



**Contaminated Land Inspection
Phase 1
Preliminary Risk Assessment**
Manor Farm
Chequers Lane
North Runcton

February 2017

Reference no. 17/001

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SENSITIVE

Executive Summary

The Borough Council of King's Lynn and West Norfolk (BCKLWN) has an obligation to inspect its district for potentially contaminated land under Part 2A of the Environmental Protection Act 1990.

This site was brought to the Borough Council's attention following a report of a major fire. The Borough Council were involved in the tactical response. This report is part of the recovery phase. An initial assessment of the site has been undertaken to assess the potential for harm to human health, water resources and property under Part 2A.

To gather information of the site's history a desk study and preliminary risk assessment were carried out. From the evidence gathered during the desk study of the site history and a site walkover, the following can be stated:

- The site is occupied by Mr Mark Edward Fuller
- The site is subject to bankruptcy restrictions and registered charges
- There are human and controlled water receptors within 200m of the site
- There are no significant water abstractions nearby
- There is a potential for surface water run-off to local drainage features
- Groundwater vulnerability could be lower than indicated on the published maps due to variations in local geology
- No designations are recorded for statutory ecological system effects
- The site, originally a farm, is in a rural village setting
- The site has been used as a transport yard in the last 10 years and more recently for a waste processing activity
- The occupier was found guilty for running an illegal waste site without planning permission or an environmental permit
- The recent fire has produced ash deposits that could be a source of contamination

A plausible source pathway receptor linkage was identified and a MODERATE risk from contamination was identified to surface water, MODERATE/LOW risk to human health. Therefore further site investigation is considered necessary to characterise the contamination source and to further quantify the risks to humans and controlled water.

Introduction

This report details a review of information and preliminary risk assessment of land at Manor Farm North Runcton.

The Contaminated Land Statutory Guidance (DEFRA, 2012) states that 'when the local authority is carrying out detailed inspection of land in accordance with Part 2A, it should seek to give priority to particular areas of land that it considers most likely to pose the greatest risk to human health or the environment. The statutory guidance also states that 'if the local authority considers there is an urgent need to determine particular land, it should make the determination in a timescale it considers appropriate to the urgency of the situation.'

This site has been prioritised for detailed inspection as part of recovery activities following a potential major pollution incident.

Desk Study Information

Location

The site's location is shown in Appendix B. The grid reference for the centre of the site is 563974 315335, the nearest postcode is PE33 0QN.

Previous Site Usage

The site was previously in agricultural use, historically associated with Manor Farm House.

Present Site Usage

The present site comprises farm buildings, yards and some rough grassland (plan 2). Most recently the land has been used for an illegal waste activity resulting in large stockpiles of waste materials (predominantly wood) accumulating on site. Mr Mark Fuller was convicted of three offences regarding operation of an illegal waste site. Details are provided in appendix C. Due to the potential fire risk an Operational Response Plan (ORP) was compiled by Norfolk Resilience Forum in 2016.

The ORP states that: 'The site has no Environmental Permit nor Planning Permission authorising the waste activities (including storage) taking place. The site is therefore illegal and has been subject to a joint prosecution between the Environment Agency for waste offences and Norfolk County Council for breaches of planning law.

The large waste wood pile on the southern aspect of the site poses the greatest fire and environmental risk. The total quantity of waste wood is surveyed to 40,000m³ in volume which is circa 20,000 tonnes in weight. The waste wood pile stored on the southern side of Manor Farm comprises mostly treated wood containing contaminants in the form of MDF, glues, varnishes associated with wood treatments and preservatives. This waste is stored in one mountainous heap with no fire breaks. This main waste wood pile is circa 10-15 metres in height and has been on

site for more than 3 years which increases the potential for self-ignition deep within the pile.

Clean untreated waste wood is being stored inside the large agricultural building on the western aspect of the site. Smaller waste wood piles are stored on the northern aspect of the site.'

A report on a LIDAR survey carried out in 2015 by Geomatics on behalf of Norfolk County Council estimated the main pile in the south of the site to compose around 28,000m³ of material.

The operator was found guilty in a criminal trial and had been directed by the Court to remove waste from the site with an emphasis on clearing the waste wood as a priority.

Recent Incident

The Emergency services were notified of a large fire on the site on 21st January 2017. The largest pile of wood in the south of the site was alight. A limited amount of water was used to control the fire initially. Norfolk Fire Service maintained a 24 hour presence and allowed the fire to continue in a controlled burn while fire breaks were put in place and to allow the size and height of the pile to reduce. A Multi-Agency Local Co-ordinating Group was formed to provide a tactical response to the fire and this included monitoring and limiting on and off-site pollution from the fire.

On 31st January the pile of waste wood was reduced by 50% since ignition. The Fire Service withdrew their presence but maintained responsibility for the site and made regular visits at least twice daily.

The Borough Council carried out twice daily visits during the incident to monitor the smoke plume and to carry out odour monitoring. Some ash deposits were also noted locally. Public Health England (PHE) advised that people should avoid contact with smoke deposits and should avoid being in the plume as far as possible. The PHE did not indicate that there was a significant risk to human health as long as their safety advice was followed.

The Environment Agency (EA) carried out visual assessments and sampling of nearby water courses to assess environmental impacts. The sampling did not indicate a significant impact on controlled water.

