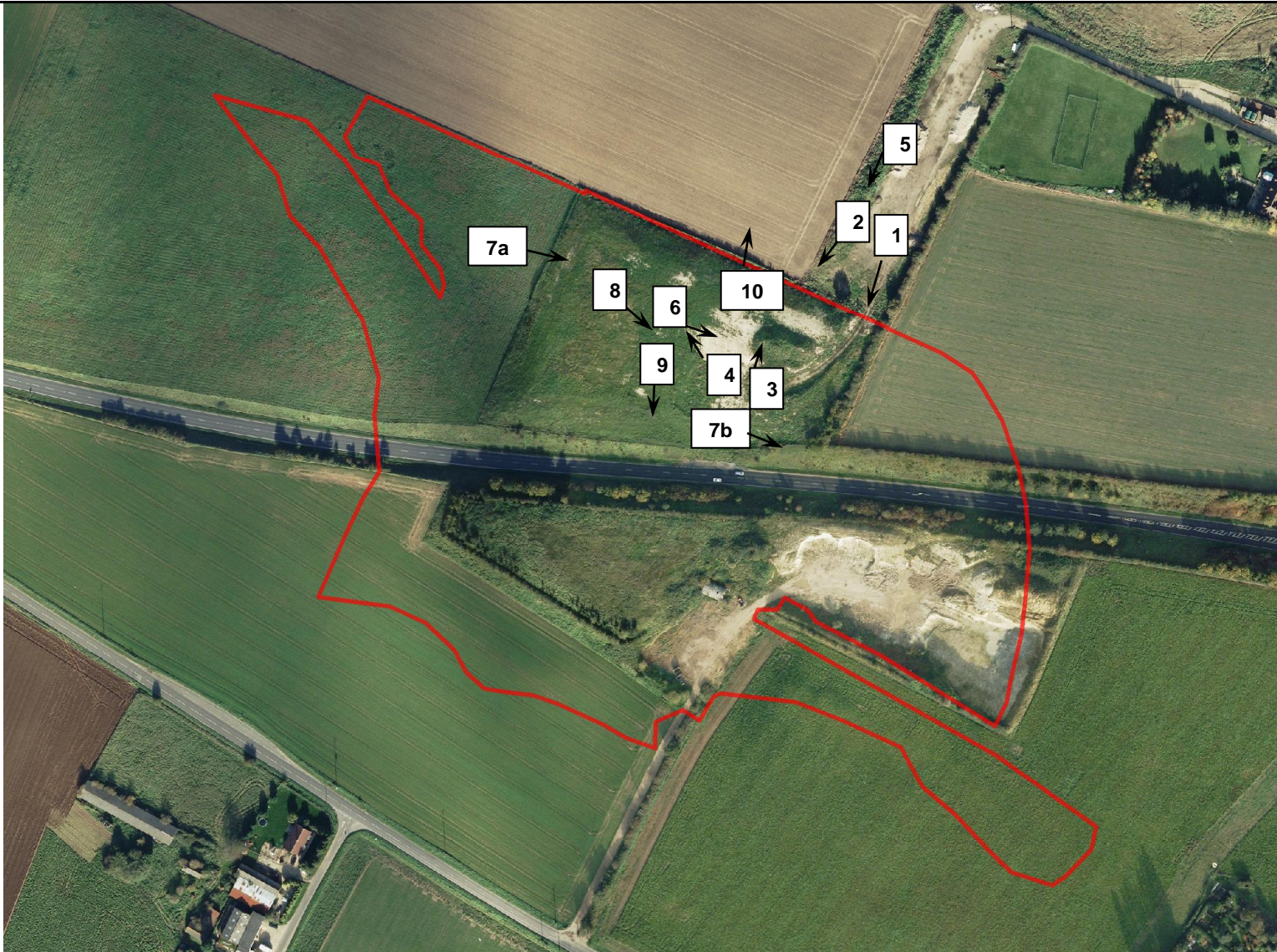


Appendices

Appendix A: Site Photographs



Location of photographs 1-10 (2008, 2009 & 2014)



Photograph 1: Stoke Ferry North site board June 2008



Photograph 2: Overview of Stoke Ferry North looking south June 2008



Photograph 3: Waste material visible at site surface June 2008



Photograph 4: Chalk rubble material with waste visible at surface June 2008



Photograph 5: Overview of Stoke Ferry North looking south March 2009



Photograph 6: Mown grass and rubble mound on top plateau, looking east March 2009



Photograph 7 a&b: LFG 4 & GW1 showing displacement of casing July 2014



Photograph 8: Top plateau looking east July 2014



Photograph 9: view looking down to A134 road from above GW3 July 2014



Photograph 10: Potential crop damage to north of site July 2014



Location of photographs 11-17 (2018)



Photograph 11: Access to site August 2018



Photograph 12: 'Observatory' and power supply August 2018



Photograph 13: GW3 August 2018



Photograph 14: LFG2 August 2018



Photograph 15: L1 August 2018



Photograph 16: Access to site below plateau August 2018



Photograph 17: Former Haulage Yard August 2018



Location of photographs 18 - 42 (December 2022)



Photograph 18: Arable field to north of the site, looking west



Photograph 19: Access to the north landfill



Photograph 20: Vegetation and waste visible at surface



Photograph 21: Evidence of animal activity



Photograph 22: Waste material visible at surface



Photograph 23: Burrow with some waste material in excavated soil



Photograph 24: Bee hives



Photograph 25: Waste material visible at surface



Photograph 26: L2 monitoring borehole, cap removed for photograph)



