



Candwr Solar Farm

Pre Application Consultation

Phase 1 Geo-Environmental Desk Study

2 July 2026





Candwr Solar Farm Ltd

Candwr Solar Farm

Phase 1 Desk Study

315879-R01 (02)

RSK GENERAL NOTES

Project No.: 315879 R01

Title: Phase 1 Desk Study: Candwr Solar Farm, Land at Court Farm, Ponthir, NP18 1HT

Client: Candwr Solar Farm Ltd

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02	22.06.2026	Land parcel 14 added for temporary access track and update following client comments.	Tony Morton	see above

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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1 INTRODUCTION

1.1 Commissioning

RSK Environment Limited (RSK) were engaged by Candwr Solar Farm Ltd, (19th Floor, 10 Upper Bank Street, Canary Wharf, London, E14 5BF; Company no. 14208669) herein referred to as the 'Client' to carry out a desk based Preliminary Risk Assessment of land at Candwr Solar Farm, Land at Court Farm, Ponthir (nearest postcode NP18 1HT). This report has been updated (revision 01) in April 2026 following the addition of a land parcel for the proposed switchyard substation and has been updated (revision 02) in June 2026 following the addition of land parcel 14 for a temporary haul road.

The works were undertaken by means of RSK's fee proposal reference 315879 T01 (00) and dated 16 April 2025 including RSK Standard Terms and Conditions, which forms the appointment between ourselves and the Client.

References in this report to 'we', 'us', or 'our' shall mean RSK Geosciences as a trading name of RSK Environment Limited (company no.SC115530) at registered address 65 Sussex Street, Glasgow, G41 1DX.

The site location is provided in **Figure 1** and the site layout boundary to which this report refers is presented in **Figure 2**.

The report should be read and used in accordance with the limitations and constraints identified in the report text, and at **Appendix A – Service Constraints**.

1.2 Objectives

The site is being considered for development as a renewable energy scheme.

The objective of the work is:

- to identify contamination and/or geotechnical constraints to the proposed development and, where relevant, to support discharge of planning conditions and building control requirements
- to identify based on risk assessment whether additional investigation or remediation works may be required to support safe development to make the site suitable for use.

1.3 Scope of works

The scope of works has been developed in accordance with relevant British Standards and authoritative technical guidance as referenced through the report. The assessment of the contamination status of the site is in line with the technical approach presented in Land Contamination Risk Management (LCRM) (Environment Agency, 2025) and in general accordance with BS 10175: 2011 + A2 2017 (BSI, 2017). It is also compliant with relevant planning policy and guidance, i.e. national planning frameworks and policies.

The scope of works for the assessment has included the following:

Desk study:

- site walkover to provide an assessment of the site's immediate surroundings, identify potential environmental issues or potentially contaminative industries/land uses in the wider environs
- a study of local geology and hydrogeology, including the provision of historical BGS boreholes
- the identification of potential geological hazards, including Radon
- a study of the land-use, development history and environmental data on and around the site and its surroundings from local authority correspondence, an environmental database report and archival Ordnance Survey mapping
- the identification of aquifer vulnerability rating beneath the site and local water abstraction points from Natural Resources Wales (NRW) records held within the environmental database
- the identification of potential targets at risk from possible contamination.
- Production of a preliminary Conceptual Site Model (CSM).

1.4 Existing reports

No existing reports relevant to the site assessment have been provided to RSK.

1.5 Sustainability considerations

One of RSK's guiding principles is 'promoting the concept of sustainability in all that we do'. The RSK Group Second Nature 2030 Sustainability Strategy (RSK, 2023) confirms our commitment to embedding sustainability throughout our business and creating lasting positive impact for our planet and its people by delivering sustainability in all that we do.

This is supported by RSK Geosciences' Sustainability Policy, which sets our aspiration to provide industry-leading site assessment services to our clients to achieve more sustainable and climate resilient development and to support circular economy, decarbonisation and nature-based solutions. We also recognise that we have a responsibility to reduce our own business-related emissions. In this way our business activities are aligned with and contribute to meeting several of the UN Sustainable Development Goals (SDGs), as well as supporting pathways to net zero and circular economy.

Sustainability considerations have therefore been taken into account during the design, planning and implementation stages of the project as described in this report. Our approach prioritises sustainability by integrating Sustainable Management Practices (SMPs) across the project lifecycle, to reduce our project-related emissions and help our client achieve more sustainable outcomes for their projects. SMPs were originally published by CL:AIRE (CL:AIRE, 2021a) and further developed by RSK Geosciences as an in-house tool. Further detail is provided in **Appendix B**.

Where applicable, consideration has been made throughout this report to align the recommendations with circular economy, sustainable development and climate resilience. The following specific aspects have been identified to be relevant for this report

Desk study:

- evaluation of impacts of projected future climate change and extreme weather effects on relevant geo-based risks.

These sustainability-related aspects are considered where appropriate throughout this report. In addition, we seek to reduce our own emissions by:

- measuring, monitoring and reducing our carbon emissions.
- applying the waste hierarchy to reduce waste generation and increase recycling.
- optimising intrusive site investigation projects and associated emissions, and
- engaging with our supply chain on sustainability.

1.6 Limitations

This report is subject to the RSK service constraints given in **Appendix A** and limitations that may be described below and throughout this document.

This report was prepared in accordance with good practice guidance and available datasets at the time of issue. Consideration should be considered in the light of changes in legislation, statutory requirements, or industry practices subsequent to the date of issue.

The opinions expressed in this report, and the comments and recommendations given, are based on the information obtained from the desk assessment and the site reconnaissance survey. No intrusive investigations have been undertaken to confirm the actual ground conditions and hence the environmental status of the site.

The study aims to principally identify and assess the potential risks and liabilities associated with contamination of the ground, on and in the vicinity of the site. While this includes consideration of current operations and housekeeping on the site, the report does not constitute a comprehensive environmental audit of the site, as covered under ISO 14001.

No significant access constraints were encountered during the walkover although the northernmost part of parcel 8 could not be accessed due to fencing and dense woodland.

Although asbestos may not have been encountered as part of these works, asbestos could be present in soil in discrete areas and may be encountered in future ground investigation.

A detailed survey of invasive plant species is outside the scope of this investigation therefore detailed comments with regards to such species have been omitted from this report.

The comments given in this report and the opinions expressed are primarily based on third party data, while RSK have undertaken a review of the information provided RSK cannot be held liable for the quality of the data provided. There may be conditions pertaining to the site that have not been disclosed by the investigations and therefore could not be taken into account.

2 SITE DETAILS

2.1 Site location

Site location details are presented in **Table 1** and a site location plan is provided on **Figure 1**.

Table 1 Site location details

Site name	Candwr Solar Farm
Full site address and Post code	Land at Court Farm, Ponthir, Monmouthshire (nearest postcode NP18 1HT)
National Grid reference (centre of site)	Centred on ST 33449 93747

2.2 Site description

The site boundary and current site layout are shown on **Figure 2**. The site covers an area of 131.62 hectares to the north, north-east and east of Ponthir. The site is currently in agricultural use and comprises fifteen parcels of land, each made up of one or more fields across a wider area. The parcels of land are numbered as shown on **Figure 2** along with the land parcel for the proposed switchyard substation.

The general area is characterised by hills and valleys with elevations ranging between 20.00 m Above Ordnance datum (AOD) and 90.00 m AOD. It is crossed by a number of streams that generally flow to the south and south-west towards the Afon Lwyd and Sor Brook. Numerous springs and wells are shown on current mapping. In addition, Court Farm Reservoir is present in the east of the area.

There is little development in the area with the exception of farms; a waterworks (Court Farm Water Treatment Works) to the south-east of Court Farm Reservoir; a wastewater treatment works adjacent to parcel 12; and an existing overhead electrical line running from south-east to north-west on lattice pylons. Further electrical cables supported by wood poles cross a number of parcels. The area is crossed by minor roads, farm tracks and public rights of way (PROW).

Field boundaries are generally formed from mature hedgerows with mature trees and there are small areas of woodland in the area. Publicly available aerial photography indicates that fields are either given over to crop or for grazing.

Details of individual land parcels and their surroundings are presented in **Section 4**.

2.3 Surrounding land uses

The site is located within an agricultural setting with the village of Ponthir to the south-west. Land uses between the land parcels include:

- further agricultural land
- farmhouses and farm buildings
- the village of Ponthir (south of parcels 13 and 14)

- waste water treatment works
- water treatment works
- reservoir (Court Farm Reservoir).

2.4 Proposed development plans

The proposed layout of the site, at the time of preparing this report, is shown in **Appendix C**. The plan shows an indicative layout of the main components of the solar scheme including photo voltaic tables, substation compound, transformers, site access arrangements and switchyard substation compounds. It is understood that a temporary haul road will be constructed across parcel 14 to facilitate access. No details of the proposed finished ground levels have been provided therefore for the purpose of this report it has been assumed that the current levels will remain unchanged.

3 DESK-BASED ASSESSMENT

The desk-based assessment was designed to generally meet the objectives of a preliminary or Phase 1 investigation, as defined by BS 10175:2026 (BSI, 2026) and BS 5930:2015, and is set in context of a Tier 1 preliminary risk assessment as defined in LCRM.

The "vicinity" of the site for the purposes of this report is defined as locations situated within an approximate 250 m radius of the site, although certain sources and/ or sensitive targets further than 250 m distance from the site may also have been considered.

3.1 Site history

3.1.1 Historical development record

The development history of the site and surrounding area based upon assessment of historical plans and records is detailed below. In addition to including potentially contaminative land uses both on and adjacent to the site, details of any changes to the environmental setting are also commented on. For ease, the descriptions given below have considered either individual parcels or groups of parcels.

The historical maps reviewed are shown within the environmental database report in **Appendix D**.

3.1.1.1 *Parcels 1, 2 and 11*

All parcels are shown in agricultural use since earliest mapping (1882) and bound by further agricultural land, a stream and minor road. A spring is shown in the south of parcel 1 that feeds a stream flowing south-east. Little has changed in the area except that a water works is shown from 1970 to the present day in the location of Court Farm to the south-west of parcel 1; and a reservoir has been constructed to the west of parcel 1 by 1993.

3.1.1.2 *Parcel 3*

Parcel 3 is shown in agricultural use since earliest mapping (1881) and bound by further agricultural land, a stream to the south-west and a minor road to the east. Rises, a stream and a spring are present. Creigydd farm is located to the south and Little Creigydd is located to the north. Little has changed over time except that electricity cables over sail the south-western parcel area with associated pylons and there are isolated properties to the east.

3.1.1.3 *Parcels 4 and 5*

Parcels 4 and 5 are shown in agricultural use since earliest mapping (1881) and bound by further agricultural land; and a footpath to the north-west of parcel 5. A well and rises are noted within the parcels with associated stream flowing to the south-west. Isolated properties are present adjacent to the parcel. No significant changes are noted over time.

3.1.1.4 *Parcels 6 and 7*

Parcels 6 and 7 are shown in agricultural use since earliest mapping (1881) and bound by further agricultural land; and a footpath to the south-east of parcel 6. A stream runs from north-west to south-east between the parcels. No significant changes are noted over time.

3.1.1.5 Parcel for the switchyard substation

The parcel is shown in agricultural use since earliest mapping (1882) and bound by further agricultural land; and a minor road to the north. A well is shown on the eastern boundary (1882), later termed a spring (1900). Drains are noted from 1918 on the western boundary and on the south-eastern boundary. Electricity cables with associated pylons are shown to cross the parcel from 1970.

3.1.1.6 Parcels 8 and 12

Both parcels are shown in agricultural use since earliest mapping (1882) and bound by further agricultural land, the Afon Lwyd to the south with a railway beyond; and minor road to the north of parcel 8. Pentwyn farm lies adjacent to the eastern boundary of parcel 12. A well is shown in the north of parcel 8 (1882), later termed a spring (1900); and a further spring is noted from 1918 centrally in parcel 12. Electricity cables with associated pylons are shown to cross the northern parts of both parcels from 1970.

3.1.1.7 Parcels 9 and 13

Parcels 9 and 13 are shown in agricultural use since earliest mapping (1882) and are generally bound by further agricultural land; a footpath to the north of parcel 9; and a stream to the north-east. Rises and an associated stream flow from west to east across the northern part of the parcels. The farm buildings of Pant-yr-eos are located centrally and do not form part of the development area. Church farm is located to the west of parcel 13.

No significant changes are noted over time.

3.1.1.8 Parcel 10

Parcel 10 is shown in agricultural use since earliest mapping (1882) and bound by further agricultural land; a minor road to the west; and a stream to the east with little changing over time.

The site is currently, and has historically, been used as agricultural land, no significant on-site sources of contamination have been identified.

3.1.1.9 Parcel 14

Parcel 14 is shown in agricultural use since earliest mapping (1882) and bound by further agricultural land; Caerleon Road to the south-west; with little changing over time.

The site is currently, and has historically, been used as agricultural land, no significant on-site sources of contamination have been identified.

3.1.1.10 General comments

There is the potential that pesticides could have been used. However, it is considered that recent and current use of pesticides will have been subject to statutory control regarding the products used, their active chemical constituents and their application to land or vegetation. Highly persistent forms are now relatively rare. Historical use of pesticides, which was not subject to statutory control, has potentially occurred on the land, but the extent of this is not known. However, the conceptual site model does not include any specific historical point sources of pesticides (such as areas of manufacture or storage or a more specific land use where intensive application of pesticides may have occurred). Therefore, pesticides as a source of contamination need not be considered further.

In addition, small volumes of fuels and oils could have been spilt during agricultural activities, however, these are unlikely to form a significant source of contamination requiring further assessment.

Localised, isolated areas of made ground may be present as noted in parcel 2 (around drainage pipe); parcel 11 (adjacent to concrete bridge); and in gateways (used to improve access).

The key potential off-site contaminative land uses identified from the available historical maps include:

- water (treatment) works located off-site between parcels 1 and 8 and to the east of parcel 8A
- sewage disposal works (wastewater treatment works) located to the south-west of parcels 8 and 12.

3.1.2 Unexploded ordnance

A review of publicly available unexploded ordnance (UXO) risk maps indicates that the site is located in an area with a low potential for wartime bombs to be present (Zetica, 2025). A copy of the UXO risk map is included in **Appendix E**.

3.2 Information from environmental database report

Relevant environmental permits and incidents detailed within the environmental database report (see **Appendix D**) are summarised below in **Table 2**.

Table 2 Summary of environmental permits, landfills and incidents

Data type	Entries on-site	Entries <250 m from site	Entries >250 m from site of relevance	Details
Agency and hydrological				
Environmental permits – incorporating Environmental Permitting Regulations (EPR) and/ or Pollution Prevention and Control (PPC) permits; former Integrated Pollution Controls (IPC), Local Authority Pollution Control (LAPC)	-	-	2	279 m south-west of parcel 12. Biosave Ltd, permit number SP3134MP for organic chemicals; oxygen containing compounds e.g. alcohols. Last effective 17/11/2015 now revoked. 289 m south of parcel 12. Cemex UK Materials Ltd, use of bulk cement. Permit Type: Part A2 & B.
Enforcement and prohibition notices	-	-	-	None noted

Data type	Entries on-site	Entries <250 m from site	Entries >250 m from site of relevance	Details
Pollution incidents to controlled waters, Prosecutions relating to controlled waters, Substantiated pollution incident register, Water Industry Act referrals	-	12	Non relevant to site area	12 entries within 250 m of the site boundaries comprising impacts to water and land all categorised as either Category 3 (minor) or Category 4 (no impact).
Discharge consents	1	6	Non relevant to site area	There are seven active discharge consents on or within 250 m of the site boundary. Adjacent to a proposed access for the site: Permit No. AN0005901 at Shaftesbury Cottage, Candwr Road for the discharge of final/treated effluent. Receiving water Candwr Brook. 5.00 m south-west of parcel 12: Permit No. AA0026501 Ponthir Storm Tanks for the discharge of sewer storm overflow. Receiving water Afon Lwyd. 23.00 m north-east of parcel 8: Permit No. AA0031401 Court Farm WTW, Ponthir for the discharge of process effluent. Receiving water Afon Lwyd. 73.00 m east of parcel 8: Permit No. AA0031201 and AA0032001 STW serving Court Farm WTW for the discharge of final/treated effluent and sewage discharges unspecified. Receiving water Afon Lwyd. 210 m north-west of parcel 10: Permit No. AA0031401 Court Farm WTW, Ponthir for the discharge of process effluent. Receiving water Afon Lwyd tributary. 218 m south-west of parcel 12: Permit No. AA0007601 WC & canteen block STW for the discharge of final treated effluent. Receiving water Afon Lwyd.

Data type	Entries on-site	Entries <250 m from site	Entries >250 m from site of relevance	Details
Registered radioactive substances	-	-	-	None noted
Landfill and waste				
Active landfills	-	-	-	None noted
Historical / closed landfills	-	-	-	None noted
Other waste management licences	-	5	Nonrelevant to site area	91.00 m south-west of parcel 3: Waste license Nos. PAN-011644 and PAN-015750 operated by ByProduct Recovery Ltd at Creigydd Farm. Annual tonnage 4900 tonnes. 142 m west of parcel 12: Waste license No. CRC003; EPR reference: P3793VH/A001 operated by Colin Richardson Recycling Centre. 167 m south-west of parcel 12: Waste license No. DB3195CL operated by MJ Rubbish Removals Ltd. Annual tonnage 75,000 tonnes. 203 m west of parcel 12: Waste license No. DP3793VH operated by Colin Richardson Recycling Centre for inert & excavation Waste TS + treatment. Annual Tonnage 74,999 tonnes.
Potentially in-filled land (pit, quarry, pond, marsh, river, stream, dock etc)	No significant areas of infilled land have been identified on or adjacent to site, however a sewage disposal works may impinge on the southern and south-western extents of parcels 8 and 12.			
Hazardous substances/ industrial land uses				
Control of Major Accident Hazards (COMAH) sites	-	-	-	None noted

Data type	Entries on-site	Entries <250 m from site	Entries >250 m from site of relevance	Details
Explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS), Planning hazardous substance consents/enforcements	-	-	Nonrelevant to site area	-
Contaminated land Part 2A register entries and notices	-	-	-	None noted
Fuel station entries	-	-	Nonrelevant to site area	-
<i>Note: Entries have only been included within the table where they are located within a 250m radius of the site or, where they fall outside of this radius but are considered to comprise a significant entry.</i>				

3.2.1 Contemporary trade directory entries

Active potentially contaminative land uses identified in the contemporary trade directory and with potential to affect the site are identified as:

- electricity sub-stations; 13.00 m north-west of parcel 12; 34.00 m east of parcel 8
- waste water treatment works (Ponthir): 34.00 m south-west of parcel 12
- sludge tanks: 48.00 m east of parcel 8
- recycling services: 131 m west of parcel 10.

Historical potentially contaminative land uses identified in the environmental database report include:

- water works (Court Farm Water Treatment Works still in use): on site impinging on the north of parcel 8
- railway sidings (1970) and sewage disposal works (1970 – 1981) may impinge on the western boundary of parcel 12 and south of parcel 8
- sludge beds; sludge lagoons; and unspecified tanks 31 m to 96.00 m west of parcel 12.

The land uses notes above are shown on **Figure 3**.

3.3 Information from regulatory authorities

3.3.1 Local Authority environmental health department information

The site falls across three separate local authorities, the Environmental Health Department of each local authority (Torfaen County Borough Council, Newport City Council and Monmouthshire County Council) has been contacted to confirm whether they hold records of contamination in connection with the site. Copies of the responses are included in **Appendix E** and summarised below for each local authority:

3.3.1.1 *Torfaen County Borough Council*

The Council responded in their email of 25 September 2025, confirming no significant issues. They have identified three private drinking water supplies within 1 km of the site, all for domestic use and sourced from either springs or boreholes shown on **Figure 3** as follows;

- grid reference 331989, 194271 (spring at Glansirhowy) located 100 m from the south-west corner of parcel 7
- grid reference 331899, 194687 (spring at Ty-llwyd) located 275 m to the west of parcel 7
- grid reference 332303, 194758 (borehole at Berth-llwyd) located approximately 275 m to the west-north-west of parcel 7.

3.3.1.2 *Newport City Council*

The Council responded in their email of 9 October 2025, confirming no significant issues.

3.3.1.3 *Monmouthshire County Council*

The Council responded in their email of 6 October 2025, confirming no significant issues. The following historical uses following were noted and are shown on **Figure 3**:

- quarrying of sand and clay, operation of sand and gravel pits (1954) located approximately 50.00 m to the east of the northern extent of parcel 12 – this appears to relate to a small area, possible quarry or clay pit, shown on earliest historical mapping (1882)
- general quarrying (1882); a small quarry located approximately 125 m east of parcel 10 at Pentopyn later (1983) indicated to be infilled
- unknown filled ground (1964) located approximately 50.00 m to the north-east of parcel 3 at Little Creigydd, historical mapping indicates a small pond has been infilled.

They have identified four private drinking water supplies within 1.5 km of the site all sourced from boreholes as follows;

- grid reference 335217 193438 (borehole at Llansoar Farm) located approximately 850 m to the east-south-east of parcel 11
- grid reference 335223 193440 (borehole at Penywyn Barn Llansoar) located approximately 850 m to the east-south-east of parcel 11
- grid reference 335189 193368 (borehole at Llansoar Farm Bungalow) located approximately 850 m to the east-south-east of parcel 11
- grid reference 335749 194148 (borehole at Cwm Y Wiwer Farm Bungalow) located approximately 1.3 km to the east-north-east of parcel 11.

3.3.2 **Site services**

Obtaining a full set of service plans was outside the scope of this report. Services identified on-site during the walkover are detailed in **Section 4**.

Buried utility services and their backfill can represent a constraint to development and act as preferential migration pathways for gas, vapour or groundwater towards a receptor.

3.4 Site geology

3.4.1 Anticipated geological sequence

Published records (British Geological Survey (BGS) Sheet 249, Solid and Drift Newport (1997) and BGS Geology Viewer - <https://geologyviewer.bgs.ac.uk/?> (2025)) for the area and available historical borehole logs indicate the geology of the site to be characterised by the succession recorded in **Table 3**.

There are three publicly available BGS historical boreholes located on or within 250 m of the site, a selection of which are presented in **Appendix E**.

Table 3 Site geology

Strata	Description	Estimated thickness	Permeability
Superficial deposits			
Superficial Alluvium is present associated with the Afon Lwyd and its tributaries, the Candwr Brook and Sirhowy Farm. Alluvium associated with the Afon Lwyd is present beneath the southern and part of the central field of parcel 12. Small areas of Alluvium are present in parcels 3, 5, 6, 7, 8, 9 and 13.	Normally soft to firm unconsolidated, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel. A stronger, desiccated surface zone may be present.	Unknown	Very low to high
Superficial Glaciofluvial Deposits, (Devensian age) impinge on the south-western quadrant of parcel 13 and parcel 14.	Sand and gravel, locally with lenses of silt, clay or organic material	Unknown	High to very high
Bedrock			
Raglan Mudstone Formation (present beneath the majority of the site)	Red mudstones and silty mudstones with calcretes and sandstones	Up to 800 m	Low to moderate
Downton Castle Sandstone Formation	Mainly yellow, fine-grained, micaceous, well-sorted cross-bedded sandstone (Sandstone Member), with siltstone and olive green mudstone	15.00 m	Low to moderate
Upper Llanbadoc Beds and Llangibby Beds	Calcareous mudstone	Unknown	Low
Relevant information sources: BGS Geoindex ☐ BGS borehole logs ☒ Previous SI reports ☐			

A number of faults, shown on **Figure 4**, are present in the general area with a general north to south trend cross the site but are unlikely to impact the proposed development. Three publicly available borehole logs were identified; two of these are located at the Ponthir Wastewater Treatment Works approximately 96.00 m to the south of parcel 8. These boreholes encountered

0.50 m thickness of made ground over 3.50 m thickness of firm gravelly sandy clay in turn over 3.85 m of dense coarse sandy gravel with some cobbles. The clay and the gravel layers are interpreted as alluvial deposits. A further borehole record is located approximately 131 m south of parcel 13 and encountered 9.10 m of 'red marl' interpreted as the Raglan Mudstone Formation.

Given the agricultural nature of the site, significant volumes of made ground are not anticipated. However, made ground may be present where previous industrial uses have impinged on the site, in particular around the wastewater treatment works to the south of parcels 8 and 12; and the water (treatment) works to the north of parcel 8. Made ground may also be present in farm gateways where material has been used to improve access.

3.4.2 Radon

The environmental database report indicates that the site is located within an area where more than 1% of homes are above the Action Level (termed an 'Affected Area') and indicates that radon protection measures are required. Although the radon data used in production of the ukradon.org indicative atlas comes from measurements in homes, the maps indicate the likely extent of the local radon hazard in all buildings. A plan of radon potential is included as **Figure 5**.

The report indicates that the majority of the site lies within a Radon Affected area whereby 3-5% of homes are above the radon Action Level of 200 Bq m⁻³ with the following parcels affected by different percentages:

- the southern part of parcel 12 is indicated to lie in an area whereby 1-3% of homes are above the radon Action Level
- parts of parcels 3 and 7 are indicated to lie in areas whereby either 5-10% or 10-30% of homes are above the radon Action Level.

In Radon Affected areas it is recommended by the Health and Safety Executive that radon protection measures are incorporated into the design of commercial premises to reduce exposure to future site workers and/or visitors. The monitoring of radon is also recommended by HSE to inform occupational exposure risk assessments.

In line with BRE 211 guidance, where basements are constructed radon ingress must be considered regardless of the sites geographical location. Radon resistance should be considered in the design of waterproofing measures by appropriate specialists with consideration to site conditions such as site geology and hydrogeology. In any basement, post-construction monitoring is recommended by BRE (2023) in all habitable basements.

3.5 Mining and quarrying

Evidence has been sought to identify any mining, quarrying, landfilling and land reclamation operations, past and present, which have taken place within 500 m of the site. An initial site appraisal has been carried out based on the information provided on the Mining Remediation Authority Interactive Viewer of the UK Coalfield areas and the commercial environmental databased report for information on non-coal mining.

Use of the Mining Remediation Authority interactive viewer indicates the site lies outside their Coal Mining Reporting Area and therefore no further assessment of coal mining issues is required within this report.

3.5.1 Areas of other (rock or mineral) mining

The environmental database indicates that the site lies in an area where underground mine workings for vein minerals may have occurred in the past or current mines may be working at significant depth to modern engineering standards. The database states that the potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

A number of quarries for sandstone, clay and shale are noted within environmental database with the closest noted to be 133 m to the east of the site boundary, however, all are noted as workings ceased. In addition, Monmouthshire County Council identified (1954) that quarrying of sand and clay had taken place approximately 50.00 m to the east of the northern extent of parcel 12.

3.6 Hydrogeology

A summary of the hydrogeological setting of the site, with respect to the anticipated geological sequence set out in **Section 3.4** is presented below in **Table 4**.

Table 4 Summary of hydrogeological setting

Condition	Description
Aquifer characteristics	Where superficial deposits (Alluvium and Glaciofluvial Deposits) are present beneath the site they are classified as secondary A aquifers. Bedrock of the Raglan Mudstone Formation (present beneath the majority of the site) and the Downton Castle Sandstone Formation are classified as secondary A aquifers with the Upper Llanbadoc Beds and Llangibby Beds present beneath parts of parcel 7 classified as a secondary undifferentiated aquifer.
Groundwater vulnerability	The environmental database report indicates that the site is underlain by bedrock with high vulnerability i.e. areas that are able to easily transmit pollution to groundwater; and are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
Depth to groundwater and flow	Depths to groundwater will be variable dependent on the underlying geology and topography. Conceptually shallow groundwater is anticipated to flow with the local topography towards the nearest watercourse as indicated on Figure 6 . The presence of rises and springs on historical mapping suggests the presence of localised shallow groundwater. Current mapped springs are shown on Figure 2 . Boreholes drilled to the south and west of parcels 8 and 12 encountered groundwater at around 4.00 meters below ground level (m bgl) in superficial deposits.
Groundwater flooding	The risk associated with groundwater flooding is unlikely with a negligible to low risk. The low risk classification being associated with the Afon Lwyd and Candwr Brook. An area adjacent to the south-west of parcel 13 is noted to have a moderate risk of groundwater flooding. During the walkover small areas of hydrophilic vegetation (e.g. reeds) were noted indicating wetter conditions.
Groundwater recharge/attenuation	Most of the site is currently unsurfaced and will therefore drain to ground.
Historical implications for hydrogeology	None noted

Condition	Description
Licensed groundwater abstractions	The environmental database report indicates that there are no currently licensed groundwater abstractions within a 1 km radius of the site.
Private water supplies (springs and boreholes)	Data provided by local authorities indicates that there are three private drinking water supplies within 1 km of the site, these are detailed in Section 3.3.1.3 and shown on Figure 3 .
Source protection zones	Information available in the environmental database report indicates that the site does not lie within a currently designated groundwater Source Protection Zone (SPZ).

3.7 Hydrology

A summary of the hydrology within the site area is summarised in **Table 5**.

Table 5 Summary of hydrology in site area

Condition	Description
Surface watercourses / features	Numerous streams and springs are shown across the site area. The principal rivers and streams in area include: - the Afon Lwyd that flows adjacent to the southern boundary of parcel 12 from west to east - the Candwr Brook that flows from west to east and passes through or adjacent to parcels 5, 9 and 13 before flowing into the Afon Lwyd - the Sirhowy Brook that flows from west to east and separates parcels 6 and 7 before joining the Candwr Brook - parcels 1, 2 and 11 are drained by a number of tributaries to the Sor Brook to the east of the area The Afon Lwyd is noted to have an overall good quality rating (2016) and the Sor Brook a moderate overall quality rating. Both the Afon Lwyd and Sor Brook flow into the River Usk to the south-east of the site area.
Surface water abstractions	The environmental database report indicates that there is one currently licensed surface water abstraction within a 1 km radius of the site as shown on Figure 3 . This is located 613 m south-west of parcel 13 and is utilised for effluent/slurry dilution (licence No: 20/56/12/0060).
Site drainage	There is no formal surface water drainage for the site with surface wash flowing with the topography to the nearest stream.
Preliminary flood risk data	Parts of parcels 6, 7, 9, 12 and 13 lie within flood zone 3 for rivers associated with the Candwr Brook and Afon Lwyd. A flood risk assessment is outside the scope of this report.

3.8 Sensitive land uses

Table 6 provides a summary of any environmentally sensitive areas identified within 250 m of the site based on the environmental database report.

Table 6 Environmentally sensitive areas

Feature	Present within 250 m of site?	Details	Likely pathways from site?
International designations – Ramsar wetland, Special Area of Conservation (SAC), Special Protection Area (SPA)	No	N/A	N/A
National designations – Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), ancient woodland	No	N/A	N/A
Local designations – Local Nature Reserve, Site of Importance for Nature Conservation (SINC)	No	N/A	N/A
Nearest high sensitivity development, e.g. residential	Yes	Isolated residential dwellings are located immediately adjacent to or within 250 m of the site.	Yes, where dwellings are located down hydraulic gradient from any contaminant source, if present.

3.9 Future climate change impacts

In accordance with planning policies and guidance (e.g. LCRM), there is a need to consider the effects of future climate change and associated *extreme weather events* (EWE) on the CSM and identified potential contaminant linkages, along with the implications for risk assessment and *remediation*. Further background details are provided in **Appendix B**.

Table 7 contains a preliminary assessment of future projected climate change impacts that may be relevant to the site. As all parts of the UK are projected to experience temperature rises so this is not included in the table. Cascading effects of temperature rise are considered via changes in precipitation, flood, heatwaves and drought. This assessment is based on Met Office UK Climate Projections (UKCP18) Representative Concentration Pathway (RCP) 8.5 data for the far future, i.e. 2080s (Met Office, 2018 and 2021) and other relevant datasets as detailed in **Appendix G**. This is based on a 'reasonable worse case' scenario. Where considered necessary, qualitative consideration of climate change is provided for specific linkages in the risk assessment and as an uncertainty in the CSM.

Extreme weather has historically occurred and will always occur in the UK. Extreme weather can include extremes of precipitation, heat, drought and cold. As a result of climate change extreme events are anticipated to become more intense and frequent across the UK.

RSK considers that sites that are likely to be more susceptible to climate change effects to be those located on or near to the coast and at risk of coastal flooding, or erosion and those located within the flood plain.

Table 7 Potentially relevant future projected climate change and EWE site impacts

Climate impact risk factors	Relevant to site?	Discussion
Projected significant changes in annual infiltration rates (+/- 5 %)	Y (-7.2 %)	A reduction of infiltration is unlikely to have a significant effect when considering the proposed development. A reduction in infiltration could lead to slightly lower groundwater tables and/or a reduction in the flow of watercourses. The development is unlikely to significantly impact infiltration as the majority of the site will be retained as soft cover with no formal drainage. No significant sources of contamination have been identified that could be impacted or affected by climate change.
Future flood risk areas due to river flooding.	Y	The nearest river is the Afon Lwyd adjacent to the southern boundary of parcel 12 which is fed by the Candwr Brook that passes adjacent to parcels 6, 7, 9 and 13. NRW do not provide data on the yearly chance of flooding based on future modelling of the climate change. However, given that annual rainfall/ infiltration rates are anticipated to reduce (-7.2 %) the risk of flooding compared with the present day are unlikely to change significantly, however this doesn't take account of EWE.

Further details on climate risk screening are provided in **Appendix G**.

4 SITE RECONNAISSANCE FINDINGS

A site reconnaissance survey was completed on 18 September 2025 by RSK.

No significant access constraints were encountered during the walkover although the northernmost part of parcel 8 could not be accessed due to fencing and dense woodland. Key observations for individual parcels or groups of parcels are given below.

4.1.1 Parcels 1, 2 and 11

4.1.1.1 Parcel 1

Parcel 1 is formed from two fields separated by a metalled lane; both are accessed by farm gates from the lane. The southern field slopes to the south-east and is grazed by sheep. The northern field slopes to the north with an area of woodland in the north-eastern corner. Field boundaries are generally formed by hedges and mature trees.

Electrical lines supported by wooden poles are noted to cross the southern field.

4.1.1.2 Parcel 2

Parcel 2 was accessed from parcel 11. Parcel 2 is made up of three fields across a shallow valley and used for grazing sheep. The fields slope to the east or south-east. A stream is present in the base of the valley flowing eastwards, crossed by a concrete bridge in the east allowing access from parcel 11. A short (c. 3.00 m) length of pipe had been placed in the stream to allow access to the southernmost field, the ground surface around the pipe showed evidence of anthropogenic material (bricks) as indicated on **Figure 3**. Hydrophilic plants (reeds) were noted in the north-eastern extent. Field boundaries are generally formed by hedges and mature trees.

A service/ utility cover was noted in the south-eastern field.

4.1.1.3 Parcel 11

Parcel 11 is accessed via a farm gate from a metalled lane to the east. The field slopes to the north-east and is grazed by sheep. A concrete bridge crosses a stream bounding the field to the north and allowing access to parcel 2; brick, concrete and tarmac fragments were noted on the southern side of the crossing as indicated on **Figure 3**. Hydrophilic plants (reeds) were noted in the southern field. Field boundaries are generally formed by hedges and mature trees reinforced with stockproof post and wire fencing.

4.1.1.4 Summary parcels 1, 2 and 11

There were no obvious olfactory or visual signs of contamination with the exception of the presence of brick (at the pipe and bridge), concrete and tarmac (at the bridge) that may have been used as backfill. Field boundaries are generally formed by hedges and mature trees.

4.1.2 Parcel 3

Parcel 3 was accessed from a metalled lane to the south-east. Parcel 3 is made up of four fields that form a broad ridge sloping to the north-west. The ridge is flanked by steep sided valleys, the parcel is bound to the north by a stream flowing to the north-west; and to the south, the valley is

bisected by electrical lines supported by lattice pylons running north-west to south-east. The northernmost field is being used to graze horses with the main ridge being rough vegetation and having been planted with cabbage at some point. Field boundaries are generally formed by hedges and mature trees.

Electrical lines supported by wooden poles are noted to cross the parcel in two directions.

There were no obvious olfactory or visual signs of contamination.

4.1.3 Parcels 4 and 5

4.1.3.1 Parcel 4

Parcel 4 is formed from two fields and is accessible from a metalled lane in the north. The fields slope to the south. Electrical lines supported by lattice pylons run across the northern part of the field from north-west to south-east. The surface of the northern field is rough vegetation having been planted with cabbage at some point whilst the southern field is grass and used for grazing. Field boundaries are generally formed by hedges and mature trees.

There were no obvious olfactory or visual signs of contamination.

4.1.3.2 Parcel 5

Parcel 5 is a single field and is accessible from the end of a track in the north. The field slopes to the south-west towards the Candwr Brook flowing from west to east. The surface is rough vegetation having been recently cropped. Field boundaries are generally formed by hedges and mature trees with wire mesh and barbed wire in places. A footpath runs adjacent to the western field boundary.

There were no obvious olfactory or visual signs of contamination.

4.1.4 Parcels 6 and 7

4.1.4.1 Parcel 6

Parcel 6 is a single field and is accessible from a metalled lane to the south. The field slopes to the north-east towards the Sirhowy Brook flowing from west to east. The surface is grass with woodland present on the north-eastern boundary adjacent to the stream. A ford on the northern boundary allows access to parcel 7. Field boundaries are generally formed by hedges and mature trees. A footpath runs adjacent to the eastern field boundary.

The Sirhowy Brook flows into the Candwr Brook on the northern boundary in the woodland.

There were no obvious olfactory or visual signs of contamination.

4.1.4.2 Parcel 7

Parcel 7 is formed from two fields and is accessible from parcel 6 via a ford across the Sirhowy Brook on the southern boundary. The fields slope to the south towards the Sirhowy Brook and to the east towards the Candwr Brook. The surface is grass with woodland present on the north-eastern boundary adjacent to the stream. Field boundaries are generally formed by hedges and mature trees.

There were no obvious olfactory or visual signs of contamination.

