



**Contaminated Land
Strategic Inspection Report**

Mundford Road, Feltwell, King's Lynn

CL 022267

September 2025

Environment and Planning
Borough Council of King's Lynn and West Norfolk,
King's Court,
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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 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 for inert wastes situated on Mundford Road, Feltwell has been identified for inspection. Given the former use of the land and the sensitivity of the surrounding area, an initial assessment of the site has been undertaken to assess the potential for harm to human health, property, the environment, groundwater and surface waters under Part 2A.

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

- The site was a former landfill restricted to dry inert builder's waste, subsoil and topsoil.
- The site is now covered with grass and tree cover as part of a residential garden.
- During the previous preliminary investigation of the site, we corresponded with Anglian Water about the pumping station directly north of the site. Testing at the pumping station was reported to meet drinking water standards, therefore no contamination was indicated.
- The planning records indicate deposits into the site would have been monitored, which was confirmed anecdotally by the current site owner.
- Planning records also indicate a capping layer of 'not less than 1 metre' was to be used to reinstate the site free of materials likely to interfere with final restoration of subsequent cultivation.
- Photos from site works from 2024 show a 800mm deep trench on site with the soil profile visible.

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 will 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's location is Feltwell, Thetford NGR 575440, 291872. The closest postcode is IP26 4DT. The site is shown in Figure 1 in appendix A.
Previous Site use	The site is a former landfill. The land was initially seen in historical mapping as a pond that is believed to have been backfilled with inert materials.
Present Site Use	The site now has grass cover with some trees on site as shown in Figure 2 (appendix A).
Prioritisation	In the map based screening for priority sites the site was identified due to the historical use as landfill, in a location where humans, property and groundwater could be present.
Ownership	The site's owners have been contacted and those who have responded have been consulted. This report will be made available for information.
Previous Investigation	A previous preliminary investigation was undertaken during initial screening of sites. As part of this investigation in 2012 Anglian Water provided information which indicated that the groundwater which was abstracted at the site 28m northwest did not breach the drinking water standards. We reached out to Anglian Water regarding the new information on the landfill location and they have responded with the following: <i>"We have noted the information provided on the location of the former landfill site. We regularly monitor our assets for a variety of parameters and have not noted any abnormal changes in the results of this analysis or in the risks assessed for the site."</i>
Geology	The OS Terrain 50 digital height dataset indicates that the site is at 40m above ordnance datum (maOD). Superficial geology is Lowestoft formation sand and gravel. The bedrock is classified as Holywell Nodular Chalk formation and new pit chalk formation (undifferentiated). (BGS digital geology).

Hydrogeology	The site is on land classified as major aquifer up to 450 m thick and yielding 50 to 100 L/s from large diameter boreholes and up to 300 L/s from adited systems. (BGS Geo-index). It is within Source Protection Zone 1 for drinking water. The site is directly south of an Anglian Water pumping station, covered reservoir and water abstraction (Denton Lodge, ref 6/33/56/*G/0014) which is the nearest receptor. Two additional Anglian Water abstractions are seen within 1km. One 552m east and the other 946m southwest of the site.
Hydrology	The nearest major surface water feature is a pond 131m northwest of the site.
BGS borehole records	GeoIndex - British Geological Survey (bgs.ac.uk) A borehole is noted on the BGS records on site within the pit however the latest records were in 1962 and predate the landfilling activity. No signs of a borehole were noted on site. 2 further boreholes were present approximately 70m north of site associated with the water facility north of the property. The records are restricted.
Local Authority Pollution Control	No LAPPC process is within 500m of the site.
Environment Agency Data	The Environment Agency Historic landfill dataset records the site as 'Heath Farm' but the mapping data is incorrect and puts the landfill north of the site illustrated on Norfolk County Council records. The historical landfill data records a licensed issued on 04/10/1977 to P E Poole for the disposal of inert wastes. No start date is given. The license is not reported to have been surrendered. Discussions with the site owner indicate the site was thought to have been used for a year with someone onsite monitoring of the material deposited.
Designations	Breckland Forest SSSI borders the site.
Environment Agency Consultation	The site is within source protection zone 1 for drinking water. The EA has been consulted on the report. The East Anglia area Groundwater & Contaminated Land team gave the following response on 10/07/2025. "We consider the investigations to have been comprehensive, and we are in agreement with the conclusions and recommendations."
Planning History	Two planning applications exist covering the east of site and focussed on the change of use of an agricultural building a short distance southeast. Both were refused for reasons unrelated to the landfill and provide no insight into the site.
Norfolk County Council Records	Norfolk County Council's Planning search indicates that Planning Consent GHBD/SA 35/2/22 was granted for disposal of dry inert builders waste, soil and subsoil on 11/01/1978 to Mr B.E.Poole. The documents are presented in Appendix C. No other documents are publicly available. The permission states that the capping layer of the landfill is to be not less that one metre.