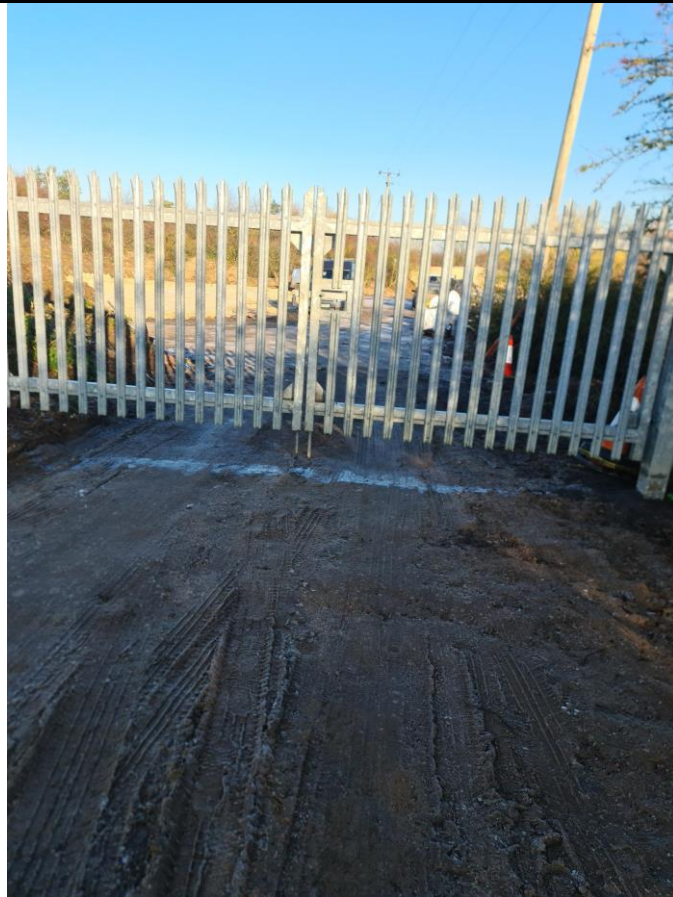
Photograph 27: Brambles and rough grassland in west of site



Photograph 28: North western corner of the site



Photograph 29: Plateau and 'observatory'



Photograph 30: Gates to Stoke Ferry Pit 'amenity land'



Photograph 31: Stoke Ferry Pit. Levelled chalky material near site entrance



Photograph 32: Semi-mature trees on southern bank of Stoke Ferry South



Photograph 33: Grass and shrubs on plateau



Photograph 34: Game bird feeder



Photograph 35: Shrubs and grass on plateau



Photograph 36: Corrugated sheeting



Photograph 37: Visible waste at surface



Photograph 38: Presumed garden plant



Photograph 39: Waste sheeting visible at surface



Photograph 40: Stone and blocks



Photograph 41: Bricks and stones



Photograph 42: View across bypass to grassland and southern bank of northern site



Location of photographs 43 - 56 (January 2023)



Photograph 43: Bund on the east of site. Borehole present.



Photograph 44: Northern elevated area of the site. Burrows evident on northern fenceline



Photograph 45: Pit and track in east of site



Photograph 46: Entrance to site and parking/storage area



Photograph 47: Parking/storage area showing chalky material used to level site



Photograph 48: Track leading into the pit



Photograph 49: Chalky material bank/stockpile on the north of site



Photograph 50: Chalky material bank/stockpile



Photograph 51: Animal pens



Photograph 52: Track and pit



Photograph 53: Further storage area and animal pens



Photograph 54: Base of pit

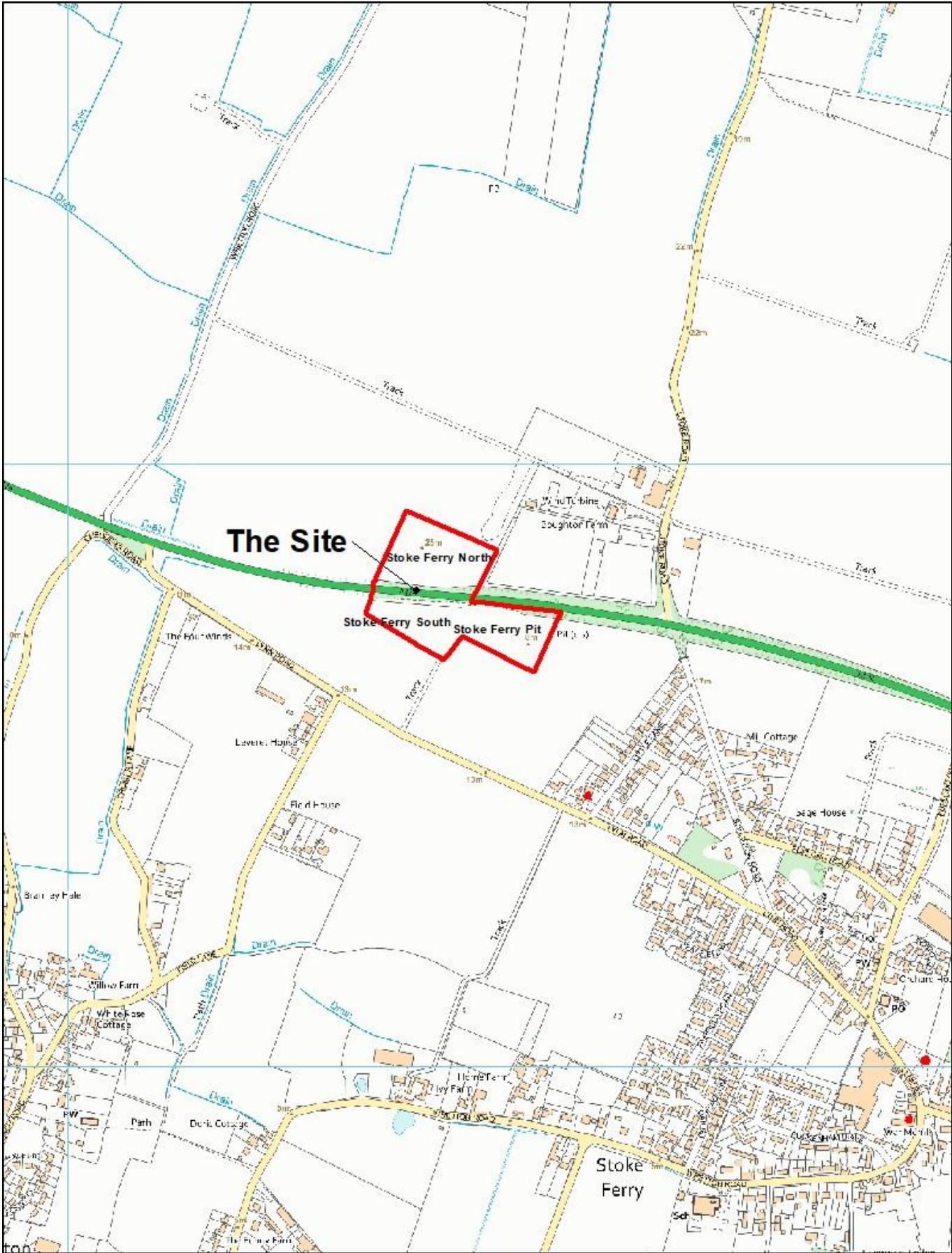


Photograph 55: concrete material in slope



Photograph 56: Soil slope barrier to the western boundary

Appendix B: Drawings



Borough Council of
King's Lynn &
West Norfolk



Title
Site Location

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Project / Details
**Stoke Ferry
Former Landfills**