4.1.5 Parcels 8 and 12

4.1.5.1 Parcel 8

Parcel 8 is formed from two fields and a further area in the north of the parcel between the northernmost field and the Candwr Water Works. The area in the north of the parcel could not be accessed but is noted to be over-sailed by electrical cables running from north-west to south-east supported by lattice pylons. Electrical cables supported on wooden poles run from south to north adjacent (west) to the northern area. Aerial imagery and current mapping indicates the presence of ponds and rough vegetation and woodland.

A wastewater treatment works is located adjacent to the south-western boundary.

There were no obvious olfactory or visual signs of contamination.

4.1.5.2 Parcel for the switchyard substation

The parcel for the switchyard substation is formed from a single field. The southern part of the parcel is over-sailed by electrical cables running from north-west to south-east supported by lattice pylons; and electrical cables supported on wooden poles running down the eastern boundary before crossing the southern third of the site and passing westwards. The field slopes to the south-west and west. At the time of the walkover the field was being used for the grazing of horses.

Candwr Water Works is located adjacent to the eastern boundary.

There were no obvious olfactory or visual signs of contamination.

4.1.5.3 Parcel 12

Parcel 12 is formed from four fields and is assumed to be accessible from the adjacent (east) Pentwyn Farm. The southern field is relatively level and is bound to the south by woodland and the Afon Lwyd; the surface is rough grass. The central field generally slopes to the south-west and is grassed with hydrophilic plants present in places. The north-eastern field slopes gently to the south-east and is grass covered. The northern field, grassed, slopes to the south with woodland along its eastern boundary. A stream is present in the base of the valley in the northern field and forms part of the boundary between parcels 12 and 8. Field boundaries are generally formed by hedges and mature trees.

A wastewater treatment works is located adjacent to the south-western boundary.

There were no obvious olfactory or visual signs of contamination.

4.1.6 Parcels 9 and 13

4.1.6.1 Parcel 9

Parcel 9 is formed from four fields and a small area with a farm access track (also marked as a PROW) between a western field and three fields to the east. Access is from a metalled lane in the west. The fields generally slope to the east and the Candwr Brook that forms the eastern boundary. The surface is grass with the exception of the farm track. Field boundaries are generally formed by hedges and mature trees. A footpath runs adjacent to the northern field boundary.

Farm buildings (Pant-yr-eos) are present to the south-west of the eastern fields; some buildings are noted to have profiled cement sheets as roofing.

There were no obvious olfactory or visual signs of contamination.

4.1.6.2 Parcel 13

Parcel 13 is formed from ten fields and an area with a farm access track to the north of (Pant-yr-eos). Access is from a metalled lane and access track in the west.

The fields generally slope to the north-east and the Candwr Brook that forms part of the eastern boundary to the parcel. The surface is grass with the exception of the farm track, fields in the south of the site were being used to graze cattle. Field boundaries are generally formed by hedges and mature trees. PROW's run across the parcel from north to south and east to west.

Farm buildings (Pant-yr-eos) are present to the north of the parcel; some buildings are noted to have profiled cement sheets as roofing. Electrical cables on wooden poles over-sail the parcel and a pole mounted transformer was noted in the north-east.

There were no obvious olfactory or visual signs of contamination.

4.1.7 Parcel 10

Parcel 10 is formed from three fields and is accessible from the adjacent (west) metalled road. The fields slope to the south-east towards a tributary of the Candwr Brook. The site surface is rough vegetation and having been planted with cabbage at some point. Field boundaries are generally formed by hedges and mature trees, and a footpath runs within the northern boundary of the northern field.

Electrical cables supported on wooden poles run from south to north through the parcel.

There were no obvious olfactory or visual signs of contamination.

4.1.8 Parcel 14

A temporary haul road is proposed across Parcel 14. This parcel was not inspected during the site visit because it was added in May 2026. However, recent aerial photography confirms the land is currently used for agriculture.

4.1.9 Summary

The key findings from the site reconnaissance survey were as follows:

- there were no obvious olfactory or visual signs of contamination noted
- made ground was noted at parcel 2 and 11 likely to provide backfill to a short length of drainage pipe and concrete bridge respectively
- Court Farm Water Treatment Works is present to the north of parcels 8 and 12; and east of the parcel for the switchyard substation
- a wastewater treatment works is present to the south-west of parcels 8 and 12
- the general area is hilly and cut by numerous streams including the Sirhowy Brook; Candwr Brook; Sor Brook and their tributaries that flow to the Afon Lwyd
- a number of parcels are over-sailed by electrical cables supported by wooden poles or lattice pylons
- isolated residential properties and farm buildings are present adjacent to some parcels.

A site plan is provided in **Figure 2** and photographic records are included in **Appendix F**.

5 PRELIMINARY GEOTECHNICAL CONSTRAINTS

5.1 Design class

BS EN 1997-1 defines three different Geotechnical Categories that structures may fall into, which are summarised as follows:

- Category 1: Small and relatively simple structures for which it is possible to ensure that the fundamental requirements will be satisfied on the basis of experience and qualitative geotechnical investigations; with negligible risk
- Category 2: Conventional types of structure and foundation with no exceptional risk or difficult ground or loading conditions
- Category 3: Structures or part of structures, which fall outside limits of Geotechnical Categories 1 and 2. Examples include very large or unusual structures; structures involving abnormal risks, or unusual or exceptionally difficult ground or loading conditions; structures in highly seismic areas; structures in areas of probable site instability or persistent ground movements that require separate investigation or special measures.

Based on the information provided above on the proposed development and in view of the anticipated ground conditions, a Geotechnical Category of Category 2 has been assumed for the purposes of designing the geotechnical investigation. This should be reviewed at all stages of the investigation and revised where necessary.

5.2 Preliminary geotechnical hazards assessment

A summary of commonly occurring geotechnical hazards associated with the anticipated geology outlined in **Section 3.4** above is given in **Table 8** together with an assessment of whether the site may be affected by each of the stated hazards.

Table 8 Summary of preliminary geotechnical risks that may affect site

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Sudden lateral changes in ground conditions	☒	☐	Small areas of superficial deposits (Alluvium and Glaciofluvial Deposits) are present beneath a number of parcels with a greater extent beneath the southern part of parcel 12. Bedrock generally comprises mudstones with sandstone. Therefore, lateral changes in ground

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
			conditions can be expected. Likely to affect ground engineering and foundation design and construction
Shrinkable clay soils ¹⁾	☒	☐	The environmental database report indicates the hazard rating from shrink swell clays as negligible to low hazard. However, weathering of mudstones can give rise to shrink swell clays. Therefore, appropriate ground investigation and geotechnical testing should be undertaken to confirm soil plasticity and allow appropriate foundation design.
Highly compressible and low bearing capacity soils, (including peat and soft clay)	☒	☐	The environmental database report indicates the hazard rating from highly compressible and low bearing capacity soils as negligible or moderate hazard. With the moderate hazard being associated with alluvial soils. The location of moderately compressible soils are indicated on Figure 4 . Likely to affect ground engineering and foundation design and construction
Silt-rich soils susceptible to rapid loss of strength in wet conditions ¹⁾	☐	☒	The environmental database report indicates the hazard rating from silt rich soils as negligible or very low hazard. Unlikely to affect ground engineering and foundation design and construction.
Running sand at and below water table	☐	☒	The environmental database report indicates the hazard rating from running sand to be negligible to low hazard. Running sand, if present, is likely to be associated with the alluvial deposits. Unlikely to affect ground engineering and foundation design and construction.
Karstic dissolution features (including 'swallow holes' in Chalk terrain) ¹⁾	☐	☒	The environmental database report indicates the hazard rating from dissolution features to be negligible

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Evaporite dissolution features and/or subsidence ¹⁾	☐	☒	based on the geology present beneath the parcels. Unlikely to affect ground engineering and foundation design and construction.
Ground subject to or at risk from landslides ¹⁾	☐	☒	The environmental database report indicates the hazard rating from landslides to be very low to low with a small area impinging on the south-east quadrant of parcel 13 having moderate hazard. Unlikely to require special stabilisation measures.
Ground subject to peri-glacial valley cambering with gulls possibly present	☐	☒	Geology unlikely to give rise to valley cambering. Unlikely to affect ground engineering and foundation design and construction.
Ground subject to or at risk from coastal or river erosion ¹⁾	☒	☐	The Afon Lwyd passes adjacent to the south of parcel 12 which may be subject to erosion. Consideration should be given to the positioning of components of the solar scheme in the far south of parcel 12. The Sirhowy and Candwr Brooks are unlikely to subject the parcels they flow through or past to significant erosion in the design life of the proposed development.
High groundwater table (including waterlogged ground) ¹⁾	☒	☐	Springs are shown on mapping to be present in a number of parcels. The walkover also noted the presence of hydrophilic plants (reeds) in a number of parcels. There is therefore the potential for a locally high groundwater table. May affect temporary and permanent works.
Rising groundwater table due to diminishing abstraction in urban areas ¹⁾	☐	☒	The proposed scheme is not located in an area subject to rising groundwater levels.
Geological faults, fissures and break lines	☒	☐	A number of north to south trending faults are shown on geological mapping. These may impinge upon the edges of some parcels but are unlikely to significantly affect ground

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
			engineering and foundation design and construction.
Underground mining including shafts and adits (e.g. coal, mineral)	☐	☒	The area is not known for mineral extraction. <i>"The environmental database indicates that underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered"</i> . Unlikely to require further assessment.
Effects of extreme temperature (e.g. cold stores or brick kilns/furnaces)	☐	☒	None of the parcels have previously been developed and therefore the effects of extreme temperature are not anticipated. Unlikely to affect ground engineering and foundation design and construction
Existing sub-structures (e.g. tunnels, foundations, basements, and adjacent sub-structures)	☐	☒	None of the parcels have previously been developed and therefore the presence of sub-structures is not anticipated. Unlikely to affect ground engineering and foundation design and construction
Filled and made ground (including embankments, infilled ponds and quarries)	☐	☒	Significant areas or thicknesses of filled or made ground are not anticipated given the past and current agricultural use of the site. The walkover noted small, localised areas of made ground, likely placed to improve ground conditions in gateways etc. Unlikely to affect ground engineering and foundation design and construction.
Adverse ground chemistry (including expansive slags and weathering of sulphides to sulphates)	☐	☒	Typically, the bedrock of the area is unlikely to contain significant concentrations of sulphides and sulphates. However, appropriate geochemical testing should be

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
			undertaken to confirm the class of concrete to be used in foundations.
Site topography, including presence of steep slopes	☒	☐	The area within which the scheme is proposed is hilly with some steep slopes in places (parcels 3 and 12). May affect ground engineering and foundation design and construction
Note: Seismicity is not included in the above table as this is not normally a design consideration in the UK. ¹⁾ The potential for these geohazards to impact the site may be exacerbated by climate change related fluctuations in temperature and precipitation.			

5.2.1 Clay shrink-swell

One of the likely geotechnical implications resulting from climate change impacts is that longer hotter summers will increase the zone of seasonal moisture variation in the upper soil horizon, leading to additional shrinkage. Furthermore, warmer wetter winters can cause rebound of soil moisture levels, leading to swelling. These changes will likely give rise to increases in subsidence and heave issues and hence insurance claims for existing buildings. The effects can also be exacerbated where building near trees resulting in desiccation (NHBC Standards Chapter, 2024). This and other potential climate change-related impacts are considered in NHBC report NF93 – Foundation solutions: future proofing against climate change (NHBC, 2023a).

The BGS GeoClimate UKCP18 study (BGS, 2023) considers the potential influence of climate change on the probability of subsidence. These BGS GeoClimate shrink–swell national datasets were developed by combining long-term UKCP scenarios for rainfall and temperature changes with the geotechnical properties of the ground, so as to identify areas projected to experience the largest increases in susceptibility to shrink-swell subsidence. The GeoClimate UKCP18 Open data is provided for two time periods, the 2030s and the 2070s with one projection provided for each time period, based on the average outcome for the UKCP18 higher emissions scenario and the most susceptible value (i.e. worst case) within the GeoSure grid cell.

This data is available on BGS Geoindex and the 2070 layer has been consulted for the proposed development at this site. This indicates that it is improbable that foundations will be affected by increased clay shrink-swell due to climate change' based on GeoClimateUKCP18.

The NHBC NF93 report (NHBC Foundation, 2023a) identified that foundations for new domestic structures should be designed to accommodate climate change resilience for the entire lifetime of a building.

6 INITIAL CONCEPTUAL SITE MODEL

In the UK land contamination is assessed using a risk-based approach taking account of the magnitude (severity of the hazard) and likelihood (probability) of occurrence. A 'receptor' is something that could be adversely affected by contamination (e.g. people, an ecological system, property or a water body). A 'pathway' is a route or means by which a receptor is or could be exposed to or affected by a contaminant. A 'contaminant source' is a hazard but it can only pose a risk to a receptor where a pathway is present.

The relationship between sources, pathways and receptors are referred to as a conceptual site model. A risk can only be realised where a contaminant source, pathway and receptor are all in place, referred to as a 'contaminant linkage'.

In line with LCRM (Environment Agency, 2025) and BS 10175: 2011 + A2 2017 (BSI, 2017), RSK has used information in the preceding sections to identify hazards (sources of contaminants), receptors that may be impacted and plausible linking pathways. Where all three are present this is termed a potentially complete contaminant linkage and a qualitative risk estimation is made.

The conceptual site model has been considered in context of the proposed development as understood at the time of writing this report. Should the site development proposals or site conditions change, the CSM and the associated contaminant linkages identified may need to be revised.

6.1 Potential soil, soil vapour and groundwater linkages

6.1.1 Potential sources of contamination

Potential sources of soil and groundwater contamination identified from current activities and the history of the site and surrounding area are presented in **Table 9** and indicated on **Figure 3**.

The following potential sources of contamination have been considered and subsequently discounted:

- (i) the site is currently, and has historically, been used as agricultural land. There is the potential that pesticides could have been used. However, it is considered that recent and current use of pesticides will have been subject to statutory control regarding the products used, their active chemical constituents and their application to land or vegetation. Highly persistent forms are now relatively rare. Historical use of pesticides, which was not subject to statutory control, has potentially occurred on the land, but the extent of this is not known. However, the conceptual site model does not include any specific historical point sources of pesticides (such as areas of manufacture or storage or a more specific land use where intensive application of pesticides may have occurred). Therefore, pesticides as a source of contamination need not be considered further
- (ii) small volumes of fuels and oils could have been spilt during agricultural activities; however, these are unlikely to form a significant source of contamination requiring further assessment
- (iii) pole mounted electrical transformers are present within the site boundary. However, these are unlikely to contain a significant volume of oil such that they present a risk of widespread contamination. It is also anticipated that any leaks would have been noted, corrected and cleaned up

- (iv) electricity sub-stations are located 13.00 m north-west of parcel 12 and 34.00 m east of parcel 8. However, these are unlikely to contain a significant volume of oil such that it presents a risk of migration to the development site.

Table 9 Potential sources of soil and groundwater contamination

Potential sources	Contaminants of concern
On-site	
Localised made ground (i.e. fill material) as noted in parcel 2 (around drainage pipe); parcel 11 (adjacent to concrete bridge); and in gateways used to improve access.	Localised made ground (unknown fill material but potentially including brick, concrete and other anthropogenic material possibly containing toxic and phytotoxic metals, inorganics, polycyclic aromatic hydrocarbons (PAHs) and asbestos)
Off-site	
Water treatment works (pH balancer, disinfectant and flocculants)	Chlorine, aluminium sulphate, ferric sulphate, sodium hypochlorite and ozone.
Waste water treatment works	Toxic and phytotoxic metals, inorganics, organic compounds, asbestos and pathogens.

None of the above potential sources are considered have the potential to form non-aqueous phase liquids (NAPL) e.g. petrol/ diesel or chlorinated solvents and therefore vapour inhalation risks have not been considered further.

6.1.2 Sensitive receptors

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential sources identified above comprise:

- future site users (commercial)
- adjacent site users (residential / commercial workers)
- future buildings and services (i.e. foundations and potable water pipes)
- groundwater in secondary A aquifers
- private drinking water supplies from springs or boreholes
- springs and surface water courses.

6.1.3 Potential contaminant pathways

Exposure pathways applicable to human health receptors include:

- direct ingestion, inhalation and dermal contact with soil and soil-derived dust
- soil-derived dust migration followed by off-site deposition and ingestion, inhalation, and dermal contact
- asbestos fibre release followed by inhalation.

Pathways applicable to environmental receptors include:

- direct contact of foundations/services with contamination in soil and/or groundwater

- leaching from soil followed by migration in groundwater to the wider groundwater environment
- leaching from soil followed by migration in groundwater to surface water.

Private water supplies (springs and borehole) have been considered as potential receptors however, they are topographically isolated from the site by elevation, valleys or streams. As such they have not been considered as receptors in the context of the conceptual site model.

Ecological receptors are only considered within the conceptual model in the context of statutory protected sites. No statutorily protected sites have been identified within 250 m of the site.

Please note that construction workers and future maintenance workers have not been identified in the conceptual model as receptors because risks are considered to be managed through health and safety procedures according to the Health & Safety at Work Act 1974 and associated regulations and guidance.

Where there are potential instances that construction methods may result in short term environmental impacts, these will need to be assessed at design stage, within a construction phase environmental management plan and mitigation measures put in place where required.

6.2 Potential ground gas linkages

6.2.1 Ground gas generation potential

Potential ground gas sources identified for the site and surrounding are shown in **Table 10**.

Table 10 Potential ground gas sources

Potential sources	Indicative ground gas generation potential (CIEH, 2008)	Additional information
On-site		
Natural soil strata with a low degradable organic content, e.g. alluvium, peat	Very low	Alluvial soils are not extensive beneath the parcels with the greatest extent of Alluvium present beneath the south of parcel 12.
Made ground with low degradable organic content (e.g. up to 5% organic material and no easily degradable waste).	Very low	Significant areas or thicknesses of made ground are not expected given the agricultural setting. Small, isolated areas of made ground were noted during the walkover.
Off-site		
Waste water treatment works (south-west of parcels 8 and 12)	Moderate (for sewage sludge)	Historical mapping indicates that the structures closest to parcels 8 and 12 were filter beds that from current aerial imagery are disused. Sludge beds and lagoons were located in the south of the facility and have since been re-developed although still form part of the treatment works. It is likely that sludges would have gone to agricultural spreading as fertilizer. There are no obvious signs of

Potential sources	Indicative ground gas generation potential (CIEH, 2008)	Additional information
		sludges having been buried at the facility and therefore generation of significant volumes of ground gas are considered unlikely. In light of the proposed development as a solar farm there would be few opportunities for ground gas to build up. Therefore, risks from this source are considered low.

No significant potential sources of ground gas generation have been identified therefore this potential issue has not been taken forward.

6.2.2 Radon

The environmental database report indicates that the majority of the site lies within a Radon Affected area whereby 3-5% of homes are above the radon Action Level of 200 Bq m⁻³ with the following parcels affected by different percentages:

- the southern part of parcel 12 is indicated to lie in an area whereby 1-3% of homes are above the radon Action Level
- parts of parcels 3 and 7 are indicated to lie in areas whereby either 5-10% or 10-30% of homes are above the radon Action Level.

In Radon Affected areas it is recommended by the Health and Safety Executive that radon protection measures are incorporated into the design of commercial premises to reduce exposure to future site workers and/or visitors. The monitoring of radon is also recommended by HSE to inform occupational exposure risk assessments.

6.3 Preliminary risk assessment

The preliminary risk assessment findings and potentially complete contaminant linkages are shown in **Table 11**.

The risk classification is based on the combination of hazard consequence and probability using a risk matrix from CIRIA C552 (Rudland et al., 2001). The requirement for a preliminary qualitative risk assessment is in accordance with LCRM (Environment Agency, 2025). A summary of the risk assessment process is in **Appendix G**.

Table 11 Risk estimation for potentially complete contaminant linkages

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
Localised made ground (unknown fill material but potentially including brick, concrete and other anthropogenic material possibly containing toxic and phytotoxic metals, inorganics, polycyclic aromatic hydrocarbons (PAHs) and asbestos)	Future commercial site user	Direct oral ingestion, inhalation and dermal contact with soil and soil-derived dust.	Unlikely	Medium	Low	The potential for chemical contamination in made ground is unknown. However, given the site history, made ground if present is likely to be isolated and of limited extent and thickness; and unlikely to contain significant concentrations of contaminants. Exposure to chemical constituents over chronic timeframes is considered to be of medium severity with respect to human health although a full time presence on site is considered unlikely given the nature of development.
	Adjacent site users (residential and commercial workers)	Wind-blown dust and deposition off-site followed by direct ingestion, inhalation, and dermal contact	Very unlikely	Medium	Very low	The potential for chemical contamination in made ground is unknown. However, given the site history, made ground if present is likely to be isolated and of limited extent and thickness; and unlikely to contain significant concentrations of contaminants. The majority of the parcels are grass covered therefore the potential for contaminated dust to migrate from exposed soils is very unlikely. Exposure to chemical constituents over chronic timeframes is considered to be of medium severity with respect to human health.
	Future structures and buildings (i.e. foundations)	Direct contact with contamination in soil and groundwater.	Low likelihood	Mild	Low	The potential for chemical contamination in made ground is unknown. However, given the site history, made ground if present is likely to be isolated and of limited extent and thickness; and unlikely to contain significant concentrations of contaminants.

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
						However, natural soils have the potential to contain sulphides and sulphates that may be chemically aggressive to concrete. It is recommended that appropriate geochemical testing of soils and groundwater is undertaken to allow determination of concrete class for the proposed development.
	Future services (i.e. potable water pipes)		Very unlikely	Medium	Very low	The potential for chemical contamination in made ground is unknown. However, given the site history, made ground if present is likely to be isolated and of limited extent and thickness; and unlikely to contain significant concentrations of contaminants with the potential to permeate potable water supply pipes.
	Groundwater (Secondary A aquifer)	Leaching to groundwater and migration to the wider groundwater environment	Unlikely	Medium	Low	The potential for chemical contamination in made ground is unknown. However, given the site history, made ground if present is likely to be isolated and be of limited extent and thickness; and unlikely to contain significant concentrations of contaminants with the potential to leach. The groundwater in the secondary A aquifers is considered to be moderately sensitive and may provide base-flow to rivers. However, the site is not in a source protection zone, and no active potable abstractions have been identified within 1 km. The potential for leaching from made ground is considered unlikely however the consequence to the aquifer is considered to

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
						be medium owing to its moderate sensitivity as a potential resource.
	Springs, private drinking water supplies and surface waters including the Sirhowy and Candwr Brooks and Afon Lwyd	Leaching to groundwater followed by migration in groundwater	Unlikely	Medium	Low	The potential for chemical contamination in made ground is unknown. However, given the site history, made ground if present is likely to be isolated and be of limited extent and thickness; and unlikely to contain significant concentrations of contaminants with the potential to leach. The potential for leaching and contamination in underlying groundwater is considered to be low, and any adverse impact at the nearby surface water features is considered to be medium being of good/moderate quality or used as a private water supply.
Off-site sources						
Water treatment works (pH balancer, disinfectant and flocculants)	Future commercial site user	Wind-blown dust and deposition from source followed by direct ingestion, inhalation, and dermal contact	Highly unlikely	Medium	Very low	The potential for chemical contamination in the ground at the adjacent water treatment works is unknown. However, it is anticipated that given the nature of the works that chemicals used in the treatment of potable water would be well controlled. It is therefore considered that the potential for contaminated fugitive dust, if present, migrating from site is highly unlikely. Exposure to chemical constituents over chronic timeframes is considered to be of medium severity with respect to human health although a full time presence on site is

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
						considered unlikely given the nature of development.
	Groundwater (Secondary A aquifer)	Leaching to groundwater and migration beneath the site	Unlikely	Medium	Low	The potential for chemical contamination in the ground at the adjacent water treatment works is unknown. However, it is anticipated that given the nature of the works that chemicals used in the treatment of potable water would be well controlled and therefore the potential for leaching of contaminants is unlikely. The groundwater in the secondary A aquifers beneath the down gradient parcels 8 and 12 is considered to be moderately sensitive and may provide base-flow to streams and rivers. However, the site is not in a source protection zone, and no active potable abstractions have been identified within 1 km. The potential for leaching of contaminants is considered unlikely however the consequence to the aquifer is considered to be medium owing to its moderate sensitivity as a potential resource.
	Springs and surface waters on site	Leaching to groundwater followed by migration in groundwater				
Waste water treatment works (toxic and phytotoxic metals, inorganics, organic compounds, asbestos and pathogens)	Future commercial site user	Wind-blown dust and deposition from source followed by direct ingestion, inhalation, and dermal contact	Very unlikely	Medium	Very low	The potential for chemical contamination in the ground at the adjacent waste water treatment works is unknown. However, it is anticipated that given the nature of the works that contaminants present at the facility would be well controlled. It is therefore considered that the potential for contaminated fugitive dust, if present, migrating from site is highly unlikely.

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
						Exposure to chemical constituents over chronic timeframes is considered to be of medium severity with respect to human health although a full time presence on site is considered unlikely given the nature of development.
	Groundwater (Secondary A aquifer)	Leaching to groundwater and migration beneath the site	Very unlikely	Medium	Low	The potential for chemical contamination in the ground at the adjacent waste water treatment works is unknown. However, it is anticipated that given the nature of the works that waste products would be well controlled and therefore the potential for leaching of contaminants is unlikely. In addition, parcels 8 and 12 are either up-gradient or cross gradient from the waste water treatment works. The groundwater in the secondary A aquifers beneath the nearest parcels (8 and 12) is considered to be moderately sensitive and may provide base-flow to streams and rivers. However, the site is not in a source protection zone, and no active potable abstractions have been identified within 1 km. The potential for leaching of contaminants with subsequent migration beneath parcels 8 and 12 is considered very unlikely however the consequence to the aquifer is considered to be medium owing to its moderate sensitivity as a potential resource.
Notes: * denotes linkages that may be influenced by impacts of climate change and extreme weather events.						

Risk matrix		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low
	Very Unlikely	Low	Very Low	Negligible	Negligible

In line with LCRM, any potentially complete contaminant linkages with a potential risk of moderate to low or higher need to be assessed further through an appropriate scope of site investigation and/or mitigation incorporated into the development as may be appropriate.

No potentially complete contaminant linkages with a potential risk of moderate to low or higher have been identified.

However, for this site it is recommended that a limited amount of investigation is undertaken to confirm the low risk rankings given above.

6.4 Data gaps and uncertainties

Key data gaps and uncertainties identified in the CSM at desk study stage include:

- gaps in available historical OS maps
- the northernmost part of parcel 8 could not be accessed due to fencing and dense woodland
- there are no previous investigations available for the site, therefore no information on actual ground conditions and the contamination status of the site at this stage
- groundwater depth and flow direction are conceptual at this stage.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 Geo-environmental assessment

The site is largely undeveloped and has been in agricultural use since before the earliest mapping. Contamination, if any is present, is likely to be localised to sporadic occurrences of made ground noted during the walkover and associated with farm gateways to improve access.

No potentially complete contamination linkages with a potential risk of moderate/low or higher were identified in the initial CSM.

Construction workers were not considered in the conceptual model as potential receptors because risks are considered to be managed through recognised health and safety procedures according to CDM regulations.

The environmental database report indicates that the majority of the site lies within a Radon Affected area whereby 3-5% of homes are above the radon Action Level of 200 Bq m⁻³ with the following parcels affected by different percentages:

- the southern part of parcel 12 is indicated to lie in an area whereby 1-3% of homes are above the radon Action Level
- parts of parcels 3 and 7 are indicated to lie in areas whereby either 5-10% or 10-30% of homes are above the radon Action Level.

In Radon Affected areas it is recommended by the Health and Safety Executive that radon protection measures are incorporated into the design of commercial premises to reduce exposure to future site workers and/or visitors. The monitoring of radon is also recommended by HSE to inform occupational exposure risk assessments.

7.2 Geotechnical assessment

Based on the published geological records, the majority of the site is underlain by bedrock of the Raglan Mudstone with small areas underlain by the Downton Castle Sandstone Formation and the Upper Llanbadoc Beds and Llangibby Beds. The bedrock strata generally comprise mudstone and sandstone. Superficial deposits associated with the Afon Lwyd and its tributaries, the Candwr Brook and Sirhowy Farm mainly comprising Alluvium are present beneath parts of the site. Small, localised areas of made ground may be present as noted in parcel 2 and 11; and in gateways (to improve access).

Intrusive site investigation works will be required to inspect the competency of the shallow bedrock and to inform a suitable foundation solution for both solar panels and associated infrastructure e.g. substations. This should be scoped in conjunction with the engineering team.

Standard Penetration Tests (SPTs) should be undertaken within boreholes to assess the in-situ strength / density of the materials encountered.

The shrinkage/swelling potential of near surface clay derived from weathered bedrock, requires assessment to determine suitable foundation design. Where mature trees and hedgerows are present, there is a potential for these to influence the design and depth of foundations.

7.3 Recommendations

It is recommended that a site investigation is undertaken to confirm the ground conditions for geotechnical purposes, this should be scoped in conjunction with the engineering team. At the same time investigations can be undertaken to confirm the low risk ranking of the initial Conceptual Site Model. The environmental database report indicates that the majority of the site lies within a Radon Affected area. In Radon Affected areas it is recommended by the Health and Safety Executive that radon protection measures are incorporated into the design of commercial premises to reduce exposure to future site workers and/or visitors. The monitoring of radon is also recommended by HSE to inform occupational exposure risk assessments.

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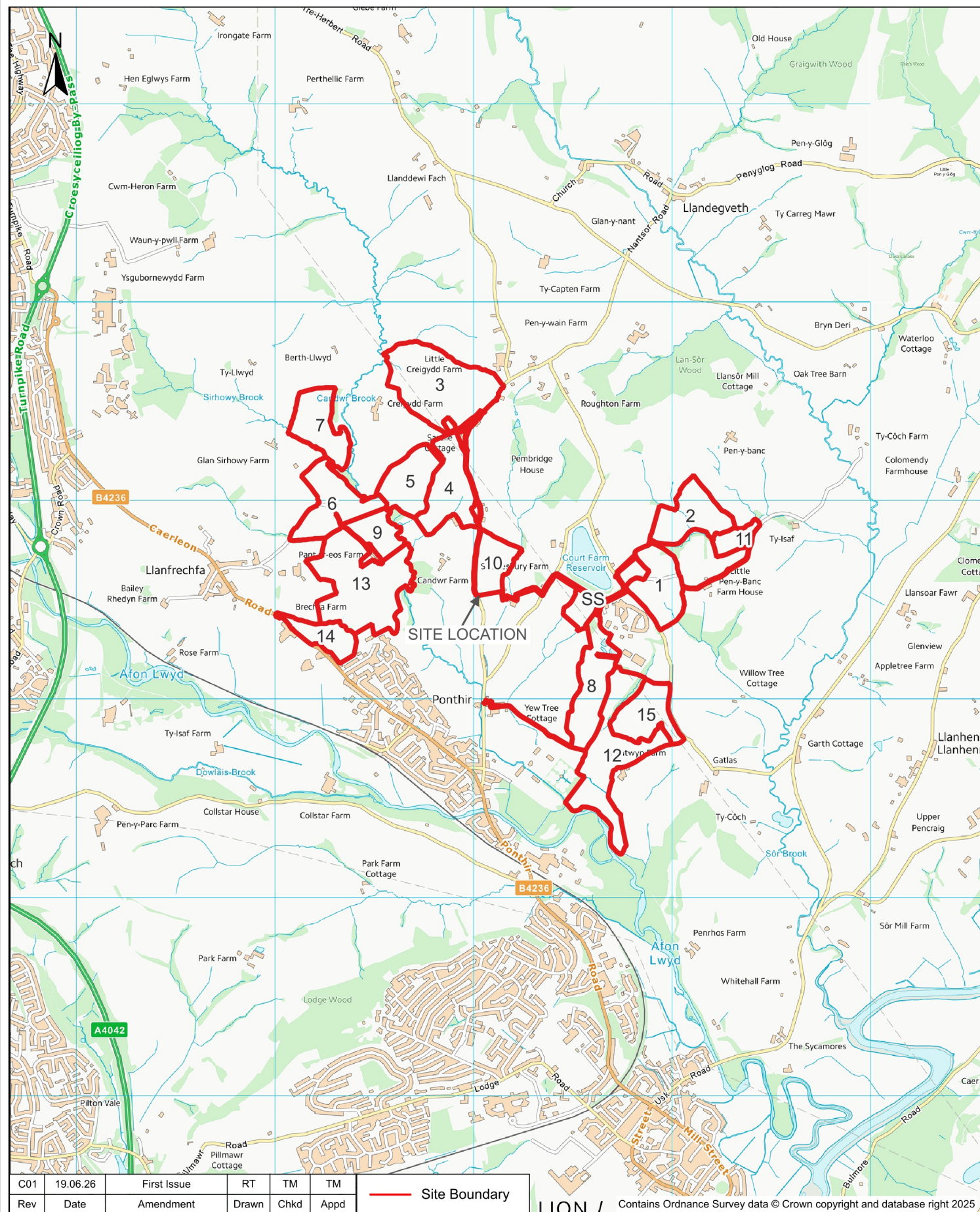
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FIGURES

Figure 1 SITE LOCATION PLAN



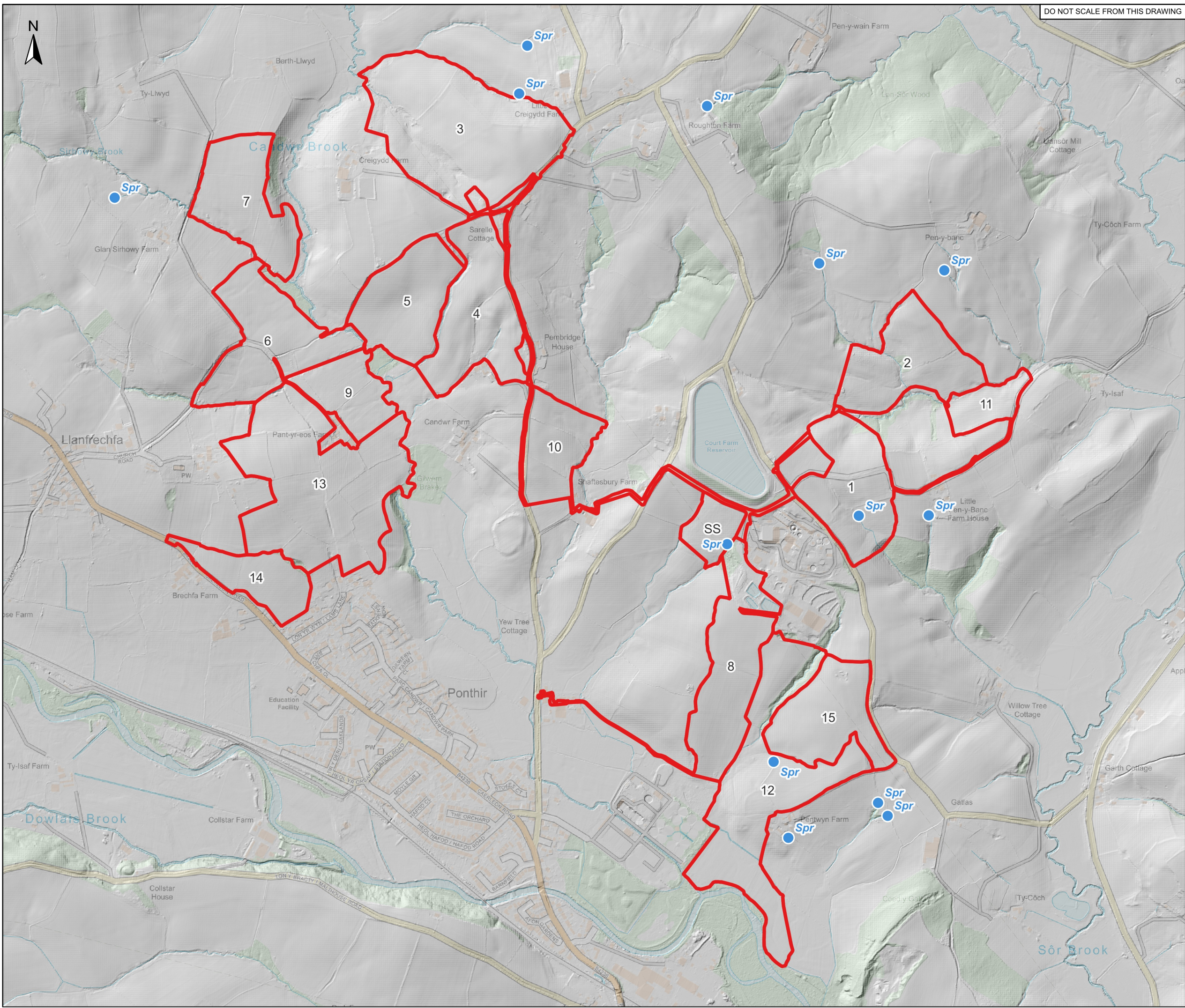
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Rev	Date	Amendment	Drawn	Chkd	Appd

— Site Boundary

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 The Old School Stillhouse Lane Bristol BS3 4EB Tel: +44(0)1414 180471 Email: info@rsk.co.uk Web: www.rskgeosciences.co.uk			Client Candwr Solar Farm Ltd			
			Project Name Candwr Solar Farm			
			Description Site Location Plan			
Dimension	Size	Scale	Geolocation	Project ID	Drawing no	Rev
m	A4	1:25,000	333048, 193744	315879	11101	C01
			File name 315879-BL-111-XX-D-G-11101-C01			

Figure 2 SITE LAYOUT PLAN



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LEGEND

- Site Boundary
- Field Boundaries
- SS Switchyard Substation
- Spr Spring (Taken From Current Ordnance Survey Mapping)