<p>Historical Maps (Norfolk Historical Map Explorer)</p> <p>(Norfolk Historic Map Explorer (arcgis.com))</p>	<p>Enclosure Map 1800 - 1850 – No Data</p> <p>Tithe map circa 1840 –. No data</p> <p>Ordnance Survey 1st Ed. 1879-1886 – Structures and pond seen on site.</p>
<p>Historical Maps (BCKLWN)</p>	<p>1843 – 1893: Site is seen with a pond as part of a potentially larger excavation. Dwelling is seen a short distance south.</p> <p>1891 – 1912: Largely unchanged, well house added to the west. Dwelling now labelled heath farm.</p> <p>1904 – 1939: No data</p> <p>1919 – 1943: No data</p> <p>1945 – 1970: Pond present, largely tree cover with heath farm labelled south. Well house no longer seen.</p> <p>1970 – 1996: No data</p>
<p>Aerial Photographs</p> <p>(1988 on Norfolk Historic Map Explorer (arcgis.com)) <i>Others on Google Earth or BCKLWN ArcGis)</i></p>	<p>1945 – 1946 MOD Aerial Photograph – Largely grass, shrub cover, pond potentially visible.</p> <p>1988 Aerial Photograph – Disturbed grass cover, pond looks to be infilled.</p> <p>1999 Aerial Photograph – Grass and tree cover</p> <p>2006-2009 Aerial Photograph - Grass and tree cover</p> <p>2023 Aerial Photograph – Grass and tree cover.</p>
<p>Site Walkover</p>	<p>A site visit was carried out by one of BCKLWN Contaminated Land Officers on 10/04/2025 and the following was noted. (See photographs No 1-4 in Appendices).</p> <p>The site was seen with grass cover and mole hills. No concerning material was noted to be present within the upturned soil from this.</p> <p>The site owner reported that they had excavated a channel across the site for the installation of conduit/trunking relating to mains electric supply undertaken in January 2024. Pictures in appendix A from January 2024 are supplied by the site owner showing the profile to a depth of 800mm. Occasional fragments of stone and brick are seen amongst the soil which looks to be representative of the inert material the licence outlines.</p> <p>The site owner also indicated that he was told by the previous owner that the site was used for around a year and there was a man on the gate in a small structure monitoring the site.</p>
<p>Potential Hazard</p>	<p>The site is a former landfill with inert builder's waste, soil and subsoil deposited on site. The site is currently within a residential garden. No vegetative stress was seen and the site has grass cover with established trees.</p>

