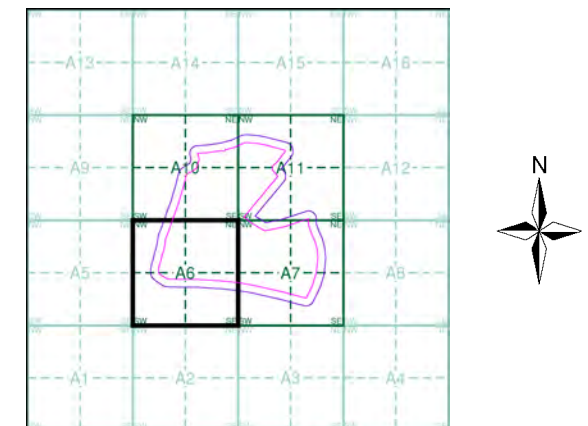
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A6

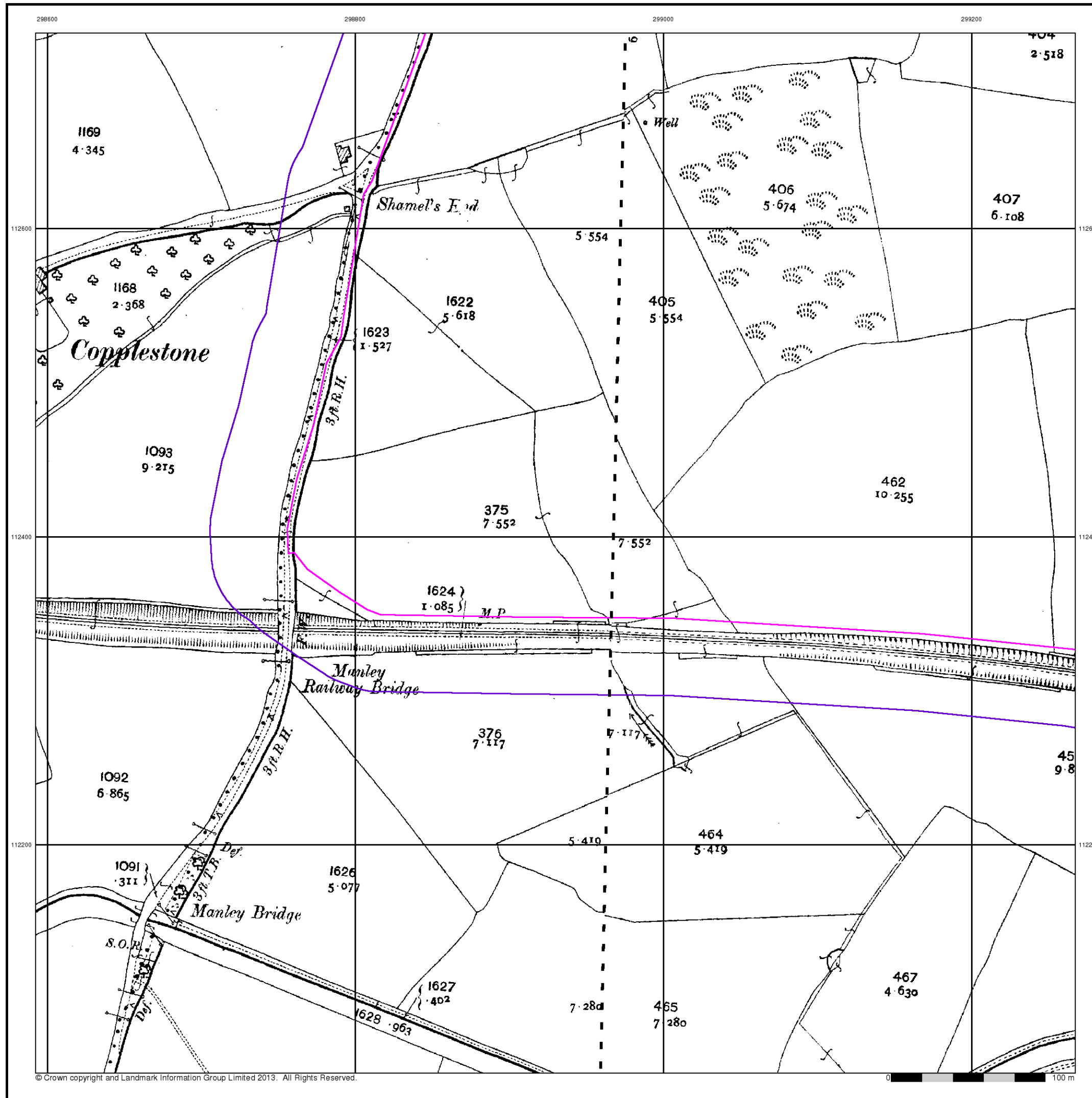


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



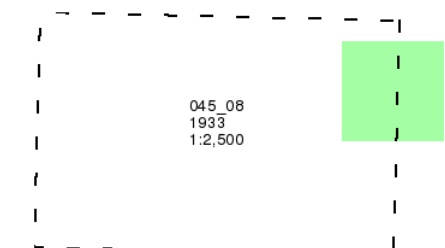
Devon

Published 1933

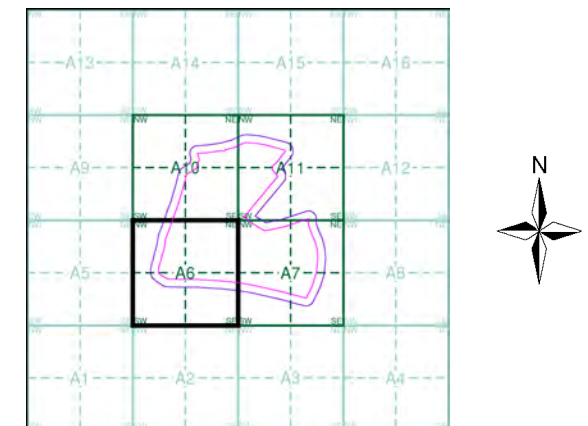
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A6

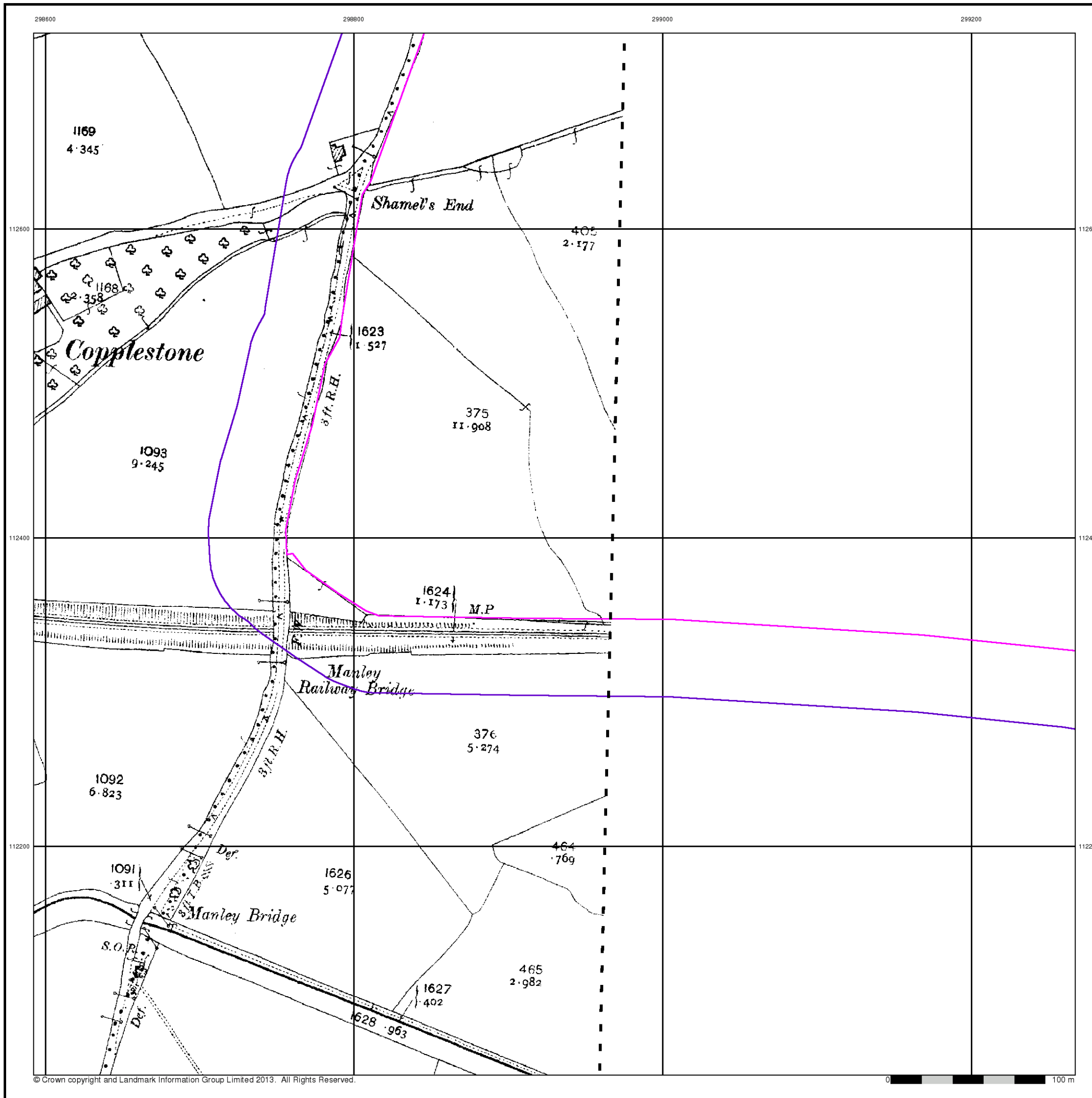


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
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Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



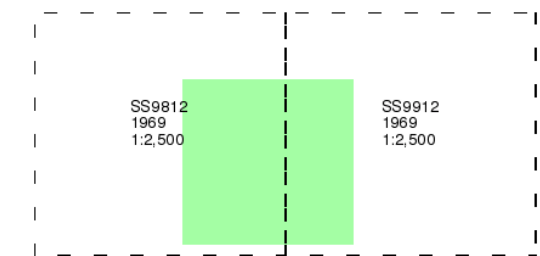
Ordnance Survey Plan

Published 1969

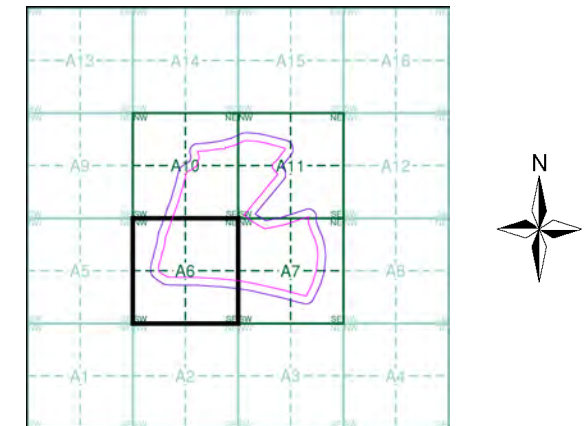
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A6

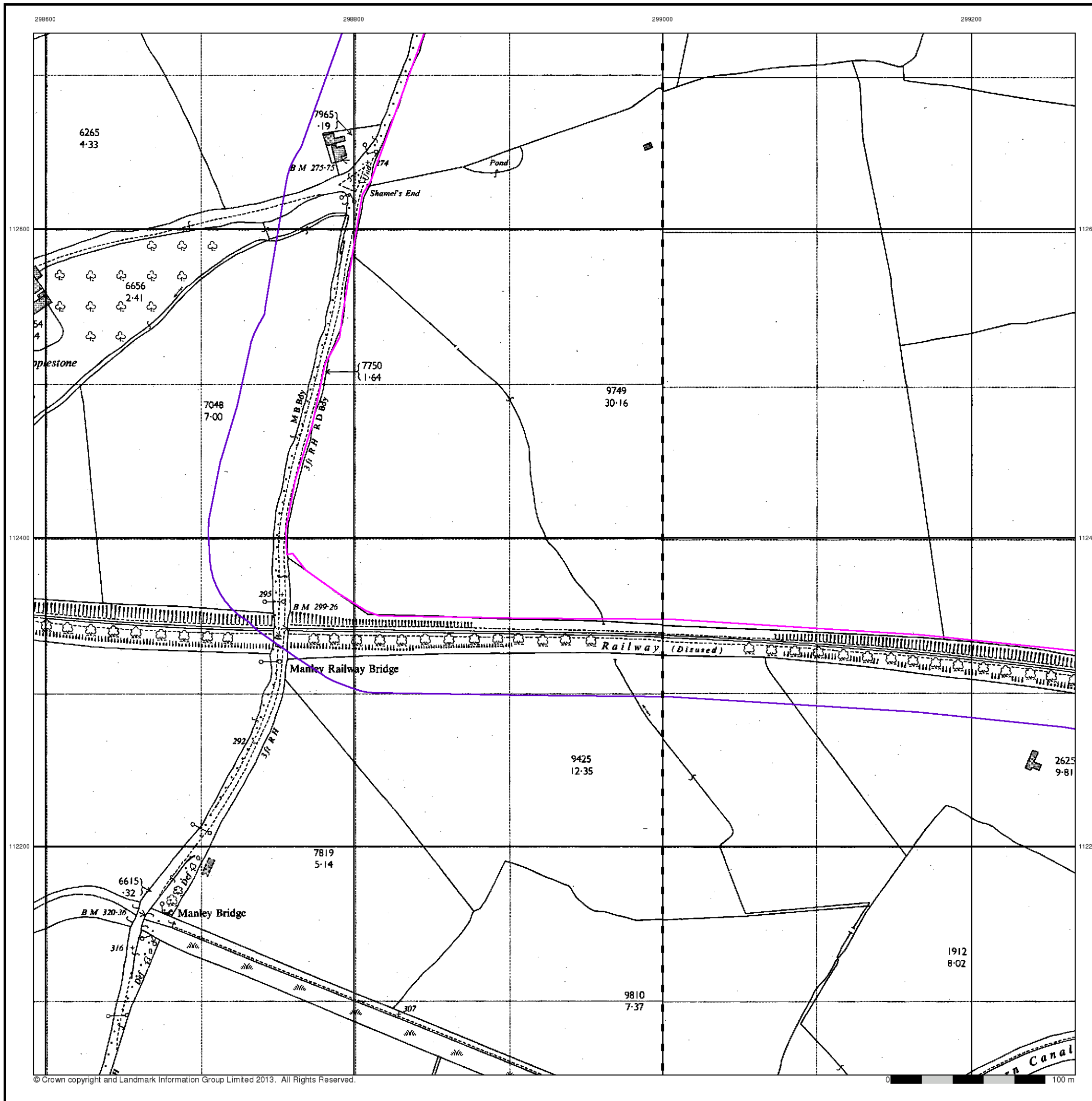


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



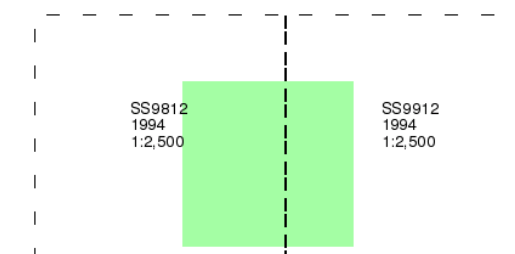
Large-Scale National Grid Data

Published 1994

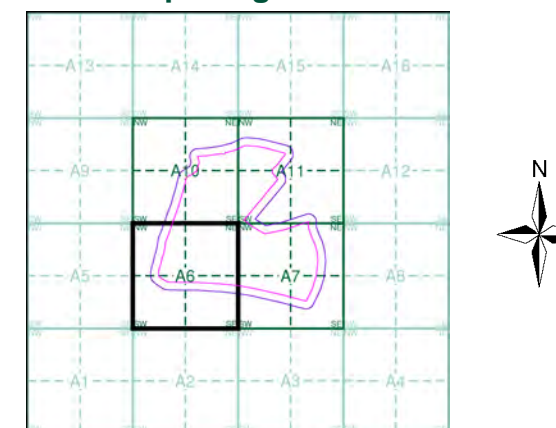
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A6