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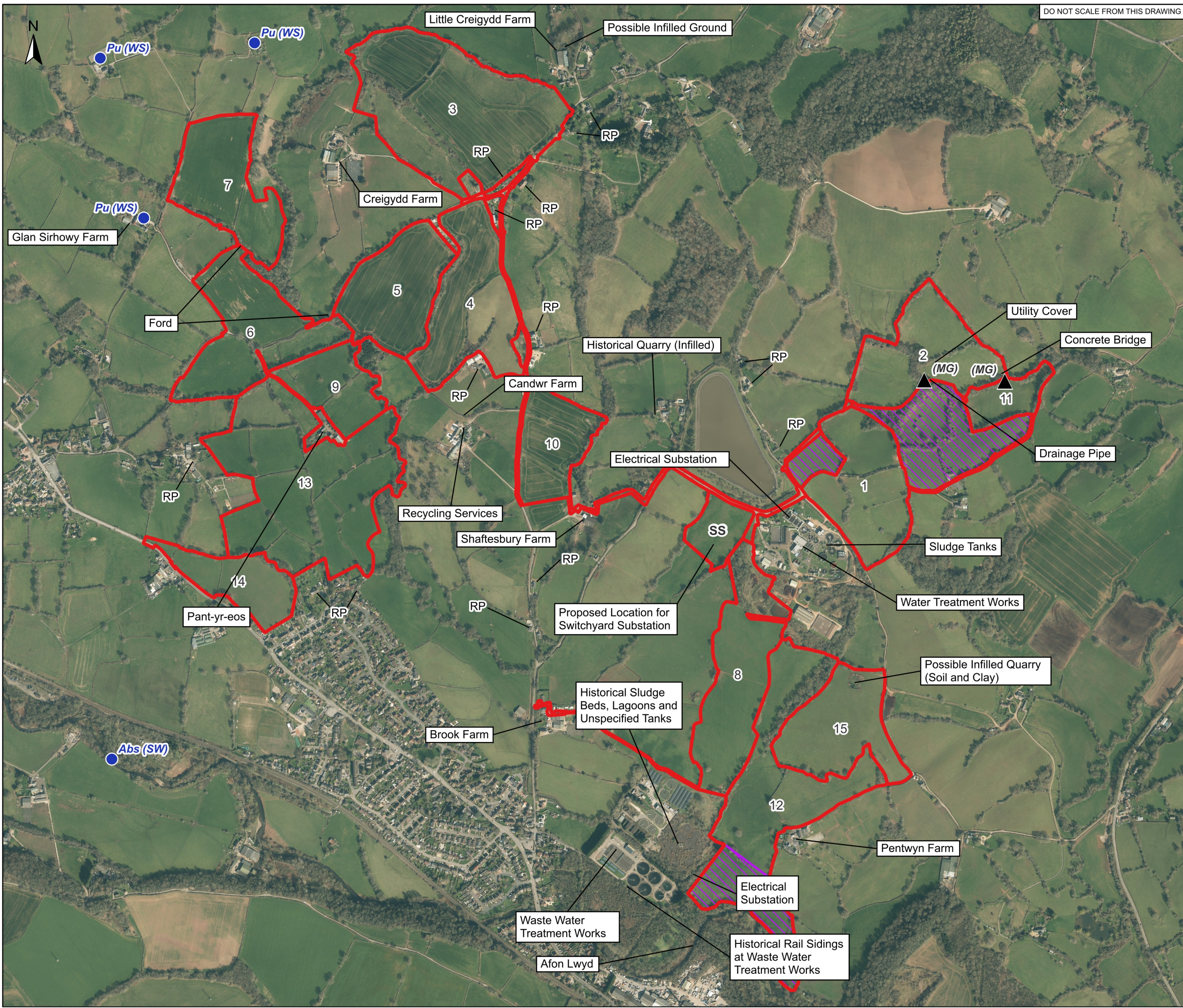


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Client Candwr Solar Farm Ltd		
Project Name Candwr Solar Farm		
Description Site Layout Plan		
Project ID 315879	Drawing no. 11201	Revision C01
File name 315879-BL-112-XX-D-G-11201-C01		
Dimensions m	Scale 1:10,000	Size A3
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Figure 3 SITE FEATURES PLAN



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LEGEND

- Field Boundaries
- Area With Potential For High Water Table
- RP** Residential Property
- ABS (SW)** Abstraction (Surface Water)
- PU (WS)** Water Supply
- (MG)** Localised Made Ground Noted During Walkover

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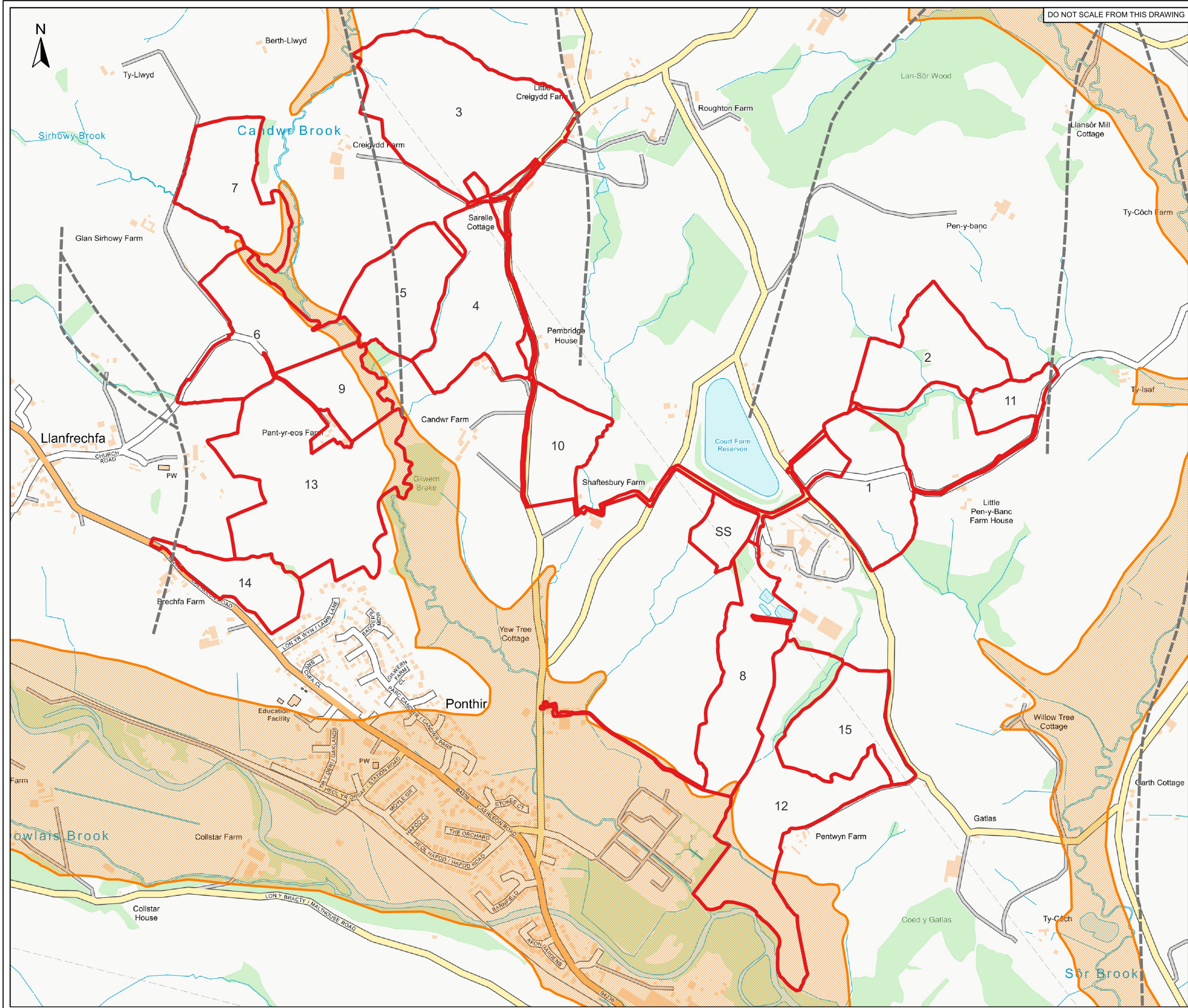


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Client Candwr Solar Farm Ltd		
Project Name Candwr Solar Farm		
Description Site Features Plan		
Project ID 315879	Drawing no. 12101	Revision C01
File name 315879-BL-121-XX-D-G-12101-C01		
Dimensions m	Scale 1:9,500	Size A3

Figure 4 GEOLOGICAL CONSTRAINTS



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LEGEND

- Site Boundary
- Field Boundaries
- Bedrock Fault
- Moderately Compressible Deposits

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Client
Candwr Solar Farm Ltd

Project Name
Candwr Solar Farm

Description
Geological Constraints

Project ID	Drawing no.	Revision
315879	11301	C01

File name
315879-BL-113-XX-D-G-11301-C01

Dimensions	Scale	Size
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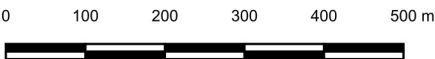
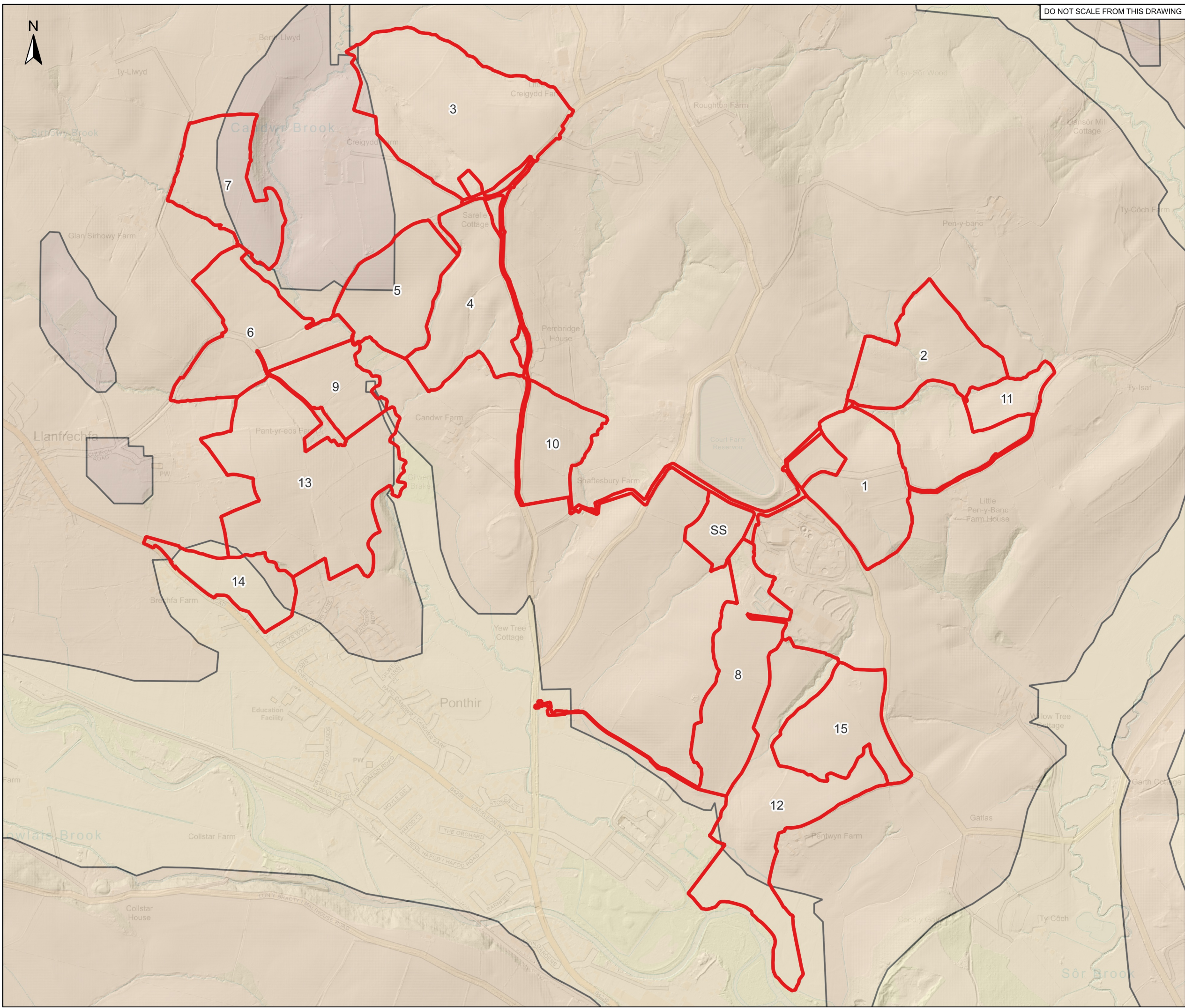


Figure 5 PLAN OF RADON POTENTIAL



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LEGEND

- Site Boundary
- Radon Potential**

10% - 15%

5% - 10%

3% - 5%

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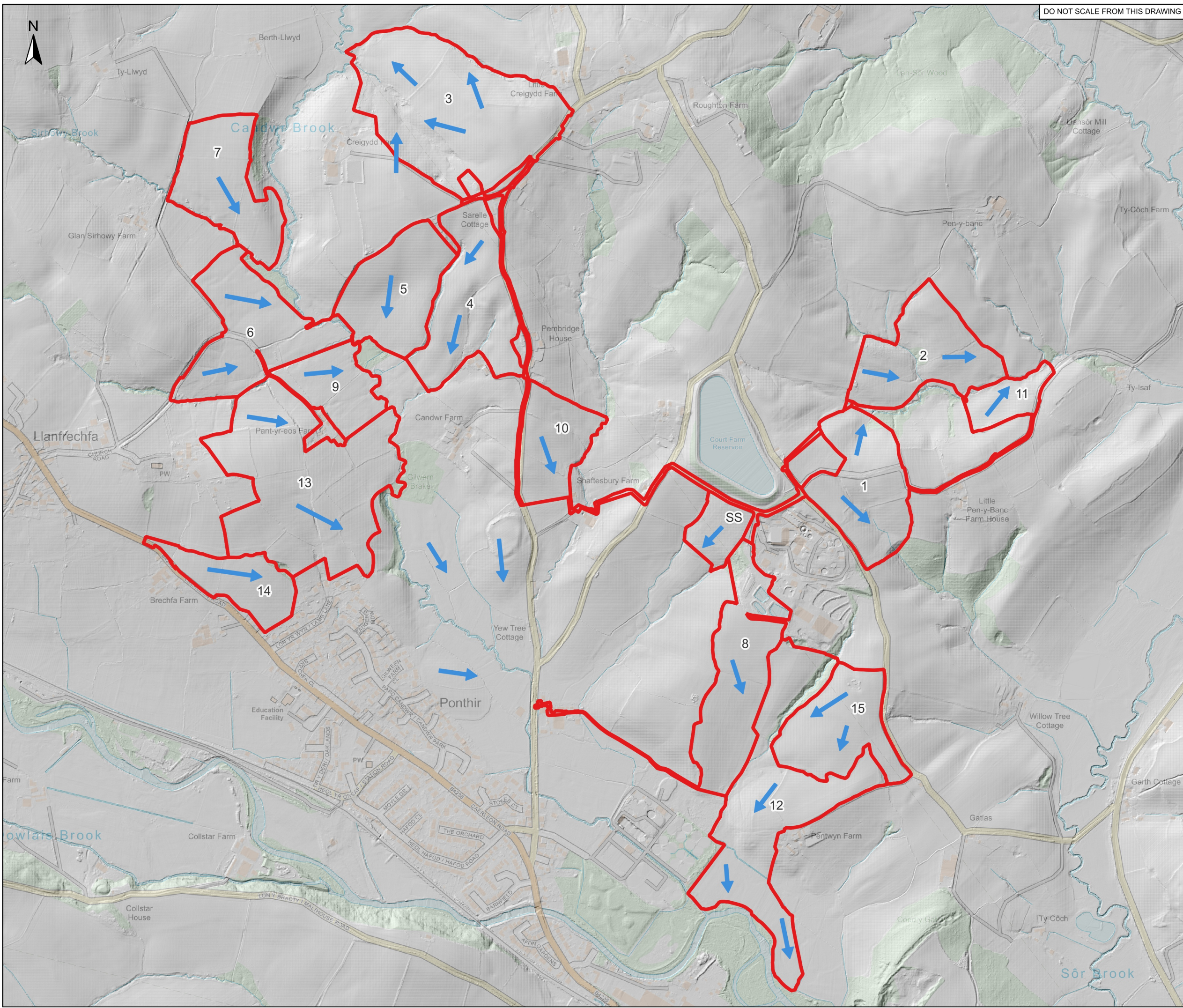


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Client Candwr Solar Farm Ltd		
Project Name Candwr Solar Farm		
Description Radon Potential		
Project ID 315879	Drawing no. 12801	Revision C01
File name 315879-BL-128-XX-D-G-12801-C01		
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Figure 6 CONCEPTUAL GROUNDWATER FLOW DIRECTION



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LEGEND

- Site Boundary
- Groundwater Flow Direction

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Client Candwr Solar Farm Ltd		
Project Name Candwr Solar Farm		
Description Conceptual Groundwater Flow Direction		
Project ID 315879	Drawing no. 22701	Revision C01
File name 315879-BL-227-XX-D-G-22701-C01		
Dimensions m	Scale 1:9,500	Size A3
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APPENDICES

Appendix A

SERVICE CONSTRAINTS

APPENDIX A

SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.



1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

Appendix B

PROJECT-RELATED SUSTAINABILITY CONSIDERATIONS

As introduced in **Section 1.5**, sustainability considerations have been taken into account during the design, planning and implementation stages of the project. We manage and monitor this using the RSK Geosciences Sustainable Management Practices (SMP) tool. More detail is provided on this below.

Sustainability-related considerations relevant to the project

The following sustainability-related considerations have been identified to be relevant to this project. Relevant aspects have been included in the appropriate section of the report.

Effective site investigation

Undertaking effective site investigations in accordance with standards, technical standards and good practice informs a better understanding of below ground issues. Where applicable, RSK recommends the application of geophysical surveys to optimise and supplement data from intrusive investigations. These aspects contribute to the overall sustainability of the development and reductions in associated carbon emissions.

For geo-environmental assessments, effective site investigation informs more site-specific land contamination risk assessment. This means that where remediation is required, it is targeted to have the greatest benefit in mitigating identified risks to human health and the environment and avoids emissions and other negative environmental impacts associated with unnecessary remediation. Effective site assessment undertaken in accordance with good practice supports the achievement of wider sustainability goals including:

- supporting the beneficial reuse of brownfield and other degraded land, or the development of nature-based solutions
- reducing risks from historical land contamination or on-going releases to groundwater, surface waters and ecological receptors
- supporting decarbonisation of the energy and other sectors through undertaking effective site assessment and providing advice on mitigation of ground-based risks.

For geotechnical assessments, effective site investigation informs lean, optimal design of foundations and structures ensuring efficient use of materials, long-term performance and stability including climate resilience, and a reduction in community disruption during construction. It also allows for early identification of geotechnical hazards to aid in the prevention of environmentally damaging issues during construction, for example, soil erosion and landslips. In earthworks, site investigations aid in confirming the material types and properties allowing for their reuse in construction. Furthermore, early identification of materials enables better planning and management of site resources, reducing waste and promoting retention and reuse of soils and other excavated materials.

Reuse and disposal of excavated materials

Reuse and disposal of excavated materials is a key issue on many development or construction projects. In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to

be discarded, by the holder'. Naturally occurring soils are not considered waste if reused on the site of origin for the purposes of development.

Excavated materials that are not of 'clean and natural origin' (irrespective of whether they are contaminated or not), such as made ground and other anthropogenic materials, may be considered waste after excavation. This means that they cannot be reused unless 'recovered' through use of waste licensing controls, such as exemptions, or a waste recovery permit. Alternatively, in limited circumstances, the CL:AIRE Definition of Waste Code of Practice (DoWCoP; CL:AIRE, 2011)) can be applied, in specific scenarios, to support suitable reuse on or off-site using materials management plans (MMPs). Otherwise, disposal is required, typically off-site, under an appropriate landfill permit. This has important implications for the assessment, excavation, temporary storage, reuse and disposal of excavated materials.

In accordance with the waste hierarchy (Ref. Defra, 2011) and circular economy principles, there are a range of approaches to reduce the volume of waste materials created from development projects with the following order of preference:

- Prevention – designing out the need for excavation and identifying during the development planning phase the potential for surplus soils to be generated during construction.
- Minimisation – implementing effective segregation, stockpile and materials management during construction.
- Reuse – assessing potential for reuse without treatment, either on or off-site.
- Recycling/ recovery – processing of materials to allow reuse and support waste recovery.
- Disposal – the last resort, either on or off-site.

The potential for the generation of waste materials through land redevelopment must therefore be considered as part of any construction activity. Reuse of excavated materials, including topsoil, subsoil, aggregates and rock, generated through the works may also offer opportunities to reduce the amount of waste created, diverting it away from landfill, resulting in a more sustainable development. The materials may have reuse potential on the site of origin or at other development sites. In some instances, generated waste materials have the potential for beneficial reuse, with some non-waste materials needing to be disposed of to landfill.

Early consideration, planning and effective implementation are all needed to maximise the reuse of materials. As well as reducing cost for off-site disposal, sustainability-related benefits include reducing the volumes of materials for transport and disposal, quality and import of virgin materials and associated carbon emissions.

Assessment of the potential for reuse materials is essential, with information on the soil quality being collected and understood as part of the intrusive investigation phases where relevant.

Soil as a resource

Soil forms an important sub-category of excavated material. Soil contains approximately three times as much carbon as the atmosphere. As well as avoiding the generation of waste, minimising the disturbance of soils on site minimises the loss of carbon during soil handling and storage. Retaining as much soil as possible without damage also reduces flooding, dust and silt management risks, nutrient retention, and supports biodiversity net gain. Soil is therefore a valuable resource in its own right, requiring careful planning at an early stage in the project lifetime to ensure that it can be successfully retained or reused. Defra has published a Code of Practice for the sustainable use of soil on construction sites (Defra, 2009). This is intended to be a practical guide to assist anyone

involved in the construction industry to protect the soil resources with which they work, with a focus on England.

Site-won topsoil should, where possible, be left in situ or handled carefully to prevent damage to the soil structure. Where topsoil is to be stripped, stockpiled and re-used such activities should be undertaken during dry weather (generally June to September). Once stockpiled, topsoil should be kept dry. Significant working of topsoil whilst wet can damage the soil structure, reducing the soils' ability to drain and resulting in anaerobic rather than aerobic soil conditions.

Anaerobic soil conditions can have a negative impact on plants and their roots, which will impact the ability of plants to take root once the soil has been placed for its proposed end use. Machinery tracking over recently placed topsoil should be avoided. Should prolonged poor storage result in degradation of the soil some treatment is likely to be required. This may include sand amelioration to improve the soil structure or the addition of composts to reduce nutrient deficiency.

Where site-won topsoil cannot be reused on site, it may then be classed as a waste, and consideration should be given to the donation of this material to another construction site where a deficit of topsoil material has been calculated. This would need to be carried out under an MMP. Alternatively, to prevent a valuable resource from going to landfill, consideration could be given to donating topsoil to a Soil Treatment Facility (STF) where it can be treated, processed and reused on other sites, assuming the STF has an appropriate Environmental Permit.

Where relevant, the presence of topsoil and subsoil is considered in site investigation interpretative reports, and how it may be valuable to retain this within the development. By assessing the quality of soils at the investigation phase, together with the anticipated volumes generated from the project, the potential for reuse of excavated soils can also be considered. This may include identifying opportunities for the reuse of surplus soils and minimising the generation of materials classified as waste. Where improvements in soil quality are needed or possible, recommendations can be given to assist in the reuse of this valuable resource.

DoWCoP and MMPs

DoWCoP was developed in consultation with the Environment Agency and the development industry to enable the reuse of materials under certain scenarios subject to demonstrating that specific criteria are met. The current re-use scenarios covered by DoWCoP comprise:

- reuse on the site of origin (with or without treatment)
- direct transfer of clean and natural soils between sites
- use in the development of land other than the site of origin following treatment at an authorised Hub site (including a fixed Soil Treatment Facility).

The importation of made ground soils (irrespective of contamination status) or crushed demolition materials is not permitted under the CoP and requires either a standard rules environmental permit or a U1 waste exemption.

In the context of excavated materials used on sites undergoing development, four factors are considered to be of particular relevance in determining if the material is a waste or when it ceases to be waste:

- The aim of the Waste Framework Directive is not undermined, i.e. if the use of the material will create an unacceptable risk of pollution of the environment or harm to human health it is likely to be waste.

- The material is certain to be used.
- The material is suitable for use both chemically and geotechnically, and
- Only the required quantity of material will be used.

DoWCoP requires the preparation of a MMP that confirms the above factors will be met. This plan needs to be reviewed by a 'Qualified Person' (QP) who will then issue a declaration form to the EA. As the project progresses, data must be collated and on completion a verification report produced that shows the MMP was followed and describes any changes. The MMP establishes whether specific materials are classified as waste and how excavated materials will be treated and/or re-used in line with the CoP. The MMP is likely to form part of the site waste management plan (SWMP), where applicable.

Future climate change considerations

Future global climate change has been numerically modelled by the Intergovernmental Panel on Climate Change (IPCC) to the year 2100 based on potential anthropogenic greenhouse gas emissions scenarios. The modelling output results in projections, which the Met Office has used to determine the potential impacts of climatic change for the UK. 'UKCP18' is the most up to date set of climate projections for the UK and are based on Representative Concentration Pathways (RCP) greenhouse gas emission scenarios. All scenarios project warming with RCP 8.5 being the most extreme scenario with global temperatures increasing by 4.3°C. Typically projections indicate changes will increase in magnitude with time. It is noted that RCPs have been superseded by Shared Socioeconomic Pathways (SSP) which were published by the IPCC in 2021, although the Met Office has yet to publish updated projections based on SSP data.

The Met Office defines climate change as the large-scale, long-term shift in average weather patterns and average temperatures and is assessed by averaging data over a 30-year period. The most recent reference period is 1991-2020. The UKCP18 data indicate that the UK climate is changing resulting in hotter drier summers and warmer wetter winters, with an increase in the frequency and intensity of extreme weather and significant weather events with a higher likelihood of heat waves, flash floods and droughts. Sea level is also rising. Further details on the technical background and data sources are provided in Appendix G.

The key pieces of legislation associated with climate change are the Climate Change Act (2008) and the Climate Change (Scotland) Act 2009. They established the Committee on Climate Change (CCC) and require a UK Climate Change Risk Assessment (CCRA) to be published every five years to assess 'the risks for the UK from the current and predicted impacts of climate change', combined with a National Adaptation Programme. The adaptation programmes place requirements on the planning regime to incorporate the effects of climate change within their decision making. This is implemented through national planning frameworks and planning policy.

The need to incorporate the predicted effects of future climate change and associated extreme weather events (EWE) into qualitative and quantitative land contamination risk assessments is set out within Land Contamination Risk Management (LCRM) LCRM Stage 1 risk assessment (Environment Agency, 2023). BS 21365:2020 'Soil Quality: Conceptual site models for potentially contaminated sites' (BSI, 2020) includes the requirement to identify possible foreseeable events that could affect contaminant impacts or create new exposure pathways including potential for flooding (rivers, sea, groundwater), rising groundwater or seawater levels, extreme weather conditions and change of use. While there is currently no statutory guidance detailing how the effects of future climate change should be considered within land contamination assessments,

several industry-led publications have been produced which provide details on how this can be incorporated, including:

- CL:AIRE, March 2007. Climate Change, Pollutant Linkage and Brownfield Regeneration (CL:AIRE, 2007).
- CL:AIRE, October 2021. Good Practice for Risk Assessment for Coal Mine Gas Emissions (CL:AIRE, 2021a).
- SoBRA, August 2022. Guidance on Assessing Risk to Controlled Waters from UK Land Contamination Under Conditions of Future Climate Change" version 1.0, (SoBRA, 2022)
- NHBC, 2023. NF94: Hazardous ground gas – an essential guide for housebuilders (NHBC, 2023).

Climate change-related impacts on the CSM and land contamination risk assessment are considered at each stage of the site assessment as per LCRM.

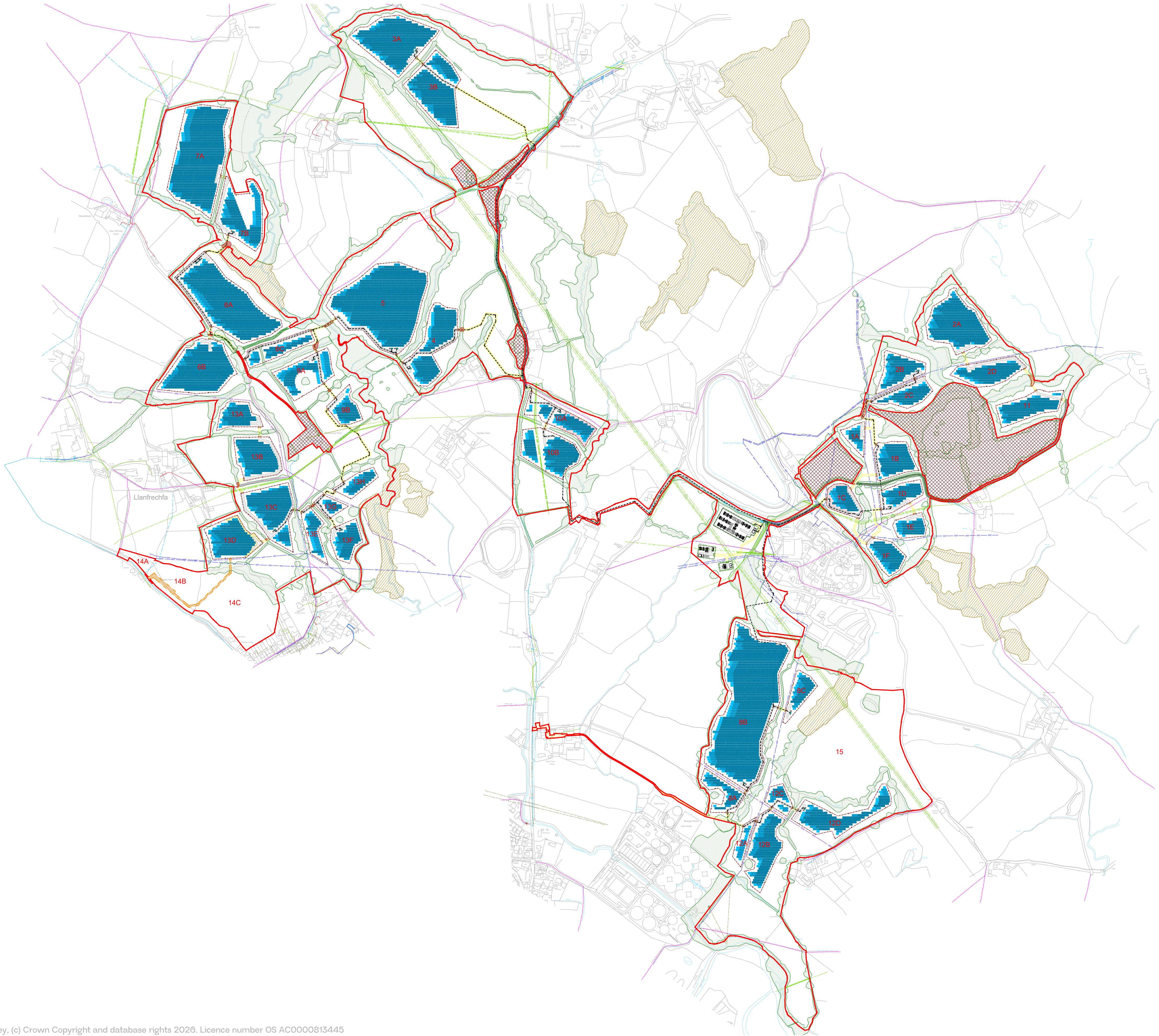
Climate change and EWE also have substantial implications for future geotechnical ground conditions, influencing the stability and durability of geotechnical structures, such as foundations, retaining walls, slopes and pavements to mention but a few. Therefore, climate change will significantly impact the design of land development projects going forward over their lifecycle and beyond. Furthermore, climate change will significantly impact the future performance of existing land development projects that have not been designed taking into account these issues. Relevant standards and guidance are referred to in the relevant sections of the report.

Support to biodiversity net gain/ rewilding projects

The quality and condition of soils is a key factor in the establishment or enhancement of flora, which then supports goals of achieving biodiversity net gain (BNG) or rewilding projects. For example, low fertility soils promote the establishment of wildflowers that support insect populations, which would otherwise be outcompeted by grasslands. Where applicable, RSK Geosciences undertakes soil sampling, soil fertility testing and assessments to support nature-positive actions.

Appendix C

DEVELOPMENT DRAWINGS



This drawing is the copyright of TOTAL ENERGIES RENEWABLE UK LIMITED and must not be reproduced in whole or in part or used in any manner without their written permission.
This drawing is to be submitted for planning purposes only. All dimensions are to be confirmed on site prior to commencement of work.