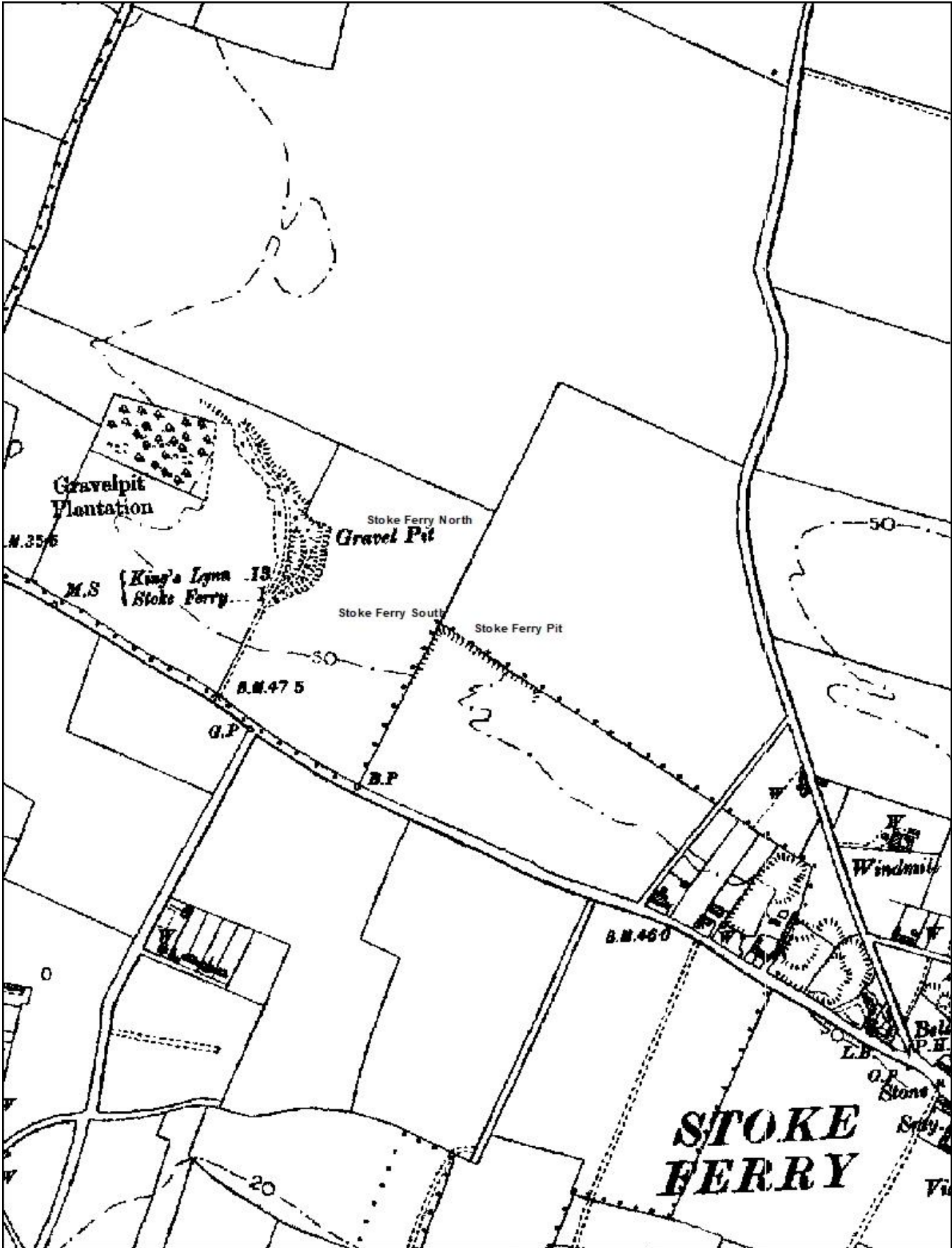
Drawn by
FAP

Date
March 2023

Scale
1:7,500

Drawing / Reference Number
Map 1





Borough Council of
**King's Lynn &
 West Norfolk**



Title
OS Mapping 1891-1912

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Project / Details
**Stoke Ferry
 Former Landfills**