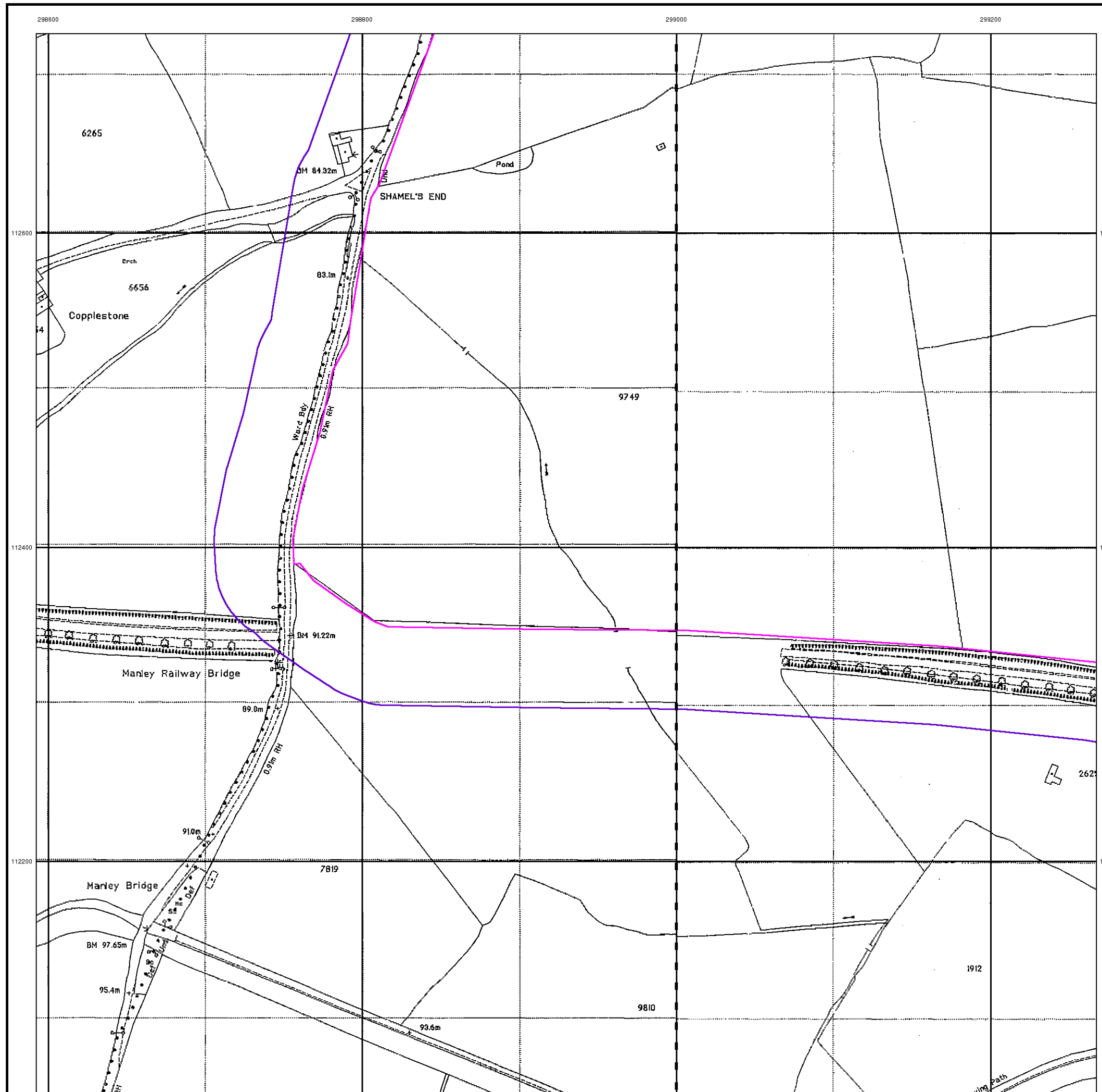


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 50

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG





GCE00528/ R1

Appendix C – Envirocheck Database Report

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

63445812_1_1

Customer Reference:

GCE00528

National Grid Reference:

299290, 112690

Slice:

A

Site Area (Ha):

62.93

Search Buffer (m):

500

Site Details:

Farmhouse Office, Unit 12

Hartnoll Farm, Post Hill

TIVERTON

Devon

EX16 4NG

Client Details:

Mr D Jackson

Geo Consulting Engineering Ltd

The Studio

Woodmanton Barns

Woodbury

Exeter

EX5 1HQ

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	12
Hazardous Substances	-
Geological	13
Industrial Land Use	18
Sensitive Land Use	19
Data Currency	20
Data Suppliers	24
Useful Contacts	25

Introduction

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

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

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Report Version v49.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Agency & Hydrological				
Contaminated Land Register Entries and Notices				
Discharge Consents	pg 1		1	4
Enforcement and Prohibition Notices				
Integrated Pollution Controls				
Integrated Pollution Prevention And Control				
Local Authority Integrated Pollution Prevention And Control				
Local Authority Pollution Prevention and Controls				
Local Authority Pollution Prevention and Control Enforcements				
Nearest Surface Water Feature	pg 2	Yes		
Pollution Incidents to Controlled Waters	pg 2	2	1	5
Prosecutions Relating to Authorised Processes				
Prosecutions Relating to Controlled Waters				
Registered Radioactive Substances				
River Quality	pg 3	1		
River Quality Biology Sampling Points				
River Quality Chemistry Sampling Points	pg 4		2	
Substantiated Pollution Incident Register				
Water Abstractions	pg 5	4	1	2 (*2)
Water Industry Act Referrals				
Groundwater Vulnerability	pg 7	Yes	n/a	n/a
Bedrock Aquifer Designations	pg 8	Yes	n/a	n/a
Superficial Aquifer Designations			n/a	n/a
Source Protection Zones				
Extreme Flooding from Rivers or Sea without Defences	pg 8	Yes		n/a
Flooding from Rivers or Sea without Defences	pg 8	Yes		n/a
Areas Benefiting from Flood Defences				n/a
Flood Water Storage Areas				n/a
Flood Defences				n/a
Detailed River Network Lines	pg 8	Yes	Yes	Yes
Detailed River Network Offline Drainage				

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Waste				
BGS Recorded Landfill Sites				
Historical Landfill Sites	pg 12	1		
Integrated Pollution Control Registered Waste Sites				
Licensed Waste Management Facilities (Landfill Boundaries)				
Licensed Waste Management Facilities (Locations)	pg 12	1		
Local Authority Recorded Landfill Sites				
Registered Landfill Sites	pg 12		1	
Registered Waste Transfer Sites				
Registered Waste Treatment or Disposal Sites				
Hazardous Substances				
Control of Major Accident Hazards Sites (COMAH)				
Explosive Sites				
Notification of Installations Handling Hazardous Substances (NIHHS)				
Planning Hazardous Substance Consents				
Planning Hazardous Substance Enforcements				
Geological				
BGS 1:625,000 Solid Geology	pg 13	Yes	n/a	n/a
BGS Estimated Soil Chemistry	pg 13	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 16		1	
BGS Urban Soil Chemistry				
BGS Urban Soil Chemistry Averages				
Brine Compensation Area			n/a	n/a
Coal Mining Affected Areas			n/a	n/a
Mining Instability			n/a	n/a
Man-Made Mining Cavities				
Natural Cavities				
Non Coal Mining Areas of Great Britain				n/a
Potential for Collapsible Ground Stability Hazards	pg 16	Yes	Yes	n/a
Potential for Compressible Ground Stability Hazards	pg 16		Yes	n/a
Potential for Ground Dissolution Stability Hazards				n/a
Potential for Landslide Ground Stability Hazards	pg 16	Yes	Yes	n/a
Potential for Running Sand Ground Stability Hazards	pg 16	Yes	Yes	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 17	Yes		n/a
Radon Potential - Radon Affected Areas	pg 17	Yes	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Industrial Land Use				
Contemporary Trade Directory Entries	pg 18	6	2	n/a
Fuel Station Entries				
Sensitive Land Use				
Areas of Adopted Green Belt				
Areas of Unadopted Green Belt				
Areas of Outstanding Natural Beauty				
Environmentally Sensitive Areas				
Forest Parks				
Local Nature Reserves	pg 19	1		
Marine Nature Reserves				
National Nature Reserves				
National Parks				
Nitrate Sensitive Areas				
Nitrate Vulnerable Zones	pg 19	1		
Ramsar Sites				
Sites of Special Scientific Interest				
Special Areas of Conservation				
Special Protection Areas				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	<p>Discharge Consents</p> <p>Operator: Graham Keeve And Francis Charlton Property Type: Domestic Property (Single) Location: Coppleshone House, Manley House, Tiverton, Devon, Ex16 4nh Authority: Environment Agency, South West Region Catchment Area: Middle Exe, Devon Reference: 200884 Permit Version: 1 Effective Date: 3rd November 1998 Issued Date: 16th March 1999 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of Alisa Brook Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A5NE (W)	193	2	298570 112460
2	<p>Discharge Consents</p> <p>Operator: Derrick Ernest Leggett & Sonia Leggett Property Type: Domestic Property (Single) Location: Bell Meadow Crown Hill, Halberton, Tiverton, Devon, Ex16 7au Authority: Environment Agency, South West Region Catchment Area: Culm, Devon Reference: 203184 Permit Version: 1 Effective Date: 4th May 2004 Issued Date: 4th May 2004 Revocation Date: 4th May 2016 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Sub-Surface Irrigation System Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A8NW (E)	332	2	300110 112490
3	<p>Discharge Consents</p> <p>Operator: Mr & Mrs S Threlfall Property Type: Domestic Property (Single) Location: East Manley Farm, Tiverton, Devon, Ex16 4nj Authority: Environment Agency, South West Region Catchment Area: Middle Exe, Devon Reference: 201260 Permit Version: 1 Effective Date: 6th April 2000 Issued Date: 6th April 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Lowman Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A2NE (S)	338	2	299150 112000
4	<p>Discharge Consents</p> <p>Operator: Sutton (Hastoe) Housing Association Ltd Property Type: Domestic Property (Multiple) Location: Pethertons, Halberton, Devon Authority: Environment Agency, South West Region Catchment Area: Culm, Devon Reference: Nra-Sw-5957 Permit Version: 2 Effective Date: 17th December 2012 Issued Date: 17th December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Into Land Environment: Receiving Water: Soakaway Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m</p>	A8NW (E)	453	2	300220 112610

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Discharge Consents Operator: Sutton (Hastoe) Housing Association Ltd Property Type: Domestic Property (Multiple) Location: Pethertons, Halberton, Devon Authority: Environment Agency, South West Region Catchment Area: Culm, Devon Reference: Nra-Sw-5957 Permit Version: 1 Effective Date: 25th August 1993 Issued Date: 25th August 1993 Revocation Date: 16th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Into Land Environment: Receiving Water: Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m	A8NW (E)	453	2	300220 112610
	Nearest Surface Water Feature	A6NW (W)	0	-	298880 112637
5	Pollution Incidents to Controlled Waters Property Type: Other Farming Location: Location Description Not Available Authority: Environment Agency, South West Region Pollutant: Animal Waste/Slurry Note: Not Supplied Incident Date: 3rd September 1994 Incident Reference: 62014241 Catchment Area: Middle Exe, Devon Receiving Water: Freshwater Stream/River Cause of Incident: Effluent Discharge Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A10SE (NW)	0	2	299100 112995
6	Pollution Incidents to Controlled Waters Property Type: Cattle (Dairy) Farming: Slurry Store/Waste Tank Location: Location Description Not Available Authority: Environment Agency, South West Region Pollutant: Animal Waste/Slurry Note: Inadequate Design/Capacity Incident Date: 28th February 1994 Incident Reference: 62014168 Catchment Area: Middle Exe, Devon Receiving Water: Freshwater Stream/River Cause of Incident: Overflow Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A10SE (N)	0	2	299200 113000
7	Pollution Incidents to Controlled Waters Property Type: Farm Premises: Spraying To Land (Land Runoff) Location: Location Description Not Available Authority: Environment Agency, South West Region Pollutant: Animal Waste/Slurry Note: Weather Incident Date: 9th January 1991 Incident Reference: 62001674 Catchment Area: Middle Exe, Devon Receiving Water: Freshwater Stream/River Cause of Incident: Runoff Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A6SW (SW)	105	2	298700 112300
8	Pollution Incidents to Controlled Waters Property Type: Public Highway: Surface Runoff Location: Location Description Not Available Authority: Environment Agency, South West Region Pollutant: Oils - Waste Oil Note: Not Supplied Incident Date: 22nd August 1990 Incident Reference: 62000271 Catchment Area: Middle Exe, Devon Receiving Water: Freshwater Stream/River Cause of Incident: Runoff Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A10SW (NW)	320	2	298600 113000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	Pollution Incidents to Controlled Waters Property Type: Other Farming Location: Location Description Not Available Authority: Environment Agency, South West Region Pollutant: Animal Waste/Slurry Note: Not Supplied Incident Date: 7th April 1992 Incident Reference: 62007315 Catchment Area: Middle Exe, Devon Receiving Water: Freshwater Stream/River Cause of Incident: Runoff Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A2NE (S)	432	2	299200 111900
10	Pollution Incidents to Controlled Waters Property Type: Cattle (Dairy) Farming: Yards Location: Location Description Not Available Authority: Environment Agency, South West Region Pollutant: Animal Waste/Slurry Note: Inadequate Design/Capacity Incident Date: 11th January 1995 Incident Reference: 62012606 Catchment Area: Middle Exe, Devon Receiving Water: Freshwater Stream/River Cause of Incident: Runoff Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A2NW (SW)	448	2	298900 111900
11	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewage Treatment Works Location: Location Description Not Available Authority: Environment Agency, South West Region Pollutant: Sewage Liquor (Press Liquors) Note: Mechanical/Electrical Plant Failure Incident Date: 6th April 1995 Incident Reference: 62012784 Catchment Area: Culm, Devon Receiving Water: Freshwater Stream/River Cause of Incident: Effluent Discharge Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A3NE (SE)	471	2	299900 111800
11	Pollution Incidents to Controlled Waters Property Type: Septic Tank Location: Location Description Not Available Authority: Environment Agency, South West Region Pollutant: Crude Sewage Note: Inadequate Design/Capacity Incident Date: 6th April 1995 Incident Reference: 62012785 Catchment Area: Culm, Devon Receiving Water: Freshwater Stream/River Cause of Incident: Effluent Discharge Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A3NE (SE)	475	2	299900 111795
	River Quality Name: Grand Western Canal GQA Grade: River Quality E Reach: Fenacre Bridge-The Basin Tiverton Estimated Distance 6.2 (km): Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A11SE (E)	0	2	299739 112744

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	River Quality Chemistry Sampling Points Name: Grand Western Canal Reach: Fenacre Bridge To The Basin Tiverton Estimated Distance: 16.20 Objective: Not Supplied Positional Accuracy: Located by supplier to within 10m Year: 1990 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 1993 GQA Grade: River Quality Chemistry GQA Grade B - Good Compliance: Not Supplied Year: 1994 GQA Grade: River Quality Chemistry GQA Grade B - Good Compliance: Not Supplied Year: 1995 GQA Grade: River Quality Chemistry GQA Grade C - Fairly Good Compliance: Not Supplied Year: 1996 GQA Grade: River Quality Chemistry GQA Grade C - Fairly Good Compliance: Not Supplied Year: 1997 GQA Grade: River Quality Chemistry GQA Grade D - Fair Compliance: Not Supplied Year: 1998 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 1999 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2000 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2001 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2002 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2003 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2004 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2005 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2006 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2007 GQA Grade: River Quality Chemistry GQA Grade F - Bad Compliance: Not Supplied Year: 2008 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2009 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied	A7SE (SE)	177	2	299845 112122