Ownership

Land Registry enquiries indicate the following land ownership:

Manor Farm (the site)

Proprietor: John Edward Fuller (with restrictions)

Bankruptcy Restriction: John Edward Fuller (02.09.2010)

Registered Charge: Commercial First Business Ltd (23.09.2005)

Registered Charge: King's Lynn Farmers Ltd (22.11.2006)

Manor Farm House (directly to the east of the site)

Proprietor: Jeremy Michael Hodges and Teresa Bridget Axworthy

Charges Register: Nationwide Building Society

Manor Farm Bungalow (directly to the north of the site)

Proprietor: John Edward Fuller (with restrictions)

Bankruptcy Restriction: John Edward Fuller (02.09.2010)

Charges Register: Details deed of grant and transfer of land made between John Edward Fuller and Mark Edward Fuller contains restrictive covenants.

Registered Charge: Commercial First Business Ltd (23.09.2005)

Registered Charge: King's Lynn Farmers Ltd (22.11.2006)

Environmental Setting

Topography

The site is situated approximately 15m above ordnance datum. Land in the area generally slopes downwards gently to the south west and upwards to the north.

Human receptors

There are residential properties within 200m of the site. The closest being Manor Farm bungalow in the north of the site and Manor Farm House directly to the east. Appendix D shows residential properties within 200m of the site.

Geology

The Solid Geology 1:50,000 map shows the bedrock geology to be Mintlyn Member Sand. This is a Sedimentary Bedrock formed approximately 134 to 146 million years ago in the Cretaceous Period. The local environment was previously dominated by shallow seas with mainly siliciclastic sediments (comprising of fragments or clasts of silicate minerals) deposited as mud, silt, sand and gravel. No Superficial deposits are recorded.

(BGS website <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

Hydrogeology (information from EA)

The site is located on an area with published high groundwater vulnerability as it overlies a principal aquifer with high permeability. The published soils in the area are deep permeable sandy and coarse textured loamy often ferruginous (containing iron) soils which have the potential to readily transmit a wide range of pollutants down into the ground because of their rapid drainage and low attenuation ability.

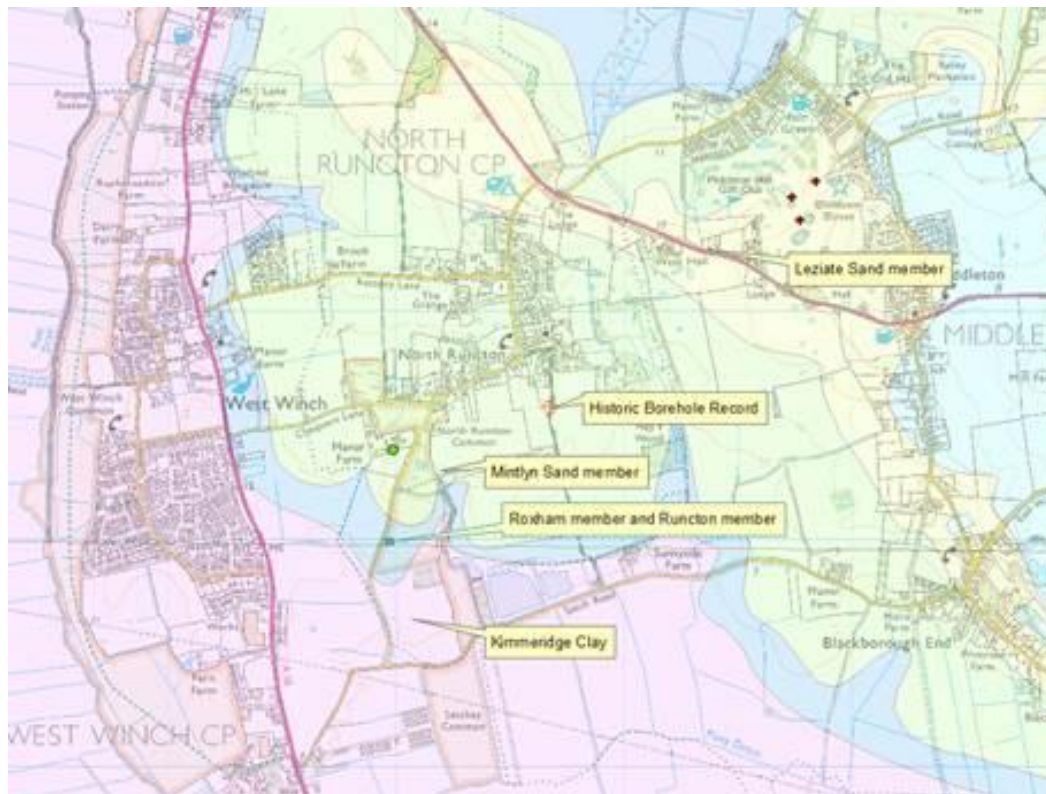


Figure 1: Bedrock Geology

A local 3m deep borehole record (From the BGS Borehole viewer) 700m east of the site shows nearly 2m of soft silt with clay layers a thin band of fine grey silt (300mm), Wet grey stony silt (600mm) and Stiff green sandy clay (300mm). The water table was recorded at 2.8m below ground. Given the site lies near the feather edge of the Sandringham Sands group the bedrock geology could be similar to the borehole record. The nearest abstractions are located about 2km to the north east at the Middleton Hall Golf Course. The flow direction at the incident site is likely to be towards the edge of the outcrop these abstractions are not thought to be at risk given the distance and to our knowledge these are not potable supplies.

The groundwater vulnerability could be lower than the published vulnerability maps which are based on the 1:50k geology maps with formations given a general aquifer classification. The resource potential of the Mintlyn Member at the fire site is likely to be low given the small thickness of the bedrock, proportion of clay layers and fine sediment content and. Should the site demonstrate the same clay layers as the borehole identified then the soils are unlikely to have such a high leaching potential as the published 1km soil map.

