



Contaminated Land Strategic Inspection Report

Mill Drove, Blackborough End

**Reference 022079
August 2024**



Environment and Planning
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Version	
Draft report for comment	June 2024
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Executive Summary

The Borough Council of King's Lynn and West Norfolk has published a contaminated land inspection strategy which sets out how it proposes to fulfil its legal responsibilities for inspection under the contaminated land regime. The legal definition of Contaminated Land in Part 2A of the Environmental Protection Act 1990 (Part 2A) relates to unacceptable risks to human health and/or the wider environment. The contaminated land strategy details how sites are prioritised and the arrangements for strategic inspection. Strategic inspections identify where we may need to find out more about the land or where we don't need to take any more action.

A landfill situated near Blackborough End has been identified for inspection. In the map based screening for priority sites the site was identified due to the historical use as a quarry and subsequent use as a landfill, in a location where humans, property and groundwater could be present. Screening showed that the site is operated under an environmental permit, so further detailed inspection has not been carried out.

From the evidence gathered during the assessment of the site history and a site walkover, the following can be stated:

- The site is a quarry, landfill and small industrial area.
- The site is on an aquifer but not in a source protection zone for drinking water.
- The site has a history of mineral extraction and continues to be used for this purpose.
- The site's current operations for waste landfilling and treatment are controlled by environmental permit.
- The minerals and waste use and restoration plan are consented via the local planning authority, Norfolk County Council.

The Potential Hazard and the Risk associated with the site has been assessed. This assessment indicates a potential low hazard a risk rating of low. The site is not considered to represent a potential risk to human health and the environment under Part 2A of the Environmental Protection Act 1990 based on the information gathered and will not be prioritised for further detailed inspection. If additional information is discovered, or changes are proposed to the site, then the site should be reassessed.

Strategic Assessment

The Borough Council of King's Lynn and West Norfolk has published a contaminated land inspection strategy which sets out how it proposes to fulfil its legal responsibilities for inspection under the contaminated land regime. The legal definition of Contaminated Land in Part 2A of the Environmental Protection Act 1990 (Part 2A) relates to unacceptable risks to human health and/or the wider environment. The contaminated land strategy details how sites are prioritised and the arrangements for strategic inspection.

Strategic inspections identify where we may need to find out more about the land or where we don't need to take any more action. This report is a summary report of the strategic inspection carried out following prioritisation of sites in 2013 and is updated based on current information about the site.