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	River Quality Chemistry Sampling Points Name: Grand Western Canal Reach: The Basin Tiverton To End Estimated Distance: 0.10 Objective: Not Supplied Positional Accuracy: Located by supplier to within 10m Year: 1990 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 1993 GQA Grade: River Quality Chemistry GQA Grade B - Good Compliance: Not Supplied Year: 1994 GQA Grade: River Quality Chemistry GQA Grade B - Good Compliance: Not Supplied Year: 1995 GQA Grade: River Quality Chemistry GQA Grade C - Fairly Good Compliance: Not Supplied Year: 1996 GQA Grade: River Quality Chemistry GQA Grade C - Fairly Good Compliance: Not Supplied Year: 1997 GQA Grade: River Quality Chemistry GQA Grade D - Fair Compliance: Not Supplied Year: 1998 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 1999 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2000 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2001 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2002 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2003 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2004 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2005 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2006 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2007 GQA Grade: River Quality Chemistry GQA Grade F - Bad Compliance: Not Supplied Year: 2008 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied Year: 2009 GQA Grade: River Quality Chemistry GQA Grade E - Poor Compliance: Not Supplied	A7SE (SE)	177	2	299845 112122
13	Water Abstractions Operator: Mr J M Clapp Licence Number: 14/45/002/2581 Permit Version: 101 Location: Hartnoll Farm Borehole Authority: Environment Agency, South West Region Abstraction: General Agriculture; General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Hartnoll Farm, Halberton Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A10SE (NW)	0	2	299070 113060

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	Water Abstractions Operator: Mr J M Clapp Licence Number: 14/45/002/2581 Permit Version: 101 Location: Hartnoll Farm Borehole Authority: Environment Agency, South West Region Abstraction: Commercial Private Water Undertaking: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Hartnoll Farm Conference Centre, Halberton Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A10SE (NW)	0	2	299070 113060
14	Water Abstractions Operator: Messrs W G Willcocks & Clapp Licence Number: 14/45/002/0099 Permit Version: 100 Location: Hartnoll Farm - Well Authority: Environment Agency, South West Region Abstraction: General Agriculture; General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Hartnoll Farm, Post Hill Halberton Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 29th September 1984 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A10SE (NW)	0	2	299100 113000
14	Water Abstractions Operator: HAS BEEN ALLOCATED FOR Licence Number: 14450020100 Permit Version: Not Supplied Location: Hartnoll Farm , HALBERTON Authority: Environment Agency, South West Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Well Daily Rate (m3): 4.50 Yearly Rate (m3): 227.00 Details: Not Supplied Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A10SE (NW)	0	2	299105 112995
15	Water Abstractions Operator: Tiverton Golf Club Licence Number: 14/45/002/2344 Permit Version: 100 Location: Tiverton Golf Club Borehole Authority: Environment Agency, South West Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Tiverton Golf Club, Tiverton Authorised Start: 01 May Authorised End: 30 September Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A10NE (N)	245	2	299000 113400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	<p>Water Abstractions</p> <p>Operator: Mr J Farrant Licence Number: 14/45/002/0926 Permit Version: 100 Location: Copplestone Farm - Well Authority: Environment Agency, South West Region Abstraction: General Agriculture; General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Hartnell Farm, Post Hill, Tiverton, Devon Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 7th October 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A5NE (W)	270	2	298500 112500
17	<p>Water Abstractions</p> <p>Operator: Miss K M Nickols Licence Number: 14/45/002/2154 Permit Version: 100 Location: East Manley Well, Halberton Authority: Environment Agency, South West Region Abstraction: General Agriculture; General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Lands At, East Manley, Halberton, (Os 3000 & 4000) Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st July 1987 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A3NW (S)	317	2	299300 112000
	<p>Water Abstractions</p> <p>Operator: C&Sg Dibble Licence Number: 14/45/002/2473 Permit Version: 100 Location: Bycott Farm Borehole Authority: Environment Agency, South West Region Abstraction: General Agriculture; General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Bycott Farm, Lower Town, Halberton Tiverton, Devon Ex16 7au Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st October 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p>	A8NE (E)	702	2	300480 112470
	<p>Water Abstractions</p> <p>Operator: Mr E J Stevens Licence Number: 14/45/002/0280 Permit Version: 100 Location: Halberton Court, Tapped Spring Authority: Environment Agency, South West Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Halberton Court, High Street, Halberton, Tiverton Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 6th May 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A12SE (E)	895	2	300600 112900
	<p>Groundwater Vulnerability</p> <p>Soil Classification: Soils of High Leaching Potential (H2) - Deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential Map Sheet: Sheet 50 East Devon and South Somerset Scale: 1:100,000</p>	A7NW (W)	0	2	299289 112691
	<p>Drift Deposits</p> <p>None</p>				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A7NW (W)	0	3	299289 112691
	Superficial Aquifer Designations No Data Available				
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A6NW (W)	0	2	298868 112623
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A6NW (W)	0	2	298823 112628
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
18	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A6NW (W)	0	2	298909 112608
19	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A6NW (W)	0	2	298906 112622
20	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A6NW (W)	9	2	298795 112612
21	Detailed River Network Lines River Type: Canal River Name: Drain Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Above Surface Drain Feature: Drain (ditch, Reen, Rhyne, Drain) Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A7NE (E)	10	2	299734 112708

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A6SE (SW)	14	2	298965 112333
23	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A6SE (SW)	14	2	298965 112333
24	Detailed River Network Lines River Type: Canal River Name: Grand Western Canal Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Above Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A11SE (E)	15	2	299733 112727
25	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A6SE (S)	186	2	299122 112146
26	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A6SE (S)	194	2	299122 112146
27	Detailed River Network Lines River Type: Secondary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A5NE (W)	221	2	298538 112443

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A5NE (W)	234	2	298525 112441
29	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A6SW (SW)	284	2	298854 112066
30	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A5NE (W)	301	2	298457 112438
31	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A5NE (W)	301	2	298457 112438
32	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A5SE (SW)	356	2	298431 112246
33	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A5SE (SW)	356	2	298431 112246

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
34	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A5SE (SW)	386	2	298466 112136
35	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A5SE (SW)	397	2	298443 112146
36	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A3NE (SE)	444	2	299815 111797
37	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: D002 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A2NW (SW)	454	2	298777 111898
	Detailed River Network Offline Drainage None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
38	Historical Landfill Sites Licence Holder: I J Mayne Location: Halberton, Devon Name: Hartnoll Farm Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD08757 First Input Date: 1st September 1988 Last Input Date: 10th March 1993 Specified Waste: Deposited Waste included Inert and Industrial Waste Type: EA Waste Ref: 21931 Regis Ref: EK1/L/MAY003 WRC Ref: 1100/0104 BGS Ref: Not Supplied Other Ref: 4/107/88/M/3/91, E(113)	A6SE (S)	0	2	299251 112327
39	Licensed Waste Management Facilities (Locations) Licence Number: 21931 Location: Railway Cutting, Hartnoll Farm, Halberton, Devon Operator Name: Mayne Mr I J Operator Location: Not Supplied Authority: Environment Agency - South West Region, Devon and Cornwall Area Site Category: Not Supplied Licence Status: Surrendered Issued: 12th August 1988 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SW (S)	0	2	299414 112304
	Local Authority Landfill Coverage Name: Mid Devon District Council - Has no landfill data to supply		0	7	299289 112691
	Local Authority Landfill Coverage Name: Devon County Council - Has supplied landfill data		0	8	299289 112691
40	Registered Landfill Sites Licence Holder: Mid Devon D.C. Licence Reference: Lf/E(113) (L/ 4/107/88) Site Location: Railway Cutting At Hartnoll Farm, Halberton, Tiverton, Devon Licence Easting: 299300 Licence Northing: 112300 Operator Location: Old Road, Tiverton, Devon Authority: Environment Agency - South West Region, Devon Area Site Category: Landfill - Railway cutting Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Status: Licence lapsed/cancelled/defunct/not applicable/surrenderedCancelled Dated: 12th August 1988 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the address or location Boundary Accuracy: Not Applicable Authorised Waste: Asbestos Cement Prods Eg Sheet & Pipe Devon Inert Ind.(Demol'N) Waste * Only Inert Wastes Prohibited Waste: Bulky Houshold Items Household Waste Liquid & Sludge Wastes Paper & Cardboard Putrescible Wastes Waste Ex Prem'S Contam.By Toxic Chems	A7SW (S)	21	2	299300 112300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Permian basal breccias, sandstones and mudstones	A7NW (W)	0	3	299289 112691
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A10SE (NW)	0	4	299000 113000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A11SW (N)	0	4	299289 113000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A6NE (W)	0	4	299000 112691
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A7NW (W)	0	4	299289 112691
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A11SW (E)	0	4	299567 112768
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A10NE (NW)	120	4	298958 113265

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A11SE (NE)	162	4	299684 113000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A10NE (NW)	174	4	299000 113329
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NW (E)	222	4	300000 112691
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A3NW (S)	228	4	299289 112000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8SW (SE)	317	4	300000 112111
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A9SE (W)	342	4	298536 112879

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic <15 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 60 - 90 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <150 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A2NE (SW)	347	4	299000 112000
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic <15 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 60 - 90 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <150 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A4NW (SE)	374	4	300000 112000
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic <15 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 60 - 90 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <150 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A12SW (NE)	385	4	300000 113000
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 15 - 25 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 40 - 60 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <150 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A12SW (E)	393	4	300091 112861
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic 15 - 25 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 60 - 90 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <150 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A9SE (W)	402	4	298515 113000
	<p>BGS Estimated Soil Chemistry</p> <p>Source: British Geological Survey, National Geoscience Information Service</p> <p>Soil Sample Type: Sediment</p> <p>Arsenic <15 mg/kg</p> <p>Concentration:</p> <p>Cadmium <1.8 mg/kg</p> <p>Concentration:</p> <p>Chromium 60 - 90 mg/kg</p> <p>Concentration:</p> <p>Lead Concentration: <150 mg/kg</p> <p>Nickel 15 - 30 mg/kg</p> <p>Concentration:</p>	A12NW (NE)	438	4	300000 113246

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
41	BGS Recorded Mineral Sites Site Name: Lower Town Gravel Pit Location: , Halberton, Tiverton, Devon Source: British Geological Survey, National Geoscience Information Service Reference: 75130 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Unknown Operator Periodic Type: Permian Geology: Exeter Group Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A8NW (E)	221	3	299974 112646
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A7NW (N)	0	3	299291 112712
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A7NW (W)	0	3	299289 112691
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A10NW (NW)	76	3	298908 113157
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A8NW (E)	222	3	300000 112691
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A7NW (W)	0	3	299289 112691
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A6NW (W)	104	3	298678 112538
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A8NW (E)	222	3	300000 112691
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A7NW (W)	0	3	299289 112691
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A8NW (E)	222	3	300000 112691
	Potential for Landslide Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11SE (E)	0	3	299626 112732
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A7NW (W)	0	3	299289 112691
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A8NW (E)	222	3	300000 112691
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A7NW (N)	0	3	299291 112712
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A7NW (W)	0	3	299289 112691

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A10NE (NW)	32	3	298936 113111
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A6NW (W)	104	3	298678 112538
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A8NW (E)	222	3	300000 112691
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A7NW (W)	0	3	299289 112691
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A7NW (N)	0	3	299291 112712
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A10NW (NW)	76	3	298908 113157
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A8NW (E)	222	3	300000 112691
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A6NW (W)	0	3	298923 112691
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A7NW (W)	0	3	299289 112691
	Radon Potential - Radon Affected Areas Affected Area: The property is in a lower probability radon area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A6NW (W)	0	3	298923 112691
	Radon Potential - Radon Affected Areas Affected Area: The property is in an intermediate probability radon area, as between 1 and 3% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A7NW (W)	0	3	299289 112691

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
42	Contemporary Trade Directory Entries Name: Tiverton Body Builders Ltd Location: Unit 1-2a, Hartnoll Farm, Post Hill, Tiverton, Devon, EX16 4NG Classification: Commercial Vehicle Bodybuilders & Repairers Status: Active Positional Accuracy: Automatically positioned to the address	A10SE (NW)	0	-	299122 113061
42	Contemporary Trade Directory Entries Name: United Fixings Ltd Location: Hartnoll Farm, Post Hill, Tiverton, Devon, EX16 4NG Classification: Nuts, Bolts & Fixings Status: Active Positional Accuracy: Automatically positioned to the address	A10SE (NW)	0	-	299122 113061
42	Contemporary Trade Directory Entries Name: South West Poultry Installations Ltd Location: Hartnoll Farm, Post Hill, Tiverton, Devon, EX16 4NG Classification: Agricultural Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A10SE (NW)	0	-	299122 113061
42	Contemporary Trade Directory Entries Name: Westward Joinery Location: Hartnoll Farm, Post Hill, Tiverton, Devon, EX16 4NG Classification: Joinery Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A10SE (NW)	0	-	299122 113061
42	Contemporary Trade Directory Entries Name: Ckt Aero & Automotive Engineering Ltd Location: Hartnoll Farm, Post Hill, Tiverton, Devon, EX16 4NG Classification: Engineers - General Status: Active Positional Accuracy: Automatically positioned to the address	A10SE (NW)	0	-	299122 113061
42	Contemporary Trade Directory Entries Name: M T Deliveries Location: Hartnoll Farm, Post Hill, Tiverton, Devon, EX16 4NG Classification: Road Haulage Services Status: Active Positional Accuracy: Automatically positioned to the address	A10SE (NW)	0	-	299122 113061
43	Contemporary Trade Directory Entries Name: Devon & Somerset Trailers Location: Unit 8, Hartnoll Business Centre, Post Hill, Tiverton, Devon, EX16 4NG Classification: Trailers & Towing Equipment Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A10NE (NW)	34	-	298980 113128
43	Contemporary Trade Directory Entries Name: Milib Location: 1st Floor, Hartnoll Farm, Post Hill, Tiverton, Devon, EX16 4NG Classification: Clothing Accessory Manufacturers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A10NE (NW)	34	-	298980 113128

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
44	Local Nature Reserves Name: Grand Western Canal Country Park Multiple Area: N Area (m2): 501019.59 Source: Natural England Designation Date: 28th March 2012	A7NE (E)	0	5	299717 112721
45	Nitrate Vulnerable Zones Name: Not Supplied Description: Groundwater Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	A7NW (W)	0	6	299289 112691

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Mid Devon District Council - Environmental Health Department	April 2014	Annual Rolling Update
Discharge Consents Environment Agency - South West Region	November 2014	Quarterly
Enforcement and Prohibition Notices Environment Agency - South West Region	March 2013	As notified
Integrated Pollution Controls Environment Agency - South West Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - South West Region	November 2014	Quarterly
Local Authority Integrated Pollution Prevention And Control Mid Devon District Council - Environmental Health Department	November 2014	Annual Rolling Update
Local Authority Pollution Prevention and Controls Mid Devon District Council - Environmental Health Department	November 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Mid Devon District Council - Environmental Health Department	November 2014	Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	July 2012	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - South West Region	September 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - South West Region	March 2013	As notified
Prosecutions Relating to Controlled Waters Environment Agency - South West Region	March 2013	As notified
Registered Radioactive Substances Environment Agency - South West Region	November 2014	Quarterly
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - South West Region - Devon Area Environment Agency - South West Region - Devon and Cornwall Area	November 2014 November 2014	Quarterly Quarterly
Water Abstractions Environment Agency - South West Region	October 2014	Quarterly
Water Industry Act Referrals Environment Agency - South West Region	November 2014	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	January 2011	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2012	Annually
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2012	Annually
Source Protection Zones Environment Agency - Head Office	August 2014	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	October 2014	Quarterly