Site investigation at the site would help to confirm this which could be in the form of hand dug trial pits as opposed to full borehole installation. Should analysis of the waste identify potential harmful contaminants. Further investigation such as installing boreholes would help to identify the flow direction and hydraulic properties of the aquifer on a site specific basis.

The site is not in any Source Protection Zone for the protection of potable drinking water supplies and there is a lack of licensed groundwater abstractions in the vicinity

which indicates the unproductive nature of the aquifer for abstracting water resources consistent with that of sand bedrock.

Although there is a risk of infiltration into the ground, the EA does not have an immediate concern about the risk to groundwater. This is because the ground on site is heavily compacted which will likely cause runoff to enter the nearby surface watercourse. However a prolonged and sustained water attack will eventually cause the ground on site to become saturated increasing the potential for groundwater pollution.

Hydrology

Surface water on site was noted to drain to a point in the West of the site. The main risk to local watercourses is from contaminated water runoff which will have significantly elevated levels of ammonia and Biological Oxygen Demand (BOD), the former being directly toxic to fish and invertebrate life (depending on pH and hardness) and the latter which will deplete the oxygen concentration in the water environment.

Appendix B - Surface Water Runoff Drainage Routes, shows the watercourse and a full location description. The main discharge route for surface water runoff would be into a minor watercourse located on the western boundary of the site which flows south towards Setch Road, Setchey.

Local Authority Pollution Prevention and Control Regulations

The site currently holds a LAPPC Part B permit for a crusher.

Environment Agency and Norfolk County Council information

The Environment Agency and Norfolk County Council have provided photographic records which provide an indication of the material on site and the method of deposit. Some details have also been provided of the recent joint investigation into the illegal waste site.

MAGIC website records

MAGIC website records the following:

North Runcton common lies to the north and east of the site

No designations are recorded for relevant receptors listed in the Statutory Guidance for ecological system effects within 1km. The River Nar SSSI is approximately 1.8km to the south of the site.

Historic Maps

E-map Explorer

Tithe Map: The site is depicted as a field with ponds to the north and north east. A number of houses are shown to the north of Chequers Lane. The surrounding area is predominantly rural fields.

Historic Maps on file at the Borough Council of King's Lynn and West Norfolk

1843 – 1893: Manor Farm (including Manor Farm House) is shown on the map. North Runcton common is depicted to the north, east and southeast of the site. The pond to the north is no longer shown. The pond to the north east is depicted. A potential pond or drainage feature is depicted in the south west corner of the site. Manor Farm Cottages are shown to the east north east of the site.

1891 – 1912: As the previous map edition. A sheepfold is depicted in the south eastern corner of the site.

1904 – 1939: As the previous map edition. A new track is depicted extending from the Common Lane in the south by the sheepfold into Manor farm.

1919 – 1943: As the previous map edition

1945 – 1970: A number of additional buildings are depicted in the southern half of the site and in the north west corner where a new access track is shown extending onto Chequers Lane. A rectangular structure is depicted which could be a small reservoir or pit. A drain is depicted running along the western boundary of the site and extending southwards.

1970 – 1996: As the previous map edition.

Aerial Photographs

1945 – 1946 MOD Aerial Photograph – Manor Farm and Farm House are shown with access from Common Lane to the east. The southern part of the site to the south of the farm buildings appears to be open grassland with drainage features to the south and east of the site. The surrounding area is predominantly agricultural fields.

1988 Aerial Photograph – The site is shown as in the previous imagery. A new access is shown running from Chequers Lane. A shape potentially indicating the foundations of Manor Farm bungalow is shown. Fields to the east and south are ploughed.

1999 Aerial Photograph – As previous. Shrubs are becoming established in the south western corner of the site. Manor Farm Bungalow is now shown.

2006 Aerial Photograph – The northern part of the site appears to be in use as a transport yard. The southern half is grassed but some soil in the western part of this area appears to have been disturbed.

2007 Aerial photograph – The southern half of the site has approximately 50% of the surface disturbed. Earth moving equipment and cranes are visible together with some 'gantry' type structural materials. The eastern part of this southern section remains grassed. The shrubs in the south western corner are well established.

Bing Maps, undated, *website accessed 01/02/2017* – There is no visual evidence of the transport yard. Much of the site is now covered with heaps of materials. The

southern part of the site consists of a mound in the western half and disturbed soil in the eastern half.

Planning History

Status	Open Date	Closed date	Description
CLOSED	24.04.2004	12.06.2006	Enforcement enquiry Sandblasting business
CLOSED	26.08.2009	07.10.2009	Enforcement enquiry Alleged unauthorised construction of motorcross track
CLOSED	03.11.2009	18.10.2010	Enforcement Enquiry An unauthorised change of use of land to form a 4 x4 off road field
WITHDRAWN	10.03.2010	14.03.2011	INFORMAL REQUEST: demolition and redevelopment for housing
CLOSED	08.11.2010	08.11.2010	Enforcement Enquiry Alleged unauthorised use of land for the importing, exporting, depositing, storage, handling, processing and transfer of Waste.
PERMITTED	01.06.2012	26.07.2012	Creation of vehicular access to serve dwelling
CLOSED	26.03.2014	23.04.2014	Enforcement Enquiry alleged unauthorised use
PRIOR NOTIFICATION	15.01.2016	13.07.2016	PRIOR NOTIFICATION: Replace 15m Portastor monopole with 15m Alifabs monopole and 1 no additional cabinet in the existing cabin

Environment Agency and Norfolk County Council Records

The Environment Agency and Norfolk County Council were involved in a joint investigation of waste activities at Manor Farm.