Revisions:				
Revision	Date	Revision Notes	Drawn	Inspected
01	03.10.25	First Issue (2 in portrait panels with inter row spacing of 2m)	RR	TH
02	09.10.25	Adjusted inter row spacing to 1.5m and distance from fence to panels to 3.5m	RR	TH
03	27.10.25	Adjusted tracks and amended RLB	EW	TH
04	11.12.25	Planning Application Boundary and Access Adjusted	RE	TH
05	05.01.26	Tracks and Gates Adjusted in Parcels 5, 6 and 7, CCTV and Fence Adjusted	RE	TH
06	06.01.26	Planning Application Boundary Amended	RE	TH
07	16.04.26	Cable Route Added	RR	TH
08	17.04.26	Updated Substation Design Added, Planning Application Boundary and Cable Route Adjusted	RR	TH
09	12.05.26	RLB, Access Tracks, Cable Route and Legend Adjusted, Land Not Part of Planning Application Boundary, Main Site Compound, Haul Road and Substation Design Added	RR	TH
10	20.05.26	RLB, CCTV and Haul Road adjusted, panels relocated / removed	RR	TH
11	27.05.26	Fenceline and Access Tracks Adjusted	RR	HB

LEGEND:	
	WATER COURSE
	PLANNING APPLICATION BOUNDARY
	LAND NOT PART OF PLANNING APPLICATION BOUNDARY
	PUBLIC HIGHWAY
	FOOTPATH

SOLAR SITE INFRASTRUCTURE:	
	SUBSTATION
	CABLE ROUTE
	PERIMETER FENCELINE
	PALISADE FENCELINE
	INDICATIVE TEMPORARY CONSTRUCTION COMPOUND
	MAIN SITE COMPOUND
	INDICATIVE HAUL ROAD
	PASSING PLACE
	INDICATIVE TEMPORARY CONSTRUCTION ACCESS
	SITE ACCESS TRACK
	MAINTENANCE TRACK
	TRANSFORMER
	MV STATION
	INVERTER
	PV FULL TABLE
	PV HALF TABLE
	PV QUARTER TABLE
	SECURITY GATE (PERIMETER)
	SECURITY GATE (PALISADE)
	CCTV CAMERA

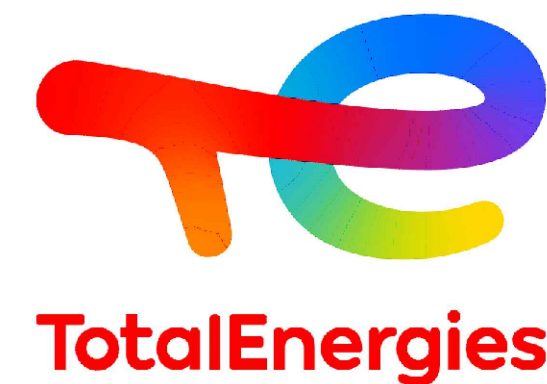
SERVICES:	
	ELE — HV — ELE — EXISTING O/H CABLE ROUTE
	ELE — HV 33kV — EXISTING 33kV O/H CABLE ROUTE
	ELE — HV 132kV — EXISTING 132kV O/H CABLE ROUTE
	ELE — LV — ELE — EXISTING U/G CABLE ROUTE
	TEL — TEL — EXISTING TELECOM SERVICES
	GAS — GAS — EXISTING GAS SERVICES
	WAT — WAT — EXISTING WATER MAIN
	SW — SW — EXISTING SEWER SURFACE WATER

VEGETATION:	
	EXISTING VEGETATION
	ANCIENT WOODLAND
	VEGETATION TO BE REMOVED

Status:

PLANNING

Project: **CANDWR SOLAR FARM**
LAND AT COURT FARM, PONTNIR, MONMOUTHSHIRE
Client:



10th Floor, 10 Upper Bank Street, Canary Wharf, London, E14 5BF
solaruk@totalenergies.com www.solar.totalenergies.co.uk

Designer:

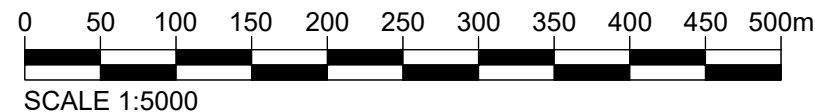


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Unit B2, The Courtyard, Severn Drive, Tewkesbury Business Park, GL20 8DD
+44(0) 1854 850019 design@utu.design www.utu.design

Drawing Title: **CAMDWR SOLAR FARM**
INDICATIVE SITE LAYOUT PLAN (2 IN PORTRAIT)

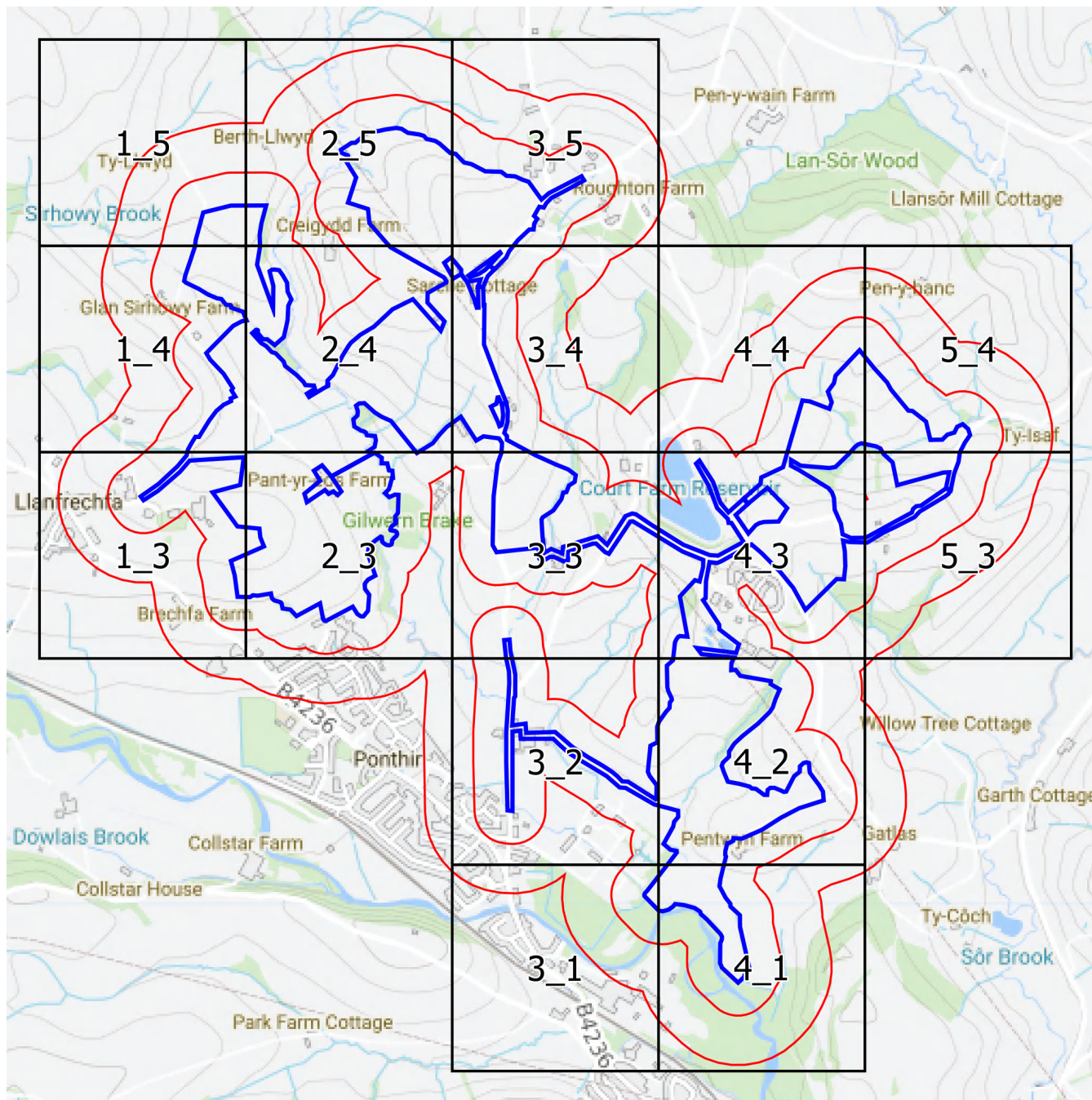
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Project Code: PEG002-	Drawing Number: PL-01.1	Revision: 11	

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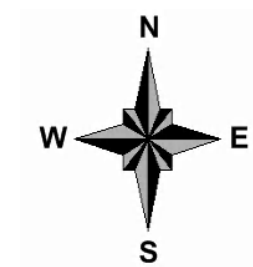
Appendix D

ENVIRONMENTAL DATABASE REPORT



Groundsure
INSIGHTS

1:2,500 Scale Grid Index



Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_3
Grid Ref: 331940, 193507

Map Name: County Series

Map date: 1882

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1882
 Revised 1882
 Edition N/A
 Copyright N/A
 Levelled N/A

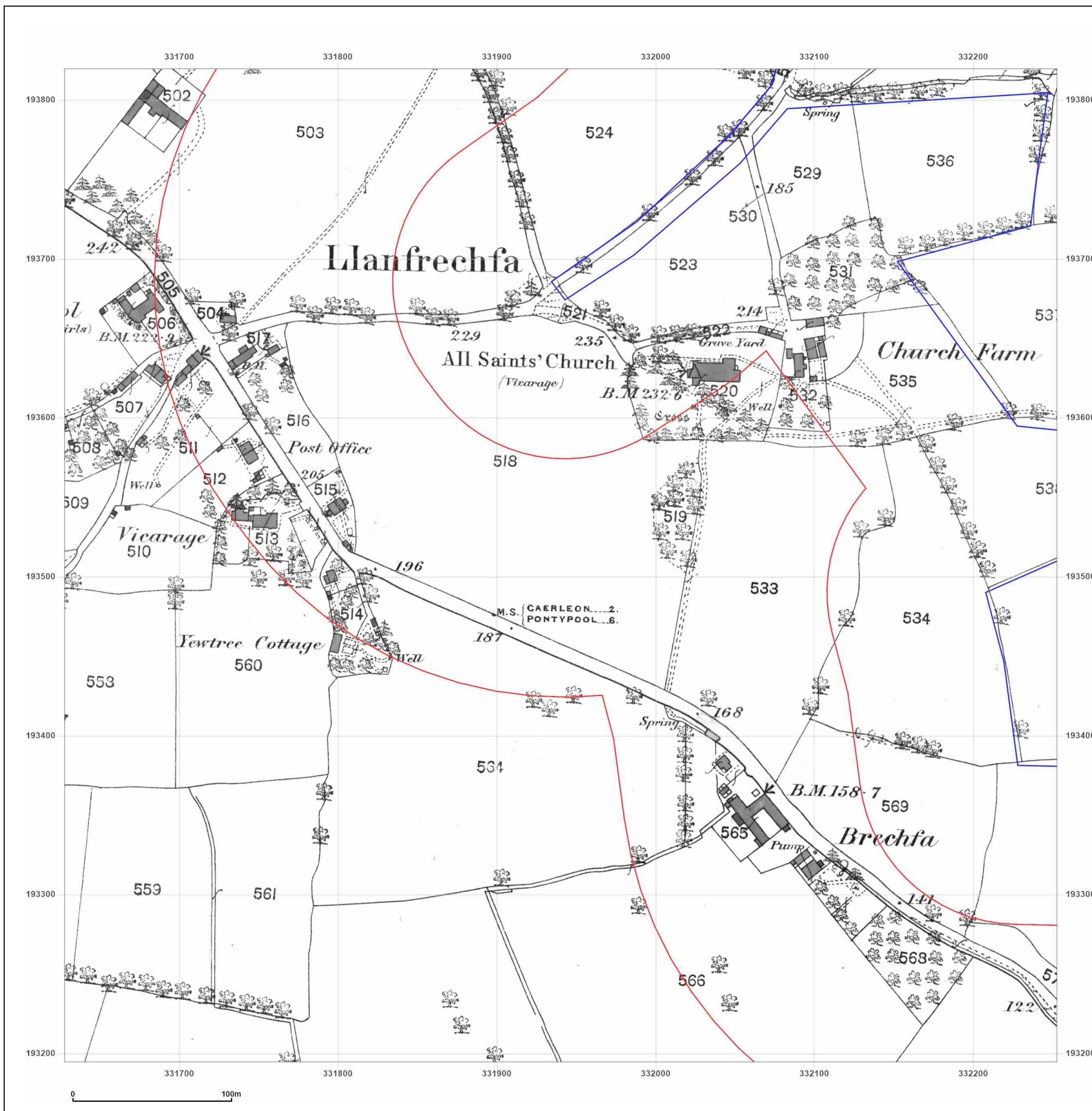


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_3
Grid Ref: 331940, 193507

Map Name: County Series

Map date: 1920

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Printed at: 1:2,500



Surveyed 1920
Revised 1920
Edition N/A
Copyright N/A
Levelled N/A

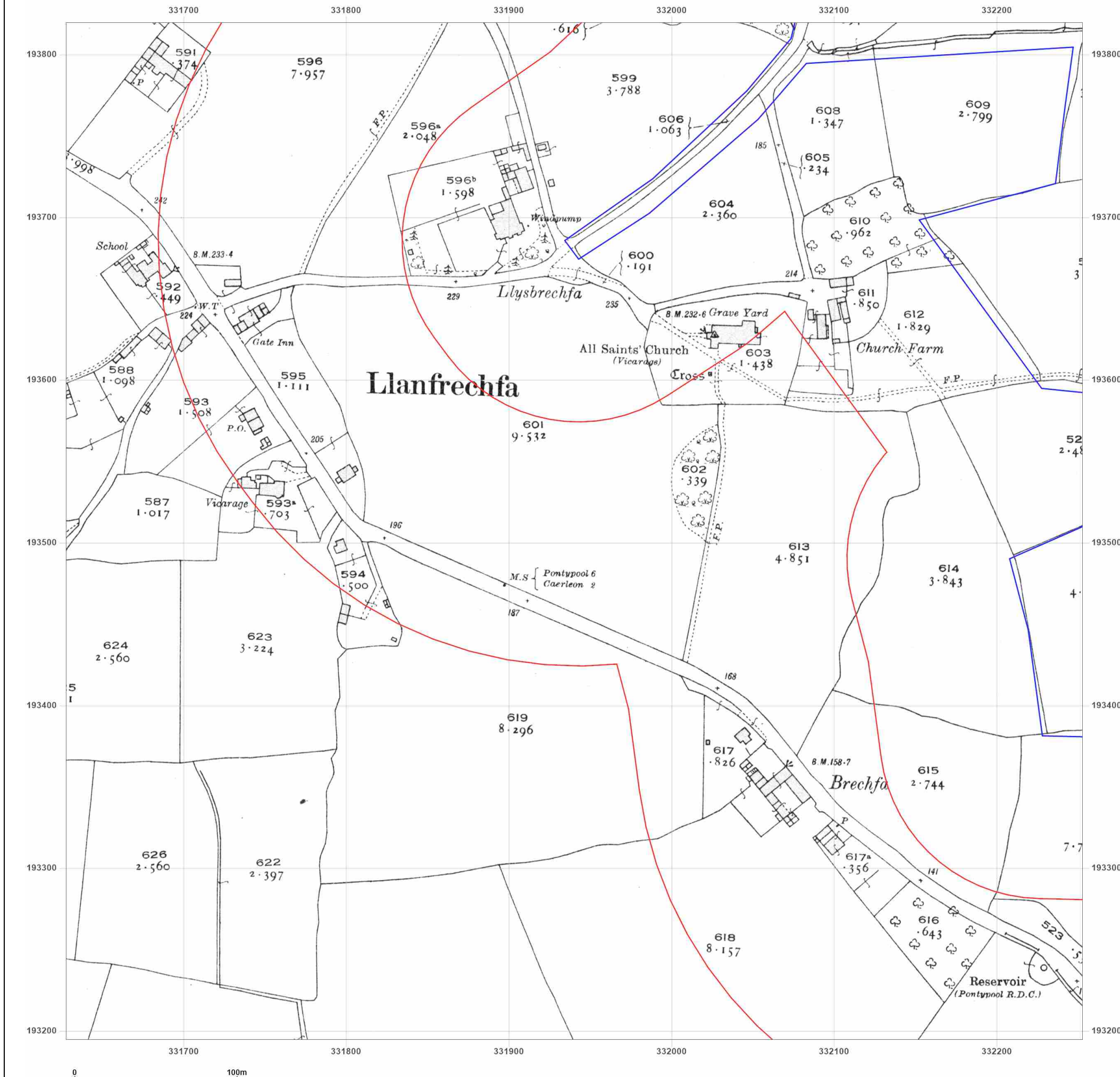


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_3
Grid Ref: 331940, 193507

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1968
Edition N/A
Copyright 1969
Levelled 1958

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
Levelled 1952

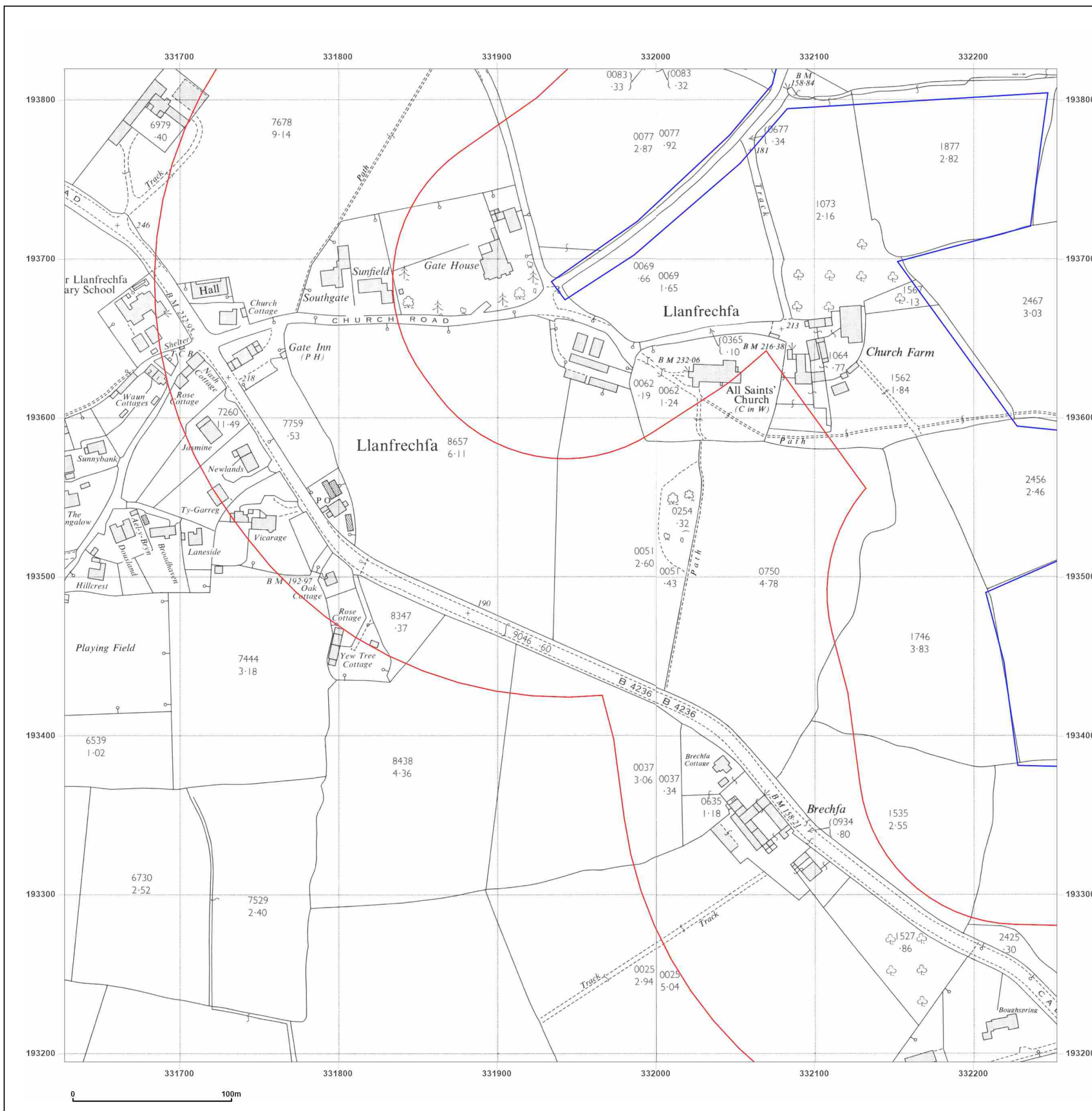


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_3
Grid Ref: 331940, 193507

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

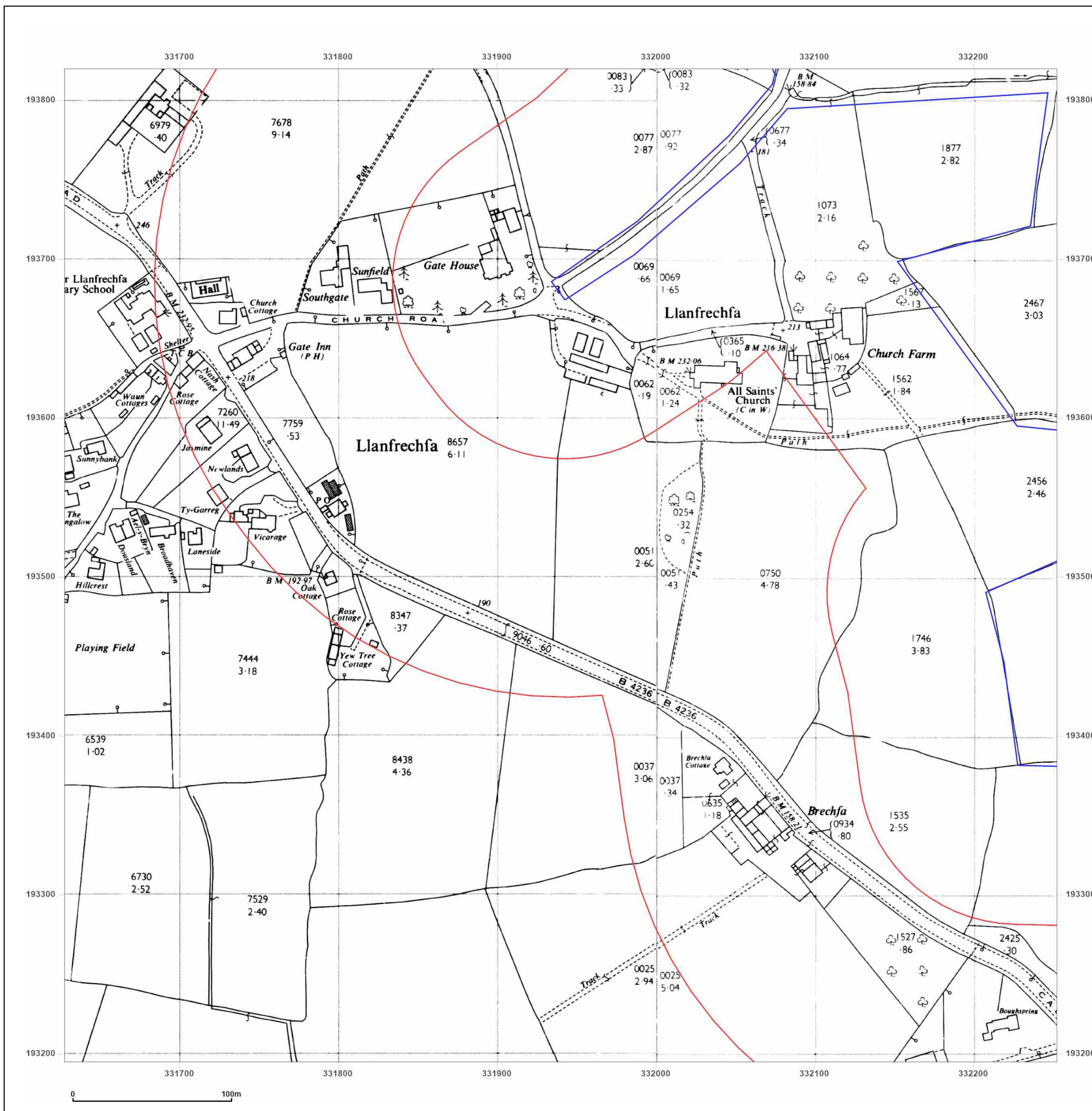


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_3
Grid Ref: 331940, 193507

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1969
Edition N/A
Copyright 1969
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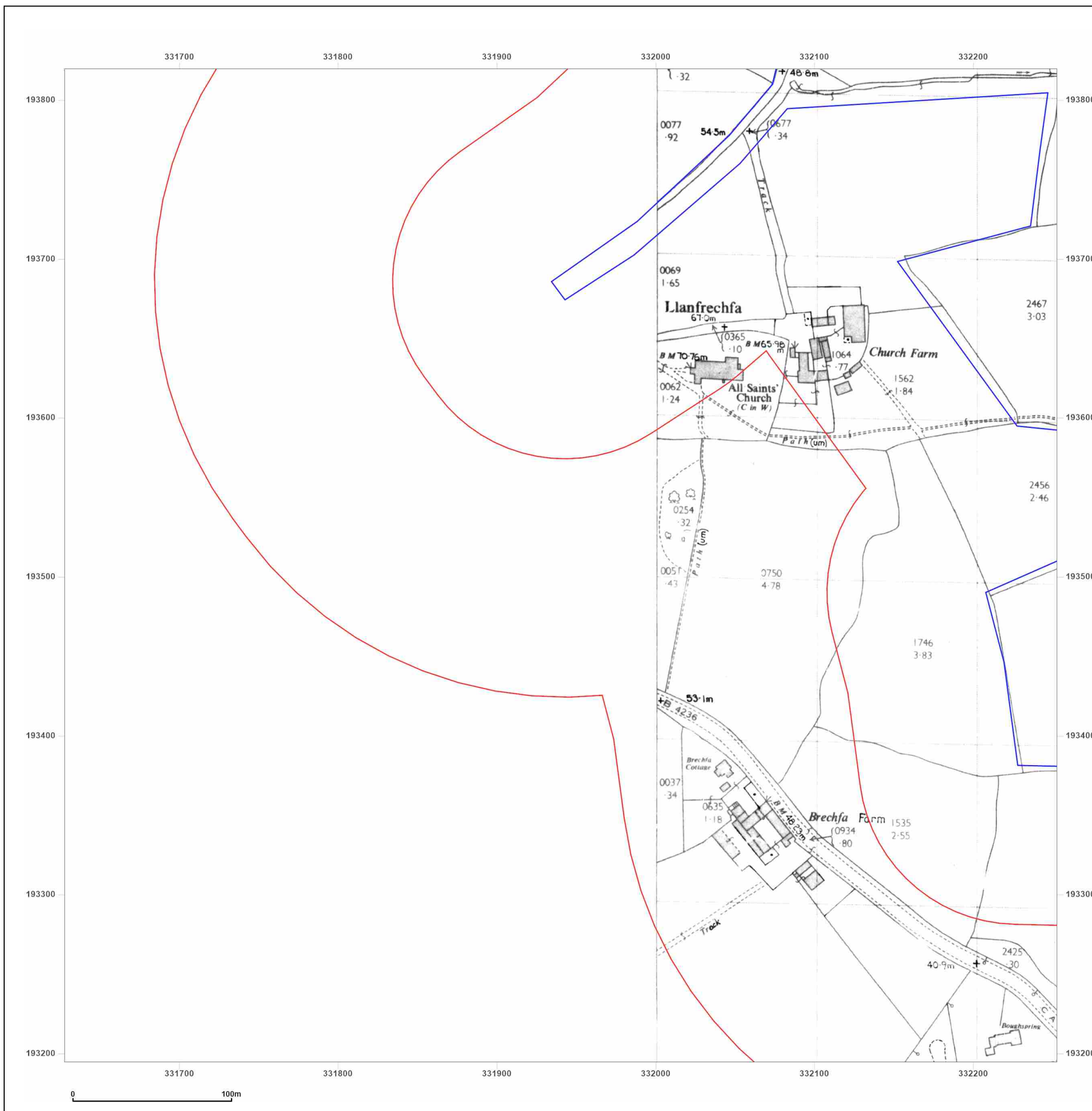


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_3
Grid Ref: 331940, 193507

Map Name: National Grid

Map date: 1987-1989

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Surveyed 1969
Revised 1989
Edition N/A
Copyright 1989
Levelled 1969

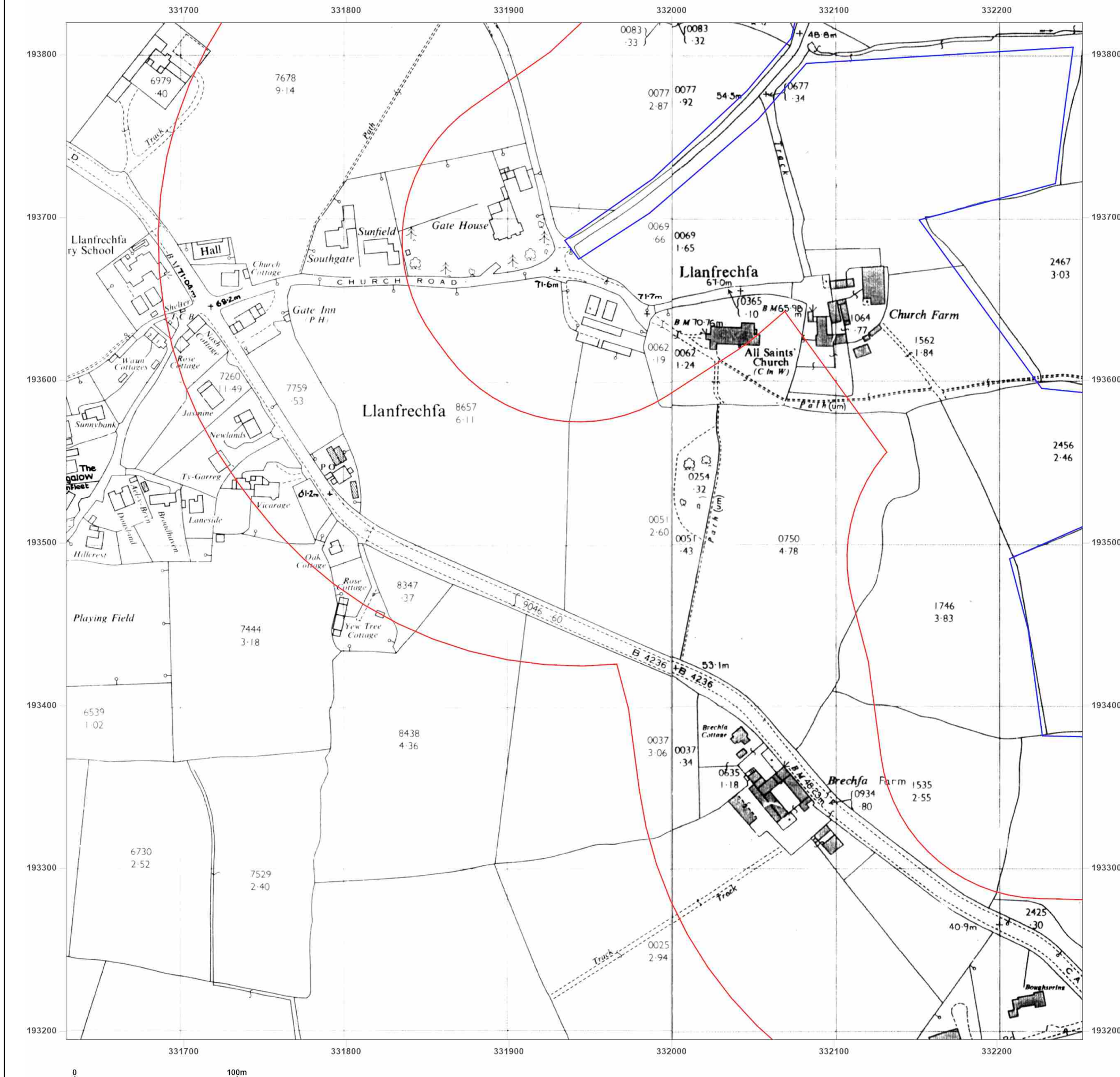


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_3
Grid Ref: 331940, 193507

Map Name: National Grid

Map date: 1987-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
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Edition N/A
Copyright N/A
Levelled N/A

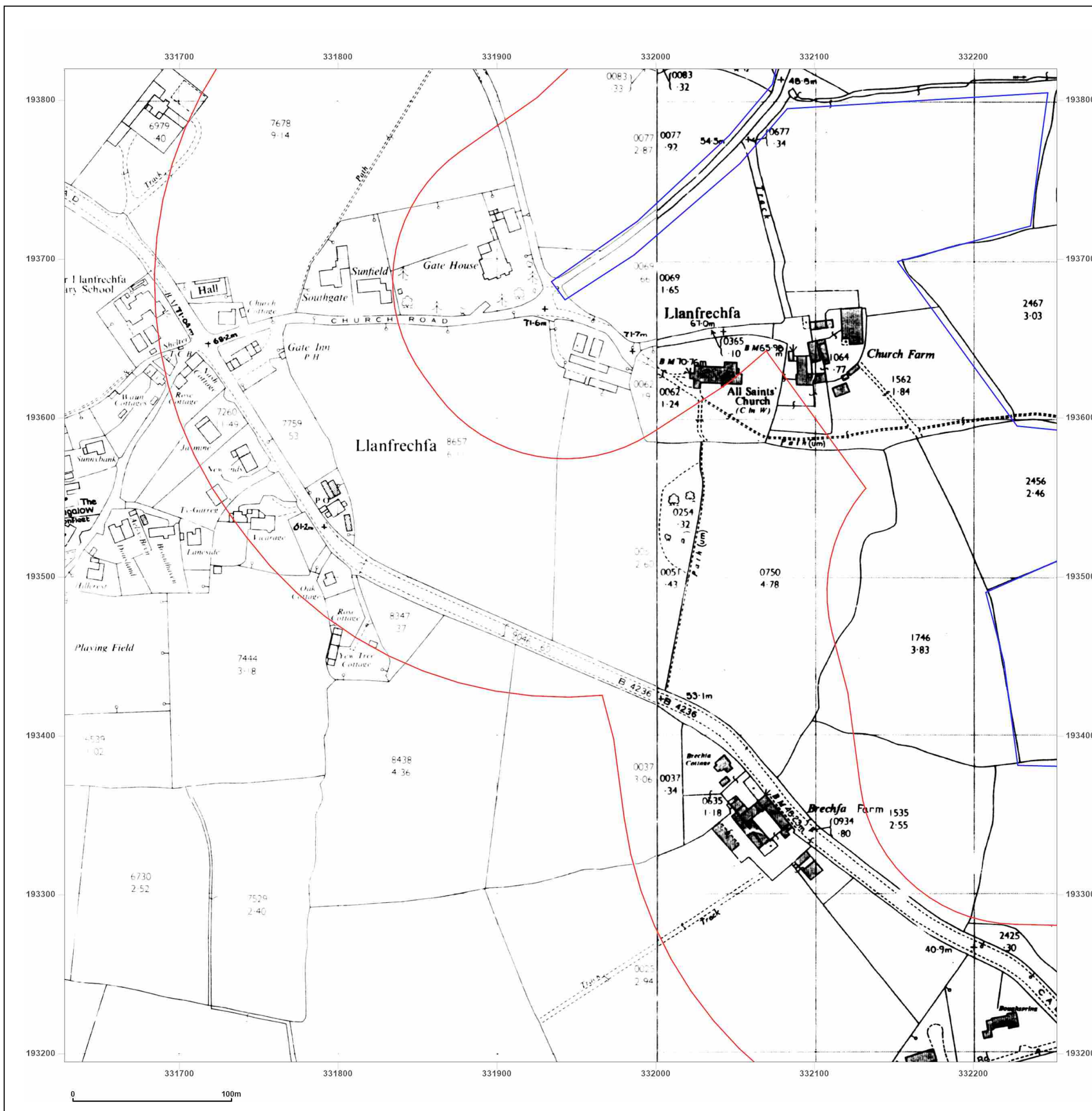


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_3
Grid Ref: 331940, 193507

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

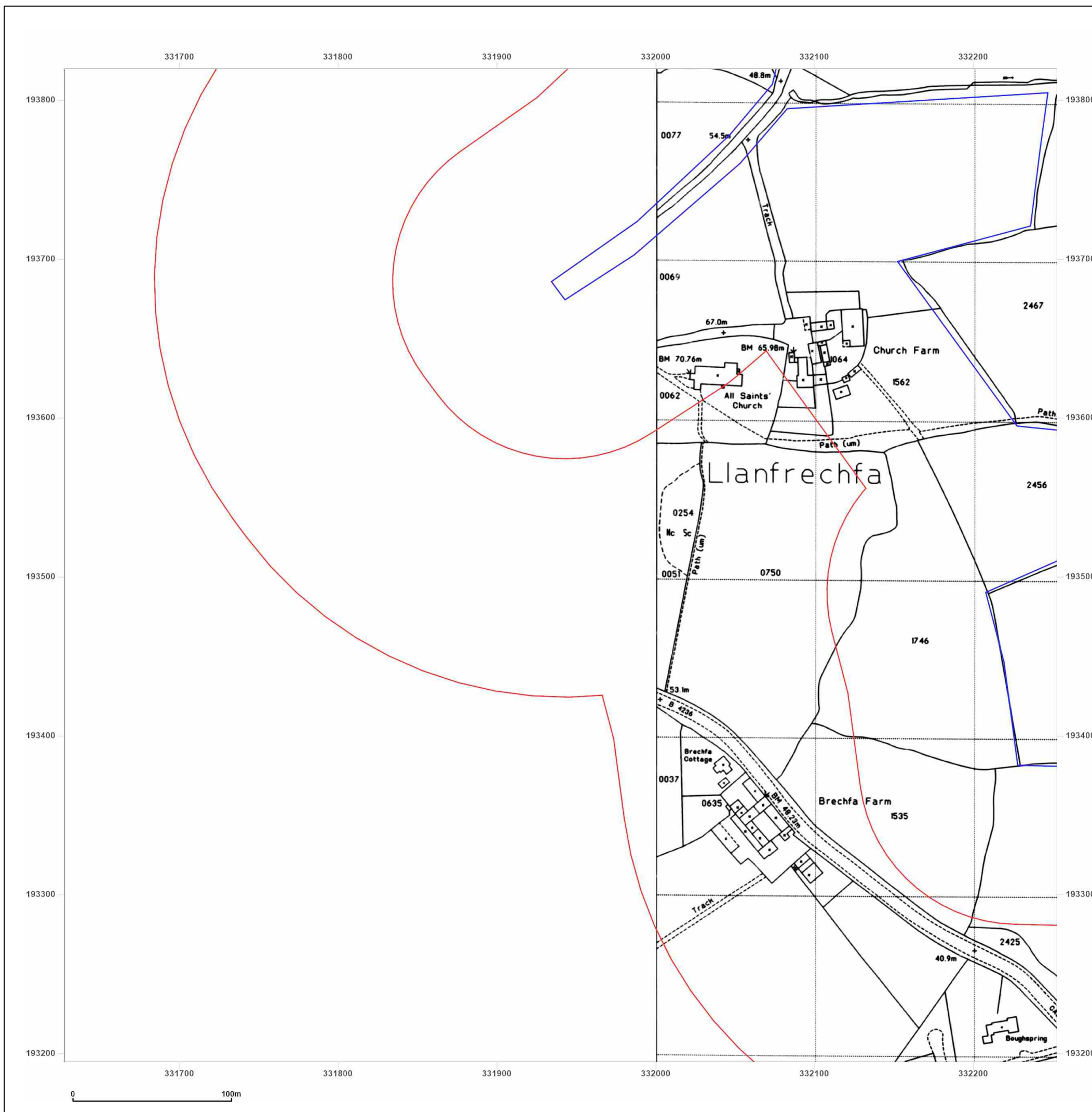


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_3
Grid Ref: 331940, 193507

Map Name: National Grid

Map date: 1989-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1989
Levelled 1969

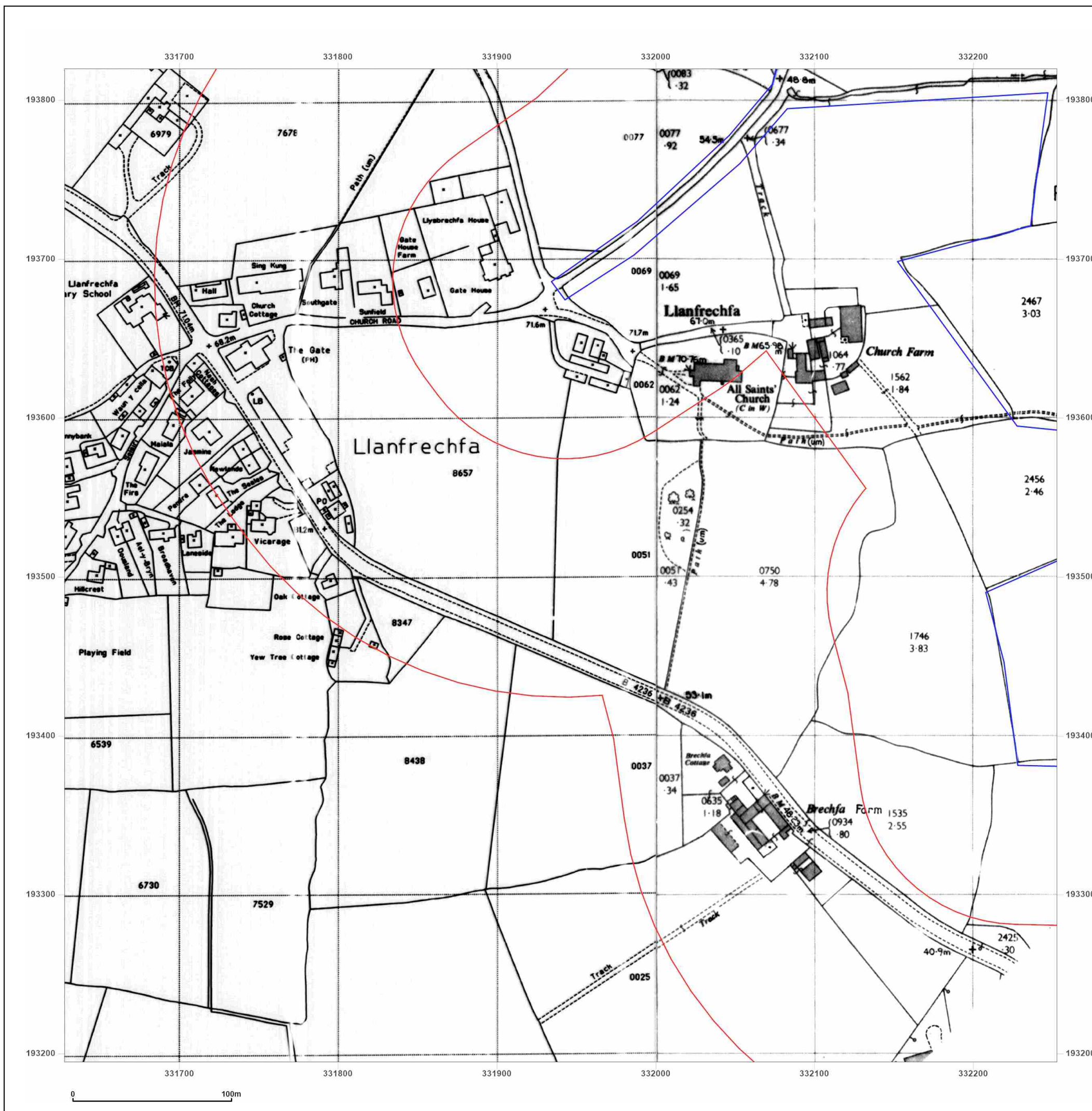


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_4
Grid Ref: 331940, 194132

Map Name: County Series

Map date: 1882

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1882
Revised 1882
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1882
Revised 1882
Edition N/A
Copyright N/A
Levelled N/A