Agency & Hydrological	Version	Update Cycle
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	October 2014	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	October 2014	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	October 2014	Quarterly
Flood Defences Environment Agency - Head Office	October 2014	Quarterly
Detailed River Network Lines Environment Agency - Head Office	March 2012	Annually
Detailed River Network Offline Drainage Environment Agency - Head Office	March 2012	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - South West Region - Devon Area Environment Agency - South West Region - Devon and Cornwall Area	August 2014 August 2014	Quarterly Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - South West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - South West Region - Devon Area Environment Agency - South West Region - Devon and Cornwall Area	August 2014 August 2014	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - South West Region - Devon Area Environment Agency - South West Region - Devon and Cornwall Area	November 2014 November 2014	Quarterly Quarterly
Local Authority Landfill Coverage Devon County Council Mid Devon District Council - Environmental Health Department	May 2000 May 2000	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Devon County Council Mid Devon District Council - Environmental Health Department	May 2000 May 2000	Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - South West Region - Devon Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - South West Region - Devon Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - South West Region - Devon Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	August 2014	Bi-Annually
Explosive Sites Health and Safety Executive	October 2014	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Mid Devon District Council - Planning Department Devon County Council	October 2014 September 2008	Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents Mid Devon District Council - Planning Department Devon County Council	October 2014 September 2008	Annual Rolling Update Annual Rolling Update
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	August 1996	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	January 2010	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	October 2014	Bi-Annually
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Mining Report Service	December 2013	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	July 2014	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2014	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	November 2014	Quarterly
Fuel Station Entries Catalist Ltd - Experian	November 2014	Quarterly

Sensitive Land Use	Version	Update Cycle
Areas of Outstanding Natural Beauty Natural England	August 2014	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2014	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	October 2014	Bi-Annually
Marine Nature Reserves Natural England	July 2013	Bi-Annually
National Nature Reserves Natural England	September 2014	Bi-Annually
National Parks Natural England	August 2014	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	February 2012	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	July 2014	Annually
Ramsar Sites Natural England	March 2014	Bi-Annually
Sites of Special Scientific Interest Natural England	September 2014	Bi-Annually
Special Areas of Conservation Natural England	March 2014	Bi-Annually
Special Protection Areas Natural England	September 2014	Bi-Annually

A selection of organisations who provide data within this report

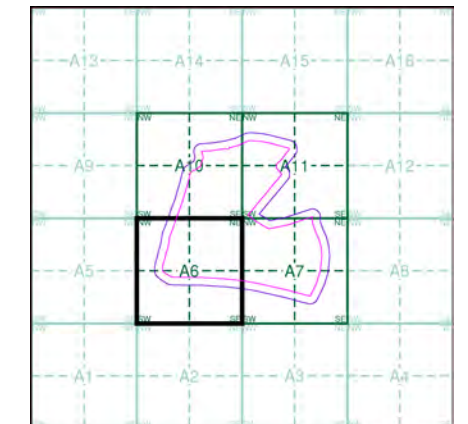
Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

Contact	Name and Address	Contact Details
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 08708 506 506 Email: enquiries@environment-agency.gov.uk
3	British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
4	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmark.co.uk Website: www.landmarkinfo.co.uk
5	Natural England Suite D, Unex House, Bourges Boulevard, Peterborough, Cambridgeshire, PE1 1NG	Telephone: 0845 600 3078 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
6	Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
7	Mid Devon District Council - Environmental Health Department Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP	Telephone: 01884 255255 Fax: 01884 234256 Email: ehadmin@middevon.gov.uk Website: www.middevon.gov.uk
8	Devon County Council County Hall, Topsham Road, Exeter, Devon, EX2 4QD	Telephone: 01392 382000 Fax: 01392 382135 Website: www.devon.gov.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
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 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Waste**
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 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
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 - Local Authority Recorded Landfill Site
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 - Registered Landfill Site (Location)
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 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry

Site Sensitivity Map - Segment A6

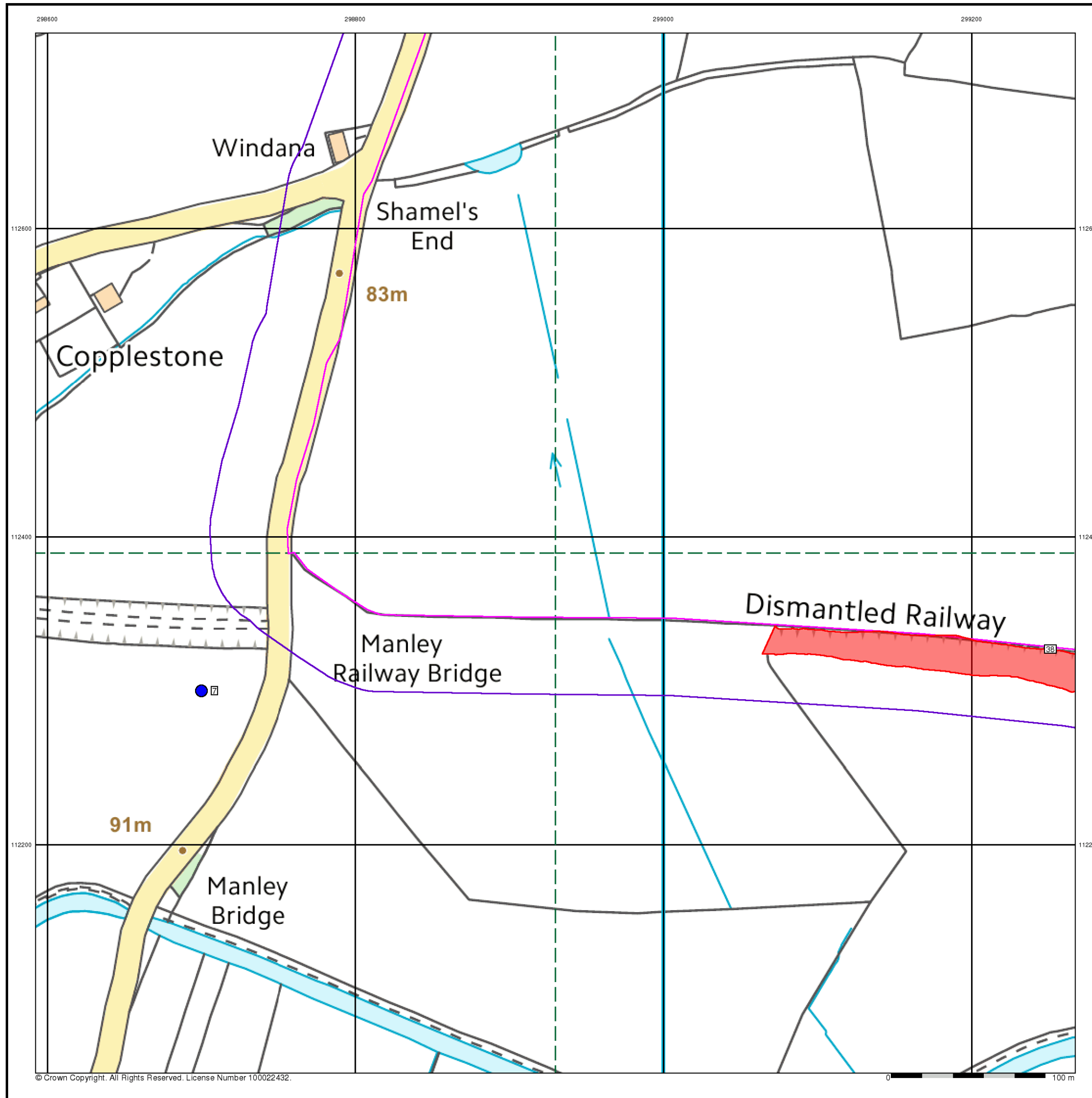


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 Slice: A
 Site Area (Ha): 62.93

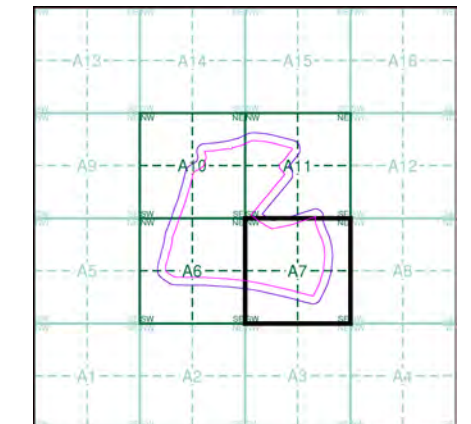
Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
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 - Registered Waste Treatment or Disposal Site
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 - Explosive Site
 - NIHHS Site
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 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry

Site Sensitivity Map - Segment A7

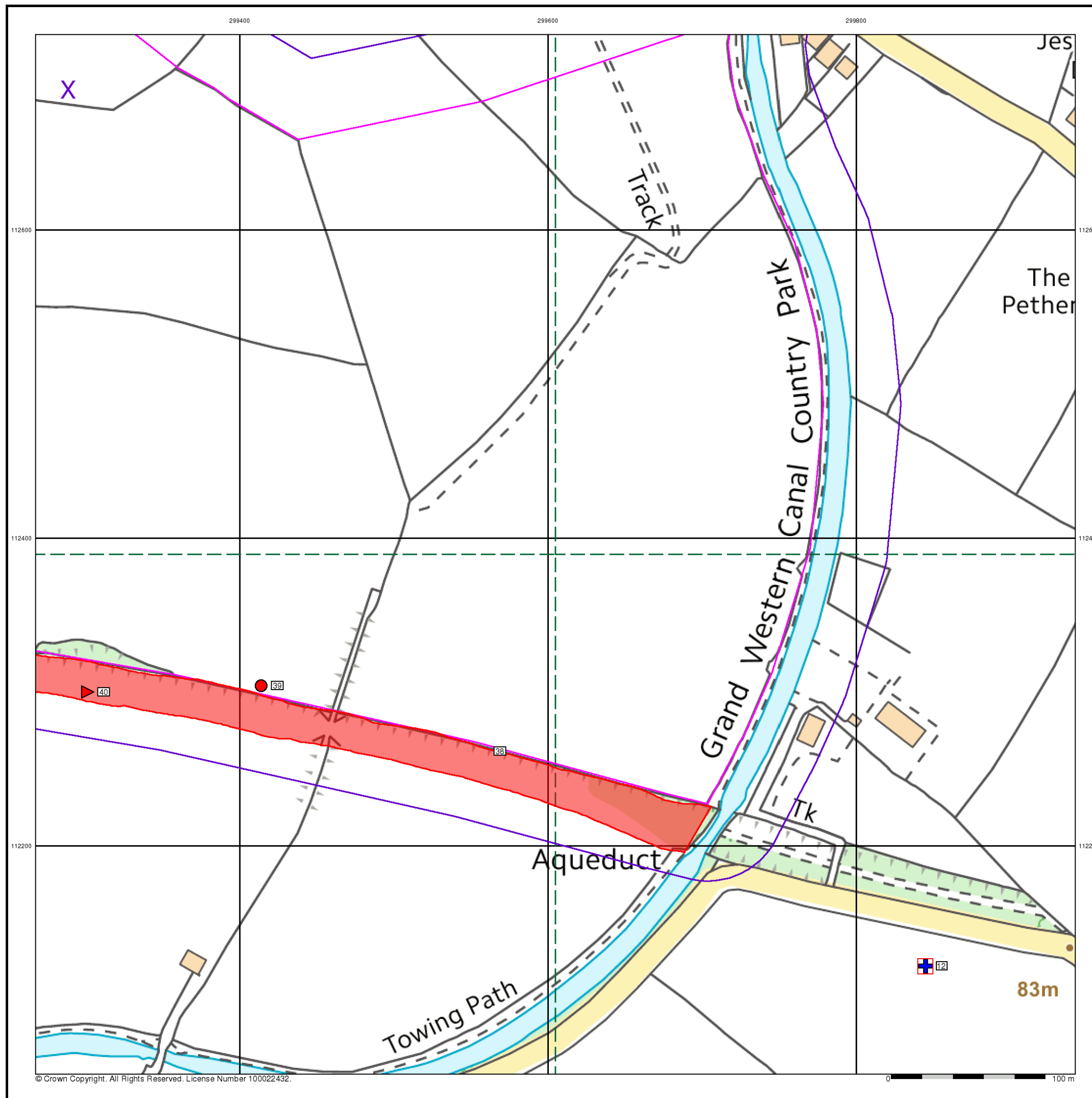


Order Details

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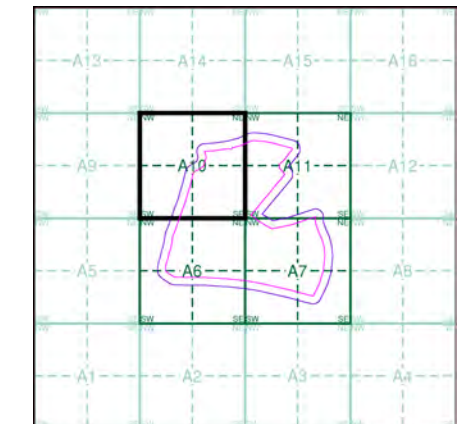
Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
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 - Registered Waste Transfer Site
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 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry

Site Sensitivity Map - Segment A10

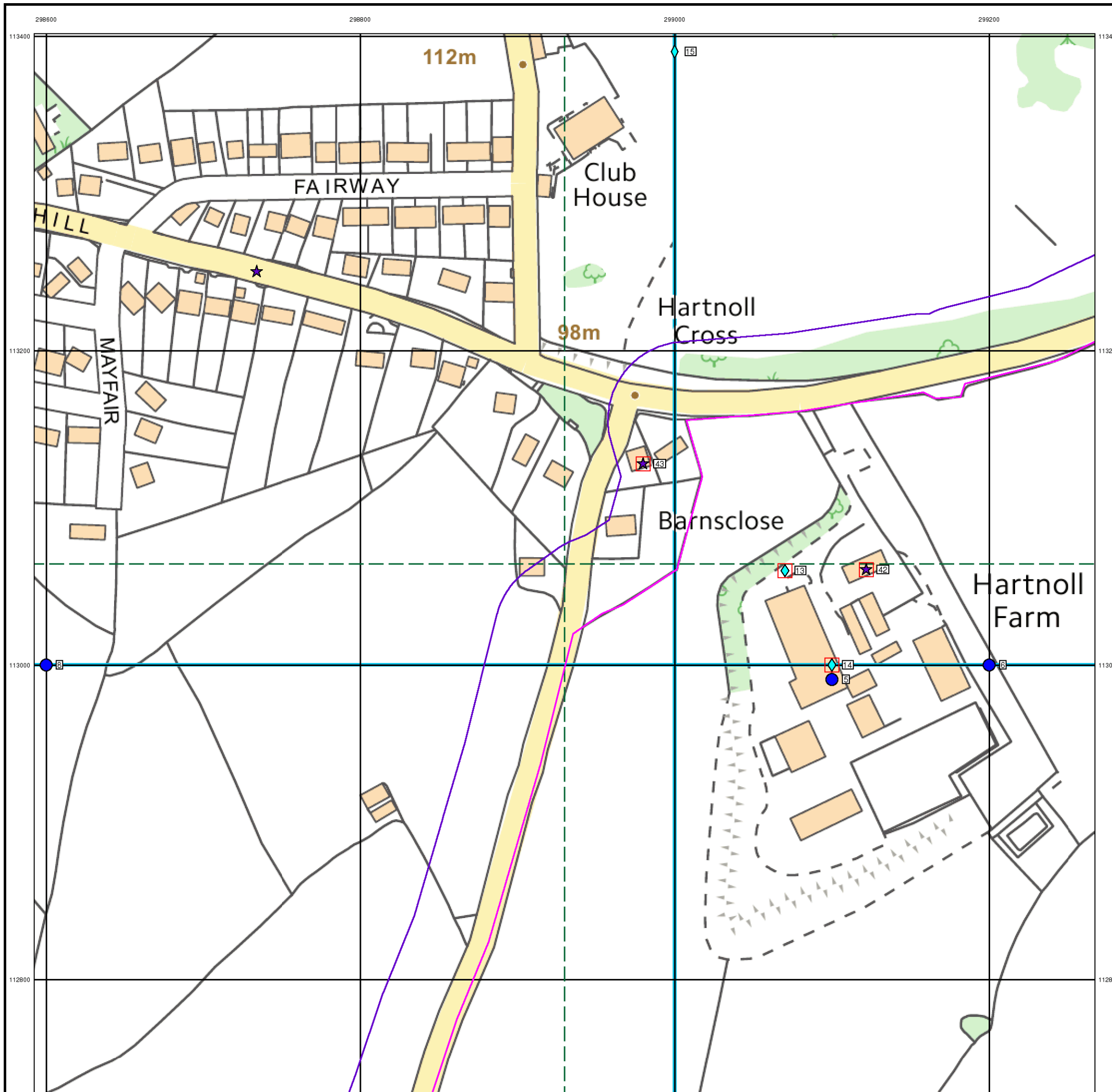


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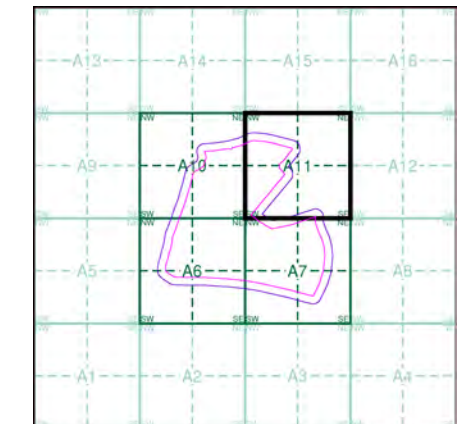
Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
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 - Contaminated Land Register Entry or Notice
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 - Registered Waste Treatment or Disposal Site
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- BGS Recorded Mineral Site
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement

Site Sensitivity Map - Segment A11

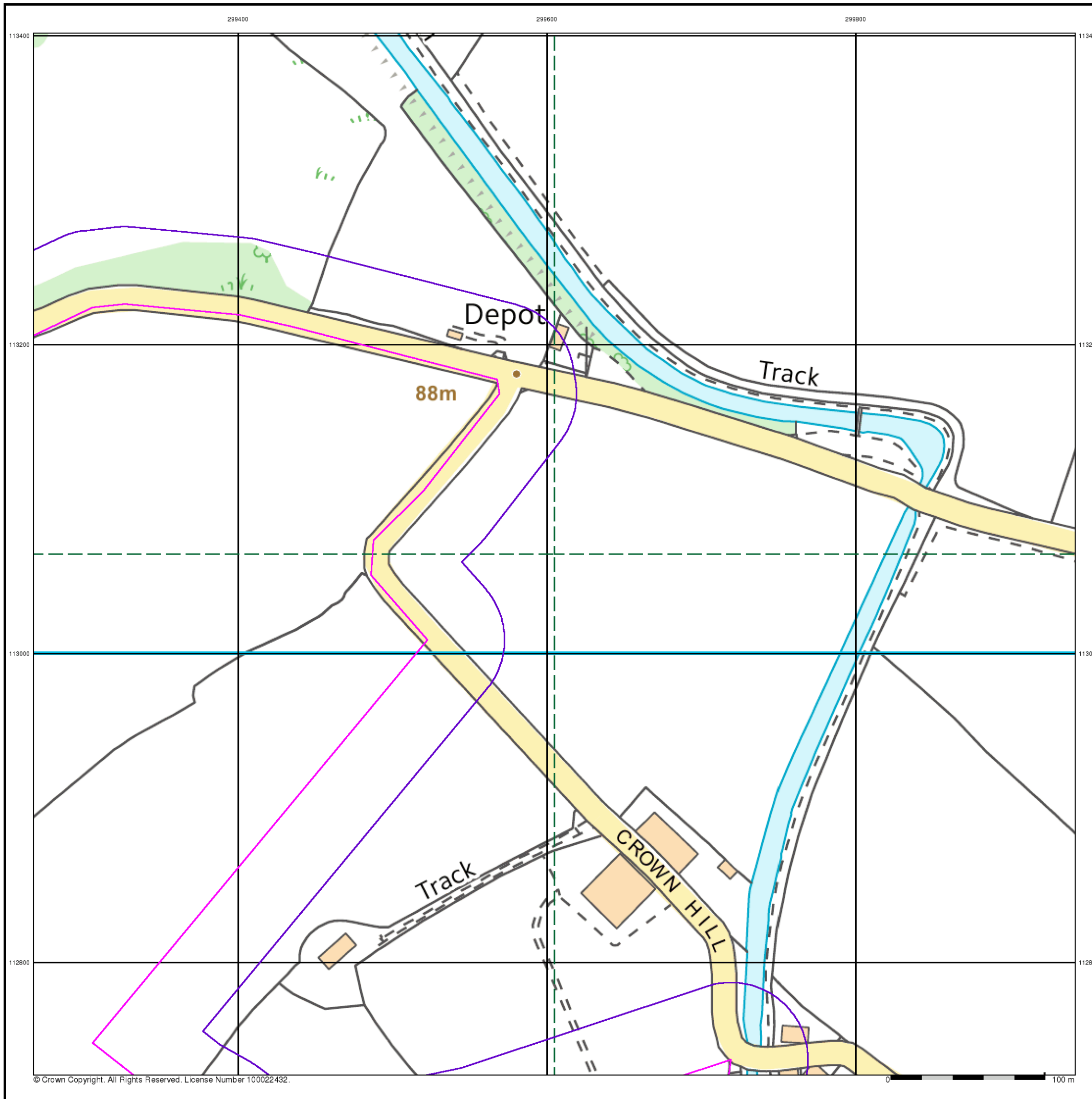


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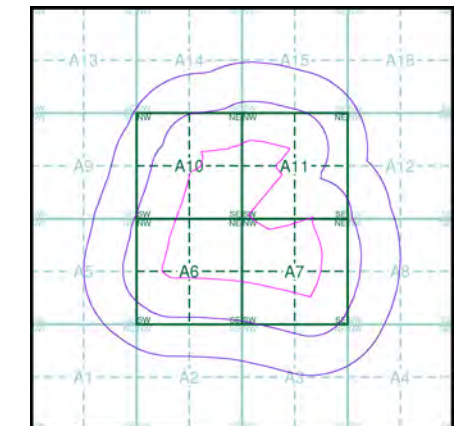
Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
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 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry

Site Sensitivity Map - Slice A

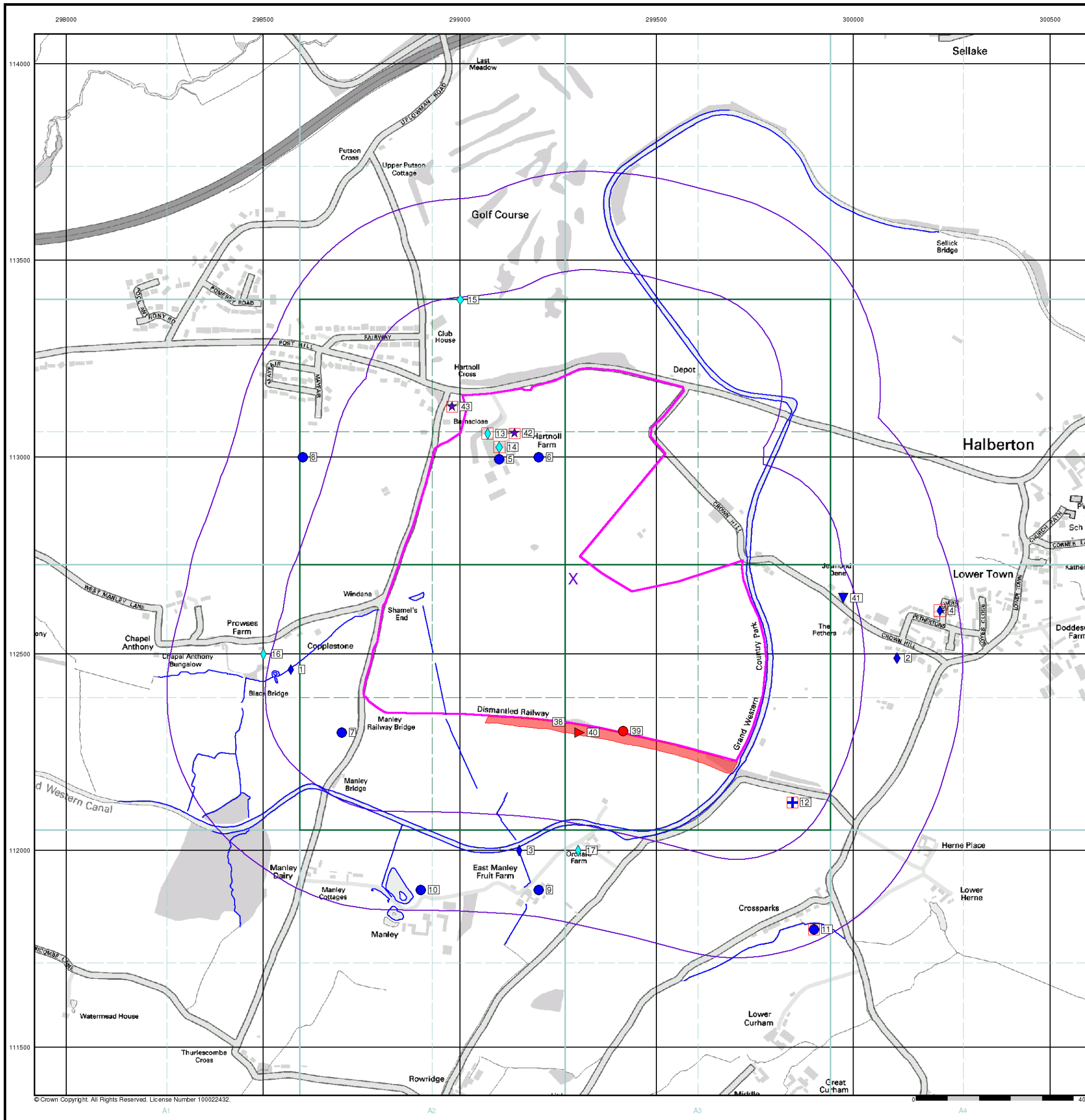


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Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG








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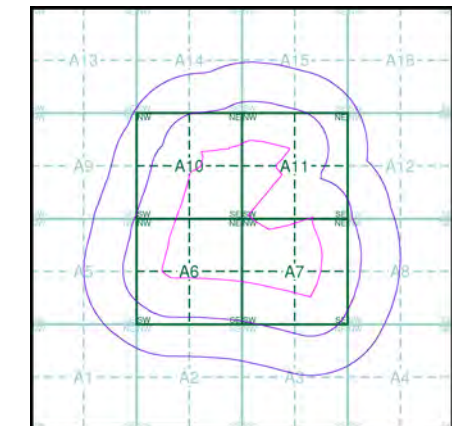
General

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

Agency and Hydrological (Flood)

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

Flood Map - Slice A

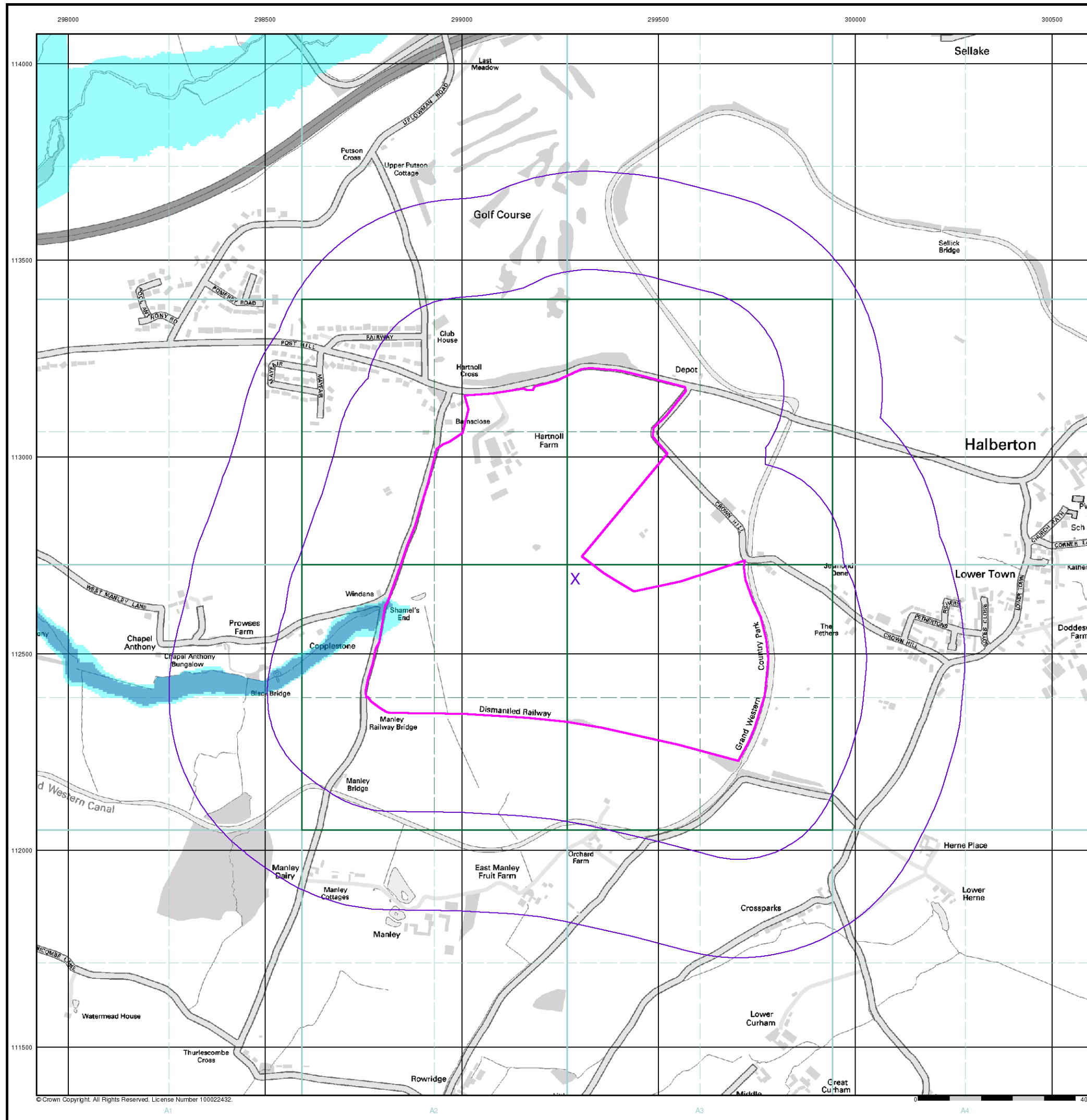


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 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

Site Details

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General

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

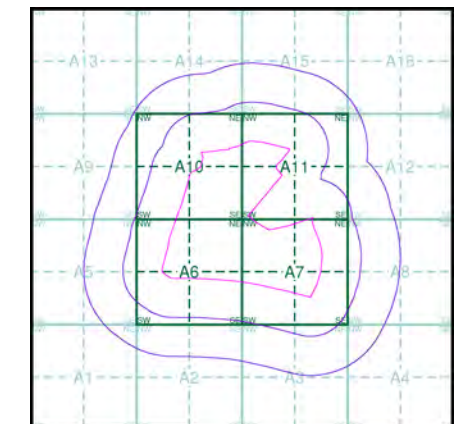
Agency and Hydrological (Boreholes)