In September 2010 Norfolk County Council served an enforcement notice on Mark Fuller requiring him to stop taking waste onto the land and processing the waste. The waste included construction and wood waste. In November 2012, Environment Agency and County Council officers inspected the site and found a large stockpile of wood waste, amounting to many thousands of tonnes. Additionally there had been thousands of tonnes of waste soil and construction and demolition waste imported and stockpiled.

In March 2016 Mark Fuller was sentenced to 15 months imprisonment for running an illegal waste site without planning permission or an environmental permit. Further details are in Appendix C.

Site Walkover

The site was visited by a Borough Council together with the EA on 30/01/2017 in response to the ongoing fire. Photographs are included in Appendix A. The site consisted of barn type farm buildings and open yard. The northern part of the site was predominantly hard-surfaced. The southern part was generally bare soil with some vegetation around the perimeter.

There were stockpiles of waste wood and construction & demolition materials in both the northern and southern parts in similar locations to those indicated on the LIDAR survey as indicated in Figure 2 below.

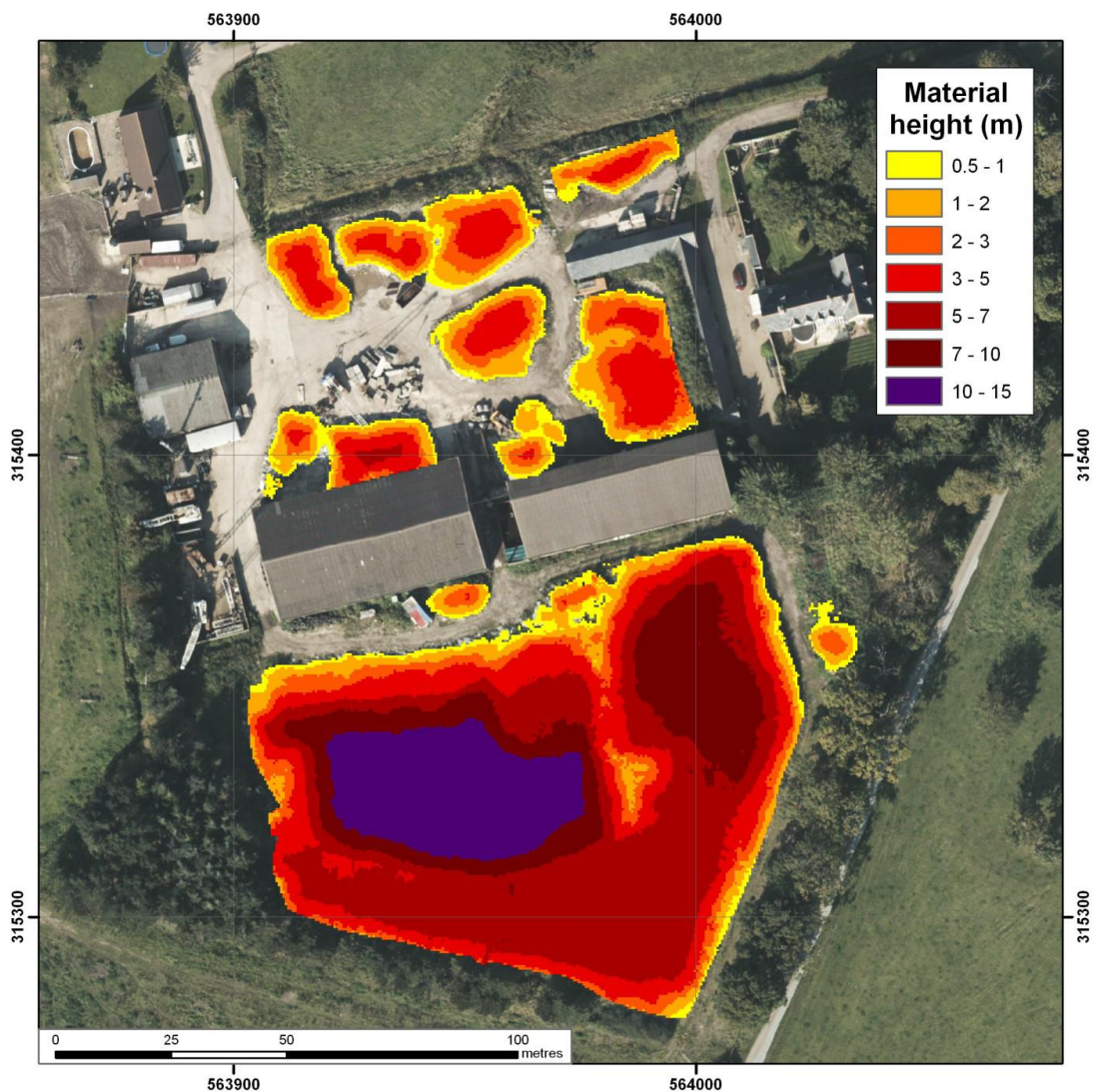


Figure 2: 2015 aerial photograph of the Manor Farm site with material heights overlaid (from Material Volume Calculations for Manor Farm report, Geomatics, October 2015)

The southern part of the site consisted of the mound of waste wood which was on fire surrounded by an area of muddy disturbed ground. At the time of the visit the fire was proceeding in a controlled burn under supervision of Norfolk Fire and Rescue service. Mr Fuller was also assisting the fire service by moving material into one location to establish fire breaks. A crescent shaped bund approximately 10m high surrounded the fire to the east and west. The bund appeared to be formed of soil and demolition material and was well vegetated with grass, brambles and buddleia. The eastern, southern and western boundaries of the site were formed of rough grassland, hedge, shrubs and trees.