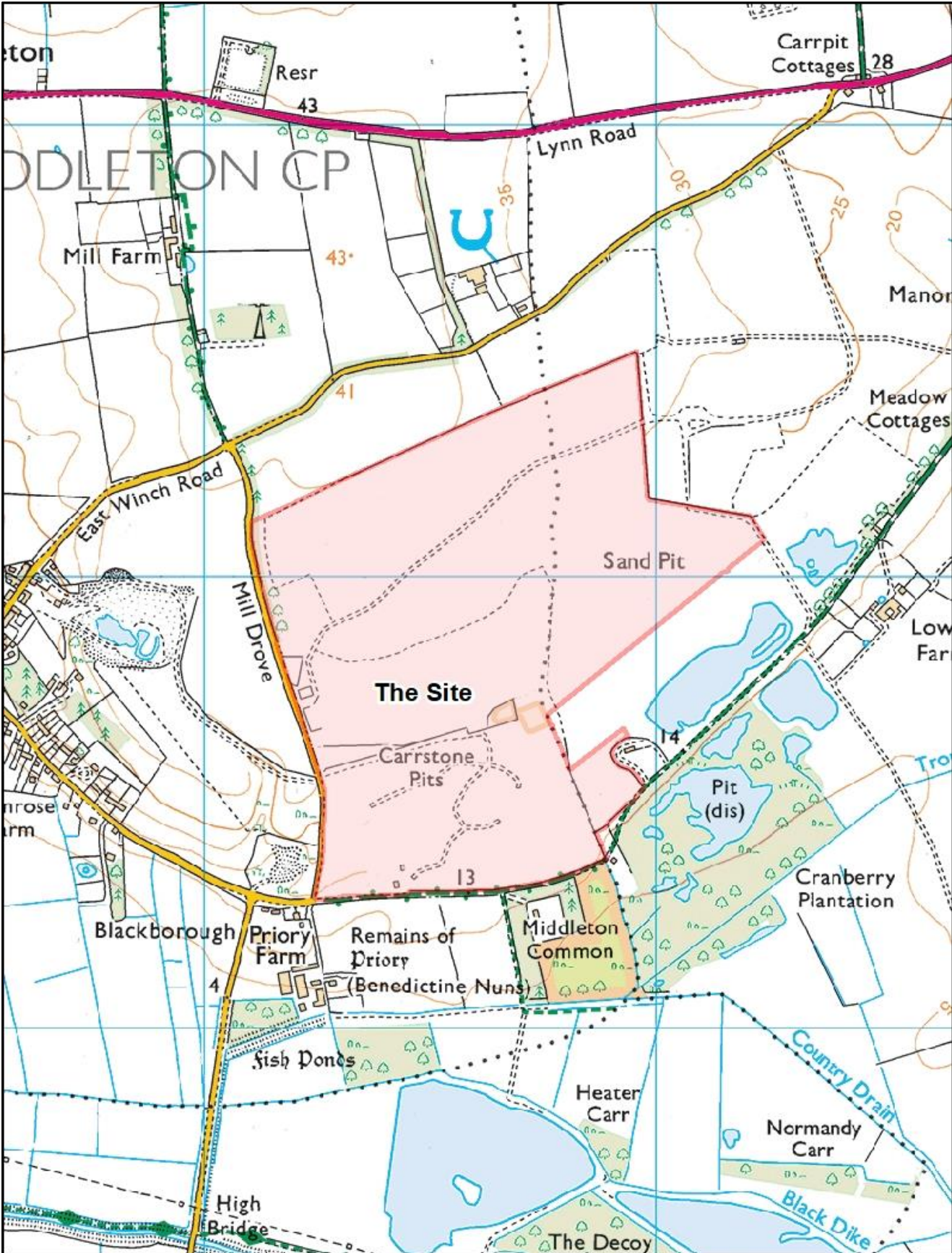
Location	The site is at Mill Drove, Blackborough End, PE32 1SW. NGR 567226 314742. The site is shown in Figure 1 in the appendices.
Previous site use	The site is a former quarry.
Present Site Use	The site is now mineral workings, landfill, and small industrial area (William George Business Park) as shown on the aerial photograph on the title page of this report.
Prioritisation Score	In the map based screening for priority sites the site was identified due to the historical use as a quarry and subsequent use as a landfill, in a location where humans, property and groundwater could be present. Initial screening showed that the site is operated under environmental permits, so further detailed inspection was not carried out.
Ownership	The site's owners have been consulted and this report will be made available for information.
Topography & Geology	The OS Terrain 50 digital height dataset indicates that the site is at between 4-49m above ordnance datum (maOD). The site slopes downwards to the north and south from a central high point. Superficial geology is recorded as Lowestoft formation chalky till, silts and clays, with sands and gravels particularly in the south of the site. The bedrock is classified as Gault Clay, Carstone Sandstone, and Leziate Sand. (BGS digital geology).
Hydrogeology	The site is on land classified as a highly productive aquifer with significant intergranular flow (BGS Geo-index). It is not within a Source Protection Zone for drinking water. There are no private water supplies recorded within 1km. There are several boreholes used for agricultural supply within 750-1000m from the site.
Hydrology	The nearest major water features are the River Nar 850m to the south of the site. Four small ponds are located on site in the south and east. Numerous ponds and ditches are located adjacent to the site to the south and east, the larger water features are presumed to be associated with previous phases of quarrying and also land drainage.
BGS borehole records	Records are available at GeolIndex - British Geological Survey (bgs.ac.uk)
Local Authority Pollution Control	One LAPPC process is recorded on site. This is LAPPC013, Middleton Aggregates Ltd, Concrete crusher.