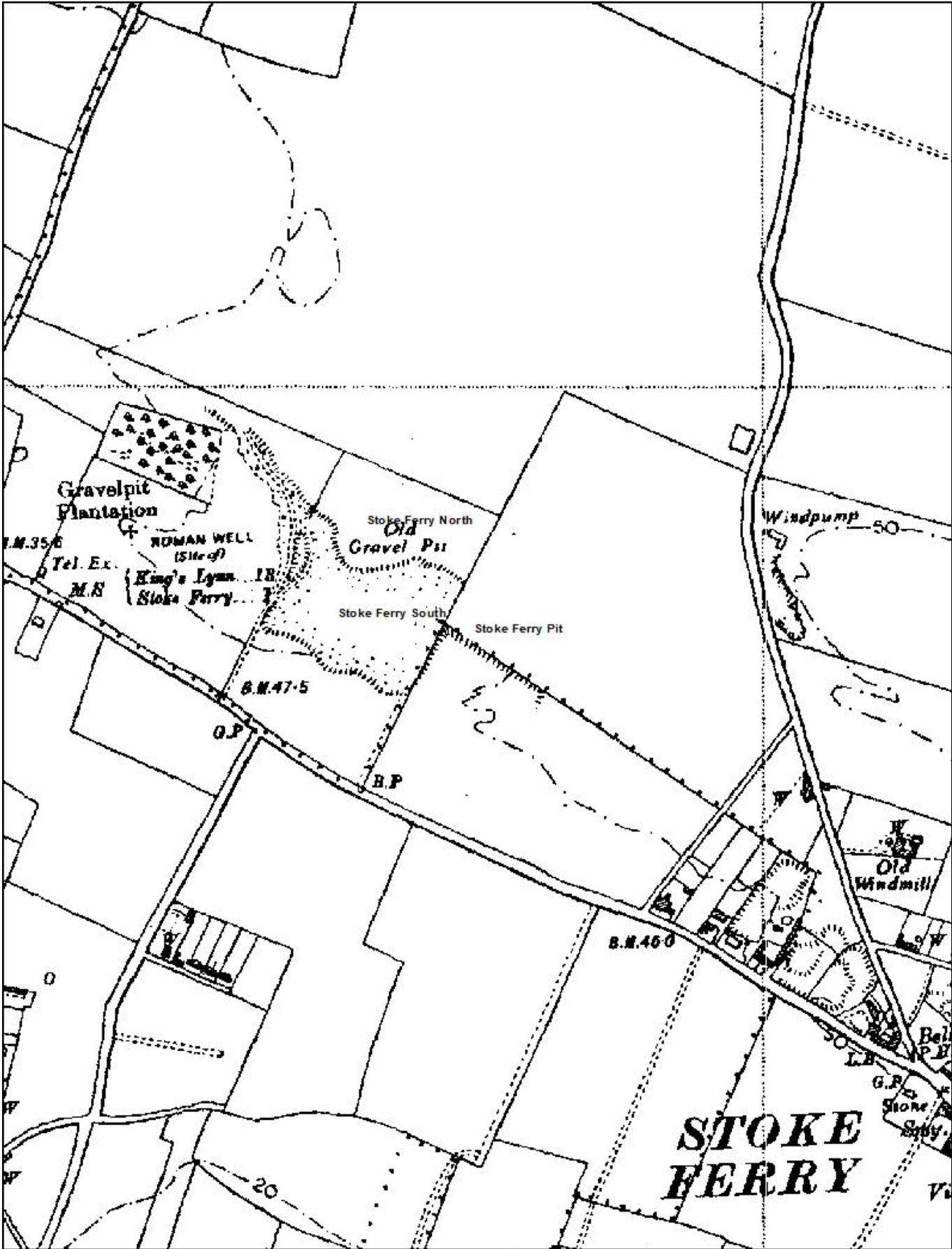
Drawn by Date
FAP March 2023

Drawing / Reference Number

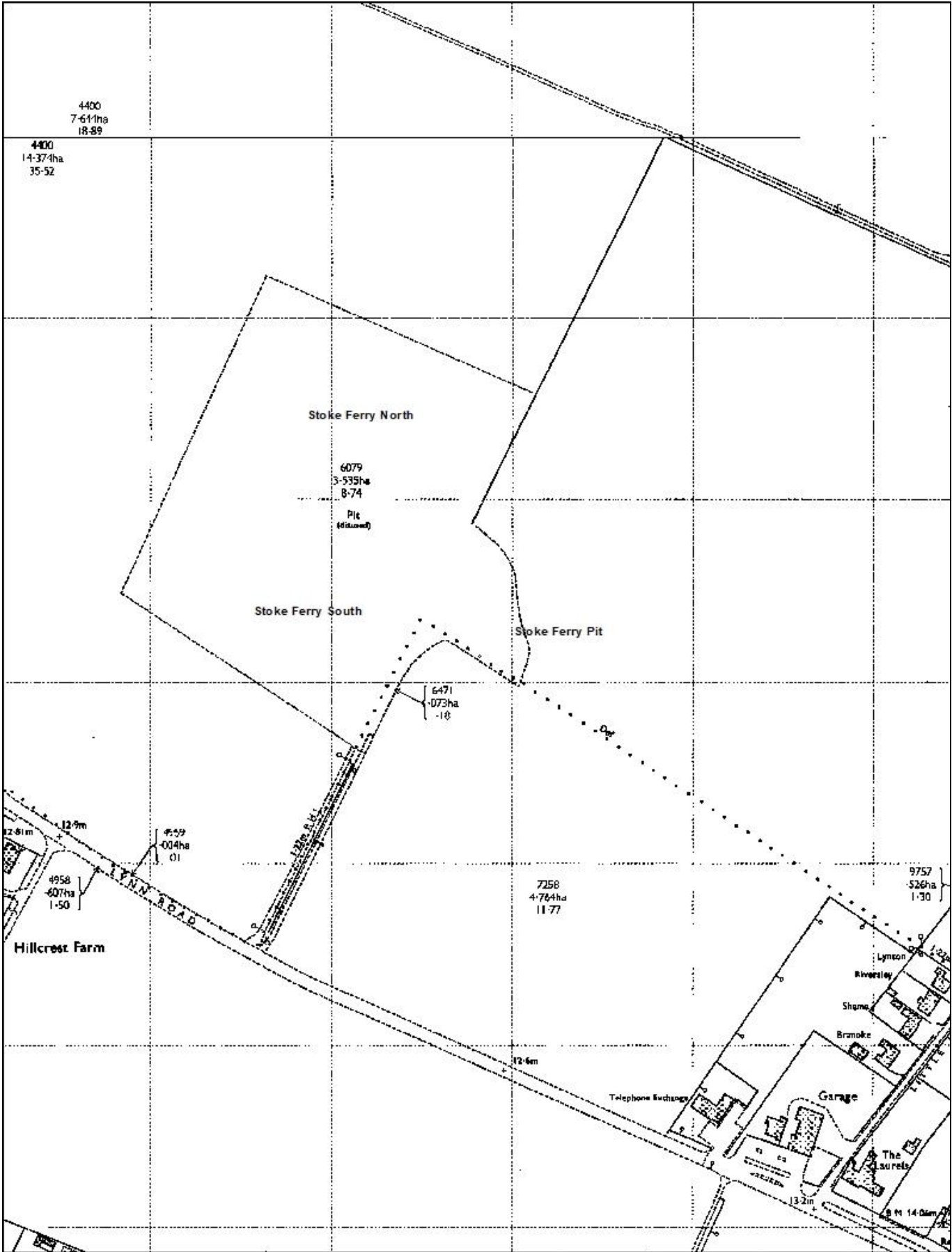
Map 2



Scale
1:5,000







Borough Council of King's Lynn & West Norfolk 	Title	Project / Details	Drawn by	Date	Scale
	OS Mapping 1919-1943	Stoke Ferry Former Landfills	FAP	March 2023	1:5,000
	© Crown copyright and database rights 2016 Ordnance Survey 100024314		Drawing / Reference Number		
		Map 3			