Site drainage was observed to reflect the conditions predicted by the EA within the ORP (Appendix E). A waterlogged area was noted on the western boundary corresponding to the main discharge route identified by the EA.

Assessment of Site Use

From the assessment of the site using documentary data, historic maps, aerial photography and a site walk over it can be seen that the site, originally a farm, is in a rural village setting, has been used a transport yard in the last 10 years and more recently for a waste processing activity. The site was subject to a fire in 2017.

Assessment of probability of a contamination event

From information it is considered that there is the potential for a source of contamination to be present on site. The potential source is ash from the fire.

At the time of writing the fire is still ongoing and it is likely once the material is burned, quantities of ash will cover a large part of the southern half of the site. The site of the fire is mostly surrounded by a large bund and barn type buildings. The site is open to rainfall but sheltered to some degree from winds by the bund and buildings.

During the fire, ash deposits were carried in the smoke plume and deposited nearby. However when the size of the mound is reduced the likelihood of wind whipping of dry ash is less likely due to the partial sheltering of the site. Therefore the probability of a contamination event affecting human health, the wider environment or property is LOW

Site drainage provides a preferential pathway for run-off to surface water. Unless saturated, the ground is less likely to provide an exposure pathway to groundwater. As there is a pollution linkage to surface water and because all the elements are present, it is probable that an event might occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term. The probability of a contamination event to surface water is therefore assessed as LIKELY.

Assessment of Hazard

Human Health

Inhalation of contaminants within wind-blown ash could over the long term cause chronic damage to human health. The hazard is assessed as MEDIUM

Property

Harm, should it occur to Crops, Produce, Livestock, Owned or domesticated animals (Horses) and Buildings is not expected to be significant as defined in the statutory guidance. The hazard is assessed as LOW

Environment

The site and area does not contain any of the receptors stipulated in Table 1 of the Statutory Guidance.

Controlled Water

Groundwater

Due to dispersion and dilution effects, concentrations of contaminants would be expected to be low if the exposure pathway to groundwater was active. Therefore the hazard is assessed as LOW.

Surface waters

Contaminated water runoff will have significantly elevated levels of ammonia and Biological Oxygen Demand (BOD), the former being directly toxic to fish and invertebrate life and the latter which will deplete the oxygen concentration in the water environment. Run-off may contain organic and metal concentrations above environmental quality standards. The hazard is assessed as MEDIUM

Conceptual site model

The conceptual site model (Table 1) shows the sources, pathways and receptors identified and the subsequent risk classification¹.

Table 1: Preliminary conceptual site model

Source	Pathway	Receptor	Probability	Hazard	Risk
PAH, Metals and metalloids within ash	Direct contact Inhalation	Humans	Low	Medium	Moderate/Low risk
PAH, Metals and metalloids within ash	Direct Contact Ingestion Inhalation (horses)	Property	Low	Low	Low
PAH, Metals and metalloids within ash	Direct contact	Environment	Low	Low	Low
PAH, Metals and metalloids within ash	Direct contact	Controlled water (Surface water)	Likely	Medium	Moderate
PAH, Metals and metalloids within ash	Direct contact	Controlled water (Ground water)	Low	Low	Low

MODERATE risk indicates that it is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.

LOW risk indicates that harm could arise to a designated receptor from a an identified hazard, but it is likely that this harm, if realised would at worst normally be mild.

¹ Descriptors adapted from CIRIA C552, 2001 Contaminated Land Risk Assessment: A guide to good practice.

Outcome of Preliminary Risk Assessment

A plausible source pathway receptor linkage was identified and a MODERATE risk from contamination was identified to surface water, MODERATE/LOW risk to human health. It is possible that some remediation works will be needed in the longer term. However, further site investigation is considered necessary to characterise the contamination source.

Part 2A Status

There is presently insufficient information to determine whether or not the land is contaminated land as defined by Part 2A EPA 1990.

For land to proceed to the next stage of risk assessment the statutory guidance states that there should be evidence that an unacceptable risk could reasonably exist. As the exact nature of contaminants within the ash on site is not known, further investigation will be required to further quantify the risks to humans and controlled water and to determine potential liability.

Recommendations

Further sampling should be undertaken of nearby surface water and sediments to provide a baseline and also to determine the impact of surface water run-off. When the ash is sufficiently cool, samples should be taken to define the volume of ash on site and its chemical composition.

The Environment Agency have provided some results of analysis to date and will carry out additional sampling and laboratory analysis. This further sampling and subsequent risk assessment should be used to inform a remediation options appraisal. Discussions should be undertaken to revise the Part 2A status of the site and to determine the most appropriate legislation to ensure that appropriate action is taken on site to protect the receptors identified in this report.