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

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

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

Borehole Map - Slice A

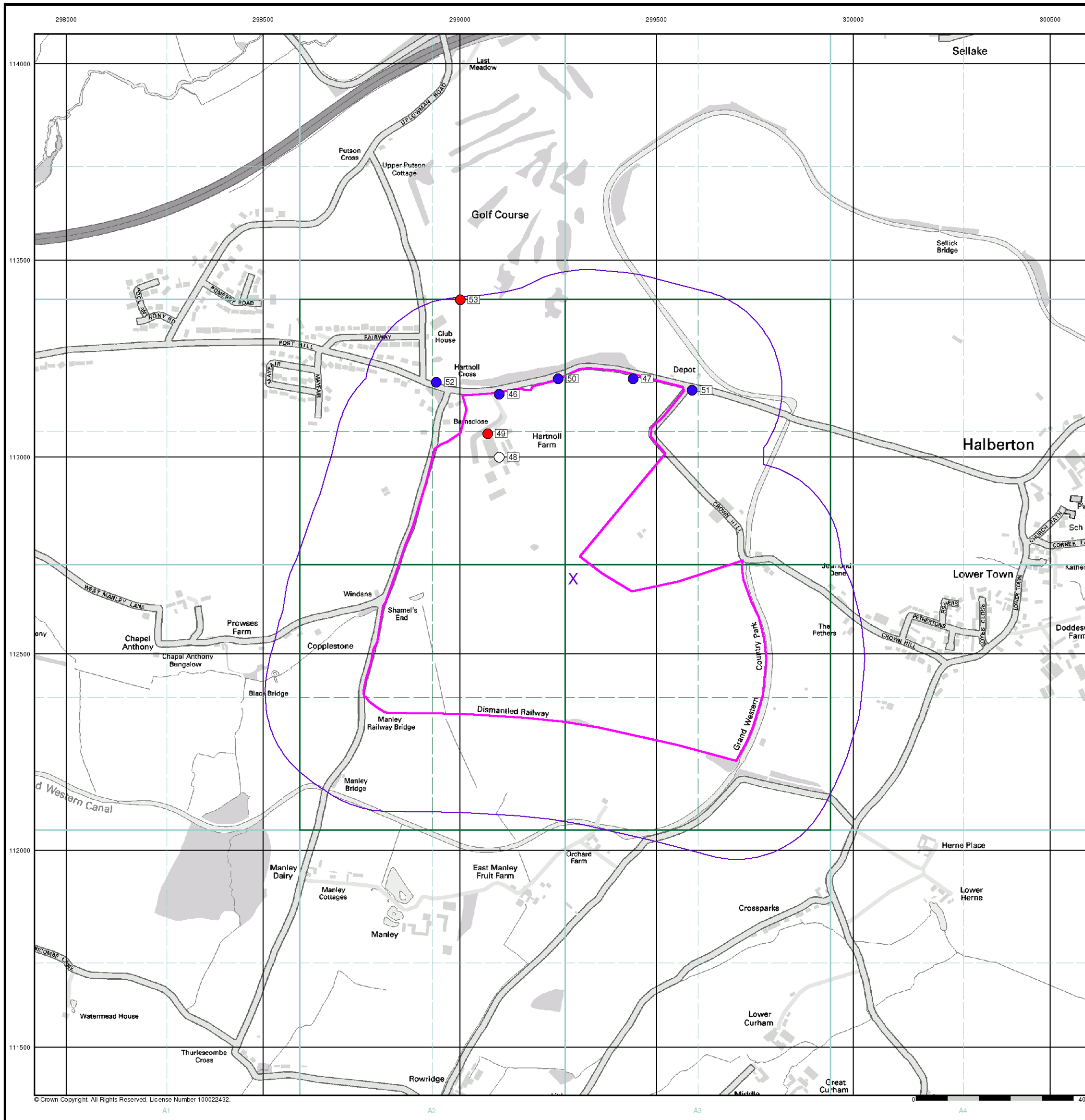


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
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 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



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General

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

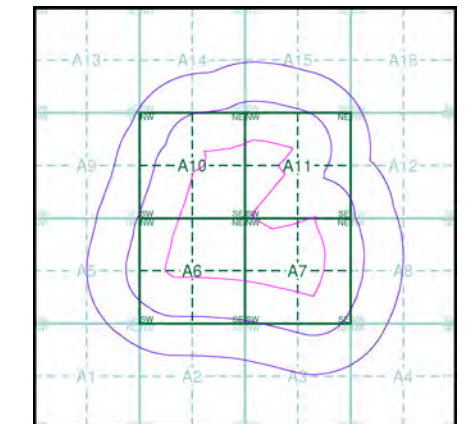
Detailed River Network Data

- Primary River
- Secondary River
- Tertiary River
- Canal
- Canal Tunnel
- Undefined River
- Lake/Reservoir
- Offline Drainage Feature
- Extended Culvert (greater than 50m)
- Underground River (inferred)
- Underground River (local knowledge)
- Downstream of High Water Mark
- Downstream of Seaward Extension
- Not assigned River feature

Contours (height in metres)

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

EANRW Detailed River Network Map - Slice A

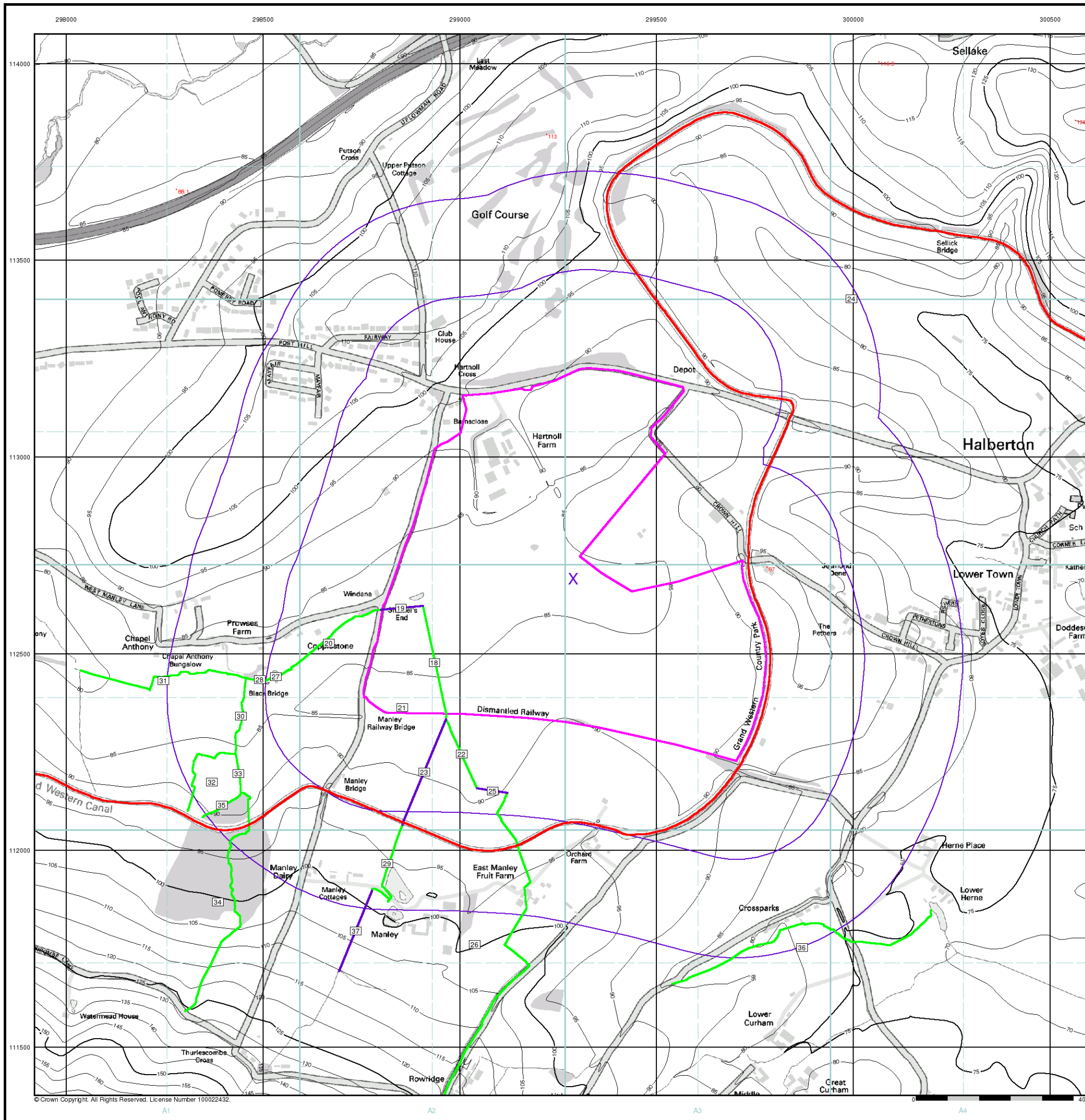


Order Details

Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
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 Search Buffer (m): 500

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



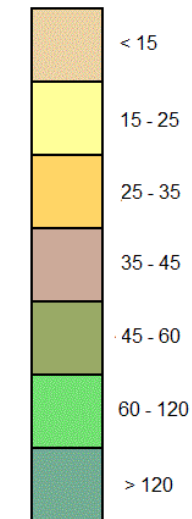
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General

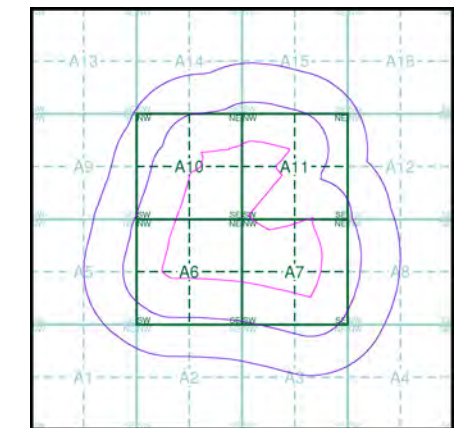
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- X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A

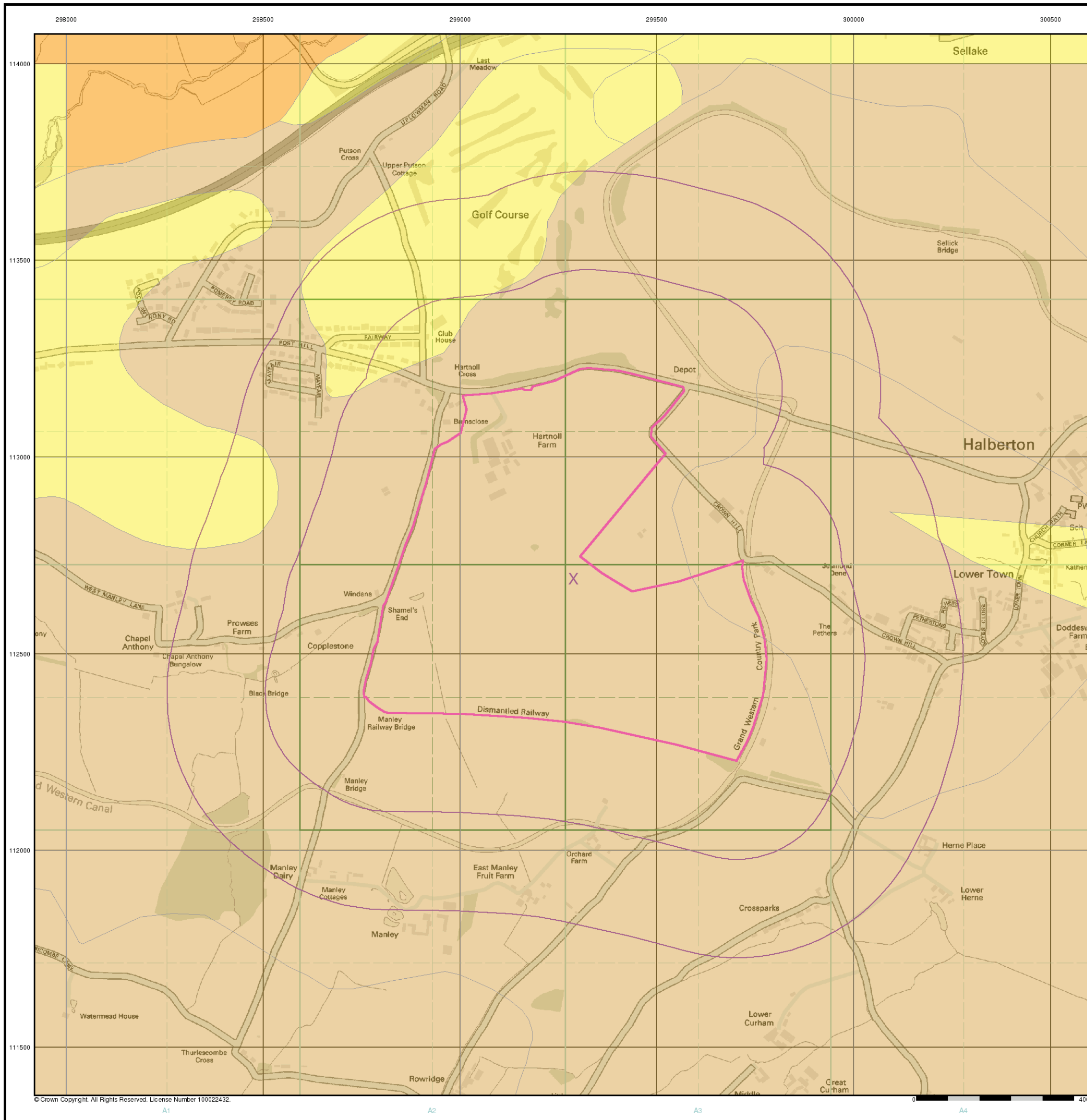


Order Details

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 Slice: A
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 Search Buffer (m): 500

Site Details

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 TIVERTON, Devon, EX16 4NG



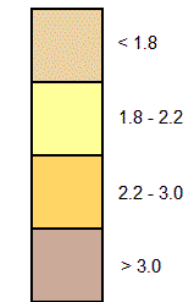
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General

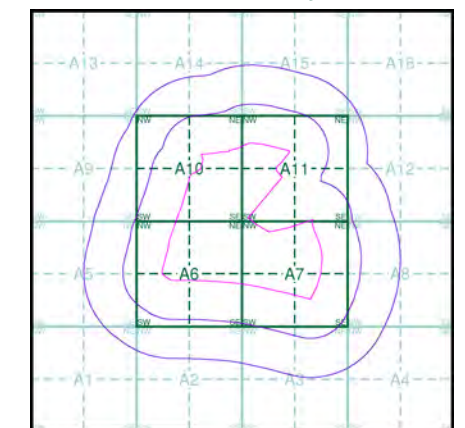
- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A