<p>Environment Agency data</p>	<p>The Environment Agency Environmental Permitting and Waste License public register records for all or parts of the site:</p> <ul style="list-style-type: none"> • March 1991, MIDDLETON AGGREGATES LTD, PE32 1SL, Environmental Permitting Regulations - Discharges to water and groundwater for England, AN/PRCNF04189/001 Mineral/Gravel Extraction/Quarrying, Revoked July 2020 • December 1992, NORFOLK COUNTY COUNCIL, Blackborough End Landfill, PE32 1SW, Environmental Permitting Regulations – Waste Operations for England, CP3797SN, A4 : Household, Commercial & Industrial Waste Landfill CLOSURE • January 1993, ANTI-WASTE LIMITED, Blackborough End C A Site, PE32 1SW, Environmental Permitting Regulations – Waste Operations for England, AP3794SX, A11: Household, Commercial & Industrial Waste Transfer Station • January 1996, Norfolk County Council Waste Management License NFK/LS/085/0, Frimstone Ltd, Landfill site, Waste Category 1, wastes which will not decompose or will decompose only very slowly. • May 2000, Environment Agency Notice of Modification NFK/LS/085, Frimstone Ltd, Modification of conditions, Revised Waste Category 1 • August 2006, MIDDLETON AGGREGATES LIMITED, PE32 1SW, Environmental Permitting Regulations – Waste Operations for England, XP3333LX L05: Inert Landfill • February 2010 MIDDLETON AGGREGATES LIMITED, PE32 1SW, Environmental Permitting Regulations – Installations for England, EPR/XP3333LX Waste Landfilling; Any Other Landfill To Which The 2002 Landfill Regulations Apply • July 2016 Anti-Waste Limited, Blackborough End W T P, PE32 1SW, Environmental Permitting Regulations – Waste Operations for England, DB3100US A11: Household, Commercial & Industrial Waste Transfer Station • March 2016, ANTI-WASTE LIMITED, PE32 1SW, Environmental Permitting Regulations – Installations for England, EPR/WP3899NF Waste Landfilling; >10 T/D With Capacity >25,000T Excluding Inert Waste • October 2017, WILLIAM GEORGE SAND & GRAVEL LIMITED, PE32 1SW, Environmental Permitting Regulations – Waste Operations for England, FB3407KN A16: Physical Treatment Facility • June 2018, ANTI-WASTE LIMITED, Green Land, PE32 1SW, Environmental Permitting Regulations – Waste Operations for England, JP3992NH A4: Household, Commercial & Industrial Waste Landfill • January 2024, ANTI-WASTE LIMITED, Green Land, Blackborough End Landfill Site - EPR/YP3036FB, PE32 1SW, Environmental Permitting Regulations – Installations for England , EPR/JP3992NH Waste Landfilling; >10 T/D With Capacity >25,000T Excluding Inert Waste • January 2024, ANTI-WASTE LIMITED, Blackborough End Landfill, Gas Utilisation Plant EPR/VP3736TS, PE32 1SW, Environmental Permitting Regulations – Installations for England, EPR/VP3736TS Directly Associated Activity (Standalone) <p>Further information on the environmental permits is available at https://environment.data.gov.uk/public-register/view/index</p>
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	<p>Historical landfill data records: License issued in August 1993 to Anti-Waste for the disposal of industrial, commercial and household wastes. License closure in December 1992 to NEWS for the disposal of industrial, commercial and household wastes.</p>
Norfolk County Council Closed Landfill Team	<p>The Norfolk County Council operated landfill is closed and in the aftercare period. The site remains subject to control via Environmental Permit. Therefore, any potential pollutant linkages are controlled.</p>
BCKLWN files	<p>A small area in the centre of the site is the former Middleton Parish Pit which was a sand and gravel pit, reported to have been exhausted in the 1800s. There is no indication that the pit has been filled but it is understood to be used to receive surface water from nearby land.</p>
Environment Agency Consultation	<p>Not consulted as not within a source protection zone.</p>
Planning History	<p>There are numerous planning applications on site for the landfill and subsequent amendments, some are listed below:</p> <ul style="list-style-type: none"> • D/2/1973/5499, December 1974, Waste Infill • D/2/1985/1607, November 1985, Household Waste Site. Extension of waste disposal site and use of part of site for the co-disposal of dry and liquid wastes • C/2/1988/4762, April 1989, Extension to existing waste disposal site • C/2/1989/3178, April 1991, Extraction of minerals and disposal of inert waste • C/2/1991/0448, August 1991, Amend the final contours for the existing landfill site and install landfill gas measures. • C/2/1990/2442, July 1995, Controlled landfill and restoration to agricultural use • C/2/2011/2027, November 2011, Household Waste Recycling Centre to Materials Recovery Facility <p>'William George Business Park'</p> <ul style="list-style-type: none"> • 14/01439/F, March 2015, Storage of empty skips, building materials, equipment and lorry parking • 21/00746/F, June 2021, Change of use to existing concrete pad, to support new portal framed storage building. Re-locate existing self storage units.
Historical Maps	<p>The land appears as fields on early map editions until the Ordnance Survey 1879-1886 editions where some small sand pits and gravel pits are denoted.</p> <p>1843 – 1939: The site is depicted as a series of fields with sand pits in the south and small gravel pits in the east, which are shown to fall into disuse in the early 1900s.</p> <p>1945 – 1970: Much of the south and west of the site is denoted as 'carstone pit'.</p>