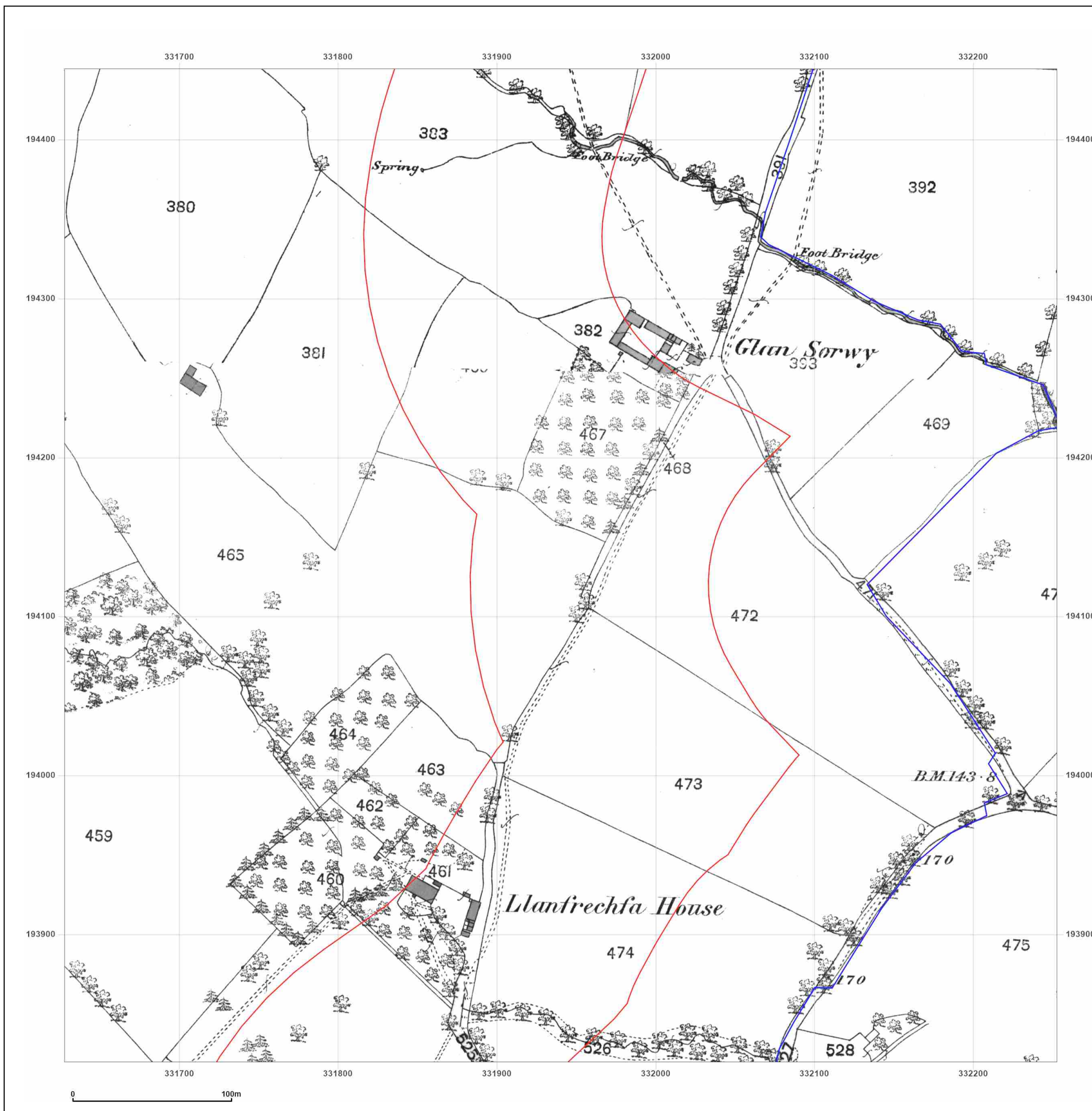


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_4
Grid Ref: 331940, 194132

Map Name: County Series

Map date: 1900

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1900
 Revised 1900
 Edition N/A
 Copyright N/A
 Levelled N/A

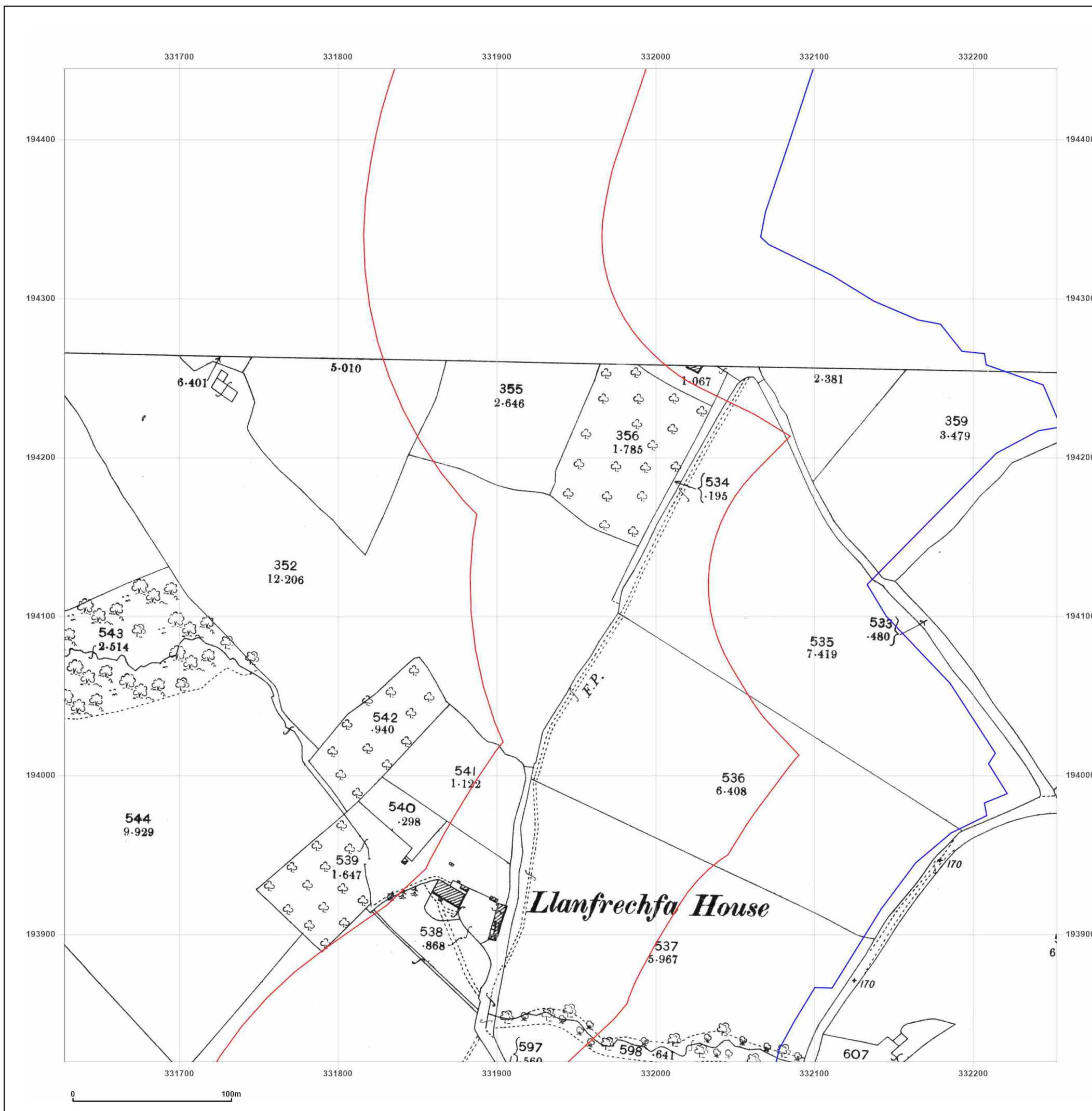


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_4
Grid Ref: 331940, 194132

Map Name: County Series

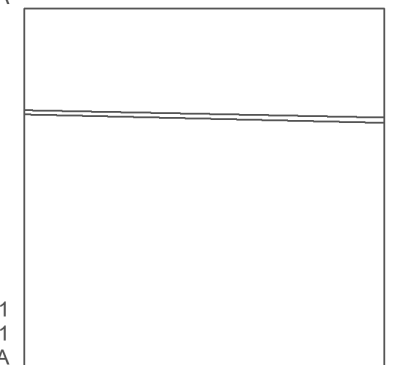
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 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

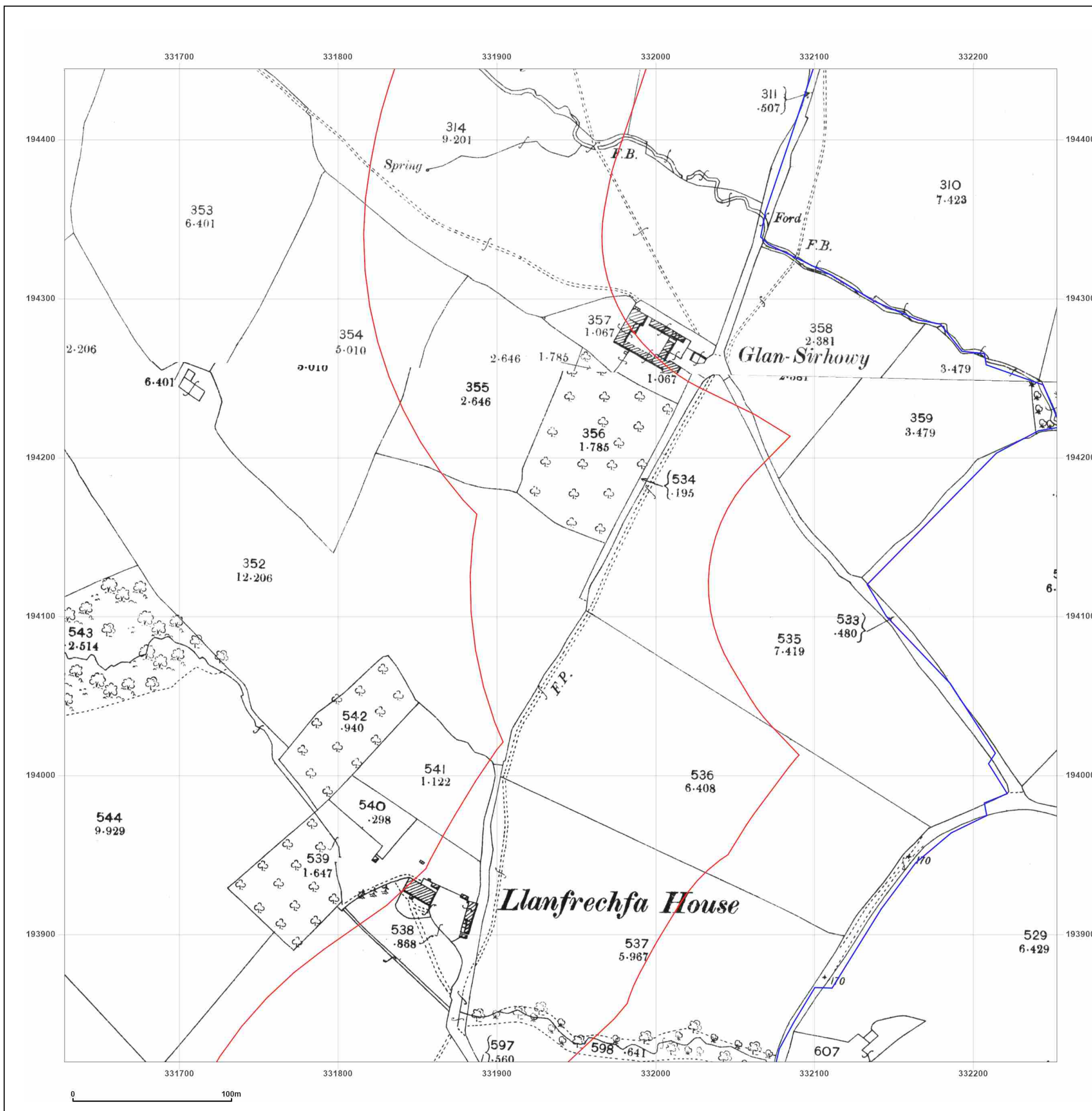


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Site Details:

Court Farm Solar

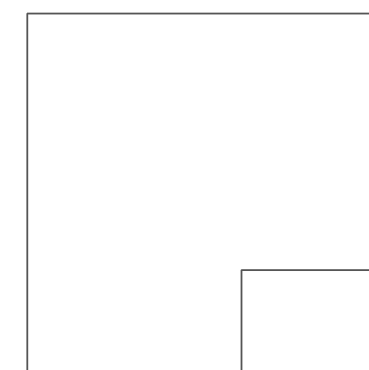
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Grid Ref: 331940, 194132

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
Revised 1969
Edition N/A
Copyright 1969
Levelled 1969

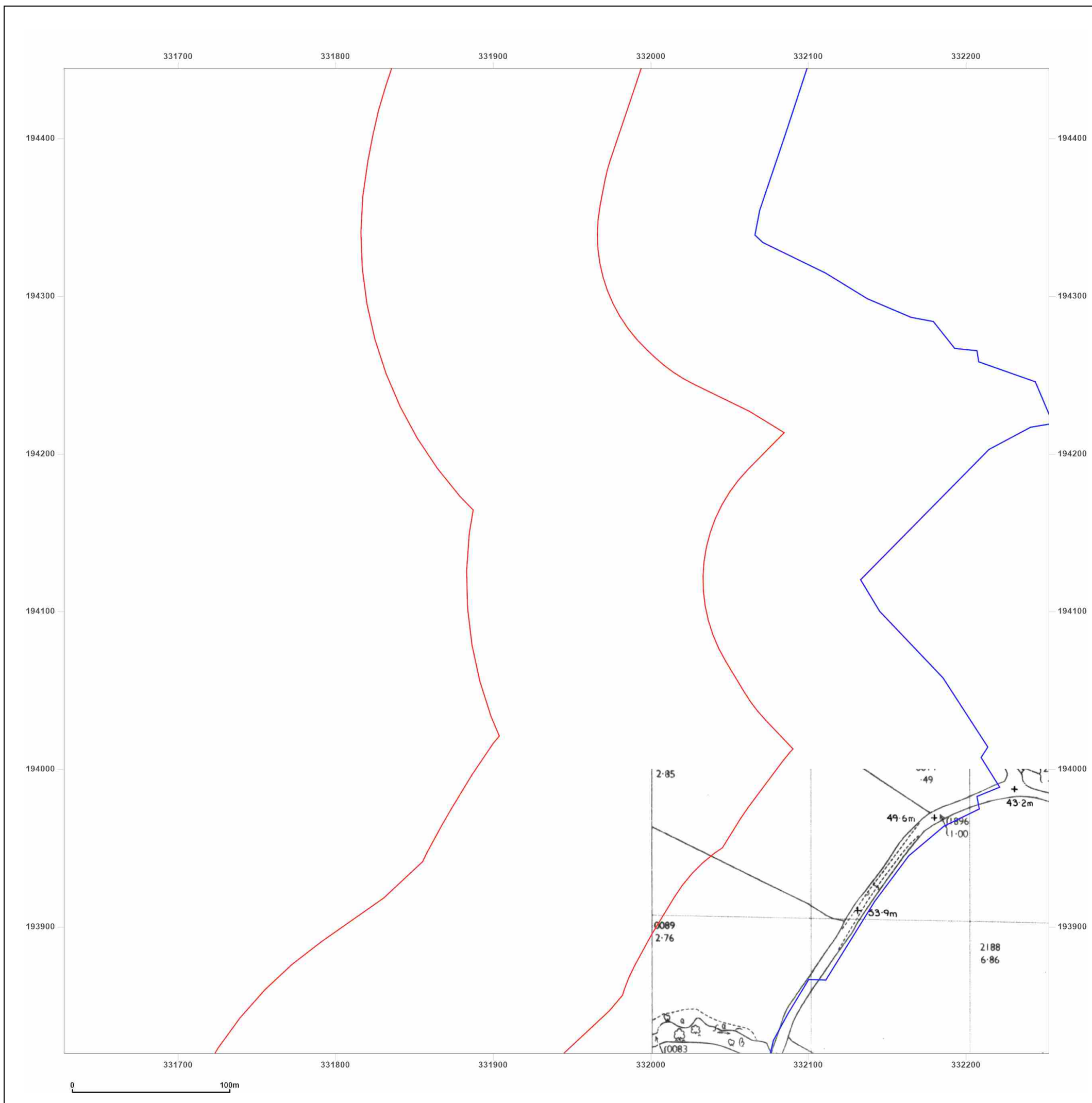


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_4
Grid Ref: 331940, 194132

Map Name: National Grid

Map date: 1969-1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1970
 Levelled 1958

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
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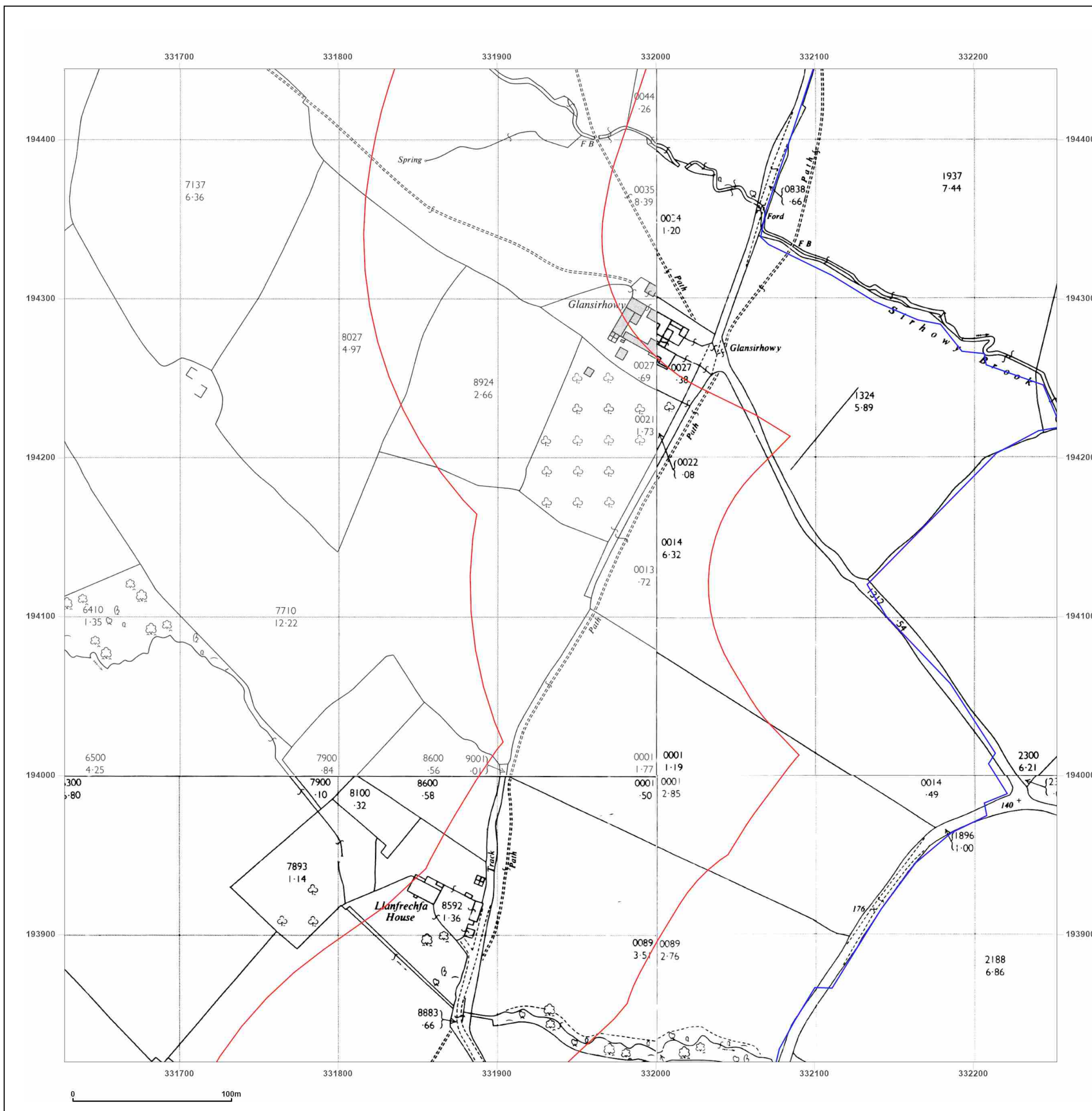


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_4
Grid Ref: 331940, 194132

Map Name: National Grid

Map date: 1987-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1958
Revised 1987
Edition N/A
Copyright 1987
Levelled 1958

Surveyed 1969
Revised 1989
Edition N/A
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Levelled 1969

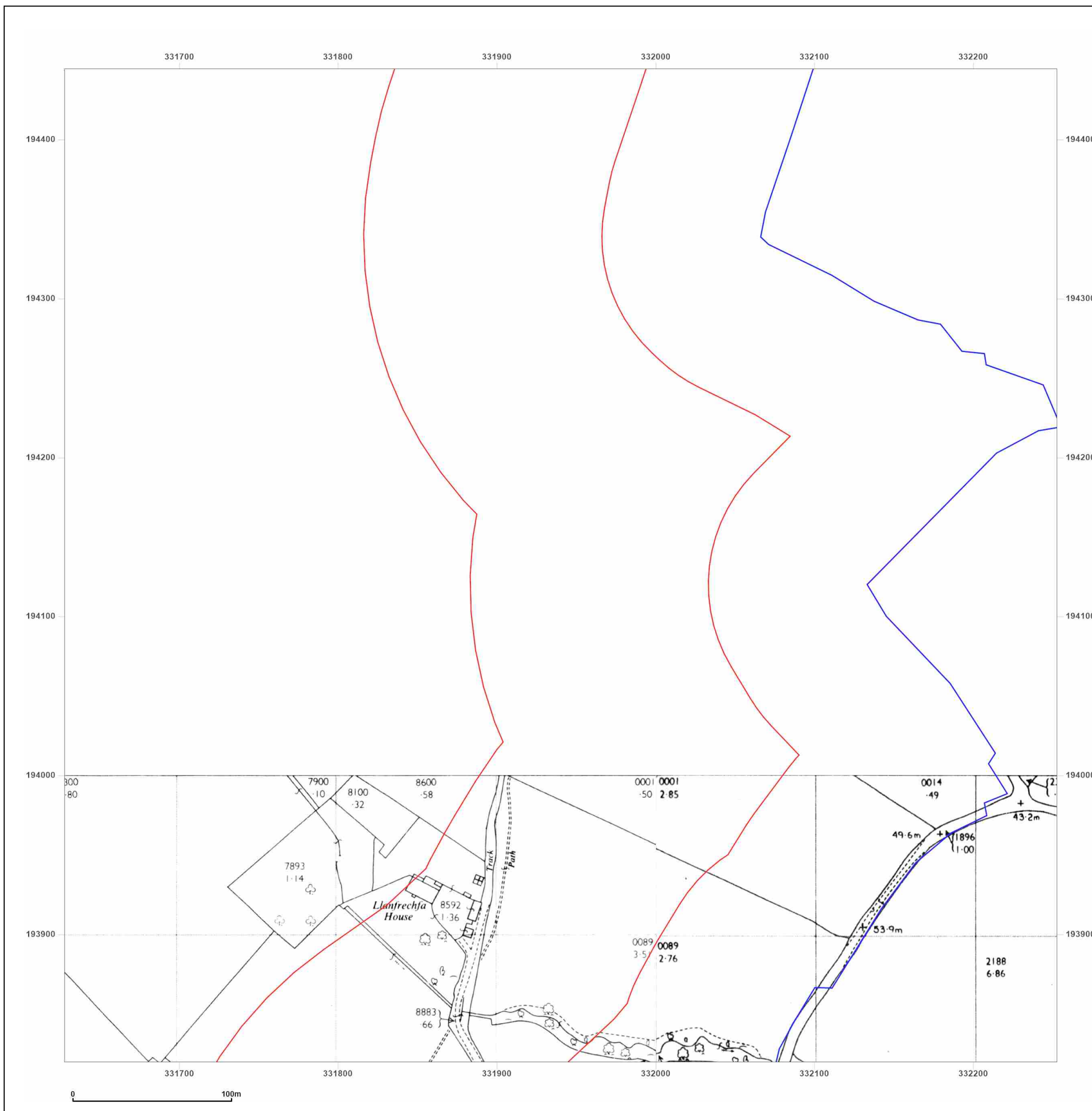


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Site Details:

Court Farm Solar

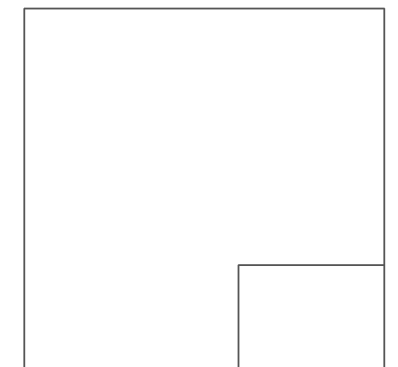
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Grid Ref: 331940, 194132

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

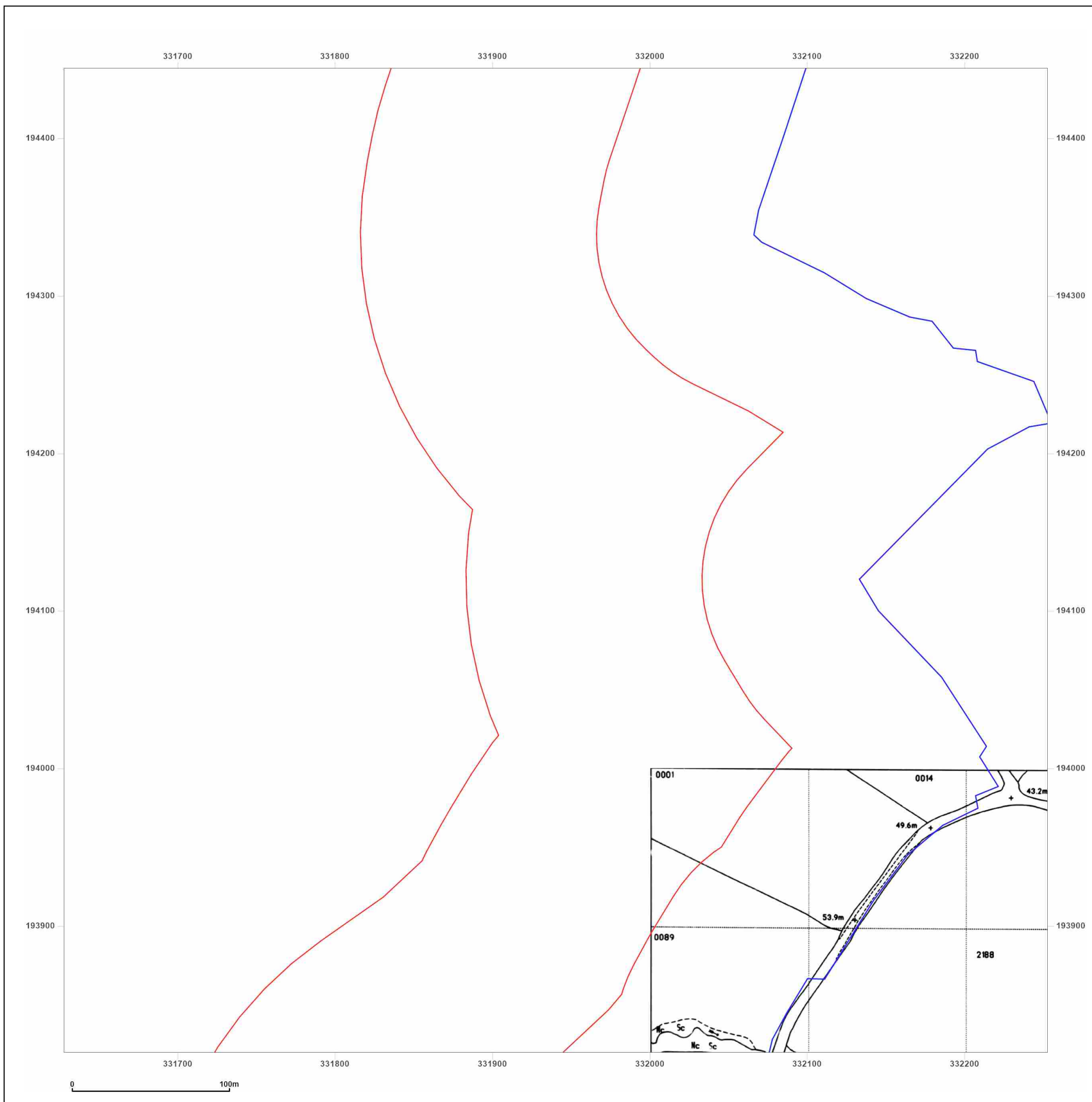


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_4
Grid Ref: 331940, 194132

Map Name: National Grid

Map date: 1989-1993

Scale: 1:2,500

Printed at: 1:2,500



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 Edition N/A
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 Edition N/A
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 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
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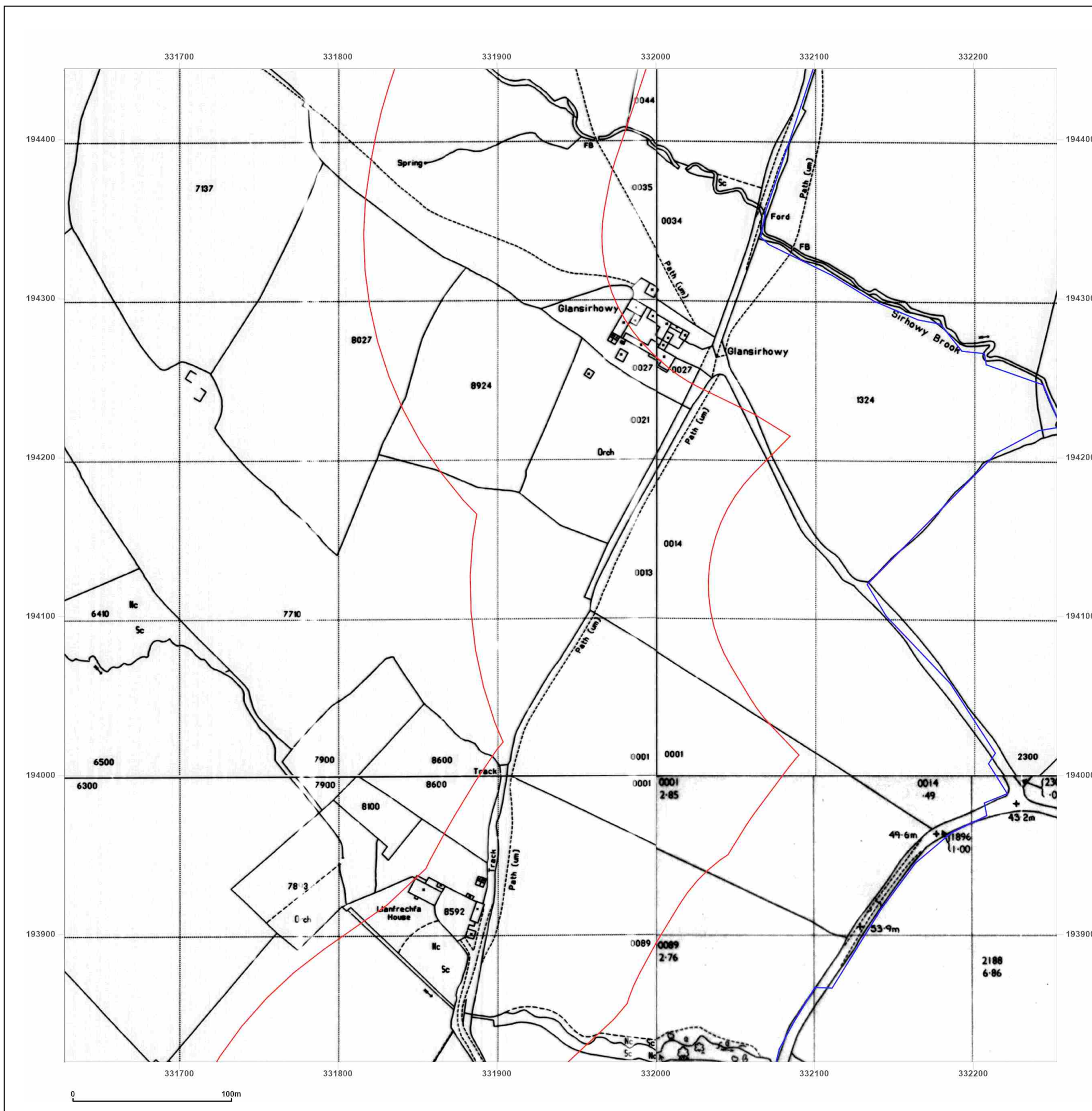


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Map legend available at:
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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_5
Grid Ref: 331940, 194758

Map Name: County Series

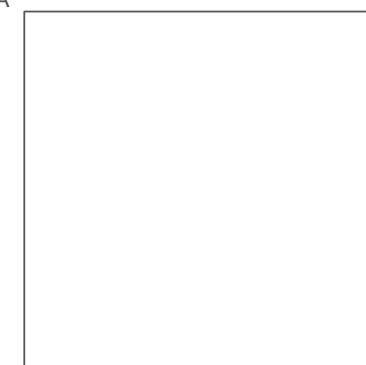
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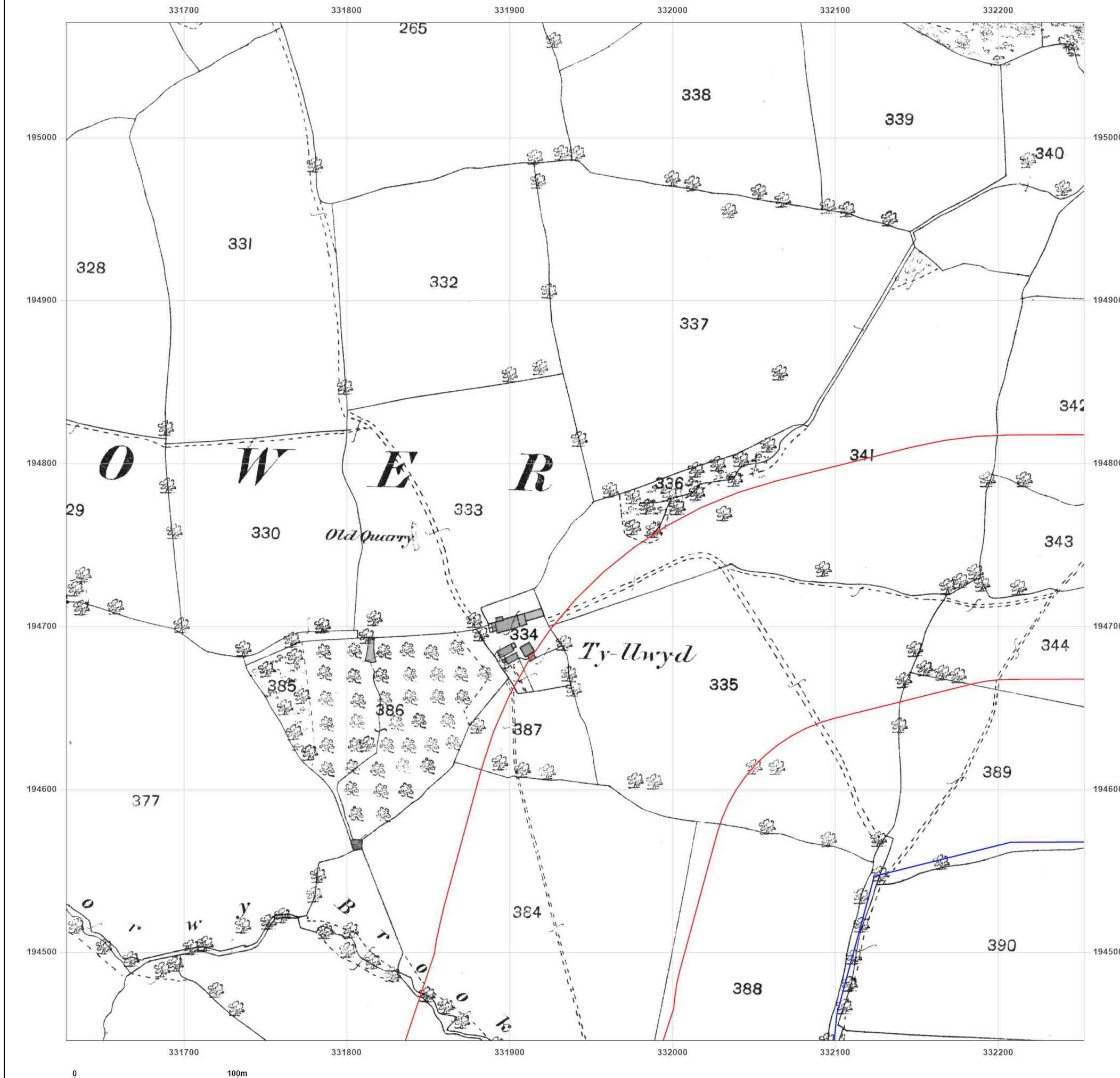


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Production date: 11 September 2025

Map legend available at:
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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_5
Grid Ref: 331940, 194758

Map Name: County Series

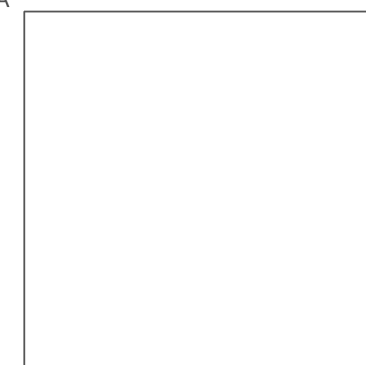
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Scale: 1:2,500

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 Revised 1901
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 Copyright N/A
 Levelled N/A