Appendices

SENSITIVE

Appendix A Site Photographs



Photograph 1. Point of surface water run-off



Photograph 2. Fire break showing fire and cleared muddy ground

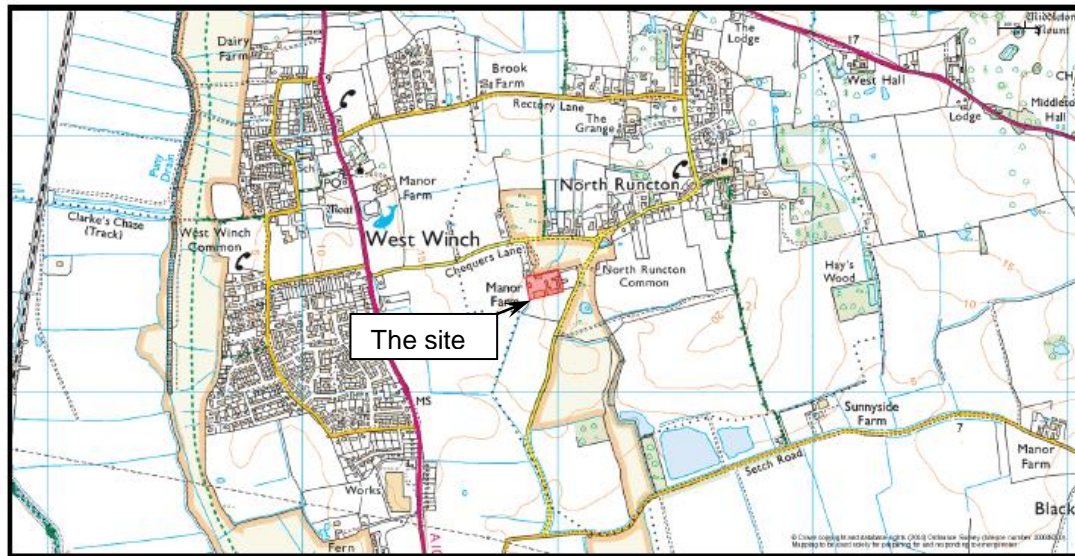


Photograph 3. The fire & crescent bund. Trees in SW of site



Photograph 4. Overview of southern part of site from bund

Appendix B Drawings



Plan 1: Site location map (from ORP)



Plan 2: Aerial photography October 2015 (from Geomatics report)

Appendix C Prosecution

2/1/2017

Imprisonment for Norfolk illegal waste owner - Press releases - GOV.UK



Press release

Imprisonment for Norfolk illegal waste owner

From: Environment Agency (<https://www.gov.uk/government/organisations/environment-agency>)

First published: 21 March 2016

Operator breached planning and environmental rules



The very large pile of rubbish at North Runcton

Waste operator Mark Edward Fuller has been sentenced to 15 months imprisonment for running an illegal waste site in North Runcton, Norfolk.

Norwich Crown Court heard yesterday (17 Mar) that he ran the illegal site for more than a year from Manor Farm in Common Lane without planning permission and without an environmental permit to deposit, store, dispose and treat waste.

In September 2010 Norfolk County Council served an enforcement notice on Fuller requiring him to stop taking waste onto the land and processing the waste. The waste included construction and wood waste. The enforcement notice was issued because the unauthorised uses were in the

open countryside and their scale, form and mass cause harm to the landscape and amenity.

The notice was appealed by Fuller in August 2011, the court heard, but the Planning Inspector upheld the enforcement notice.

Fuller then lodged an unsuccessful application for permission to appeal against the Inspector's decision with the High Court which delayed the effective date of the Enforcement Notice.

Mr Mark Watson, prosecuting on behalf of Norfolk County Council and the Environment Agency, told the court that despite correspondence, discussions, meetings and site visits by Environment Agency and Norfolk County Council officers, Fuller failed to respond to advice and continued to operate illegally.

In November 2012, Environment Agency and council officers inspected the site and found a large stockpile of wood waste, amounting to many thousands of tonnes and between 12 and 15 metres in height. Additionally there had been thousands of tonnes of waste soil and construction and demolition waste imported and stockpiled.

Fuller told investigating officers that he had not received the letters from the Environment Agency and said until officers visited him in November 2012, he thought the operation was legal.

Commenting after the case, Enforcement Team Leader Phil Henderson said:

" The operation of illegal waste sites pose significant risk to our environment and local communities, particularly where this involves the wholesale stockpiling of waste, as in this case.

This sentence reflects the seriousness with which the Environment Agency, our partners and the courts view this type of criminal offending and we will seek to prosecute those involved wherever possible. Operators need to ensure that they obtain the appropriate permission to operate waste sites and comply with the conditions of their permit."

County Council officer Mike Adams said:

<https://www.gov.uk/government/news/imprisonment-for-norfolk-illegal-waste-owner>

1/2

“ This is a case that has stretched the powers of planning enforcement to the limit. The defendant refused to engage with the planning system; appeals, including High Court challenges with very little merit were designed to frustrate the enforcement procedure and have lengthened and increased the cost of this process.

Three days after pleading guilty, Norfolk County Council's investigations confirmed that Mr Fuller was continuing to breach the Enforcement Notice. The Council is determined that this type of activity will not be allowed to continue in such a sensitive location.”

His honour Judge Bate thanked all the officers for their patience and hard work in this matter.

Fuller pleaded guilty to:

Three counts:

1. Mark Edward Fuller on and between 1 November 2012 and 17 June 2013, being a person who had control of or an interest in land at Manor Farm, Common Lane, North Runcton, Norfolk (“the site”) did fail to comply with an Enforcement Notice in relation to the site dated 29 September 2010 and taking effect on 4 October 2012 in that Waste Category 1 and 2 material was imported on to the site.

Failure to comply with an enforcement notice requiring the discontinuance of a use of land, contrary to section 179(4) and (5) of the Town and Country Planning Act 1990, as amended.