Aerial Photographs	<p>1945 – 1946 MOD Aerial Photograph – the site is a series of fields with some quarrying evident in the south.</p> <p>1988 - 2009 Aerial Photographs – the site has extensive quarrying in the north and south. Large ponds are evident off-site to the south east. Later aerial photographs show most active extraction in the north of the site, and the south appearing to be developed for aggregate handling.</p>
Site Walkover	A site visit was not carried out as the site is an operational site regulated by the Environment Agency.
Potential Hazard	<p>The site is agricultural land that has been quarried and has been licensed to accept waste. The site currently operates under environmental permits for waste landfilling and for physical treatment of Waste.</p> <p>Land which has been redeveloped to form William George Industrial Estate has been considered under the planning regime. Investigation and remediation of contamination were secured by condition.</p> <p>As the site is controlled by environmental permitting, or investigated under the planning regime, the hazard is assumed to be controlled and to be LOW.</p>
Summary Conceptual Site Model and Assessment of Risk	<p>Human health</p> <p>The site is an operational quarry, landfill and aggregate handling site. As it is a workplace with no public access, development has been undertaken through the planning system, and the waste operation and closed landfill are controlled by environmental permits, the likelihood of the hazards affecting human health is considered to be UNLIKELY, and the associated risk for human health would be VERY LOW.</p> <p>Property</p> <p>There is no property on site of the types described in the relevant statutory guidance. Therefore, the likelihood of the hazards affecting property is UNLIKELY, and that the associated risk for property would be VERY LOW.</p> <p>Environment</p> <p>The site is a working quarry with an approved restoration plan and landfilling is subject to an environmental permit. The site is not a designated environmental receptor as set out in statutory guidance. The likelihood of hazards affecting the environment is UNLIKELY, and that the associated risk for environment would be VERY LOW.</p> <p>Ground/surface water</p> <p>The site is on land which is classified as a principal aquifer but is not within a source protection zone. Run off to surface water is controlled by environmental permit. Therefore, the likelihood of hazards affecting controlled water is considered to be LOW LIKELIHOOD, the associated risk for water would be LOW.</p> <p>The landfill and waste operation is controlled by environmental permit, and contact by a vulnerable receptor is considered to be very limited. Therefore, the overall risk is LOW.</p>

<p>Conclusions & Recommendations</p>	<p>The Borough Council considers that based on information available at the time of this strategic inspection, no significant source of contamination was indicated, and no relevant contaminant linkage has been established. On the basis of this assessment the land is unlikely to be considered to be Contaminated Land as defined in Part 2A EPA 1990 and the site will not be prioritised for detailed inspection.</p> <p>This assessment is based on the site's current use and is valid providing no changes are made to the site's use.</p> <p>No further assessment of the site is considered necessary under Part 2A unless additional information is discovered.</p> <p>If the land use changes or it is redeveloped, this land may require further investigation. The National Planning Policy Framework (NPPF) states that responsibility for securing a safe development rests with the developer and/or landowner. The Borough Council will require that adequate site investigation information, prepared by a competent person is presented to ensure that the site is suitable for any proposed new use.</p>
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	Title	Project / Details	Drawn by	Date	Scale
	Location	Mill Drove Blackborough End	FAP	June 2024	1:10,000
	© Crown copyright and database rights 2016 Ordnance Survey 100024314		Drawing / Reference Number		
			Fig 1		