	<p>The conditions of the waste disposal license were that (Full decision document is in Appendix C):</p> <ul style="list-style-type: none"> • site should have been filled with inert builders waste, subsoil and topsoil. • If planning conditions have been adhered to, Incoming waste will have been recorded and monitored and a minimum of 1m capping layer will have been implemented. <p>Site walkover and conversations with the site owner confirmed anecdotally the monitoring of the site. Photos of excavations appear to evidence the capping layer present to at least 800mm. No waste records have been found for the site.</p> <p>From the evidence from the site walkover there is no evidence the landfilling activity has been conducted outside of the conditions that the waste disposal authority imposed upon it.</p> <p>As any waste on site is likely to be inert, potential for significant contamination is limited and mobility and solubility of any contamination would also be limited.</p> <p>Therefore the hazard is assumed to be MINOR.</p>
<p>Summary Conceptual Site Model and Assessment of Risk</p>	<p>Human health The site is within a private residential curtilage. Opportunity for direct contact is limited to site owners and any visitors. The capping layer which is indicated to be 1m or greater would make any contact with fill material unlikely. Therefore the likelihood of the hazards affecting human health is considered to be LOW and that the associated risk for human health would be LOW</p> <p>Property There are 2 properties on site. One residential and one looks to be an agricultural building associated with the neighbouring property. A Landfill in close proximity could cause potential hazards depending on fill material. Due to the inert nature of the fill material this is unlikely to be the case for this landfill. Therefore, the likelihood of the hazards affecting property is LIKELY, and that the associated risk for property would be LOW.</p> <p>Environment The site is adjacent to the Breckland Forest SSSI which is a designated environmental receptor as set out in statutory guidance. The site is capped and has vegetative cover. The likelihood of hazards affecting the environment is LOW, and that the associated risk for environment would be LOW.</p> <p>Ground/surface water The site is on land which is classified as a principal aquifer and is within a source protection zone 1. Therefore the likelihood of hazards affecting ground/surface water is considered to be LIKELY, and that the associated risk for water would be MODERATE/LOW.</p>

	<p>The site is south of an Anglian water pumping station which is the nearest receptor is 28m northeast and contact by a vulnerable receptor is considered to be possible. Previous investigation and water testing in 2012 found no indication that the adjacent (28m NE) pumping station was effected by of contamination at the site. 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 soil or vegetation cover material, to surface water conditions or to the site's use.</p> <p>No further assessment of the site is considered necessary under Part 2A unless additional information is discovered or if changes are made to the site.</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>

Appendices

Appendix A – 10/04/25 Photographs



Figure 1. Site Plan and photograph numbers.



Figure 2. View of the current site looking north towards the road.