1. Mark Edward Fuller on and between 30 November 2012 and 17 June 2013, being a person who had control of or an interest in land at Manor Farm, Common Lane, North Runcton, Norfolk (“the site”) did fail to comply with an Enforcement Notice in relation to the site dated 29 September 2010 and taking effect on 4 October 2012 in that Waste Category 1 and 2 material was deposited, stored, handled, processed and transferred on the site..

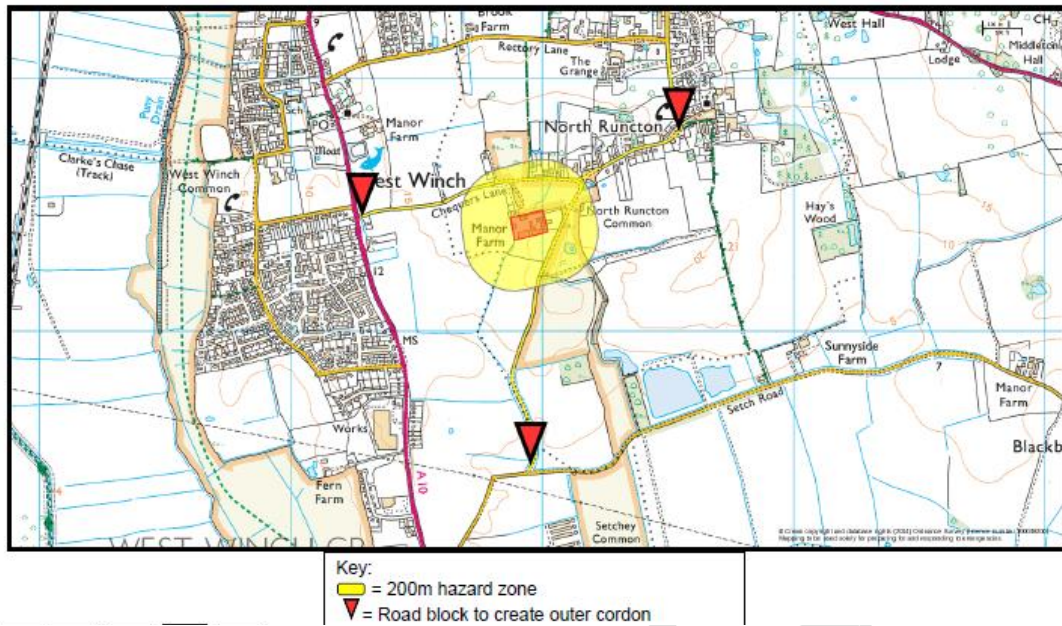
Failure to comply with an enforcement notice requiring the discontinuance of a use of land, contrary to section 179(4) and (5) of the Town and Country Planning Act 1990, as amended.

1. Mark Edward Fuller between 6 April 2012 and 4 July 2013 on land at Manor Farm, Common Lane, North Runcton, Norfolk, operated a regulated facility for the deposit, storage, treatment and disposal of waste without there being in force, and without being authorised by, an environmental permit.

Operating a regulated facility without being authorised by an environmental permit, contrary to Regulation 12(1) (a) and 38(1)(a) of the Environmental Permitting (England and Wales) Regulations 2010

SEN

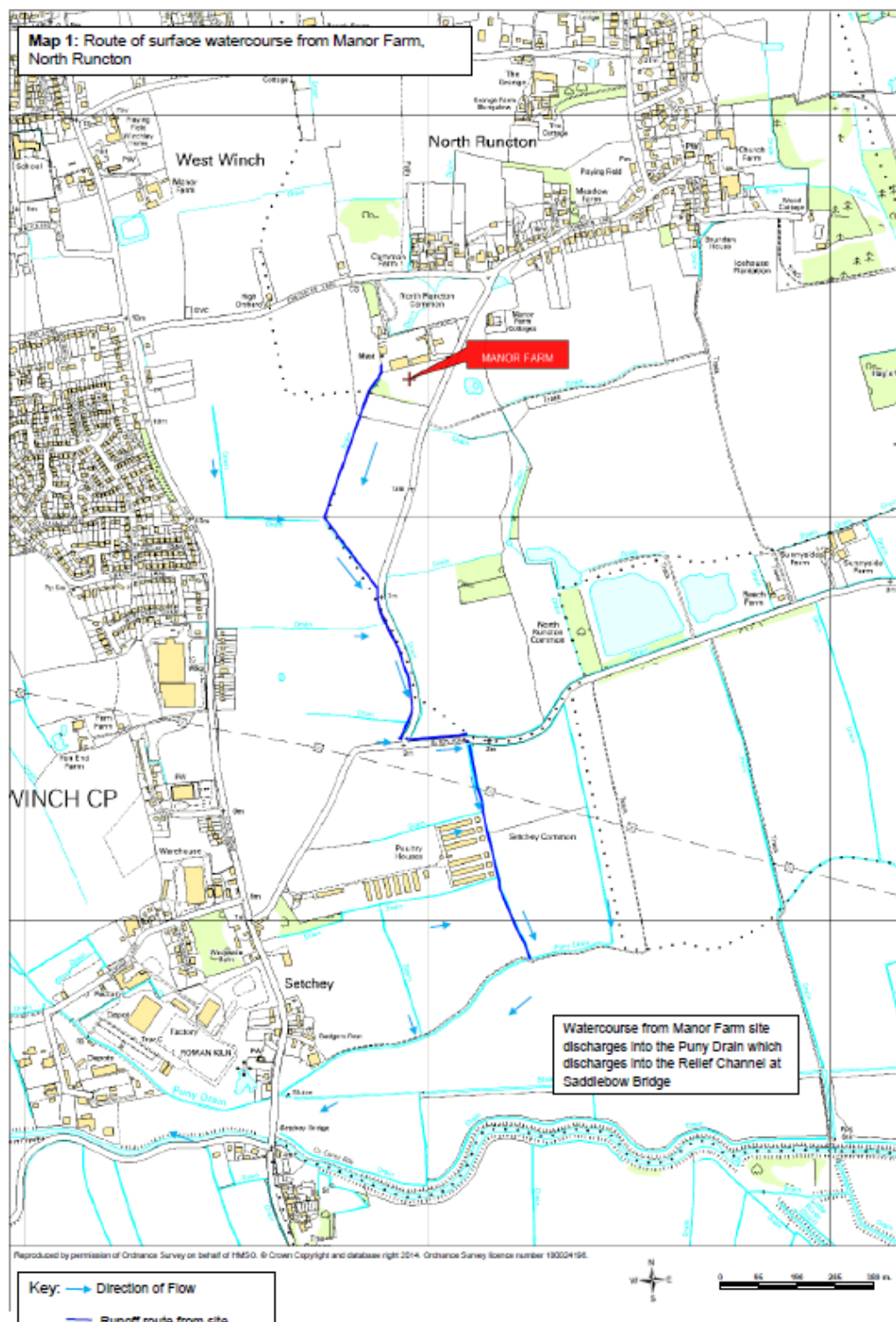
Appendix D Residential properties within 200m