Borough Council of King's Lynn & West Norfolk 	Title OS Mapping 1945-1970		Project / Details Stoke Ferry Former Landfills		Drawn by FAP	Date March 2023	Scale 1:2,500	
	© Crown copyright and database rights 2016 Ordnance Survey 100024314					Drawing / Reference Number Map 4 1945		
								



Borough Council of King's Lynn & West Norfolk 	Title Aerial photography 1940's <small>© Crown copyright and database rights 2016 Ordnance Survey 100024314</small>	Project / Details Stoke Ferry Former Landfills	Drawn by FAP	Date March 2023	Scale 1:5,000
			Drawing / Reference Number Map 5		



Borough Council of
**King's Lynn &
 West Norfolk**



Title
Aerial photography 1999

Project / Details
**Stoke Ferry
 Former Landfills**

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Drawn by Date
FAP March 2023

Scale
1:5,000

Drawing / Reference Number

Map 6





Borough Council of
**King's Lynn &
 West Norfolk**



Title
Aerial photography 2006-2009

Project / Details
**Stoke Ferry
 Former Landfills**

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Drawn by
FAP

Date
March 2023

Scale
1:5,000

Drawing / Reference Number
Map 7





Borough Council of
**King's Lynn &
 West Norfolk**



Title
Aerial photography recent

Project / Details
**Stoke Ferry
 Former Landfills**

Drawn by Date
FAP March 2023

Scale
1:5,000

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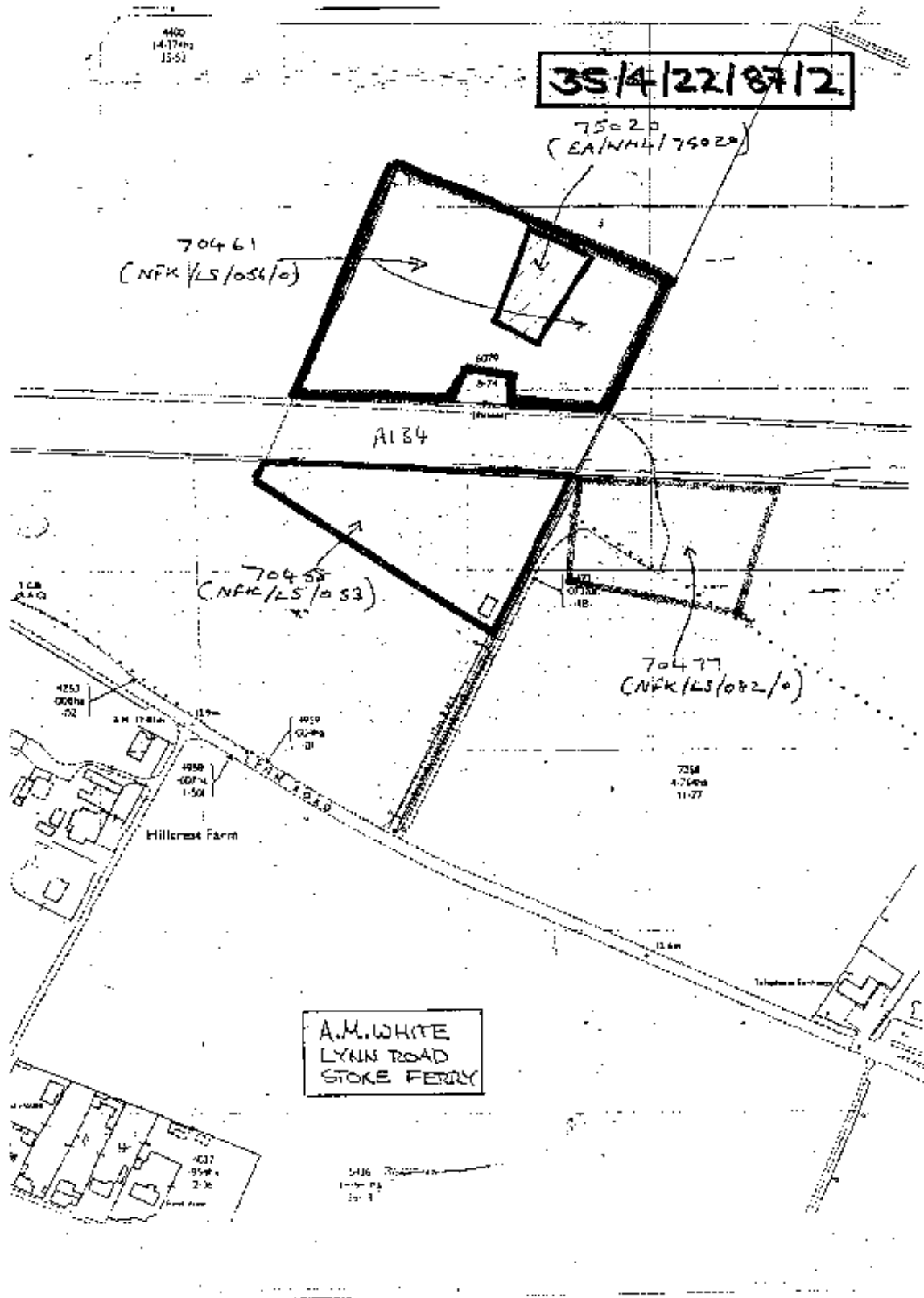
Drawing / Reference Number