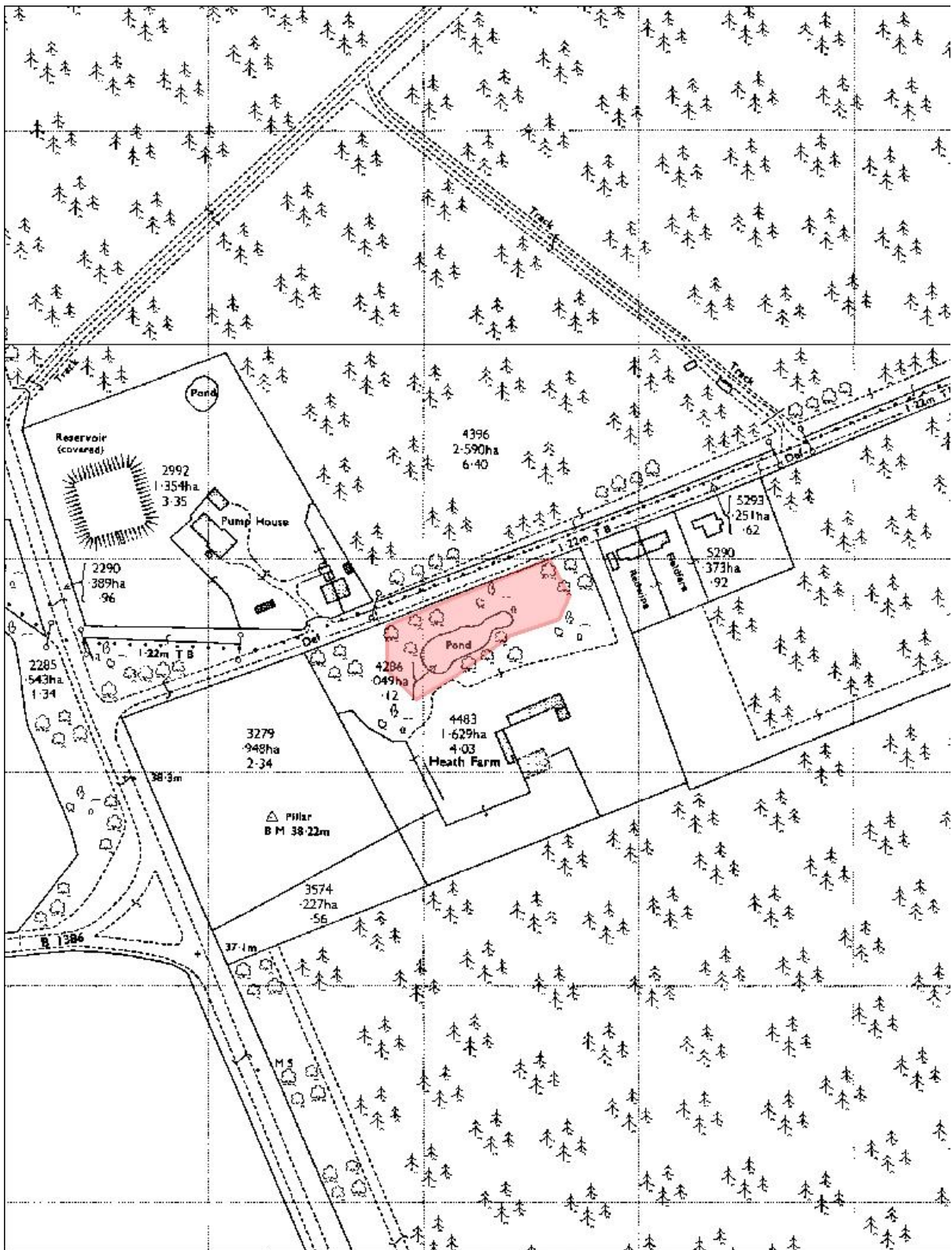
Figure 3. Soil from mole hill on site of former landfill.



Figure 4. Site owners photo from trench dug across site for electrical works in January 2024.

Appendix B - Figures





Borough Council of
King's Lynn & West Norfolk



Map
Epoch 5
 1945-1970

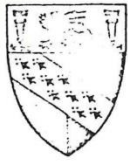
Project / Details
Mundford Road,
Feltwell.

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Drawn by AMW	Date March 2025	Scale 1:2,100
Drawing / Reference Number 022385/03		



Appendix C – Norfolk County Council Records



Norfolk County Council

WCEHD ✓
 Copy DPO
 SATI
 EP/WM8
 - Please make
 only copy to
 direct (if any)
 SRS
 (17/1)

P. Deavin, M.C., C.Eng., F.I.C.E. F.I.H.E.,
 County Surveyor,
 County Hall, Martineau Lane, Norwich, NR1 2DH.
 Telephone 611122 (STD code 0603) extn. 420

11th January, 1978.

Your Ref.

My Ref. GHBD/SA 35/2/22

Please ask for: Mr Davey.

All correspondence to be
 addressed to the County Surveyor

Dear Sirs,

The Control of Pollution Act 1974
 Part I - Waste on Land
 Waste Disposal Site Licenses
Land at Heath Farm, Feltwell : Mr B.E. Poole

I enclose a copy of the conditions which I propose should apply to the above site.

If I do not hear from you within 21 days I shall assume that you have no comments to make.

Yours faithfully,



The Chief Executive,
 West Norfolk District Council,
 5, King St.,
 Kings Lynn,
 Norfolk

for County Surveyor.