From Operational Response Plan

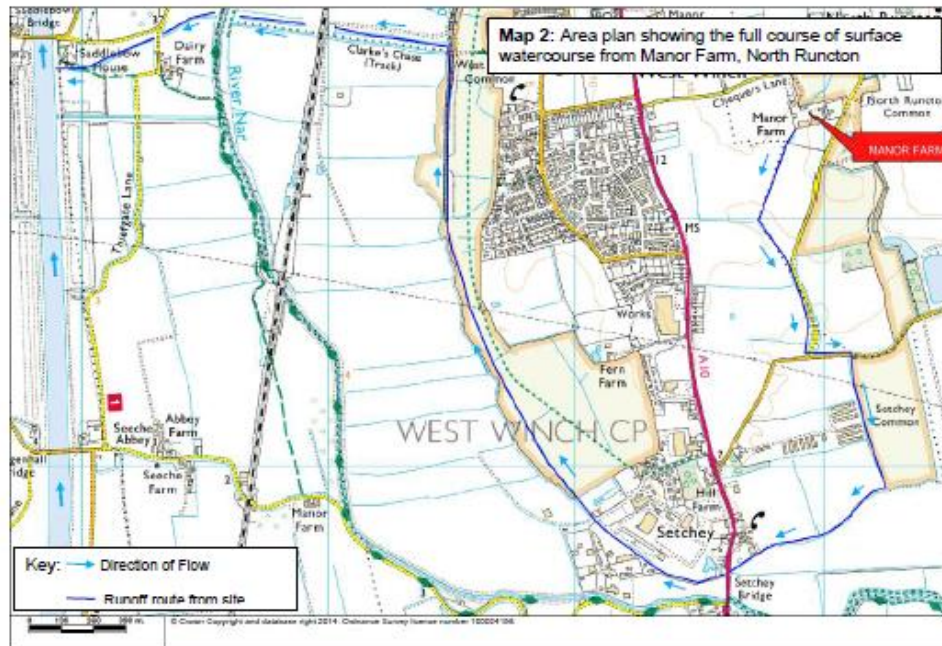
Appendix E Surface water run-off drainage routes

Surface Water Runoff Drainage Routes



Location: Manor Farm, Chequers Lane, North Runcton, King's Lynn, Norfolk, PE33 0RF
NGR: TF 63949 15418

25/03/2015 Version 1.0



Narrative:

1. The main discharge route for surface water runoff from Manor Farm, North Runcton would be into a minor watercourse located on the western boundary of the site [NGR: TF 63889 15359] which flows south towards Setch Road, Setchey;
2. At the road junction on Setch Road, the minor watercourse then flows eastwards along Setch Road for approximately 160 metres and then flows south under the road via a culvert [NGR: TF 64106 14445];
3. The minor watercourse flows south for approximately 550 metres before discharging into a watercourse known as the "Puny Drain" [NGR: TF 64254 13905];
4. The Puny Drain flows westwards towards Setchey flowing under the A10 road via a culvert [NGR: TF 63621 13563] and flowing through the Garage Lane Industrial Estate;
5. The Puny Drain flows under the road via a culvert at Garage Lane, Setchey [NGR: TF 63077 13782] and continues flowing north-west and then north to the west of West Winch village;
6. The Puny Drain then turns west along Clarke's Chase (an unmade trackway) [NGR: TF 62480 15681] where an internal drainage board pumping station at [NGR: TF 61995 15769] pumps the watercourse under the main King's Lynn to Downham Market railway line;
7. The Puny Drain continues to flow west and then flows under the River Nar by reverse siphon at [NGR: TF 61585 15820];
8. The Puny Drain then flows west-south-west crossing under a minor road called Thief Gate Lane [NGR: TF 61310 15740];
9. The Puny Drain then discharges into the main Relief Channel south of Saddlebow Bridge at [NGR: TF 60899 15808].