Map 8



Appendix C: Previous reports

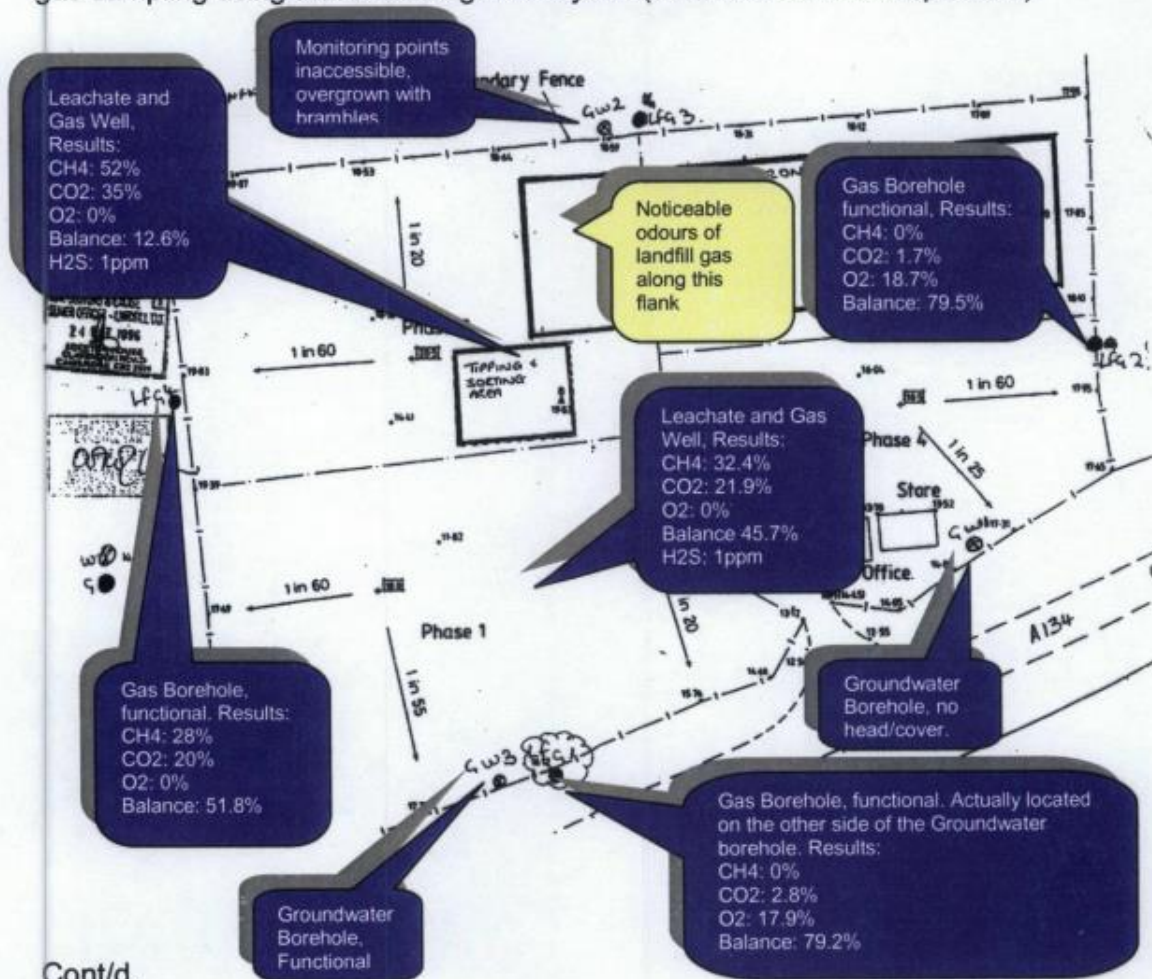
Location of waste management licenses



Stoke Ferry Landfill Site Meeting 13 November 2008
Health and Safety and Monitoring

I met [redacted] from W.A.S limited, the technicians that have previously monitored Stoke Ferry Landfill on behalf of Acacia Waste.

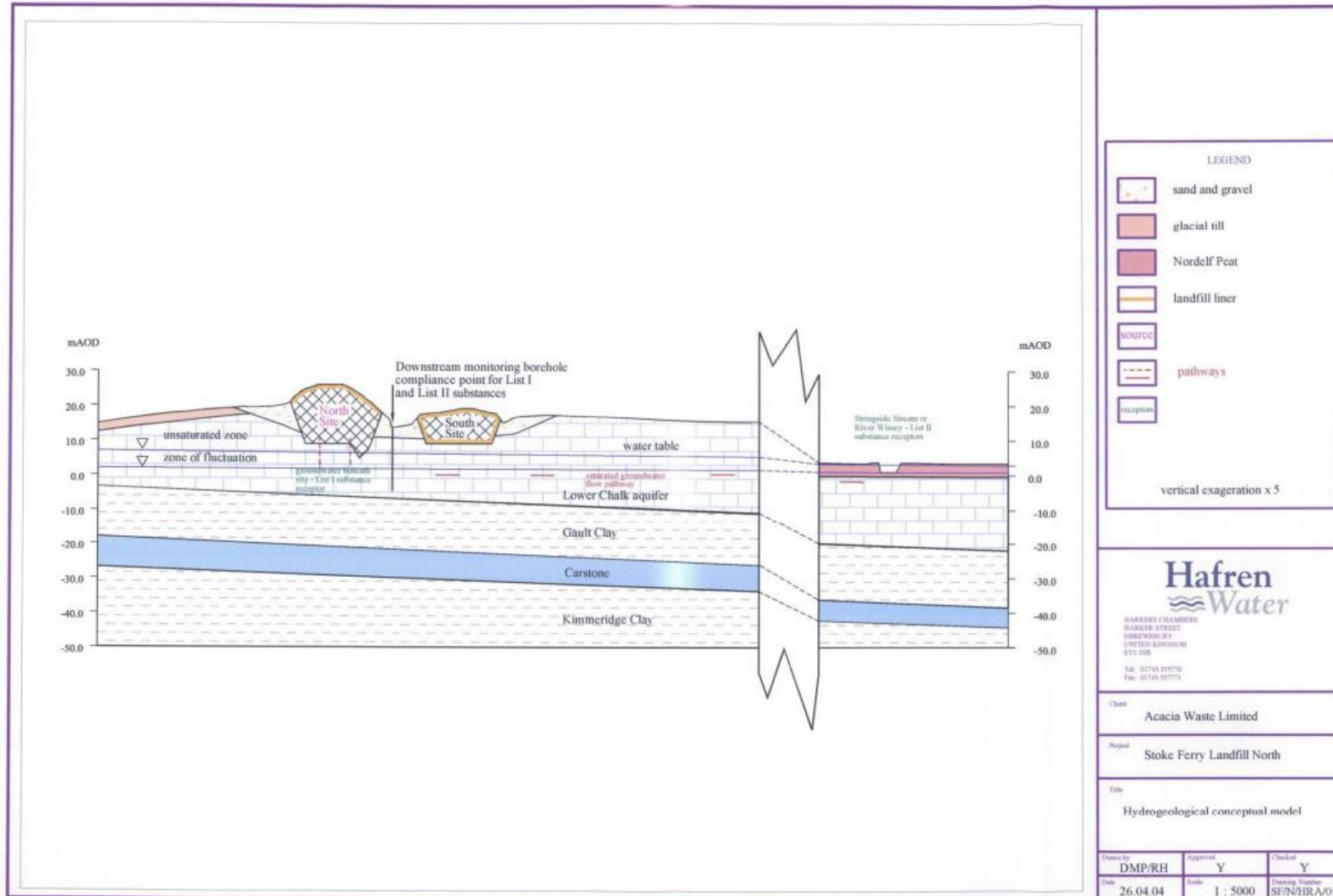
We inspected the current state of the monitoring points on site and I conducted landfill gas sampling using the GA2000 gas analyser. (results shown on map below)