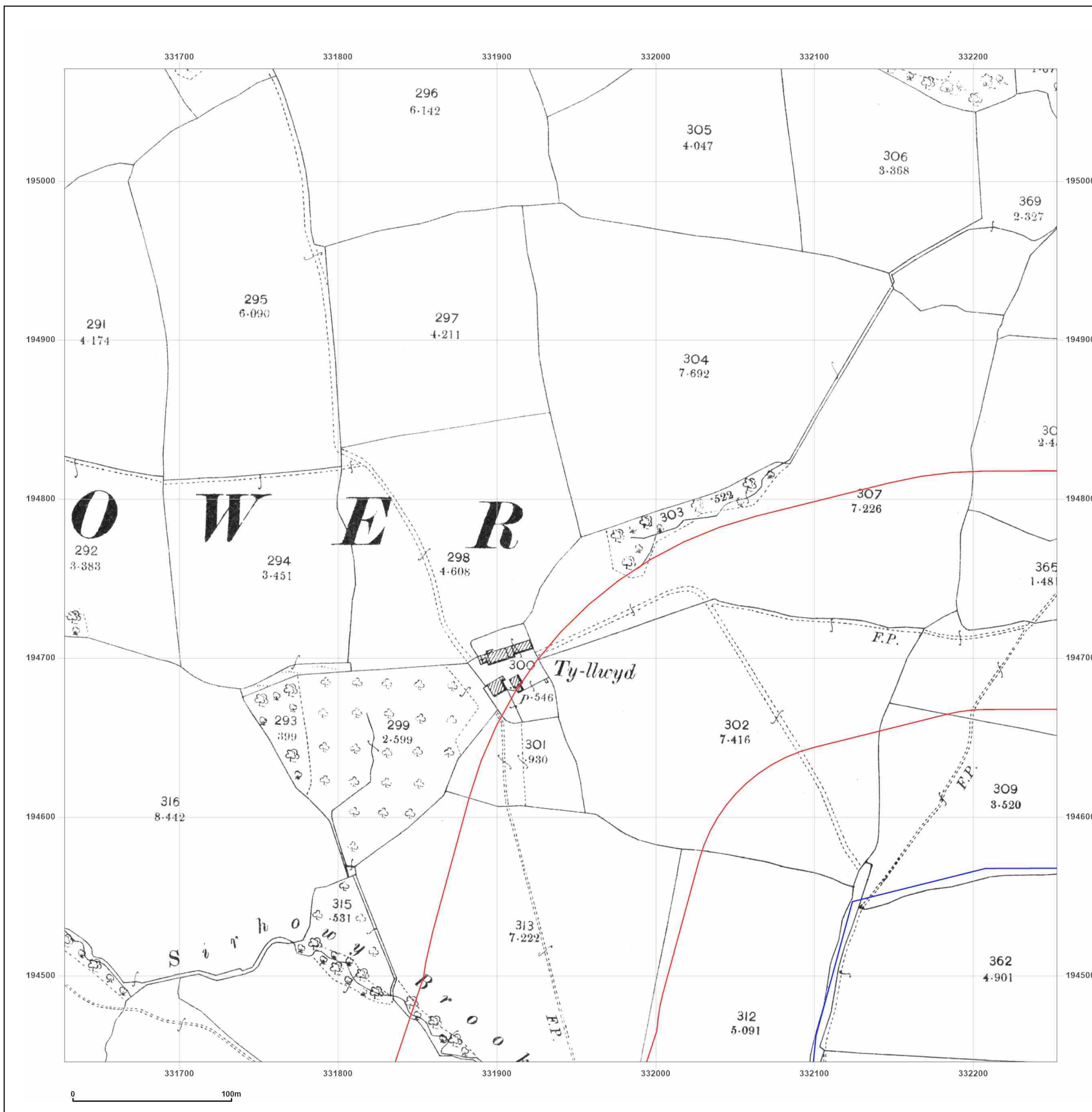


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Map legend available at:
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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_5
Grid Ref: 331940, 194758

Map Name: County Series

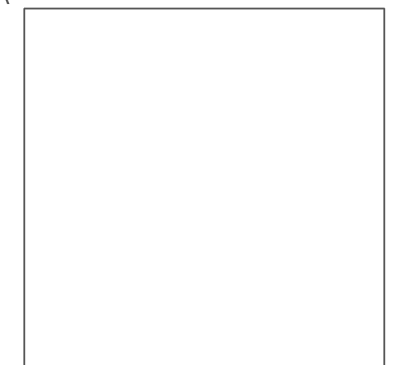
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Scale: 1:2,500

Printed at: 1:2,500



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 Revised 1921
 Edition N/A
 Copyright N/A
 Levelled N/A

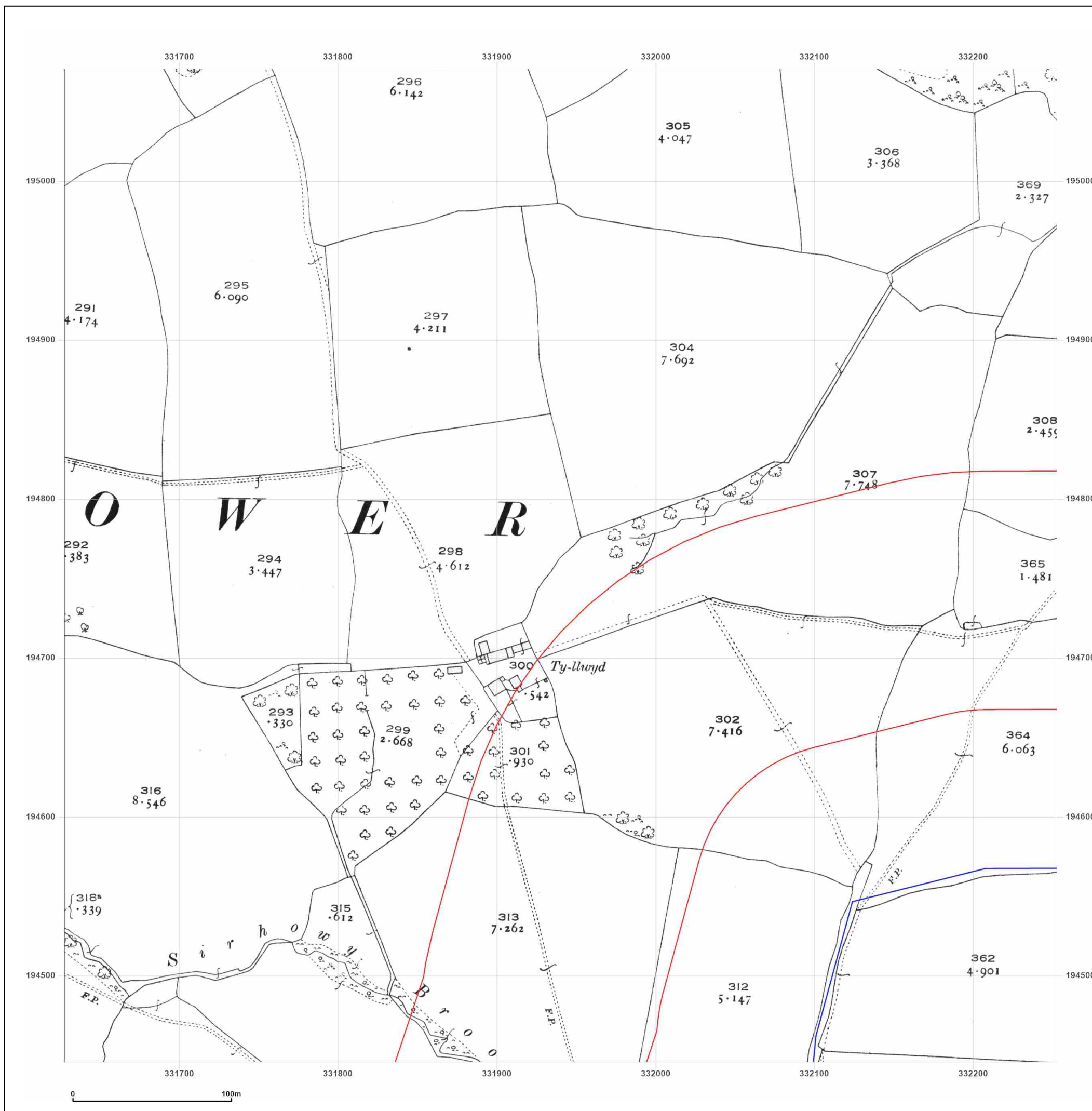


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Production date: 11 September 2025

Map legend available at:
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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_5
Grid Ref: 331940, 194758

Map Name: National Grid

Map date: 1969-1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
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 Edition N/A
 Copyright 1969
 Levelled 1958

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1969
 Levelled 1952

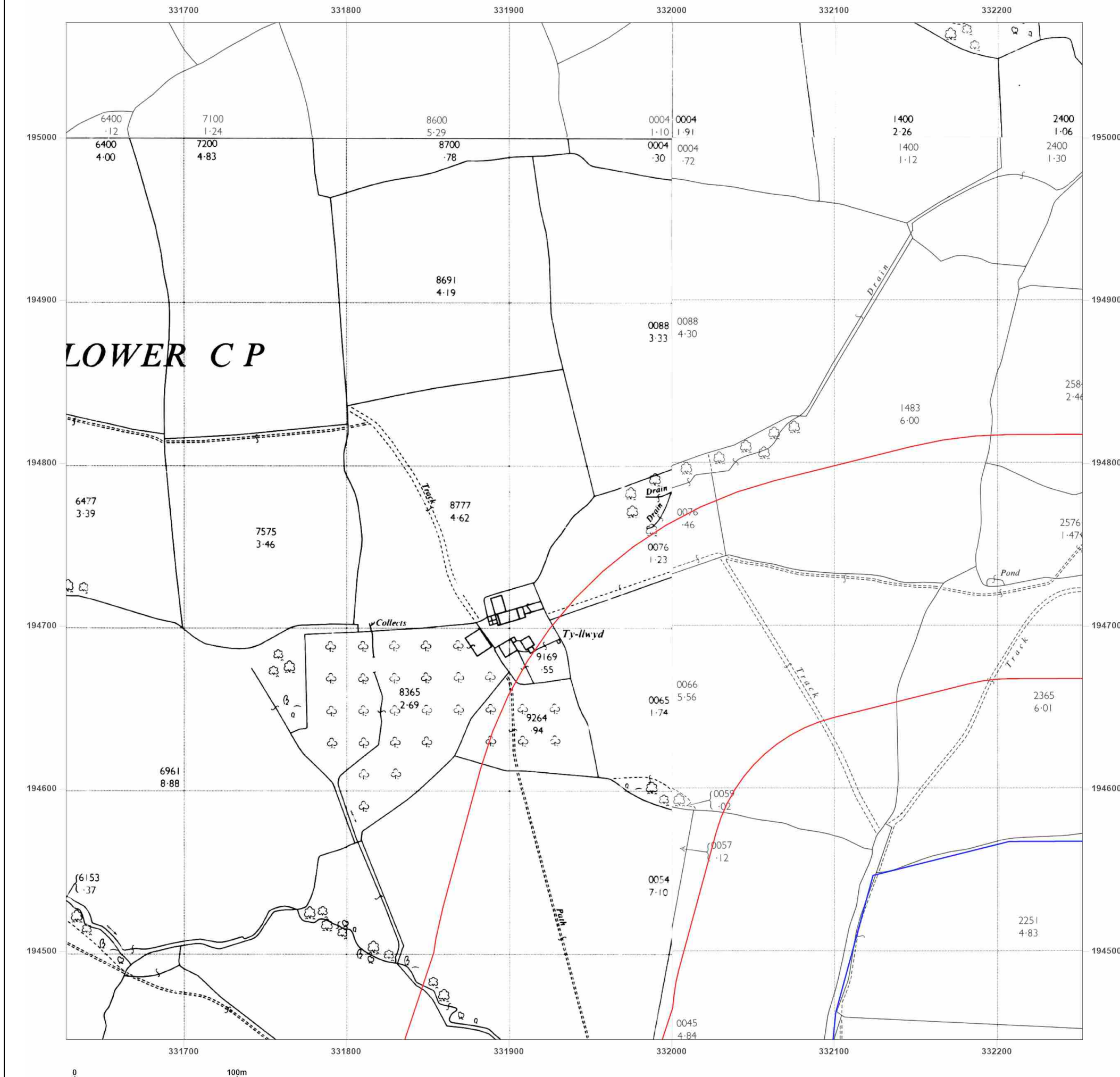


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_5
Grid Ref: 331940, 194758

Map Name: National Grid

Map date: 1969-1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1969
 Levelled 1952

Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1970
 Levelled 1958

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

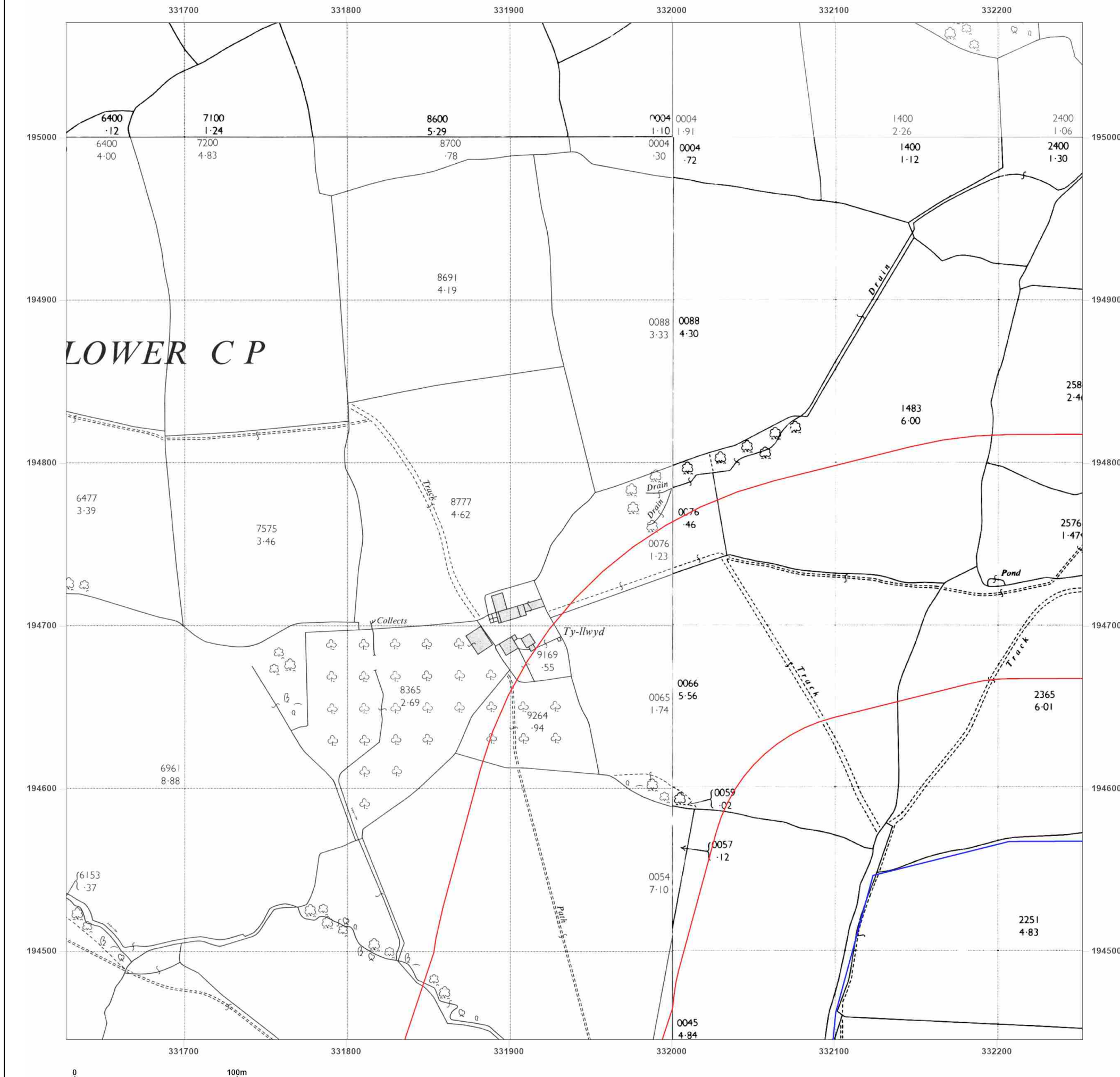


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_5
Grid Ref: 331940, 194758

Map Name: National Grid

Map date: 1988-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1969

Surveyed 1969
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1969

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

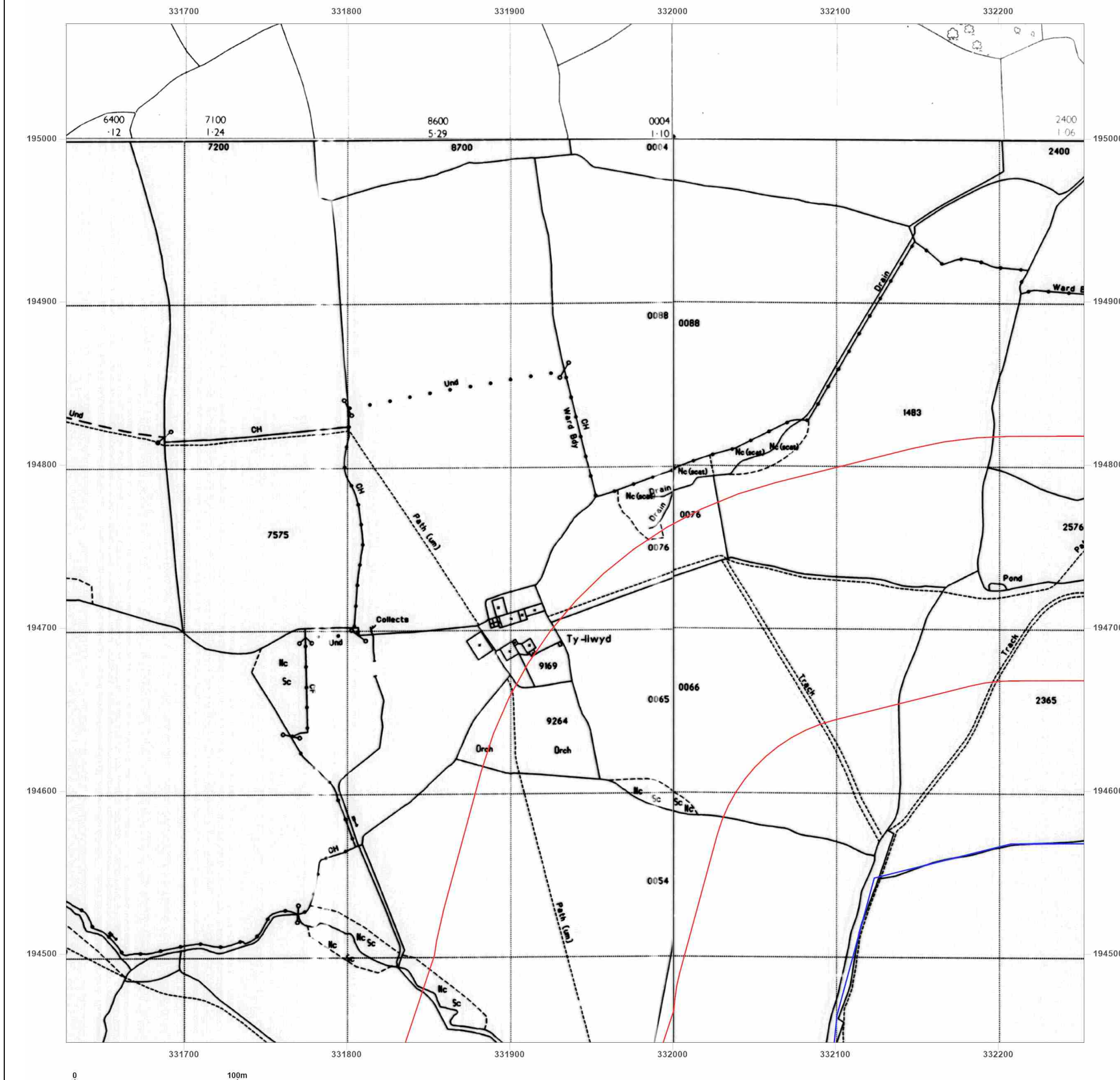


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_1_5
Grid Ref: 331940, 194758

Map Name: National Grid

Map date: 1988-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1969
Revised 1988
Edition N/A
Copyright 1988
Levelled 1969

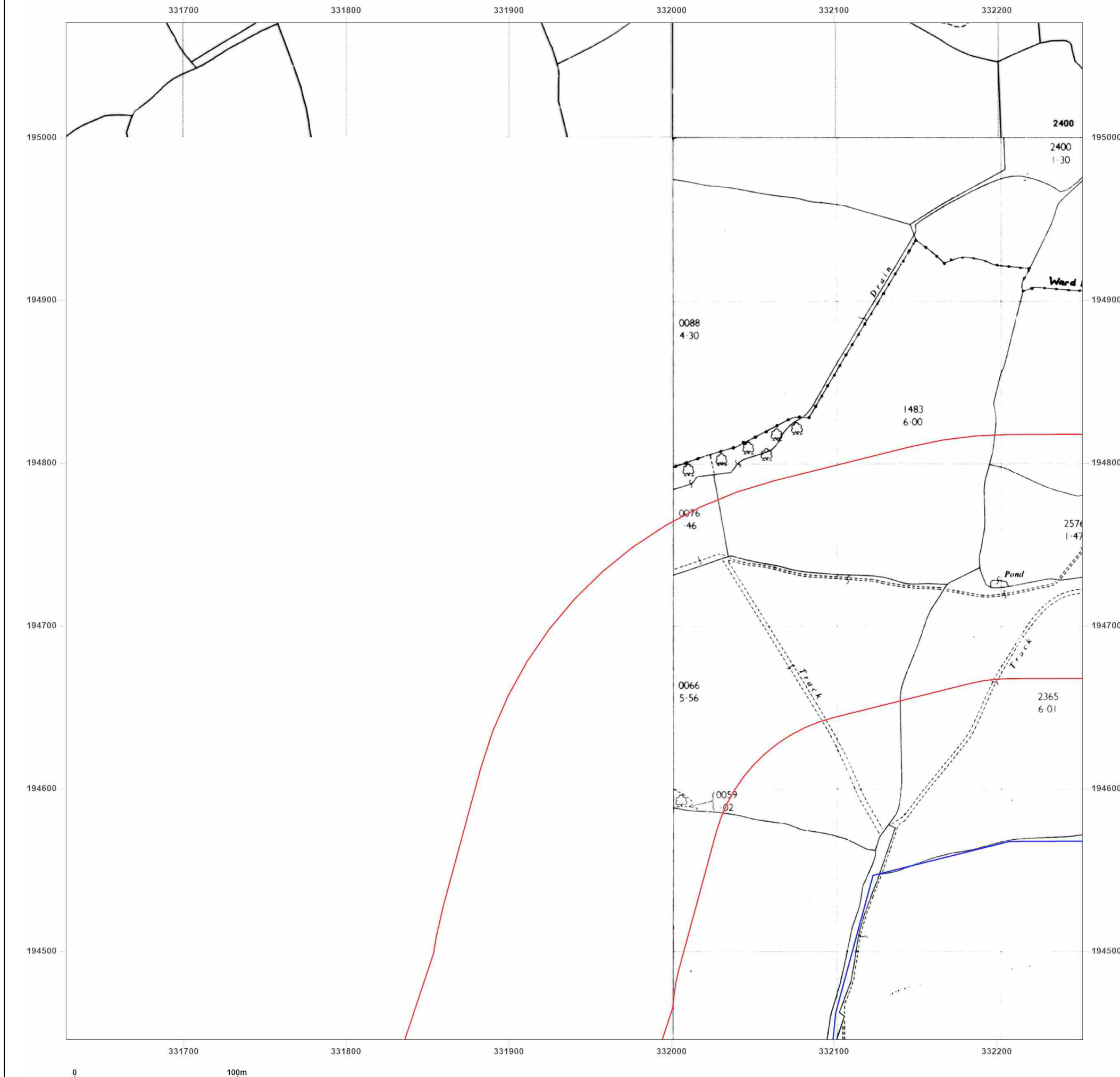


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_3
Grid Ref: 332565, 193507

Map Name: County Series

Map date: 1882

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1882
Revised 1882
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1882
Revised 1882
Edition N/A
Copyright N/A
Levelled N/A

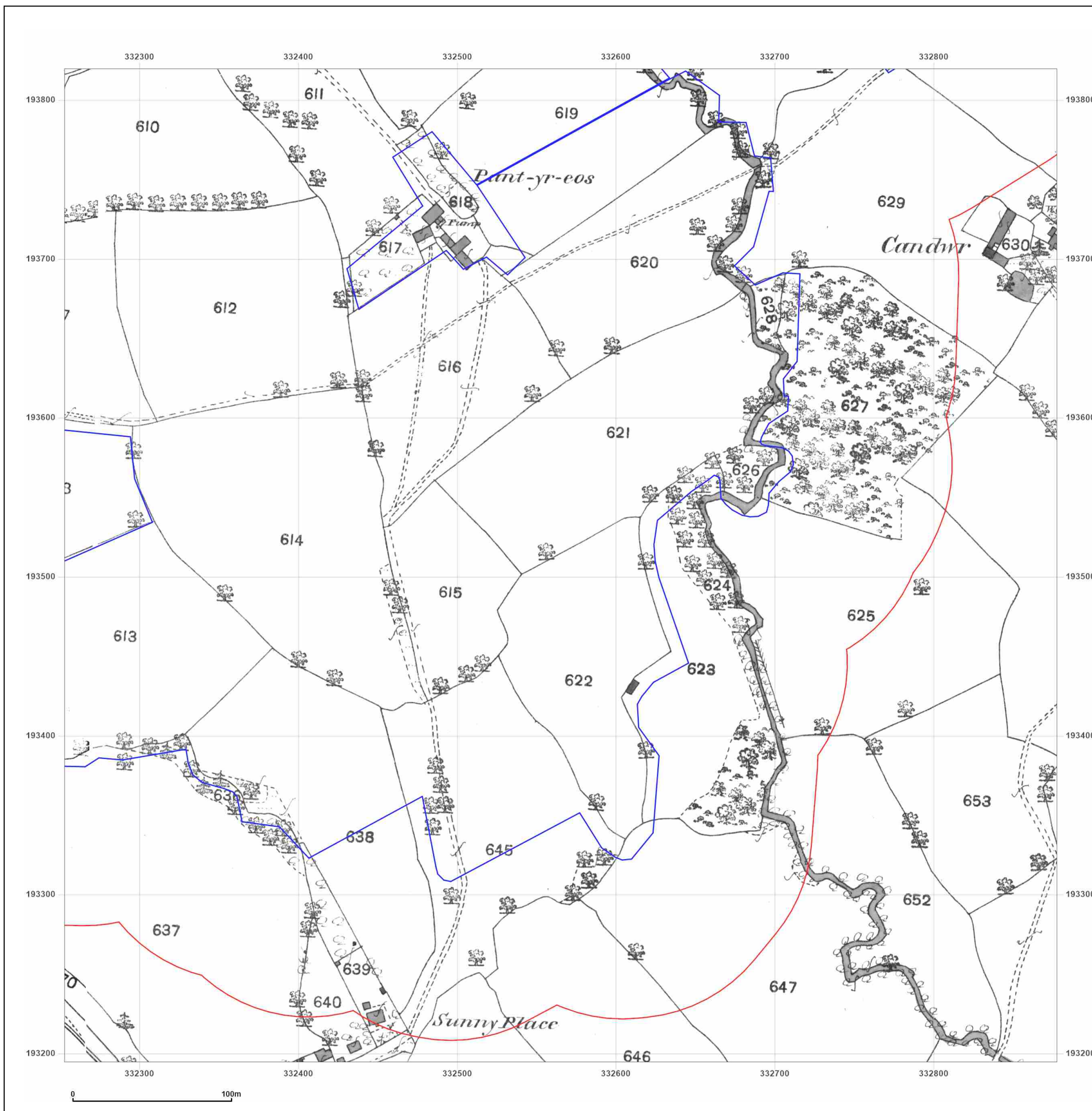


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Production date: 11 September 2025

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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_3
Grid Ref: 332565, 193507

Map Name: County Series

Map date: 1901

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

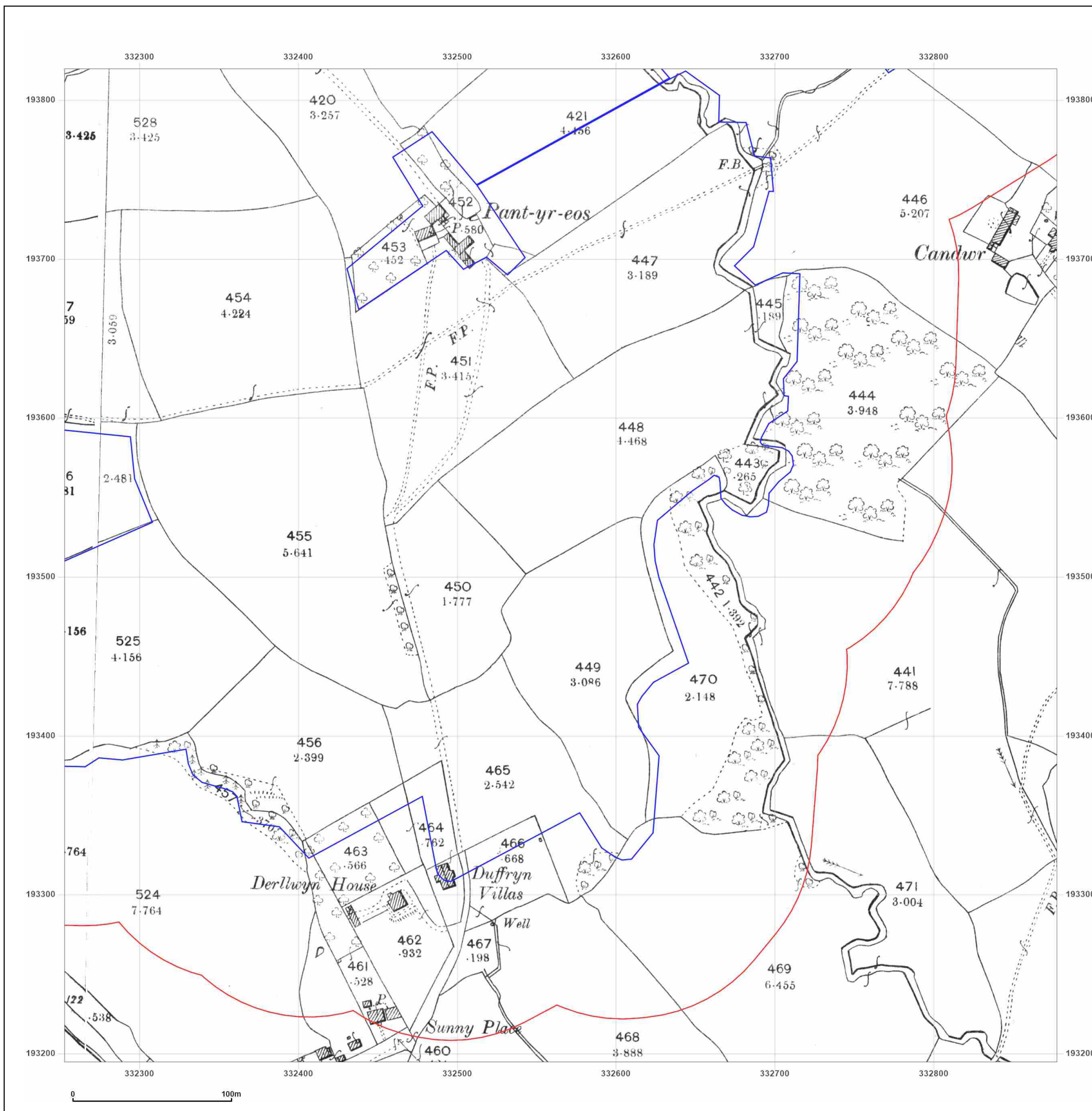


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_3
Grid Ref: 332565, 193507

Map Name: County Series

Map date: 1920

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1920
 Revised 1920
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1920
 Revised 1920
 Edition N/A
 Copyright N/A
 Levelled N/A

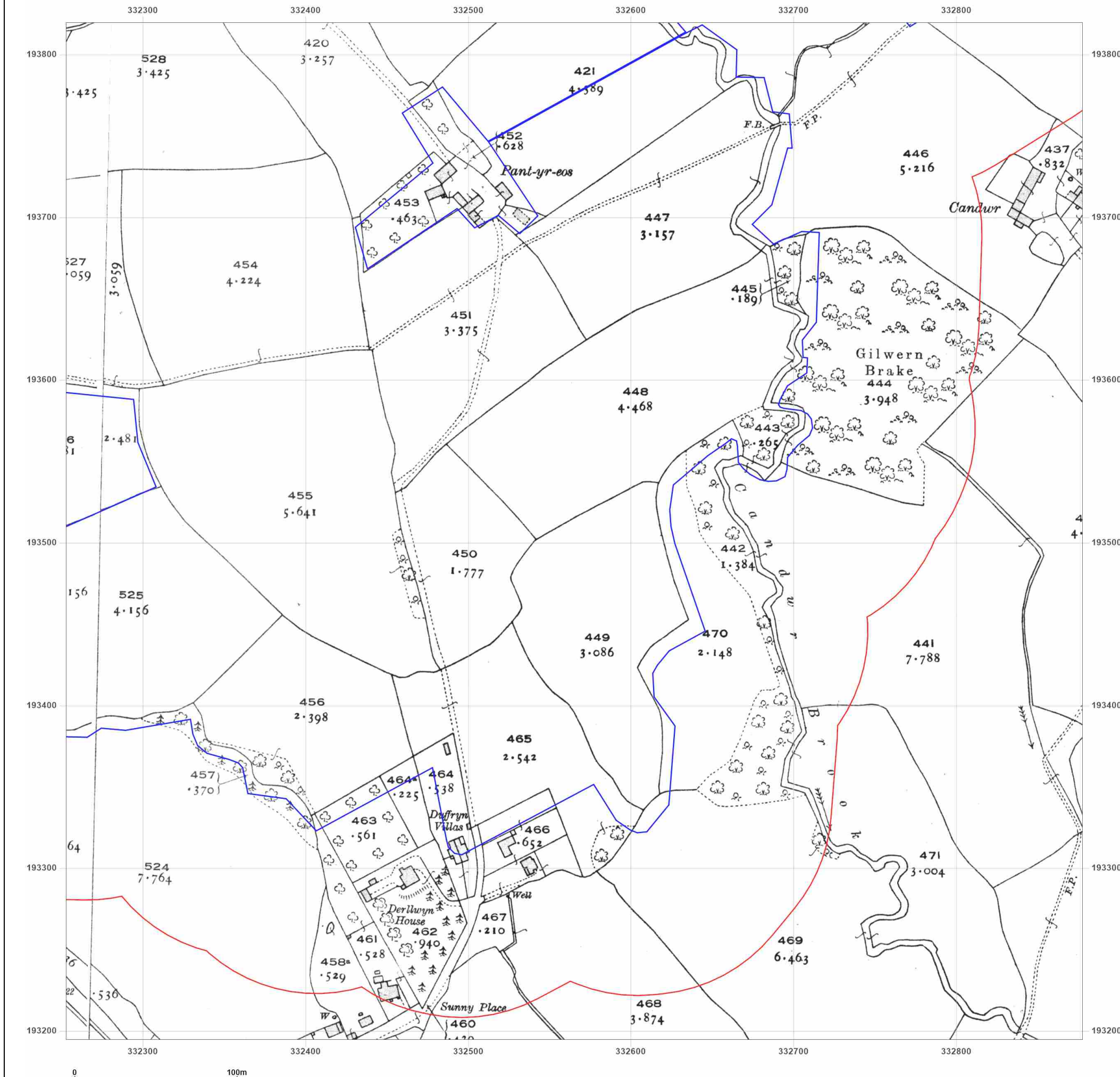


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_3
Grid Ref: 332565, 193507

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
 Revised 1969
 Edition N/A
 Copyright 1969
 Levelled 1969