<i>E. Kelly</i>	
REF NO.	FILE
FILE NO.	
E/O	

WEST NORFOLK DISTRICT COUNCIL
 CHIEF ENVIRONMENTAL HEALTH OFFICERS DEPT.
 RECD. 25 JAN 1978
 SPECIAL NO. 20782 ✓
 REFERRED TO BRG/JAS/ANV
 18 31.1.78

No observations
 Com to Area
 25.1.78
 no
 HQ

GHBD/EH 35/4/2209

Norfolk County Council
Highways Department
Waste Disposal Section

Landfill Site: Land at Heath Farm, Feltwell
Mr. B.E. Poole

The site concerned is shown edged in red on the attached plan. The site received planning permission for use as a Waste Disposal Site on 4th October, 1977, and restricts the use of the site to the disposal of dry builders rubble, sub-soil and top-soil. The site is adjacent to the public highway and it is therefore essential to prevent the unauthorised use of the site.

Conditions

1. The types of waste which may be deposited will be restricted to:-
Inert builders waste
Soil
Sub-soil
2. No deposit of waste shall take place unless at least one month previously a working plan, giving details of the proposed conduct of operations at the site, has been submitted to the Waste Disposal Authority; and the licence holder shall notify the Waste Disposal Authority of any proposed change in the actual conduct of operations from the proposals shown in the plan, as altered by any previously notified changes, at least one month before the proposed change is implemented.
3. The 50 metres of access road adjacent to the public highway shall be made up to the satisfaction of the Waste Disposal Authority. A visibility splay shall be formed at the junction with the public highway.
4. No deposit shall take place until a site control office has been provided on the site.
5. No deposit shall take place until a site identification board of durable material and finish has been displayed at the site entrance, showing the hours when the site is open and giving the name of the site, the name, address and telephone number of the operator, and his local agent, and of the Waste Disposal Authority responsible for issuing the site licence.
6. The site shall be adequately manned and supervised during working hours.
7. Solid waste shall be compacted and formed into a layer as soon as possible after deposit and not later than at the end of the working day on which the waste is received.
8. The layer of waste shall be formed in one or other of the ways described in condition 10 below using suitable compaction equipment with a blade or some other appropriate levelling device.
9. The depth of a layer of waste after initial compaction shall not exceed 2.5 metres (8 feet).
10. Waste shall either (a) be deposited on the surface of the site behind the face and partially compacted by a tractor or other compacting machine before being pushed over the face, or it shall (b) be deposited on the ground forming the base of the site or on a previous layer in front of the face and shall be formed into a compacted layer by being pushed upwards and driven over by a tractor or other compacting machine.

11. Beford covering, working faces and flanks shall be compacted to form reasonable gradients.
12. All large articles such as furniture, crates and hollow containers likely to cause voids shall be crushed, broken up or flattened and covered each day by other wastes in such a position that they are not within one metre of the surface or two metres of the flanks or face.
13. Not less frequently than once a week any loose waste which may be lying on the site shall be gathered and disposed of in such a way as to keep the site tidy.
14. No waste material shall be burnt within the boundaries of the site, and a fire at the site shall be regarded as an emergency and immediate action shall be taken to extinguish it. All outbreaks of fire shall be notified forthwith to the disposal authority.
15. Precautions shall be taken to deal effectively with any vermin and insects on the site.
16. A record shall be kept of the types and quantities of waste deposited.
17. The terms of the site licence shall be made known to any person who is given responsibility for the management, or control of the site, and a copy of this shall be displayed at the site control office.
18. Each layer of waste and covering shall be laid to a fall to encourage surface water run-off.
19. Until final restoration completed areas of landfilling shall be graded and maintained in a tidy condition and where necessary action shall be taken to control or destroy weeds.
20. The final layer deposited shall be subject to the minimum compaction and shall, to a depth of not less than 1 metre, be kept free of materials likely to interfere with final restoration or subsequent cultivation.
21. No deposit shall take place until movable screens have been provided at intervals near operational areas, having regard to wind direction, so as to ensure that paper and other materials are contained on the site. Materials arrested by such screens shall be removed and disposed of as necessary to maintain the efficiency of the screens and the tidiness of the site.
22. No deposit shall take place until gates and fencing have been provided to the satisfaction of the Waste Disposal Authority. They shall be maintained to the reasonable satisfaction of the Waste Disposal Authority, and all reasonable precautions shall be taken to prevent unauthorised access to the site.