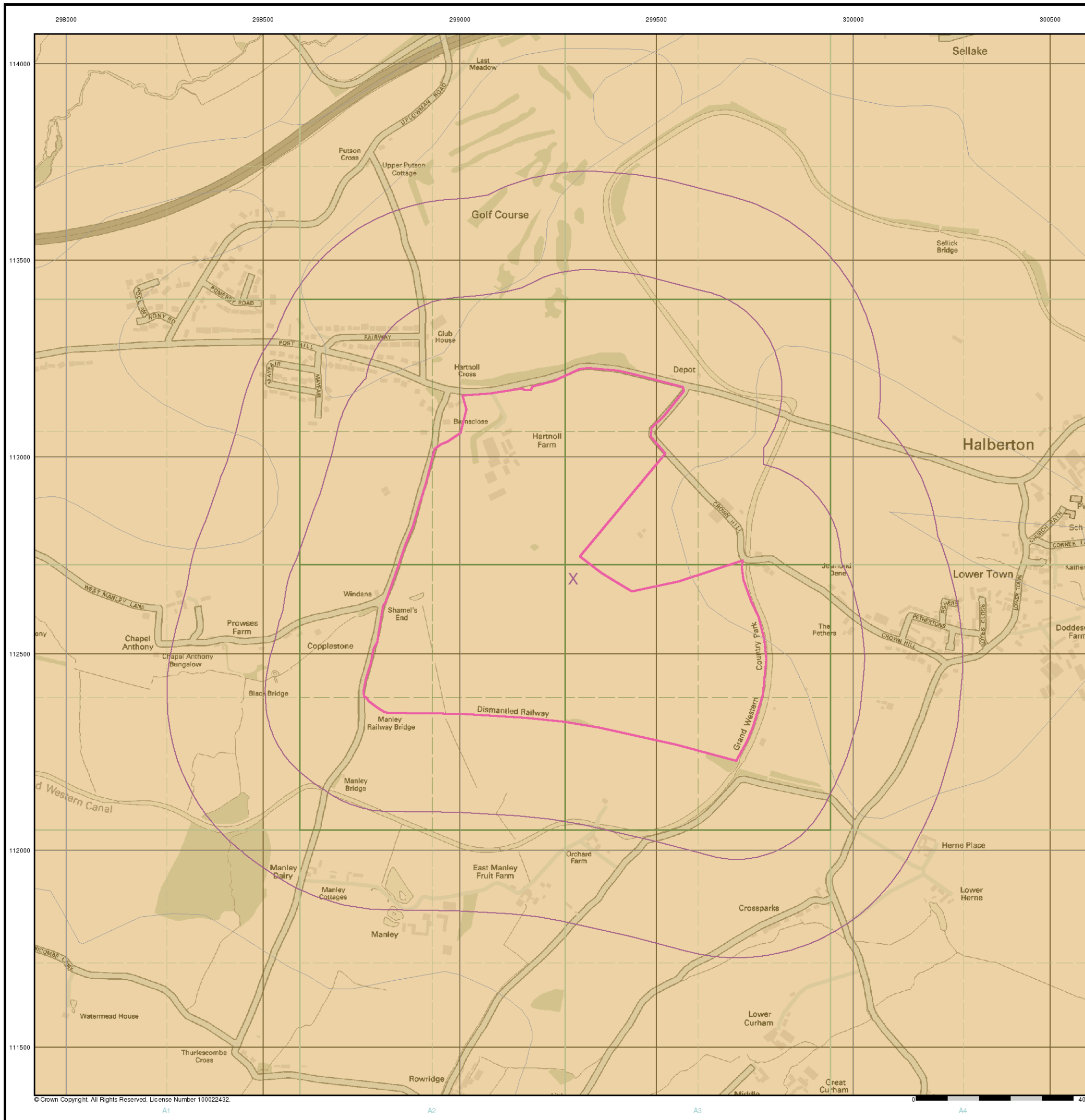


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113500
113000
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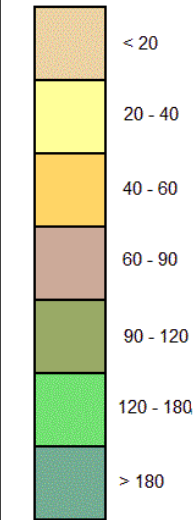


General

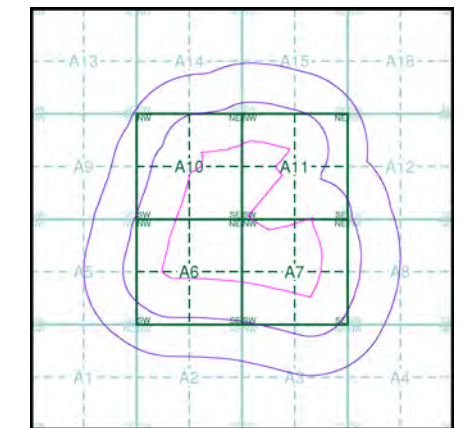
- ⬮ Specified Site
- ⬮ Specified Buffer(s)
- X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

Order Details: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

298000 298500 299000 299500 300000 300500

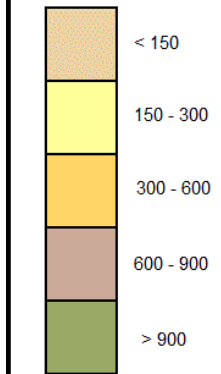


General

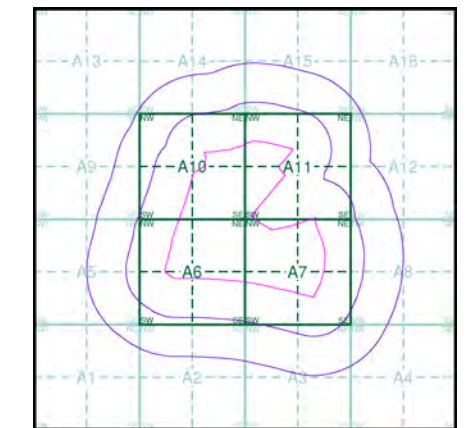
- ⬢ Specified Site
- ⬢ Specified Buffer(s)
- X Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

Order Details: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

Site Details

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298000 298500 299000 299500 300000 300500

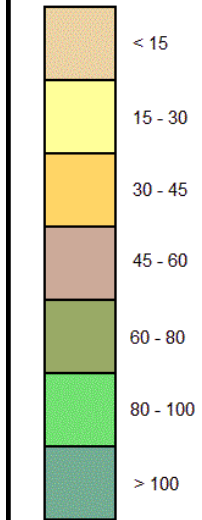


General

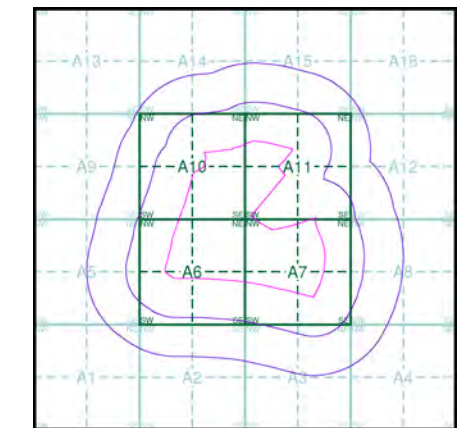
- ⬮ Specified Site
- ⬮ Specified Buffer(s)
- X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

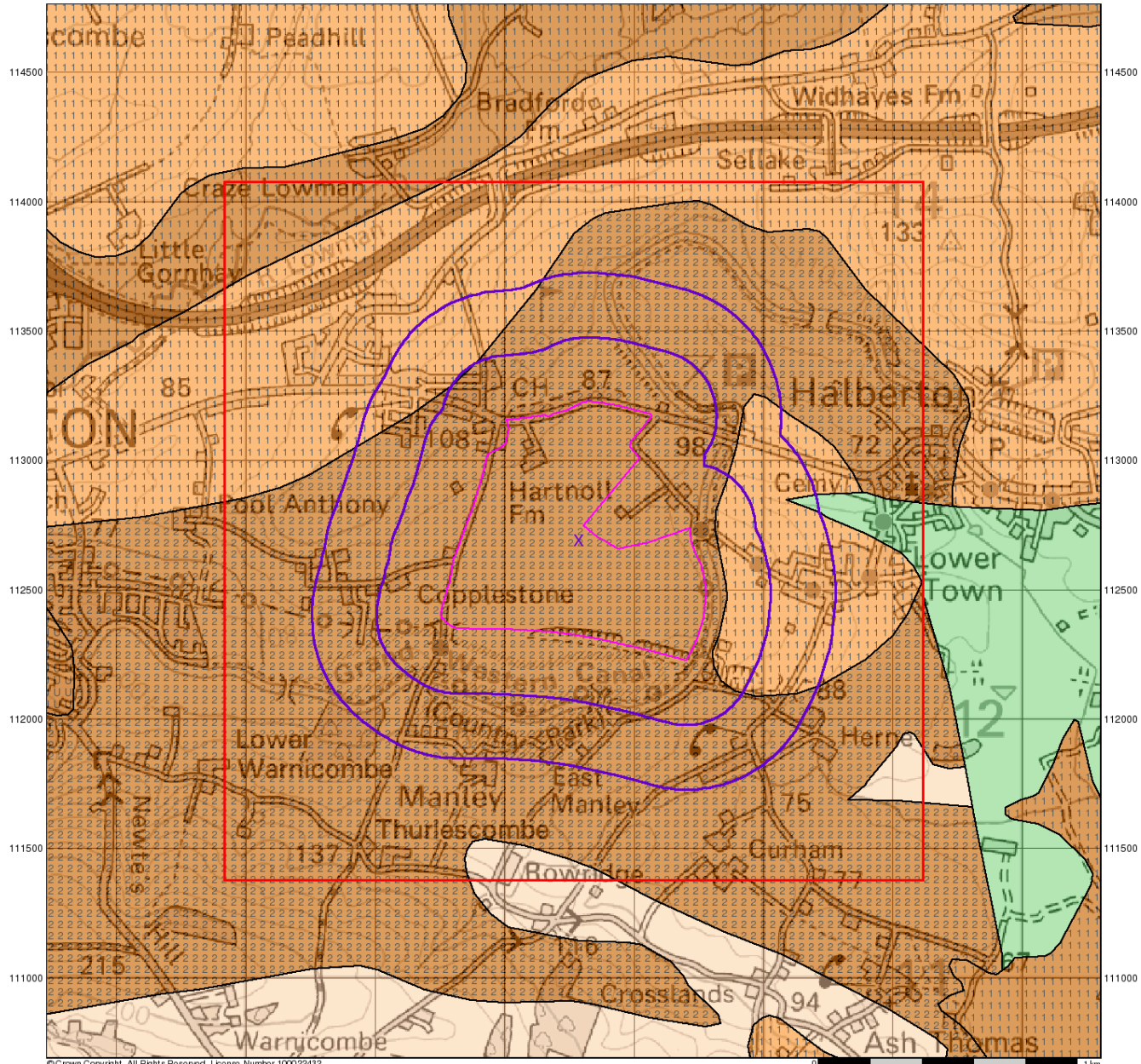
Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill,
 TIVERTON, Devon, EX16 4NG



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297500 298000 298500 299000 299500 300000 300500 301000



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Groundwater Vulnerability

General

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

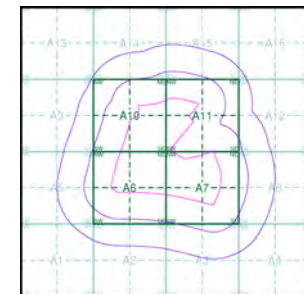
Agency and Hydrological

Geological Classes

- | | | |
|---|--|-----------------------|
| Major Aquifer
(Highly Permeable) | | High (H) 1, 2, 3, U |
| | | Intermediate (I) 1, 2 |
| | | Low |
| Minor Aquifer
(Variably Permeable) | | High (H) 1, 2, 3, U |
| | | Intermediate (I) 1, 2 |
| | | Low |
| Non Aquifer
(Negligibly Permeable) | | |
| Water or Sea | | |
| Drift Deposit | | |

Soil Classes

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 63445812_1.1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

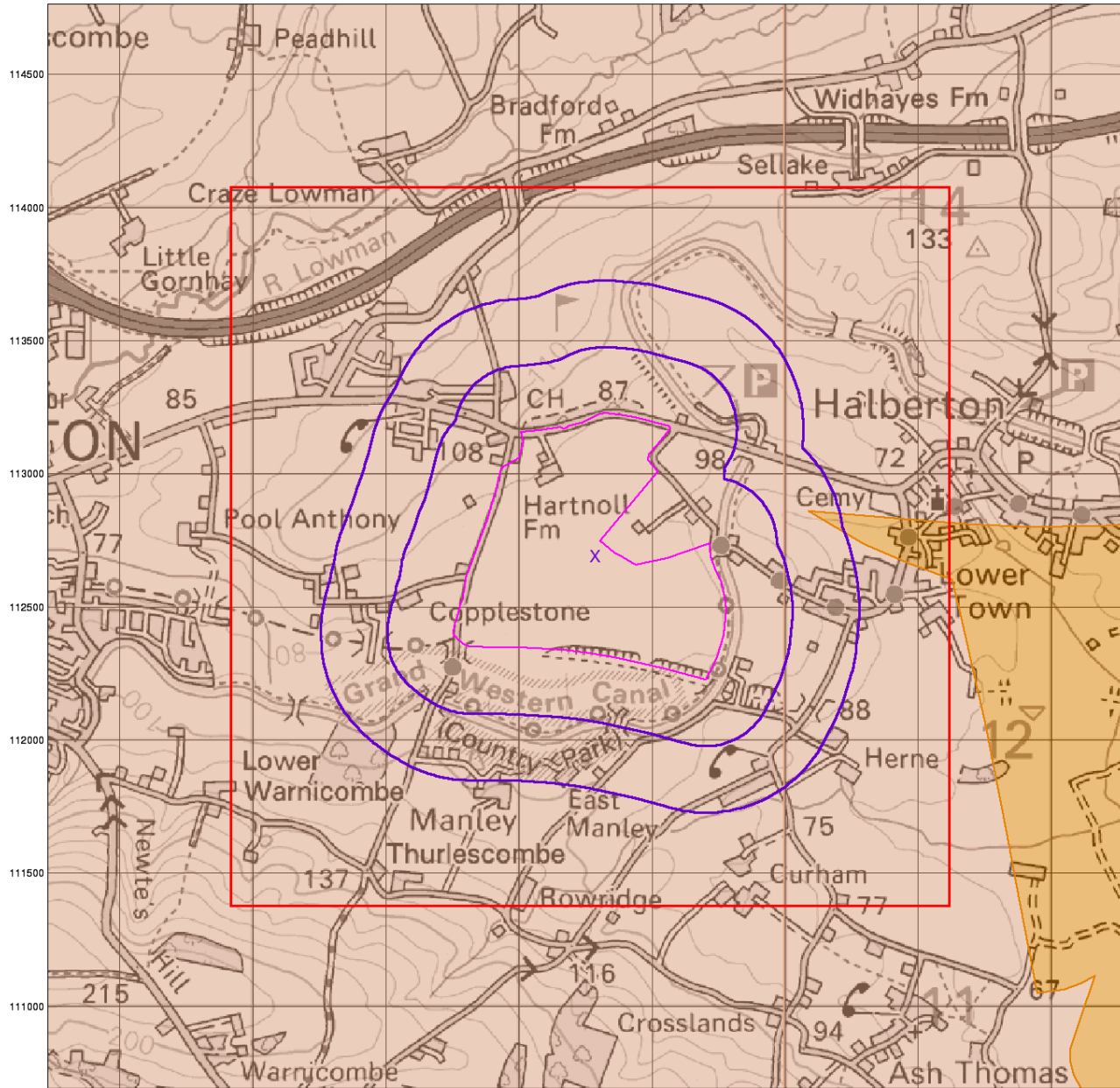
Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



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0 1 km



Bedrock Aquifer Designation

General

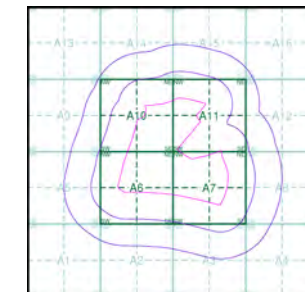
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