Cont/d..

Brampton Office, Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Hydrogeological conceptual model, 2004, Hafren Water
Stoke Ferry North



Restoration plan, May 2016, ACS Surveyors for Pearsons Stoke Ferry Pit Site



Appendix D: Risk Assessment Methodology

Contaminated Land Risk Management (CLRM²) provides the technical framework for applying a risk management process when dealing with contaminated land.

The Borough Council's Contaminated Land Strategy has identified priority sites based on mapping and documentary information. The Contaminated Land Inspection Report collates all the existing information on the site and develops a conceptual site model to identify and assess potential pollutant linkages and to estimate risk.

The risk assessment process focuses on whether there is an unacceptable risk, which will depend on the circumstances of the site and the context of the decision. The Council has used a process adapted from CIRIA C552, Contaminated Land Risk Assessment, a guide to good practice³ to produce the conceptual site model and estimate the risk of harm to defined receptors. This involves the consideration of the probability, nature and extent of exposure and the severity and extent of the effects of the contamination hazard should exposure occur.

The probability of an event can be classified as follows:

- Highly likely: The event appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution;
- Likely: It is probable that an event will occur, or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term;
- Low likelihood: Circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term;
- Unlikely: Circumstances are such that it is improbable the event would occur even in the long term.

The severity of the hazard can be classified as follows:

- High: Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Contaminated Land Statutory Guidance, April 2012');
- Medium: Chronic damage to human health ('significant harm' as defined in 'Contaminated Land Statutory Guidance, April 2012'), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Contaminated Land Statutory Guidance, April 2012');

² <https://www.gov.uk/guidance/land-contamination-risk-management>

³ <https://www.brebookshop.com/samples/142102.pdf>

- Low: Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Contaminated Land Statutory Guidance, April 2012'). Damage to sensitive buildings, structures or the environment.

Once the probability of an event occurring and hazard severity has been classified, a risk category can be assigned from the table below:

		Hazard		
		High	Medium	Low
Probability	High	Very High Risk	High Risk	Moderate Risk
	Likely	High Risk	Moderate Risk	Moderate/Low Risk
	Low	Moderate Risk	Moderate/Low Risk	Low Risk
	Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk

Very High Risk	<p>There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening</p> <p>This risk, if realised, is likely to result in a substantial liability.</p> <p>Urgent investigation (if not undertaken already) and remediation are likely to be required.</p>
High Risk	<p>Harm is likely to arise to a designated receptor from an identified hazard.</p> <p>Realisation of the risk is likely to present a substantial liability.</p> <p>Urgent investigation (if not undertaken already) if required to clarify the risk and to determine the potential liability. Some remedial work may be required in the longer term.</p>
Moderate risk	<p>It's 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 harm would be relatively mild.</p>
Moderate/Low Risk	<p>It is possible that harm could arise to a designated receptor from an identified hazard. However, if any harm were to occur it is more likely that harm would be relatively mild.</p>
Low Risk	<p>It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.</p>
Very Low Risk	<p>There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is unlikely to be severe.</p>

Determination of contaminated land
Contaminated Land Statutory Guidance, April 2012

Human Health

Category	
1	<p>The local authority should assume that a significant possibility of significant harm exists in any case where it considers there is an unacceptably high probability, supported by robust science-based evidence that significant harm would occur if no action is taken to stop it. For the purposes of this Guidance, these are referred to as “Category 1: Human Health” cases.</p> <p>Land should be deemed to be a Category 1: Human Health case where:</p> <ul style="list-style-type: none">(a) The authority is aware that similar land or situations are known, or are strongly suspected on the basis of robust evidence, to have caused such harm before in the United Kingdom or elsewhere; or(b) The authority is aware that similar degrees of exposure (via any medium) to the contaminant(s) in question are known, or strongly suspected on the basis of robust evidence, to have caused such harm before in the United Kingdom or elsewhere;(c) The authority considers that significant harm may already have been caused by contaminants in, on or under the land, and that there is an unacceptable risk that it might continue or occur again if no action is taken. Among other things, the authority may decide to determine the land on these grounds if it considers that it is likely that significant harm is being caused, but it considers either: (i) that there is insufficient evidence to be sure of meeting the “balance of probability” test for demonstrating that significant harm is being caused; or (ii) that the time needed to demonstrate such a level of probability would cause unreasonable delay, cost, or disruption and stress to affected people particularly in cases involving residential properties.
2	<p>Land should be placed into Category 2 if the authority concludes, on the basis that there is a strong case for considering that the risks from the land are of sufficient concern, that the land poses a significant possibility of significant harm, with all that this might involve and having regard to Section 1. Category 2 may include land where there is little or no direct evidence that similar land, situations or levels of exposure have caused harm before, but nonetheless the authority considers on the basis of the available evidence, including expert opinion, that there is a strong case for taking action under Part 2A on a precautionary basis.</p>
3	<p>Land should be placed into Category 3 if the authority concludes that the strong case described in 4.25(a) does not exist, and therefore the legal test for significant possibility of significant harm is not met. Category 3 may include land where the risks are not low, but nonetheless the authority considers that regulatory intervention under Part 2A is not warranted. This recognises that placing land in Category 3 would not stop others, such as the owner or occupier of the land, from taking action to reduce risks outside of the Part 2A regime if they choose. The authority should consider making available the results of its inspection and risk assessment to the owners/occupiers of Category 3 land.</p>