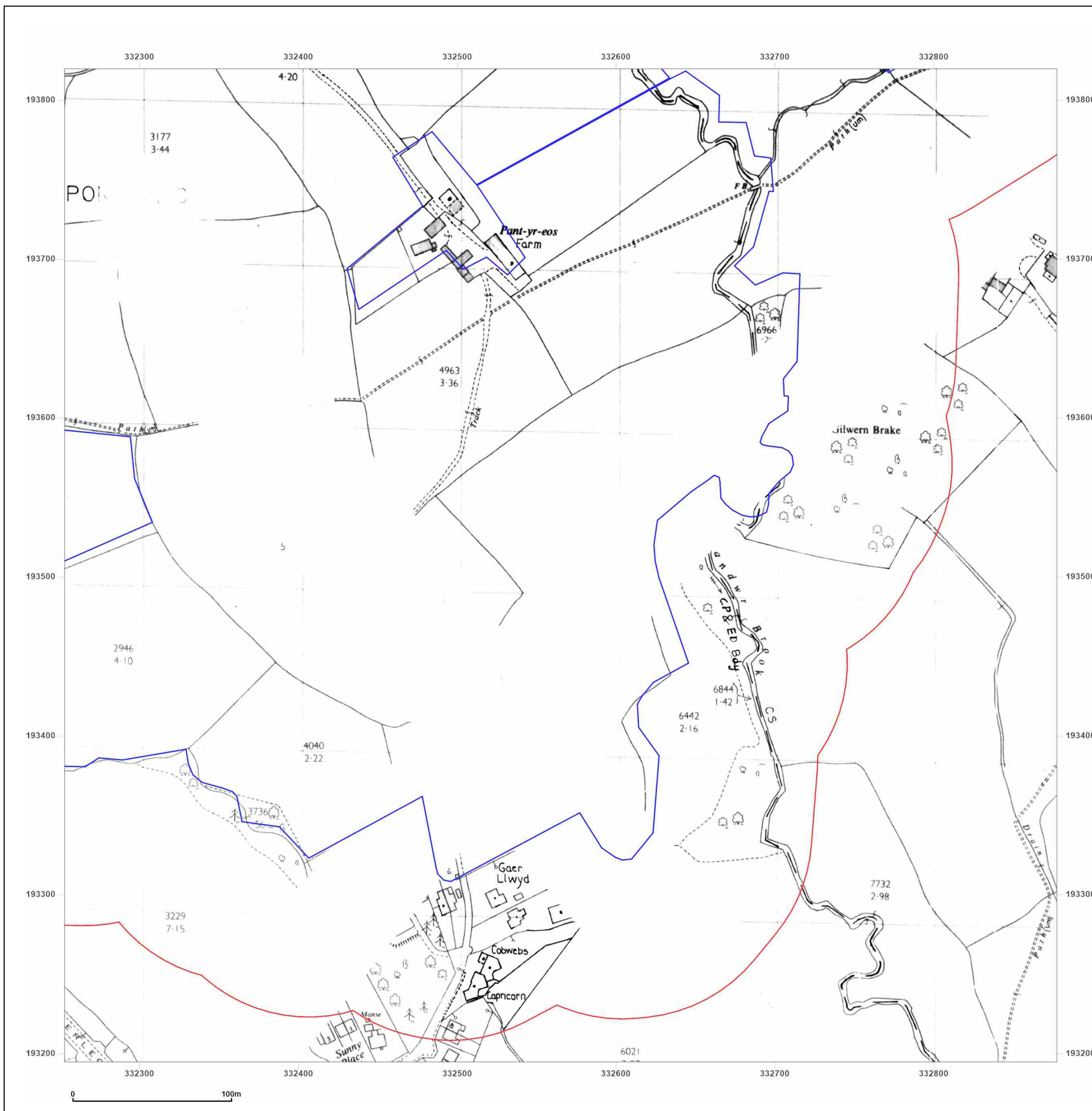


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_3
Grid Ref: 332565, 193507

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
Levelled 1952

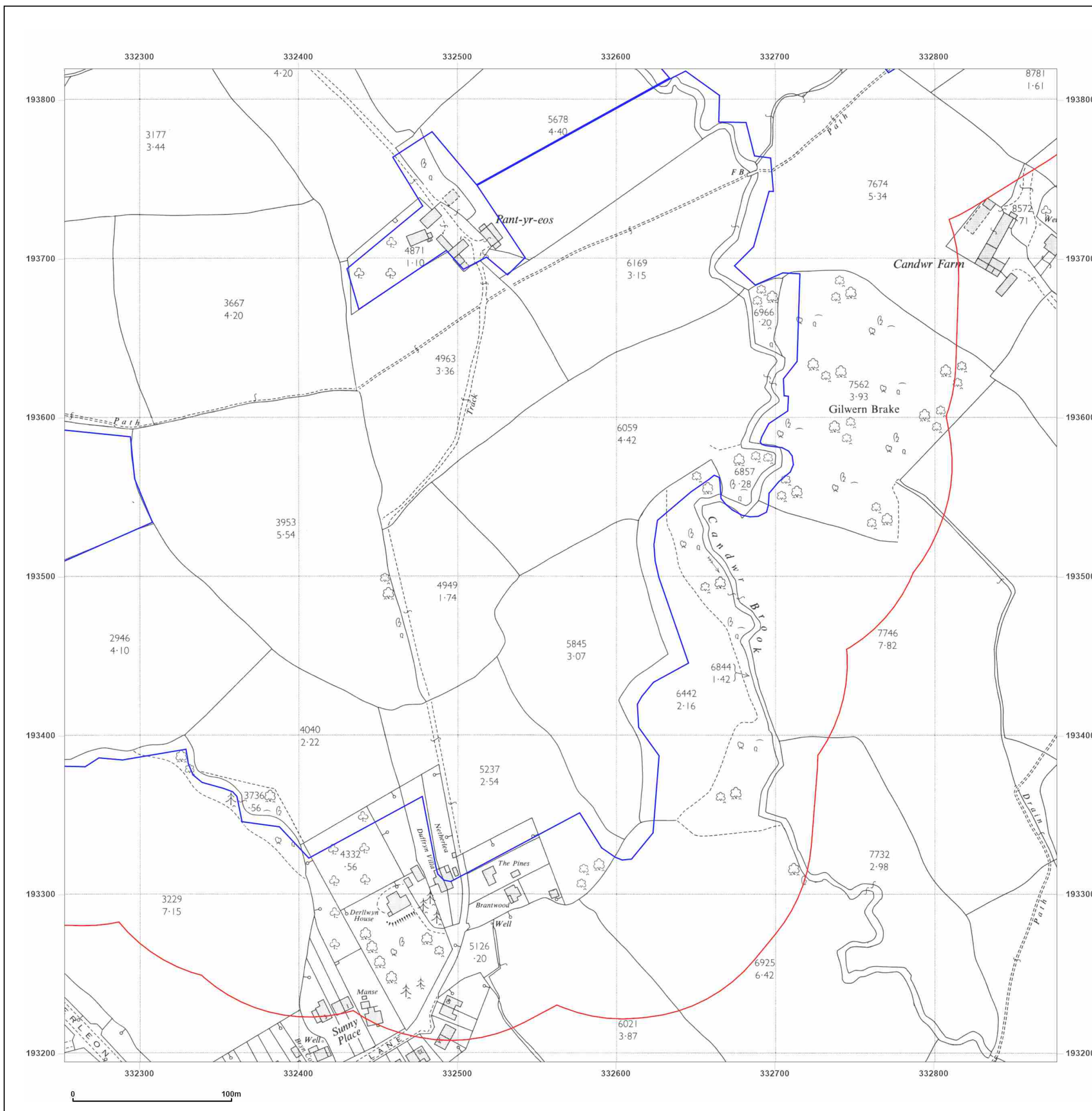


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_3
Grid Ref: 332565, 193507

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

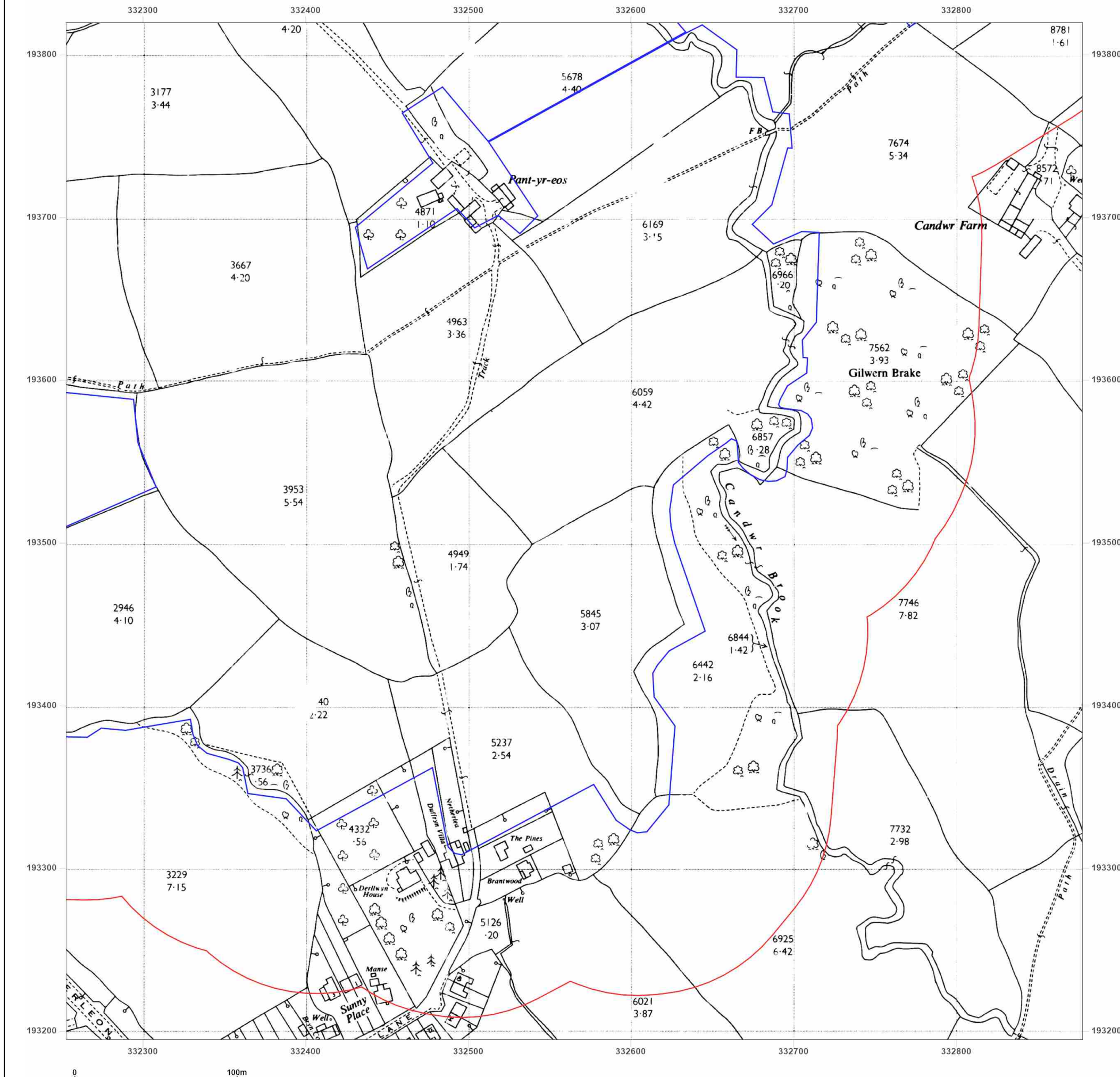


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_3
Grid Ref: 332565, 193507

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

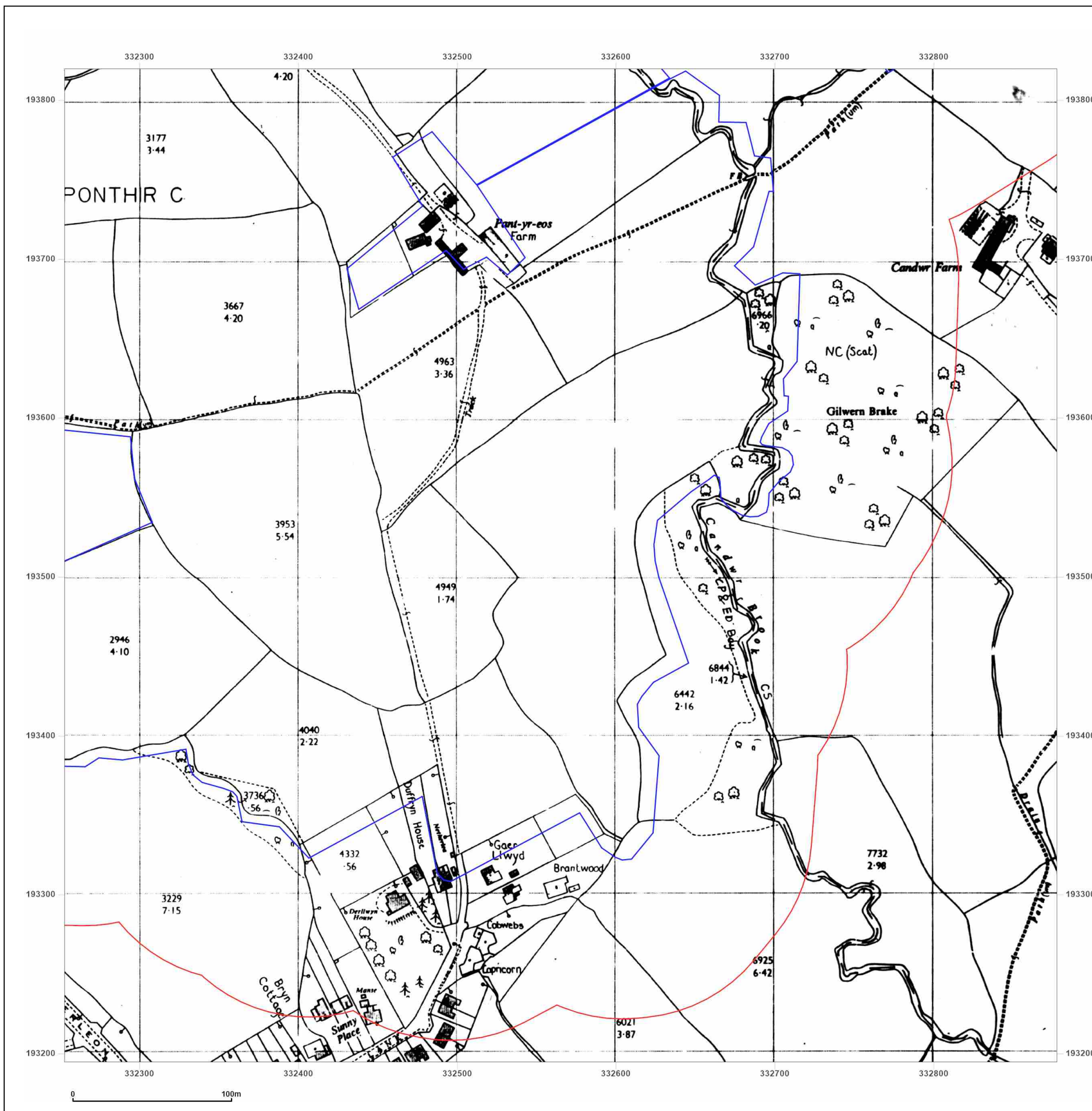


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_3
Grid Ref: 332565, 193507

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1969

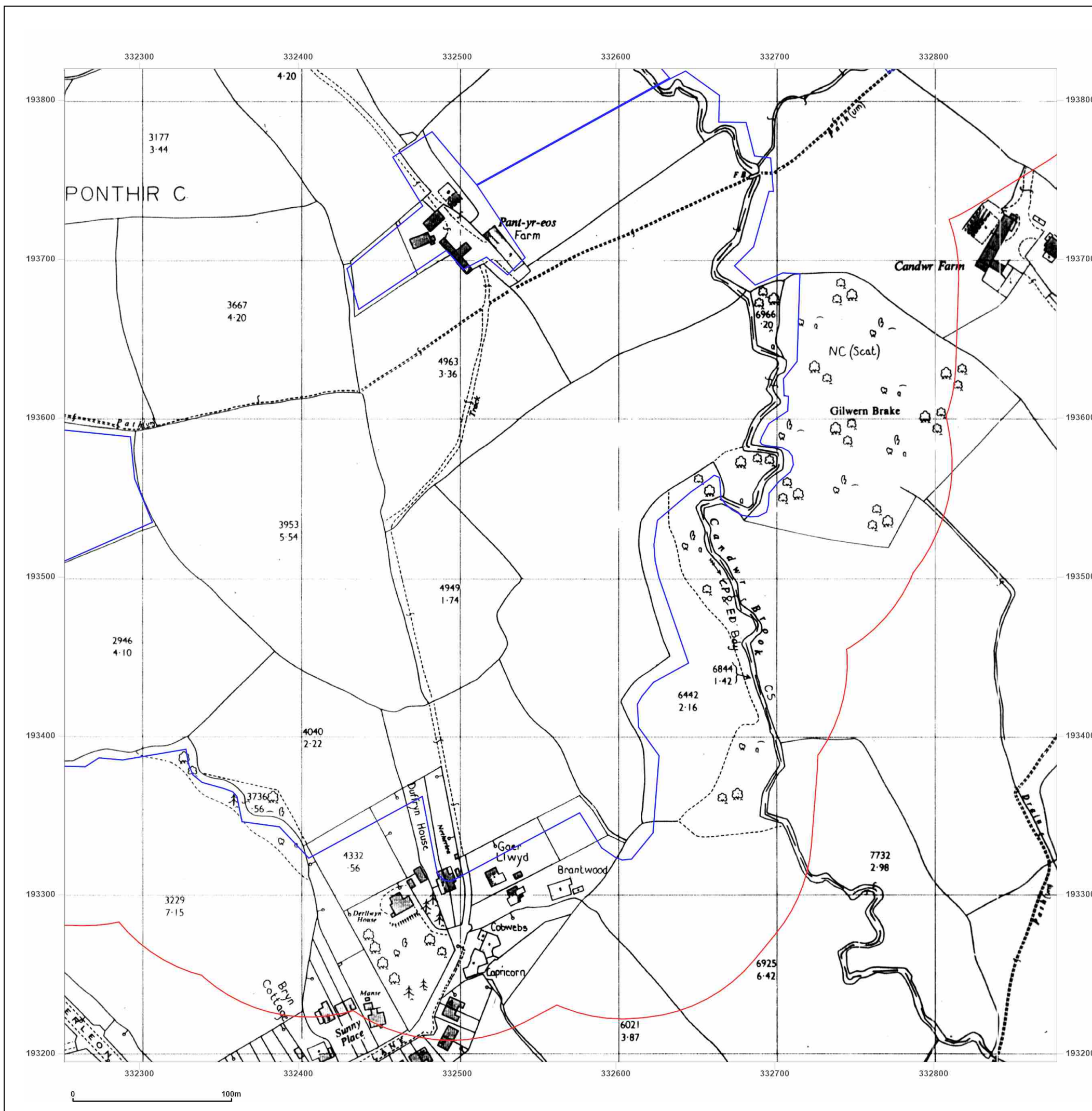


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_3
Grid Ref: 332565, 193507

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

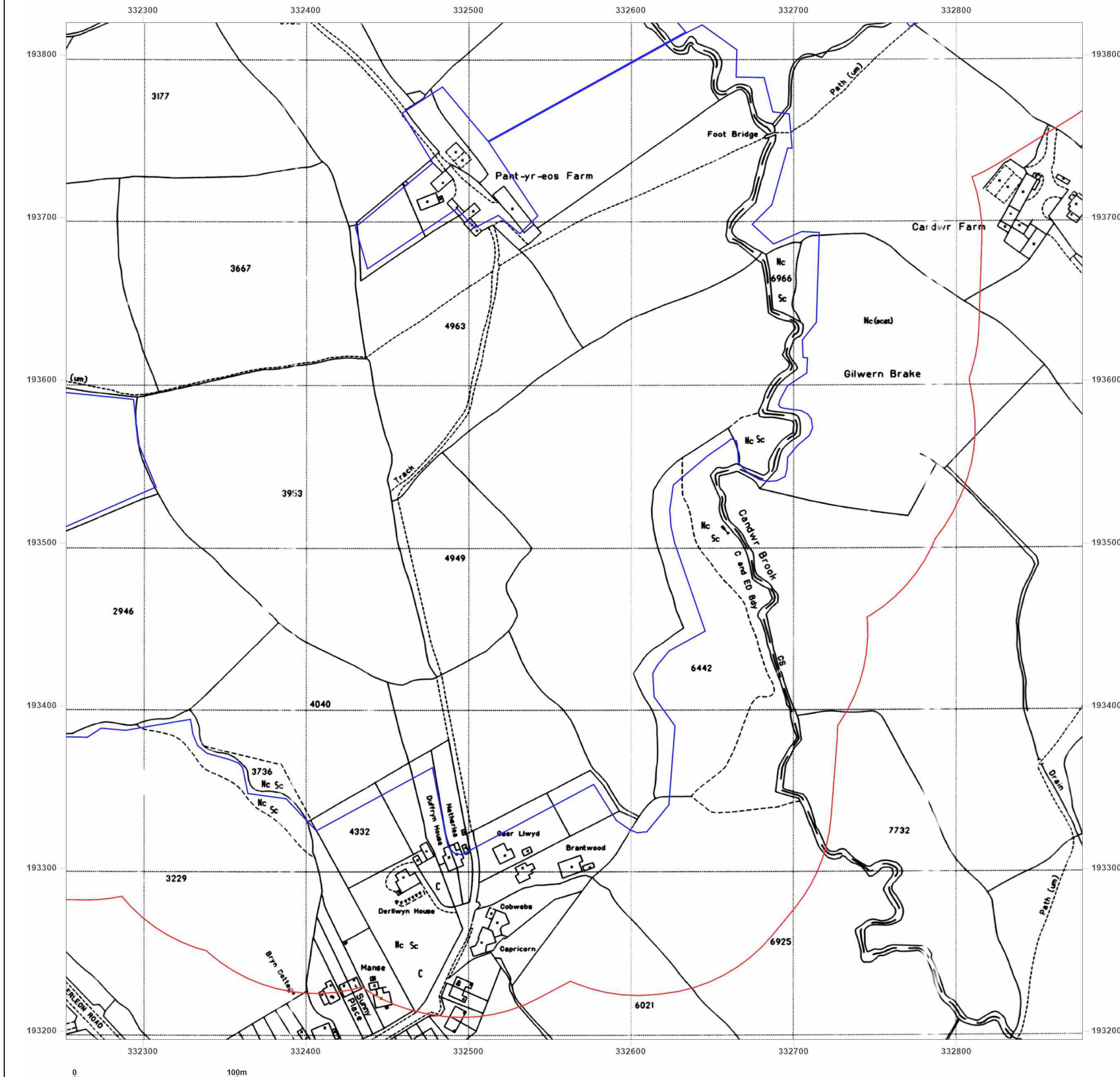


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: County Series

Map date: 1882

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1882
 Revised 1882
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1882
 Revised 1882
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1882
 Revised 1882
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1882
 Revised 1882
 Edition N/A
 Copyright N/A
 Levelled N/A

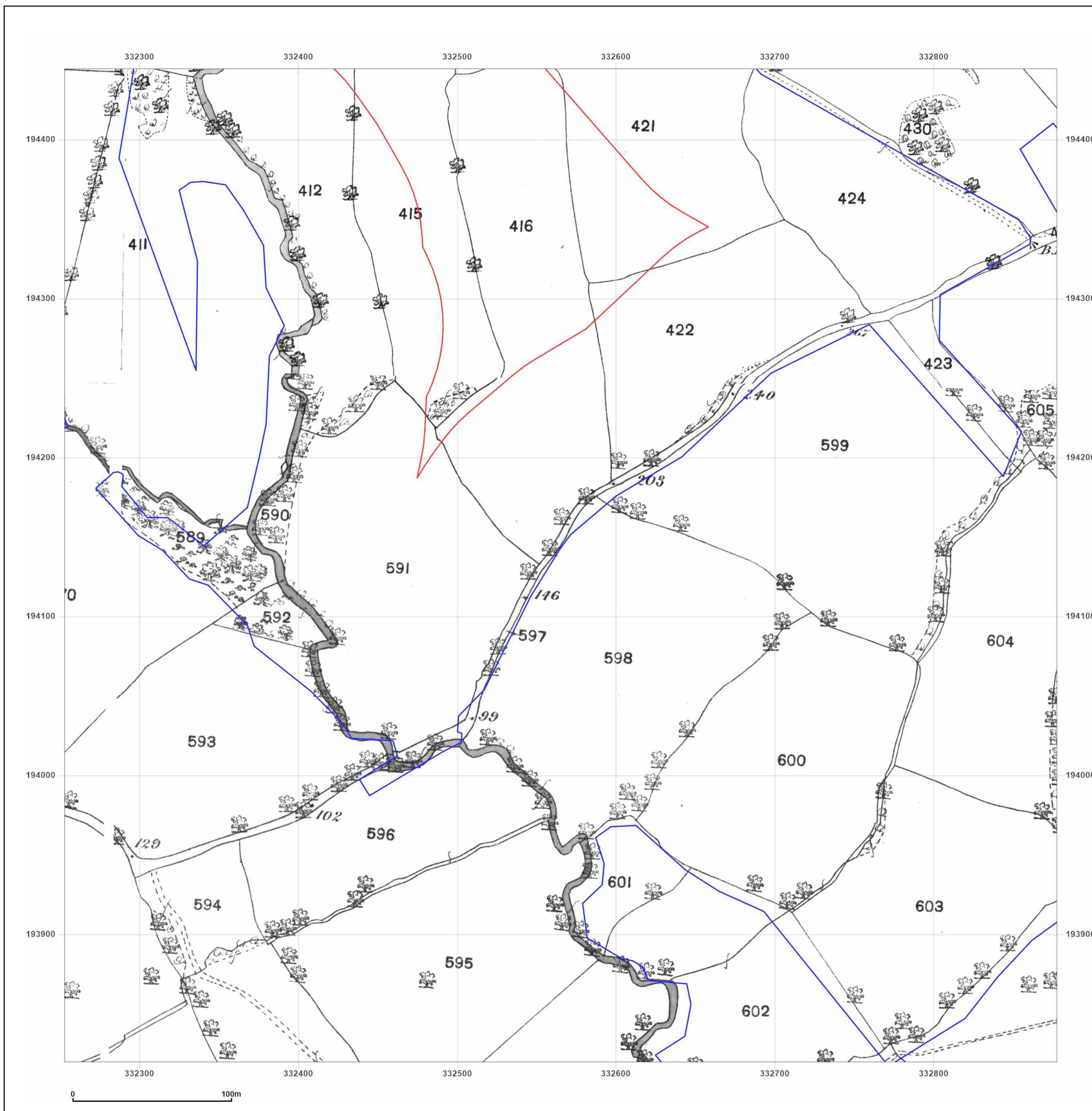


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: County Series

Map date: 1901

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

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 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

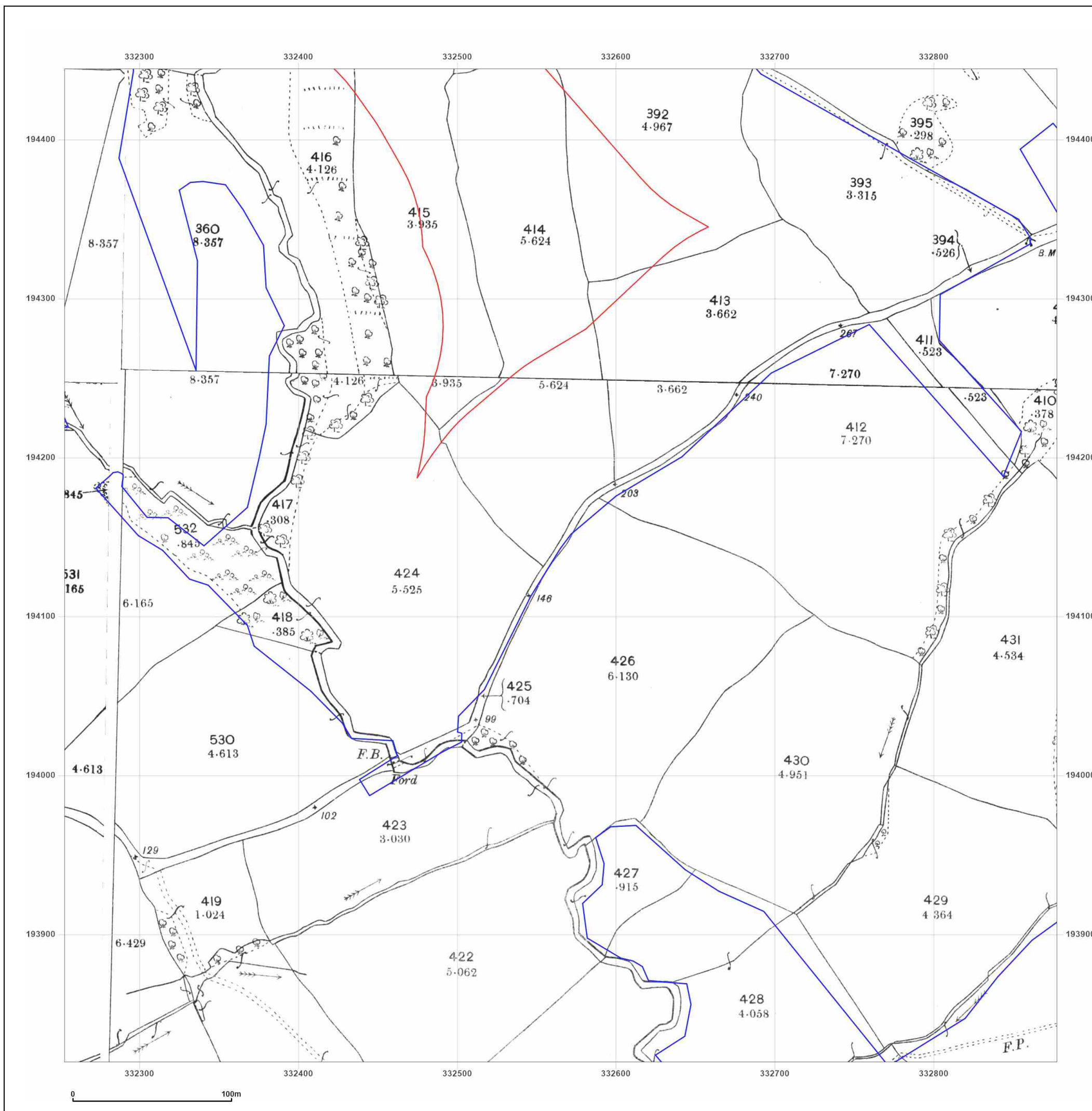


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: County Series

Map date: 1920-1921

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1921
 Revised 1921
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1920
 Revised 1920
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1920
 Revised 1920
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1920
 Revised 1920
 Edition N/A
 Copyright N/A
 Levelled N/A

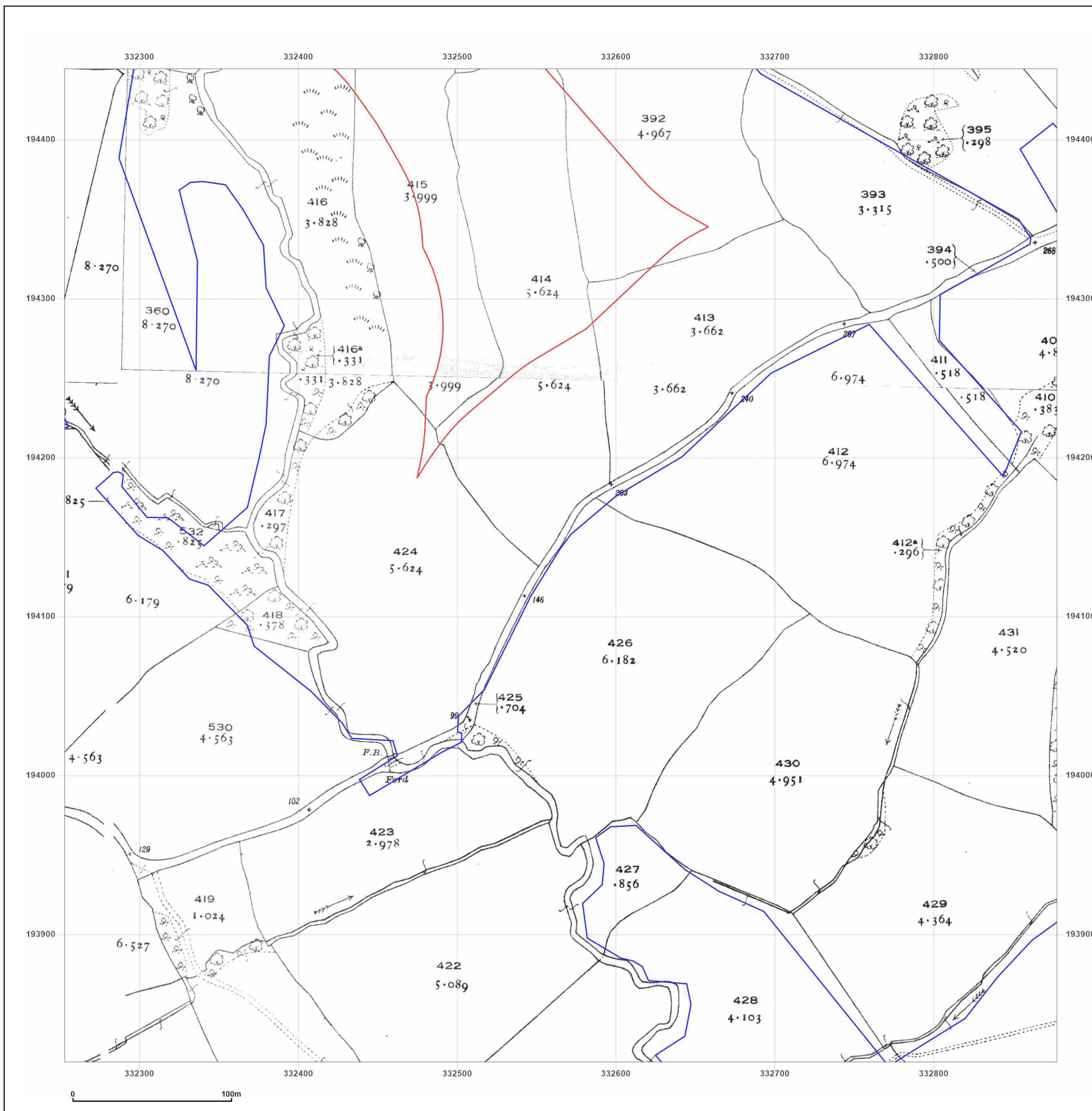


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
Revised 1969
Edition N/A
Copyright 1969
Levelled 1969