Order Details

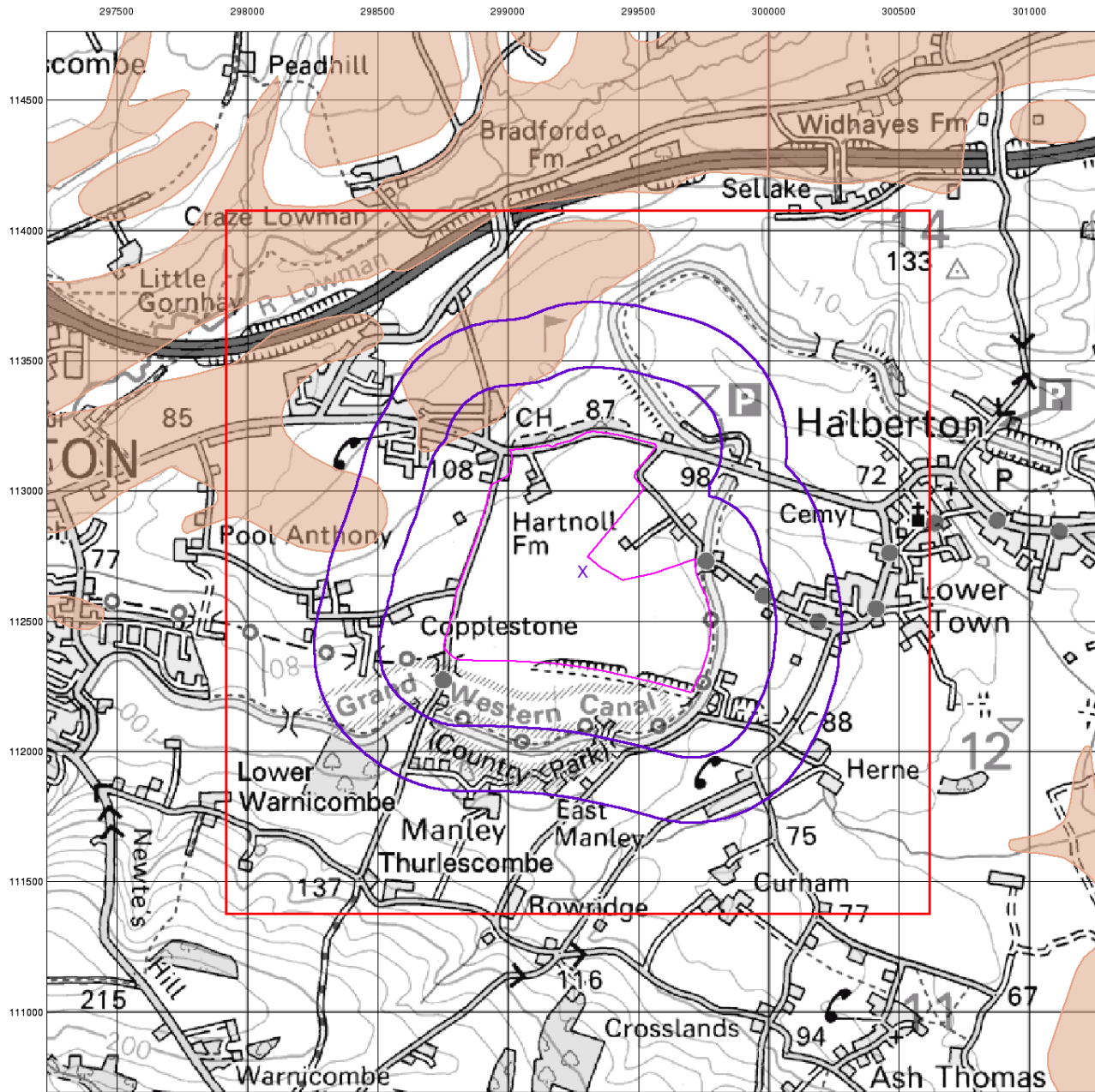
Order Number: 63445812_1.1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

Site Details

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Superficial Aquifer Designation

General

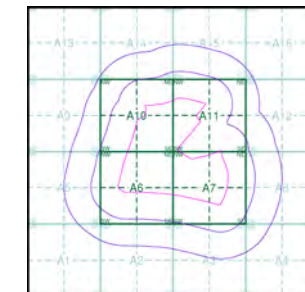
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



Order Details

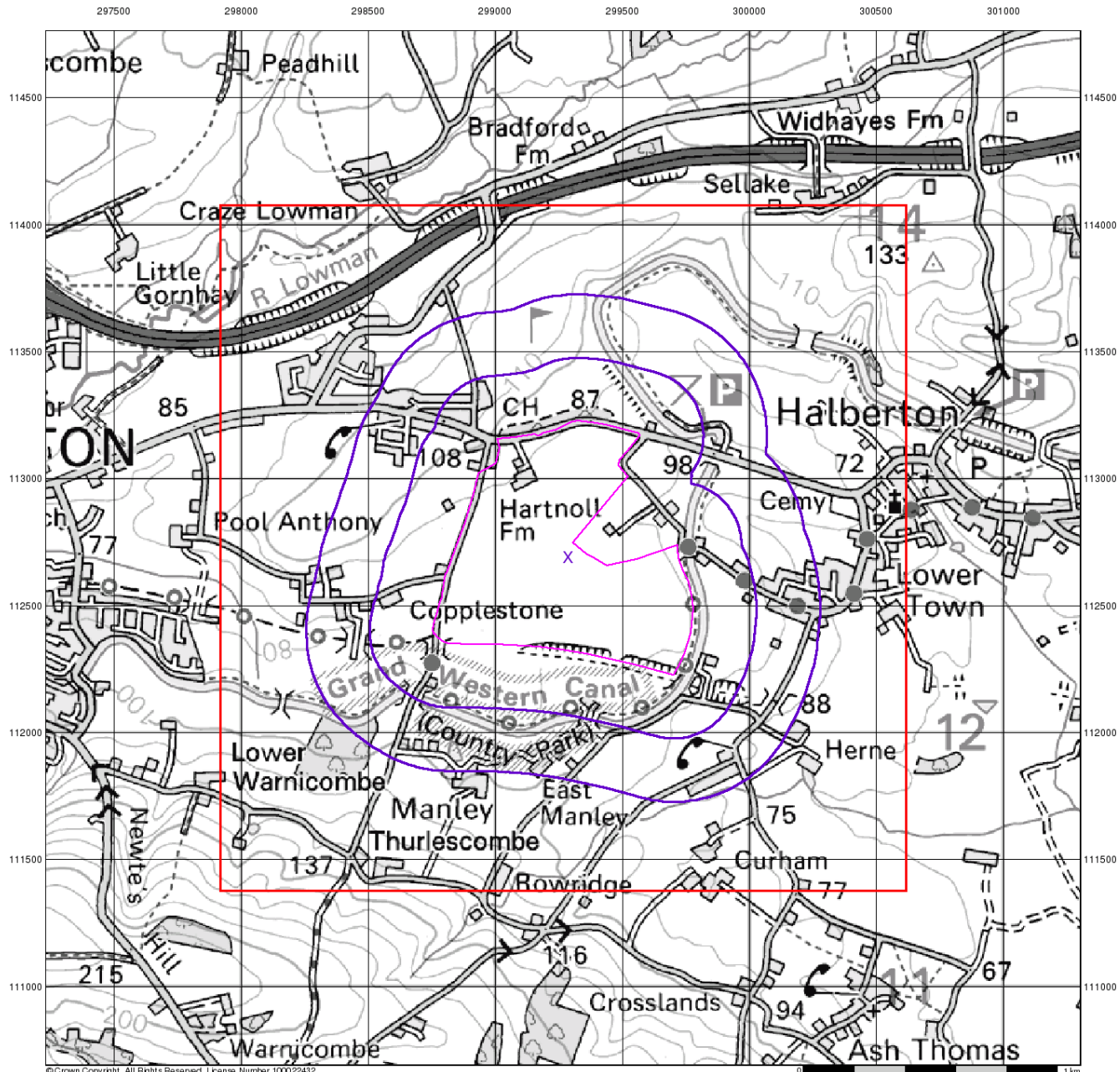
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 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



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Source Protection Zones

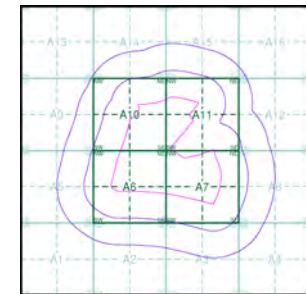
General

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

Agency and Hydrological

- Source Protection Zone I
- Source Protection Zone II
- Source Protection Zone III
- Zone of Special Interest
- Source Protection Zone Borehole

Site Sensitivity Context Map - Slice A



Order Details

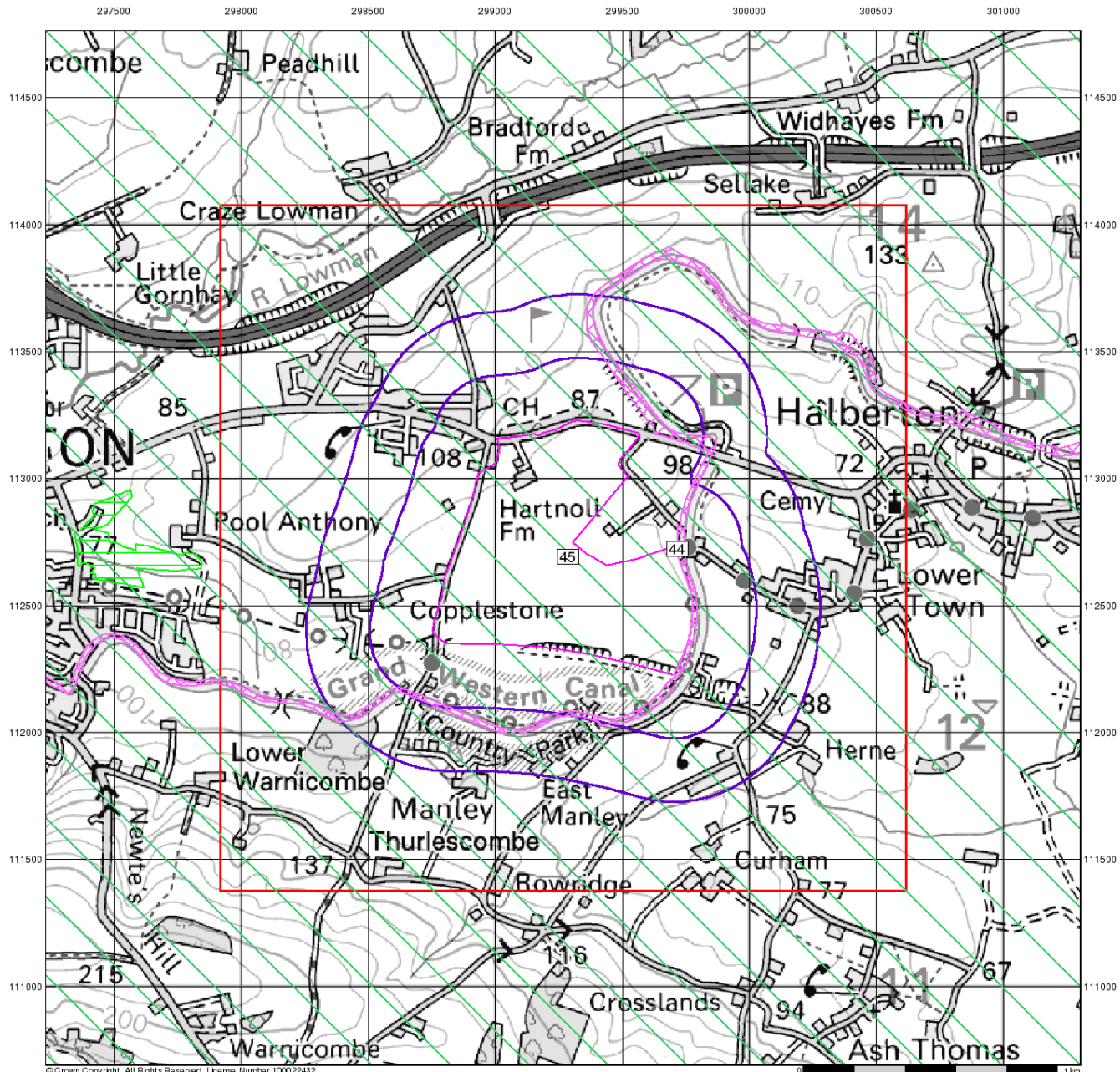
Order Number: 63445812_1_1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

Site Details

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Sensitive Land Uses

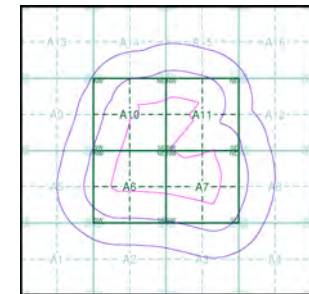
General

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

Sensitive Land Uses

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

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 63445812_1.1
 Customer Ref: GCE00528
 National Grid Reference: 299290, 112690
 Slice: A
 Site Area (Ha): 62.93
 Search Buffer (m): 500

Site Details

Farmhouse Office, Unit 12, Hartnoll Farm, Post Hill, TIVERTON, Devon, EX16 4NG



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

Envirocheck[®] Report:

BGS Boreholes Datasheet

Order Details:

Order Number:

63445812_1_1

Customer Reference:

GCE00528

National Grid Reference:

299290, 112690

Slice:

A

Site Area (Ha):

62.93

Borehole Search Buffer (m):

250

Site Details:

Farmhouse Office, Unit 12

Hartnoll Farm, Post Hill

TIVERTON

Devon

EX16 4NG

Client Details:

Mr D Jackson

Geo Consulting Engineering Ltd

The Studio

Woodmanton Barns

Woodbury

Exeter

EX5 1HQ

Data Type	Page Number	On Site	0 to 250m
BGS Boreholes	pg 1	4	4

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.

For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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

Report Version v49.0

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
46	BGS Boreholes BGS Reference: Ss91se116 Drilled Length (m): 2 Borehole Name: Allers - Honiton Main Tp 2 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/717257/	A10NE (N)	0	3	299100 113160
47	BGS Boreholes BGS Reference: Ss91se118 Drilled Length (m): 3 Borehole Name: Allers - Honiton Main Tp 4 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/717259/	A11NW (N)	0	3	299440 113200
48	BGS Boreholes BGS Reference: Ss91se132 Drilled Length (m): Not Supplied Borehole Name: Hartnoll Farm East Manley Link to Borehole Scan: Not Available	A10SE (NW)	0	3	299100 113000
49	BGS Boreholes BGS Reference: Ss91se146 Drilled Length (m): 60 Borehole Name: Hartnoll Farm, Halberton Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/13224330/	A10SE (NW)	0	3	299070 113060
50	BGS Boreholes BGS Reference: Ss91se117 Drilled Length (m): 2 Borehole Name: Allers - Honiton Main Tp 3 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/717258/	A10NE (N)	3	3	299250 113200
51	BGS Boreholes BGS Reference: Ss91se119 Drilled Length (m): 3 Borehole Name: Allers - Honiton Main Tp 5 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/717260/	A11NW (NE)	22	3	299590 113170
52	BGS Boreholes BGS Reference: Ss91se115 Drilled Length (m): 2 Borehole Name: Allers - Honiton Main Tp 1 Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/717256/	A10NE (NW)	76	3	298940 113190
53	BGS Boreholes BGS Reference: Ss91se143 Drilled Length (m): 65 Borehole Name: Tiverton Golf Club, Post Hill Link to Borehole Scan: http://scans.bgs.ac.uk/sobi_scans/boreholes/717284/	A10NE (N)	245	3	299000 113400

BGS Boreholes	Version	Update Cycle
BGS Boreholes British Geological Survey - National Geoscience Information Service	October 2014	Quarterly

Contact Details	Contact Logo
<p>3 British Geological Survey - Enquiry Service</p> <p>British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG</p> <p>Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk</p>	 <p>British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small></p>
<p>- Landmark Information Group Limited</p> <p>Imperium, Imperial Way, Reading, Berkshire, RG2 0TD</p> <p>Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk</p>	