Human Health

Category

- 4** The local authority should consider that the following types of land should be placed into Category 4: Human Health:
- (a) Land where no relevant contaminant linkage has been established.
 - (b) Land where there are only normal levels of contaminants in soil, as explained in Section 3 of this Guidance.
 - (c) Land that has been excluded from the need for further inspection and assessment because contaminant levels do not exceed relevant generic assessment criteria in accordance with Section 3 of this Guidance, or relevant technical tools or advice that may be developed in accordance with paragraph 3.30 of this Guidance.
 - (d) Land where estimated levels of exposure to contaminants in soil are likely to form only a small proportion of what a receptor might be exposed to anyway through other sources of environmental exposure (e.g. in relation to average estimated national levels of exposure to substances commonly found in the environment, to which receptors are likely to be exposed in the normal course of their lives).

Appendix E: Norfolk County Council planning records

Application Number	Notice Date	Decision	Location	Proposal
L/2/2004/2020	01/11/2004	Decision unknown	Stoke Ferry Landfill - south	Consultation re: Pollution prevention and Control Regulations 2000 as amended; Landfill Regulations 2002
L/2/2000/2018	08/11/2000	Obs No Objections	Stoke Ferry - land off A134	Consultation on a Draft Waste Management Licence
L/2/2000/2017	08/11/2000	Obs No Objections	Stoke Ferry - land off A134	Modification to Waste Management Licence
C/2/2016/2008	12/07/2016	Conditions Partly Discharged	Land Adjoining A134, Lynn Road, Stoke Ferry, King's Lynn	Discharge of conditions 21 and 23 of application number C/2/2005/2017. (Restoration and aftercare)
C/2/2005/2020	28/11/2005	Permitted/Approved	Landfill Site adjoining A134 (southern side), Lynn Road	Sorting of recyclable Materials with Retention of Existing Storage Buildings
C/2/2005/2018	28/11/2005	Permitted/Approved	Quarry/Landfill Site south of A134, Lynn Road, Stoke Ferry	Continued Mineral Extraction & Landfilling until 5 April 2012 with amended operational arrangements
C/2/2005/2017	28/11/2005	Permitted/Approved	Stoke Ferry Quarry & Landfill, land adjoining A134, Stoke Ferry, King's Lynn	Continued mineral extraction until 5 April 2012
C/2/2005/2016	28/11/2005	Permitted/Approved	Quarry south of A134, Lynn Road, Stoke Ferry, King's Lynn	Continued crushing and recycling of Construction and Demolition wastes until 5 April 2012
C/2/2005/2012	05/12/2005	Permitted/Approved	Stoke Ferry Landfill (North), Land adjoining A134	Use of alternative access to serve existing landfill and waste sorting operations
C/2/2004/2011	06/05/2009	Withdrawn	Stoke Ferry Landfill (North), Land adjoining A134	Variation of conditions relating to timescale and soil covering thickness
C/2/2003/2001	08/05/2003	Permitted/Approved	Stoke Ferry Landfill Site (North), Land Adjoining A134	Revision of Final Contours
C/2/2001/2005	20/02/2002	Permitted/Approved	Quarry South of A134, Lynn Road, Stoke	Relocation of Area for Storage, Crushing and Recycling of

Application Number	Notice Date	Decision	Location	Proposal
			Ferry, King's Lynn	Construction and Demolition Wastes
C/2/1999/2008	26/08/1999	Permitted/Approved	The Gravel Pit, South Side of A134,Lynn Road, Stoke Ferry	Continuation of Mineral Extraction until 05 April 2006
C/2/1999/2007	26/08/1999	Permitted/Approved	South side of A134, Lynn Road, Stoke Ferry	Continuation of Mineral Extraction and Landfill until 20 August 2005
C/2/1999/2006	26/08/1999	Permitted/Approved	North Side of A134,Stoke Ferry, King's Lynn	Continued Extraction of Minerals and replacement with builders rubble to original levels and use of office and store until 11 May 2004
C/2/1998/2002	19/03/1998	Permitted/Approved	The Gravel Pit ,Land Adjoining A134 (Nth. Side) Stoke Ferry ,	Sorting of Recyclable Materials
C/2/1997/2031	21/08/1998	Permitted/Approved	The Gravel Pit ,Lynn Road Stoke Ferry, King's Lynn	Disposal of Category 1 Waste
C/2/1996/2004	09/07/1997	Permitted/Approved	Off Lynn Road, Stoke Ferry	Determination of Conditions for Planning Permission DM1343 dated 27 Sept.1957.
C/2/1994/2005	15/07/1994	Permitted/Approved	The Gravel Pit ,adj.A134 Stoke Ferry, King's Lynn	Continued Extraction of Minerals and Replacement with Builders Rubble to orig. levels & use of Office & Store
C/2/1994/2004	09/08/1994	Permitted/Approved	The Gravel Pit ,Land adj. A134 Stoke Ferry King's Lynn	Continued Mineral Extraction, landfill and Crushing of Brick and Concrete Rubble
C/2/1992/2007	05/04/1993	Permitted/Approved	Lynn Road ,Stoke Ferry	Mineral Extraction, landfill and crushing of brick and concrete rubble