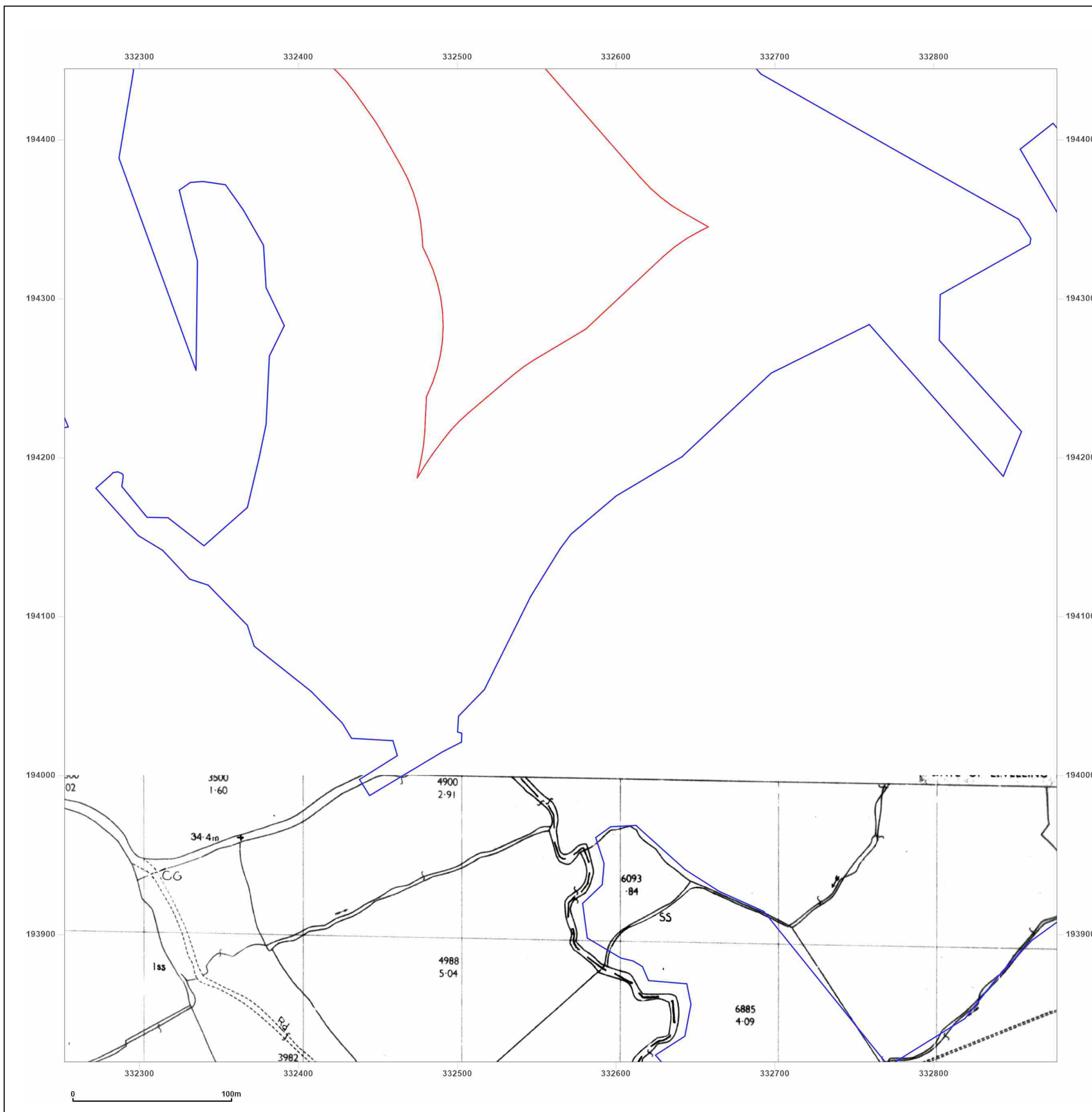


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1969
 Levelled 1952

Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1969
 Levelled 1952

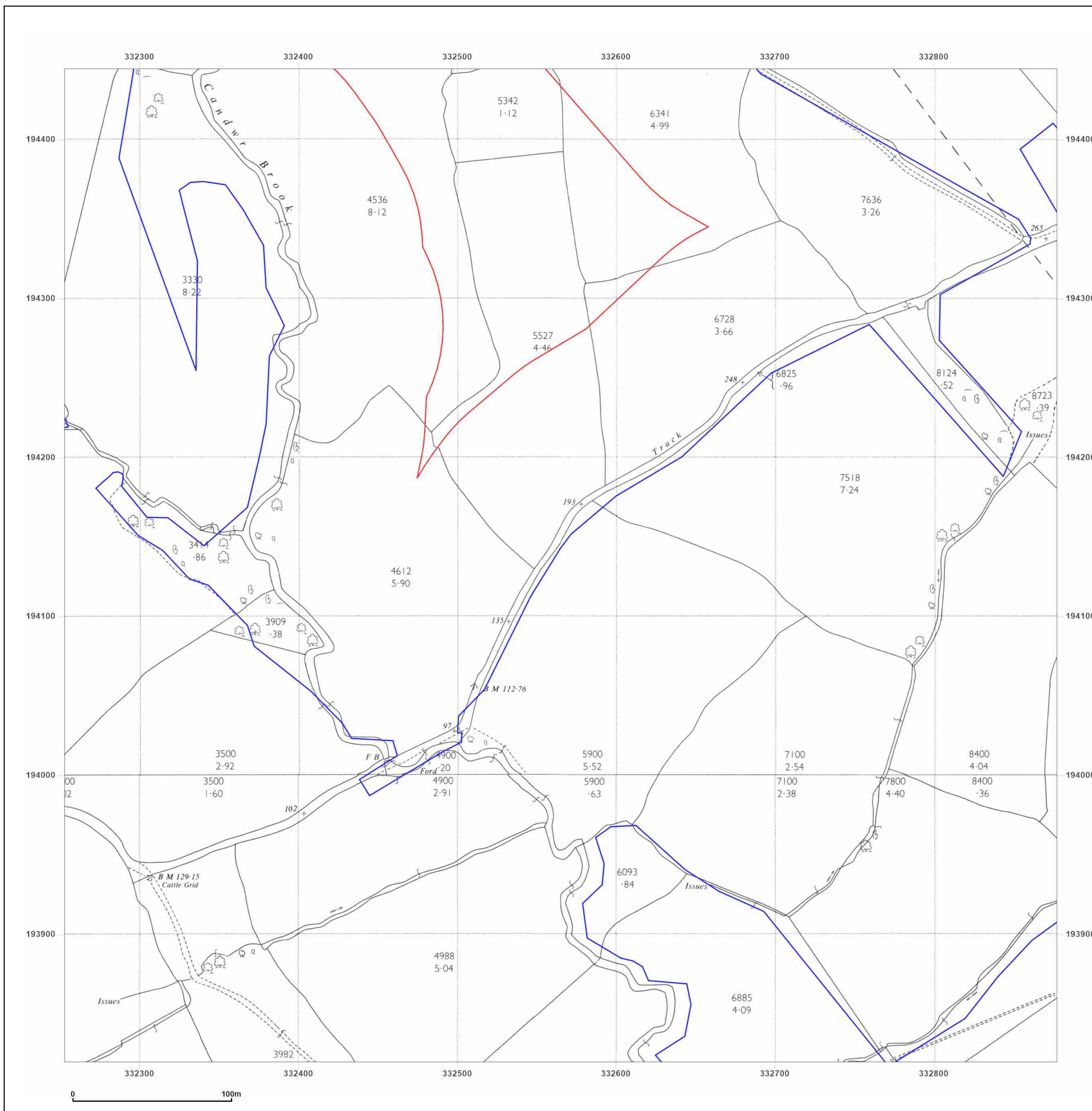


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

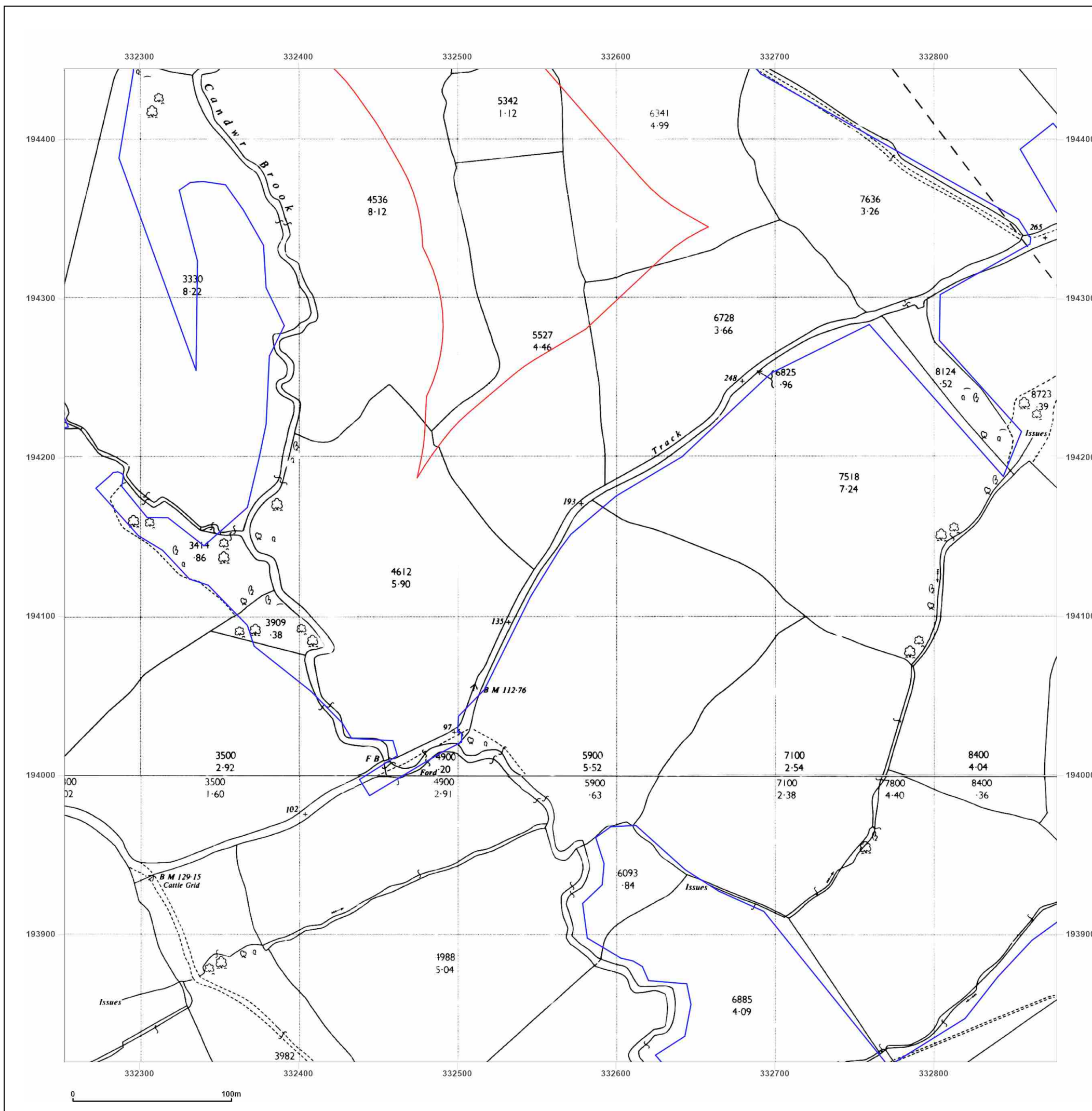


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: National Grid

Map date: 1988-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
Revised 1988
Edition N/A
Copyright 1988
Levelled 1969

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

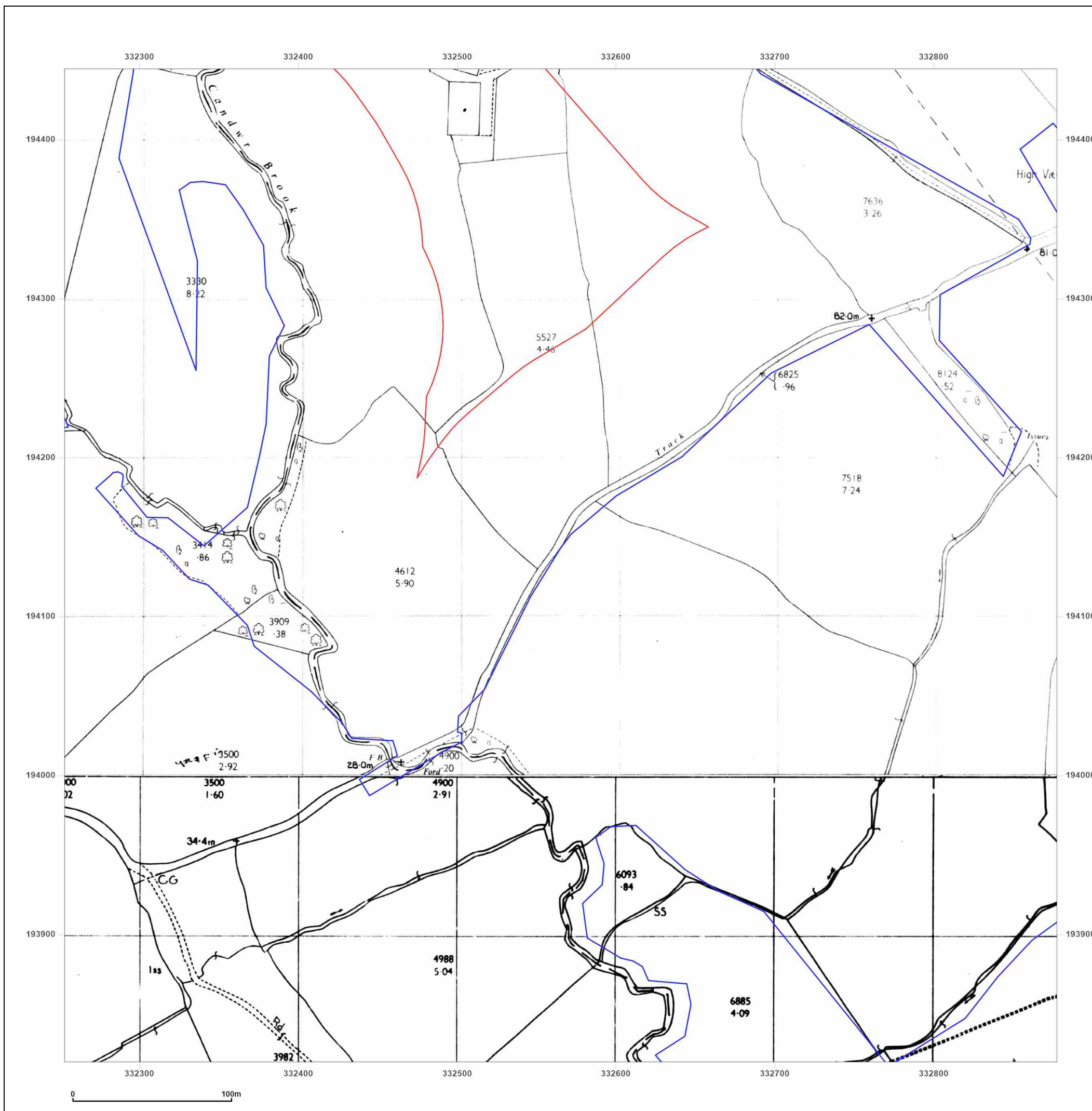


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
Revised 1989
Edition N/A
Copyright 1989
Levelled 1969

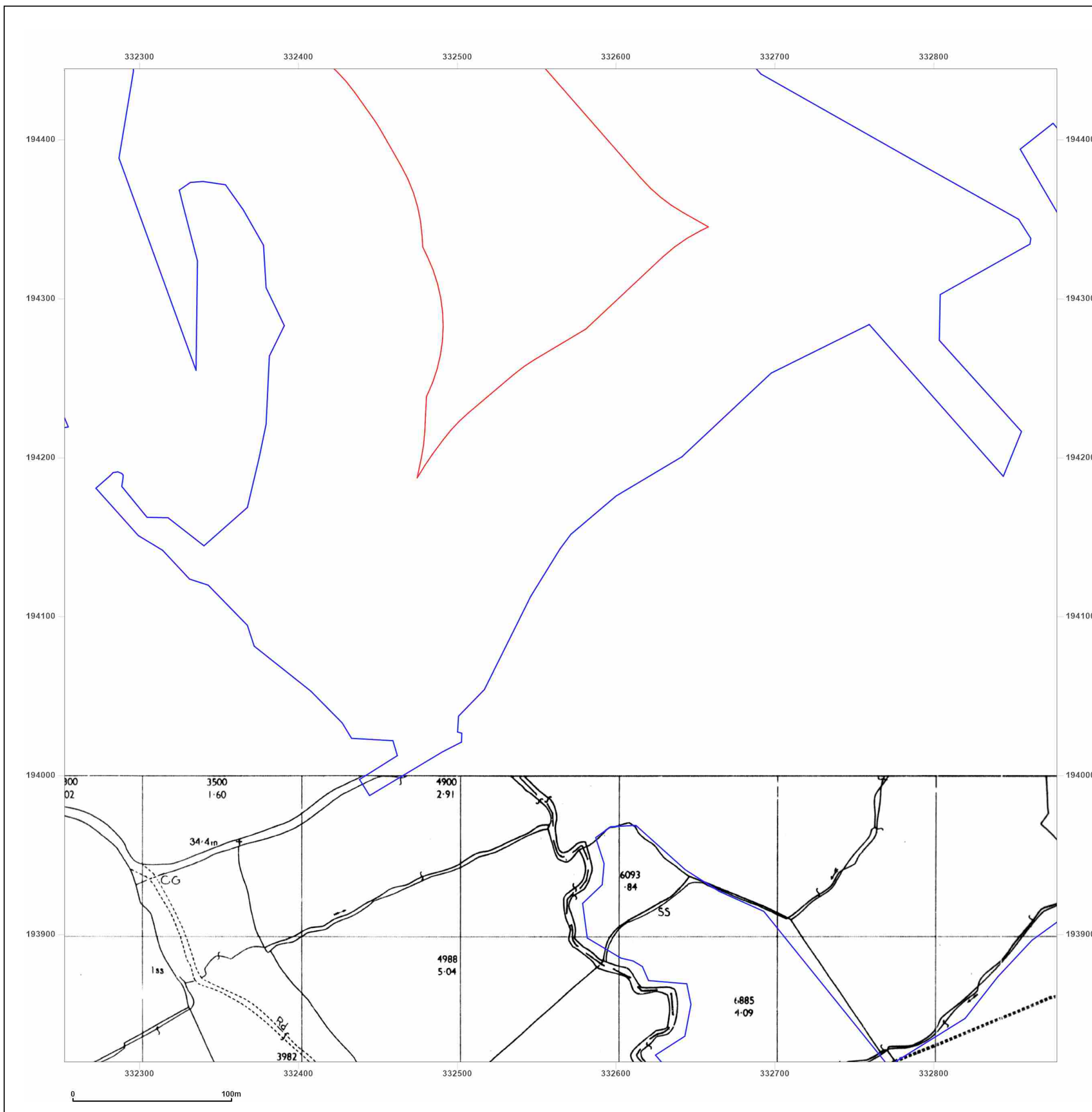


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: National Grid

Map date: 1989-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1989
Levelled 1969

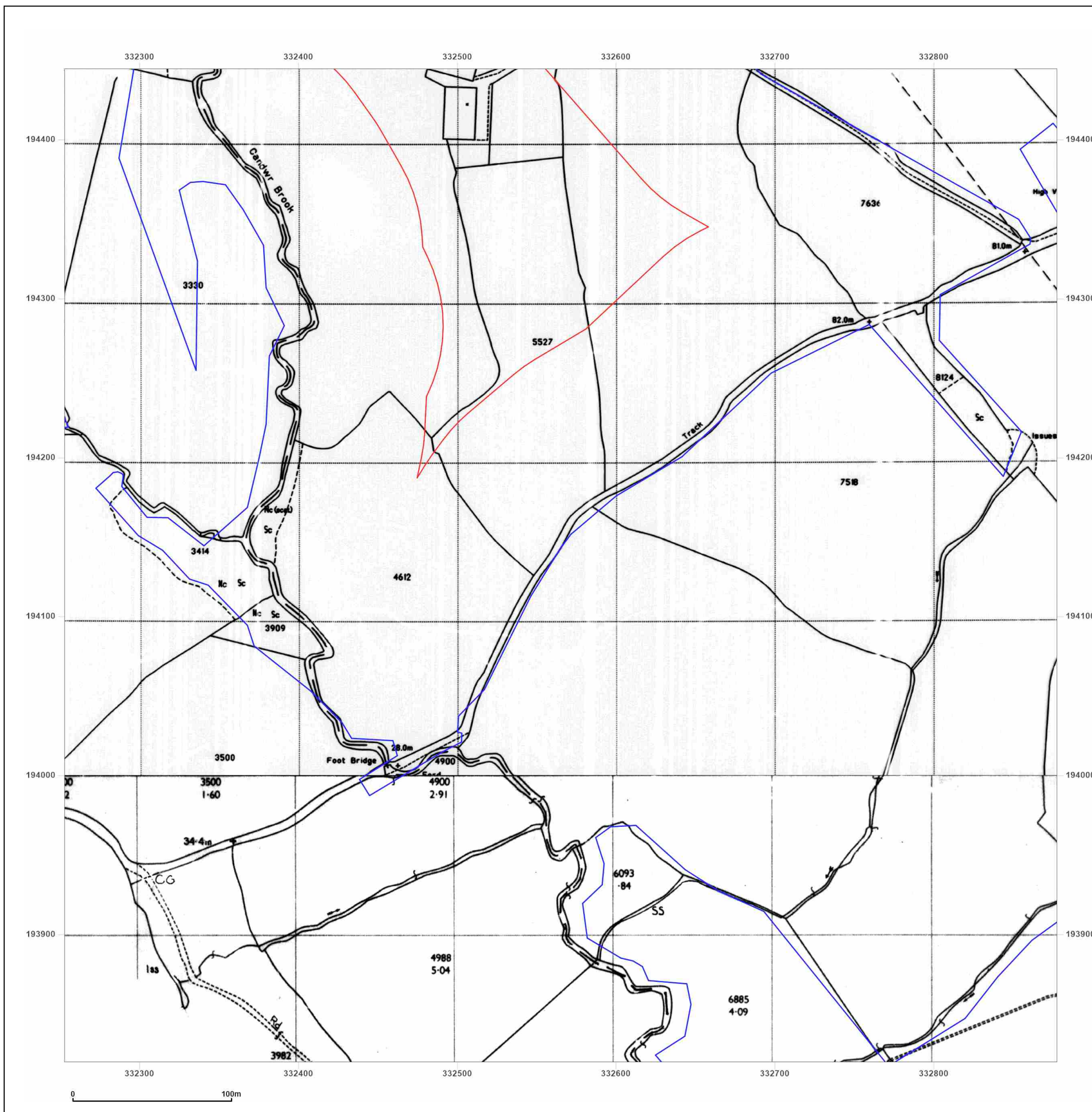


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Site Details:

Court Farm Solar

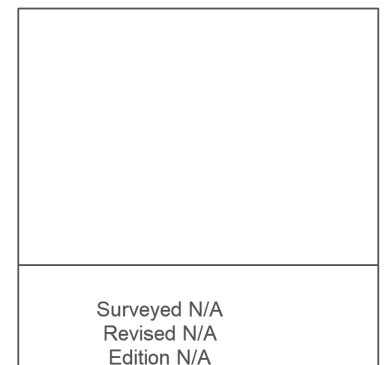
Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_4
Grid Ref: 332565, 194132

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

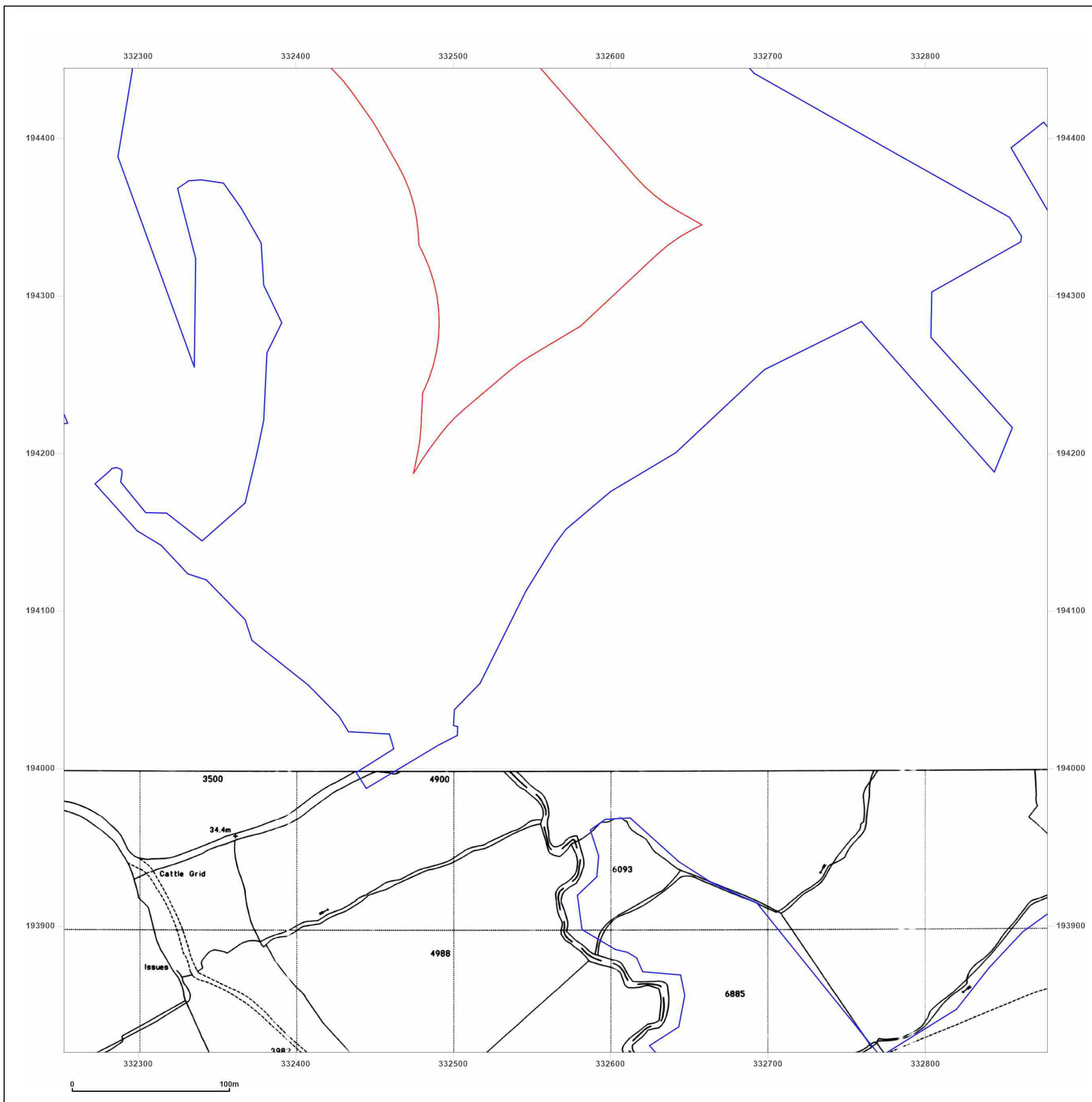


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_5
Grid Ref: 332565, 194758

Map Name: County Series

Map date: 1882

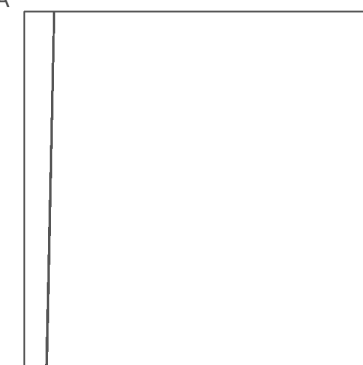
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1882
 Revised 1882
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1882
 Revised 1882
 Edition N/A
 Copyright N/A
 Levelled N/A

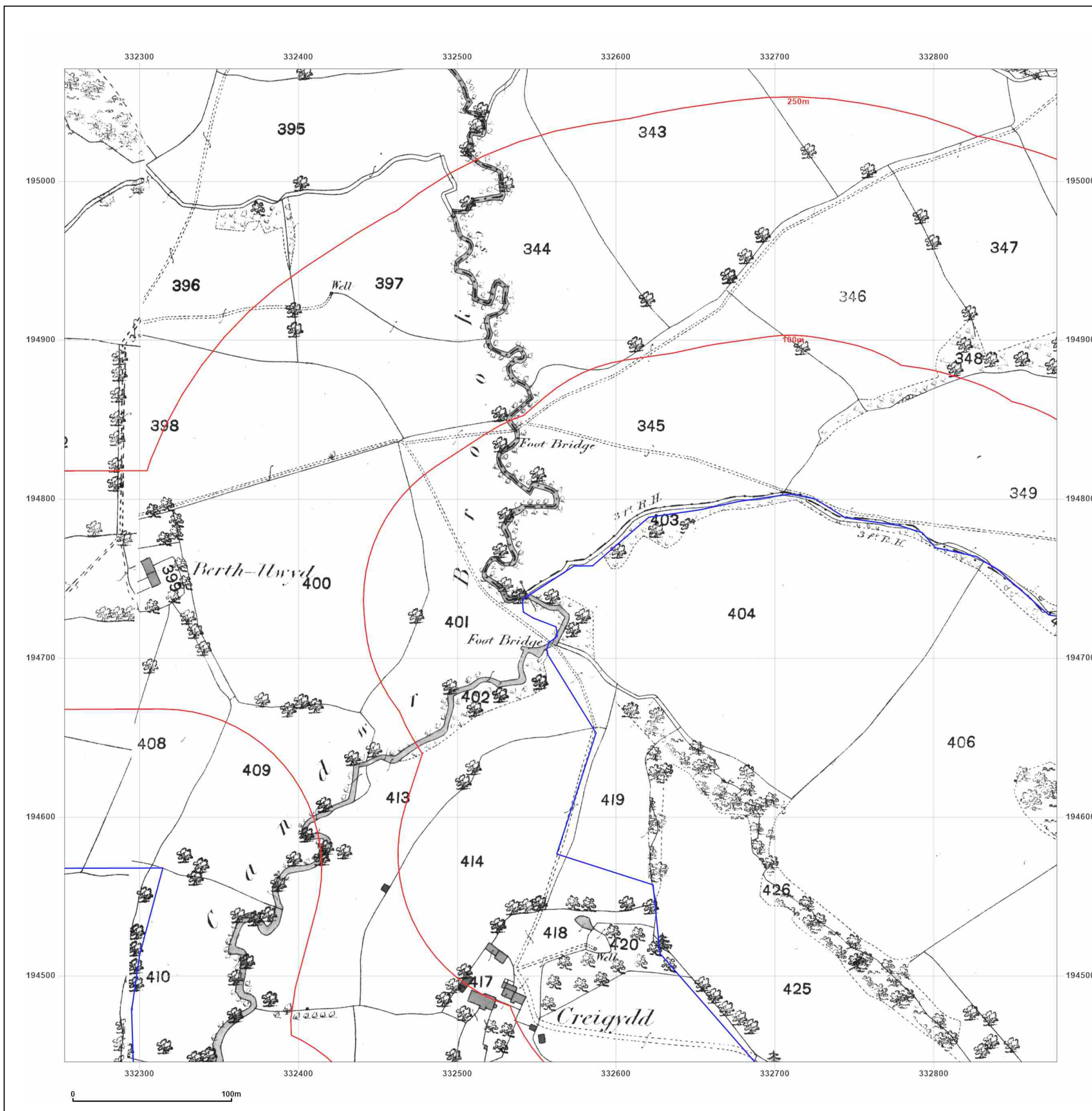


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_5
Grid Ref: 332565, 194758

Map Name: County Series

Map date: 1901

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

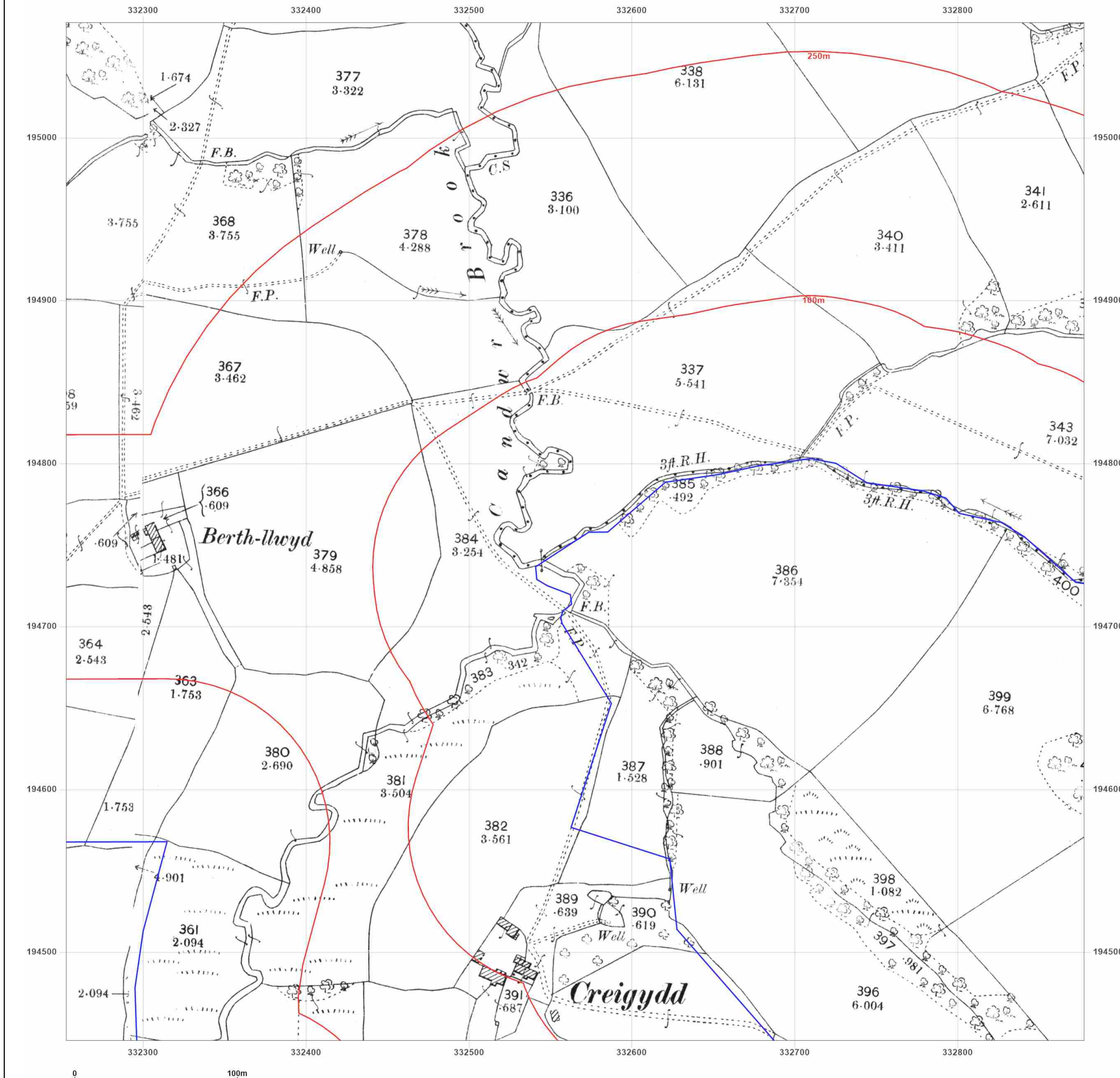


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_5
Grid Ref: 332565, 194758

Map Name: County Series

Map date: 1920-1921

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1921
 Revised 1921
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1920
 Revised 1920
 Edition N/A
 Copyright N/A
 Levelled N/A

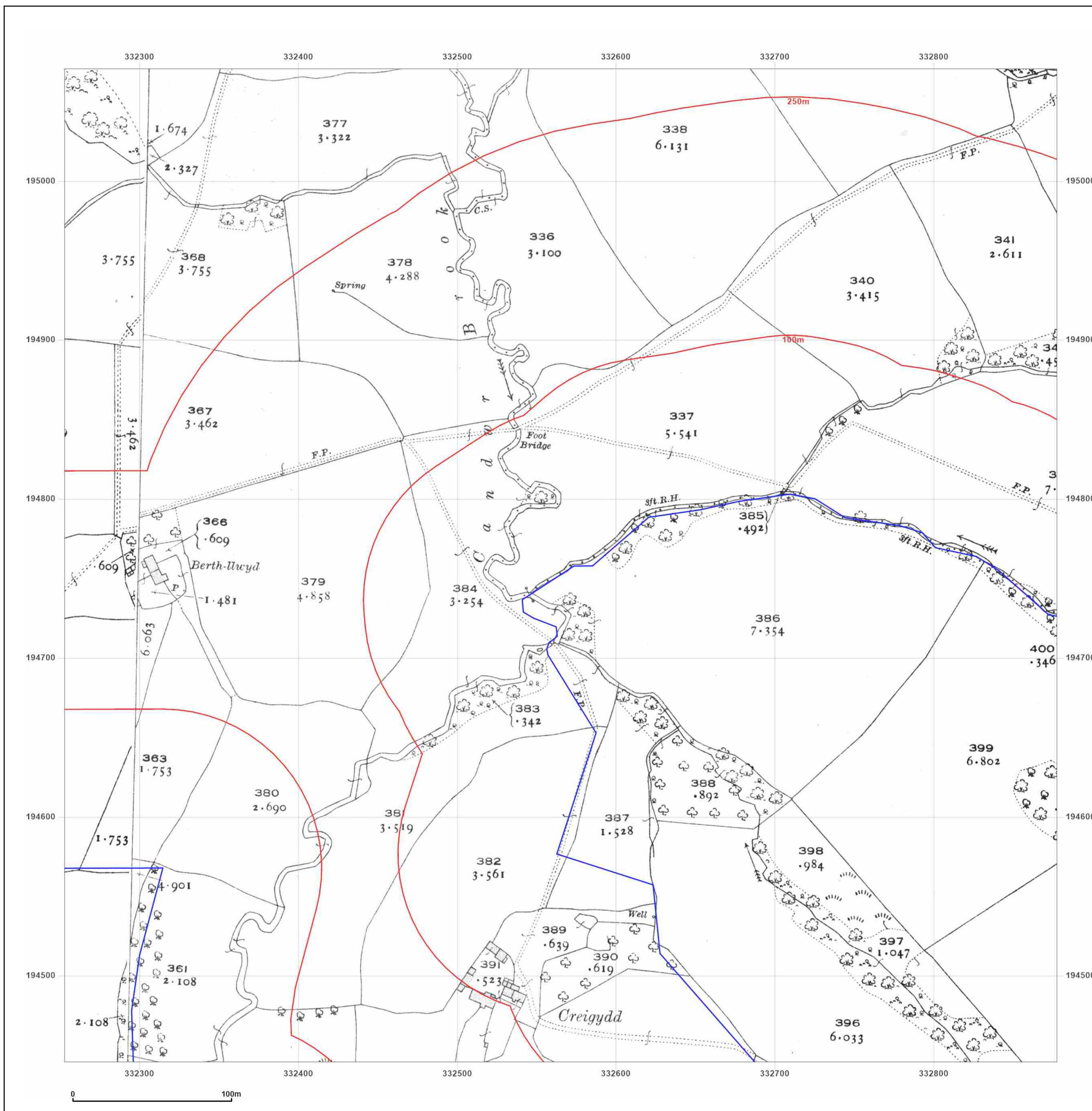


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_5
Grid Ref: 332565, 194758

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
Levelled 1952

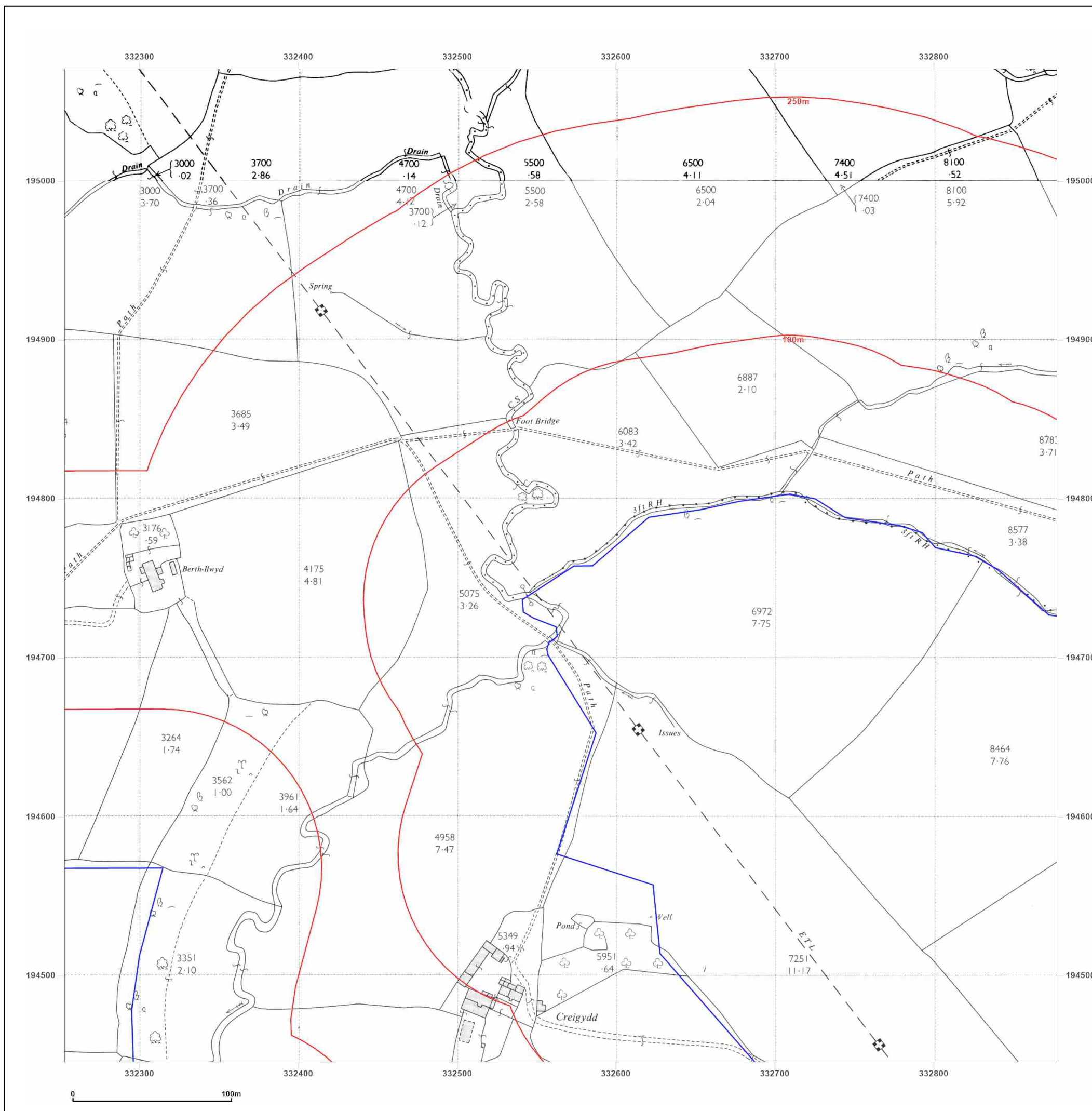


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_5
Grid Ref: 332565, 194758

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1969
 Levelled 1952

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

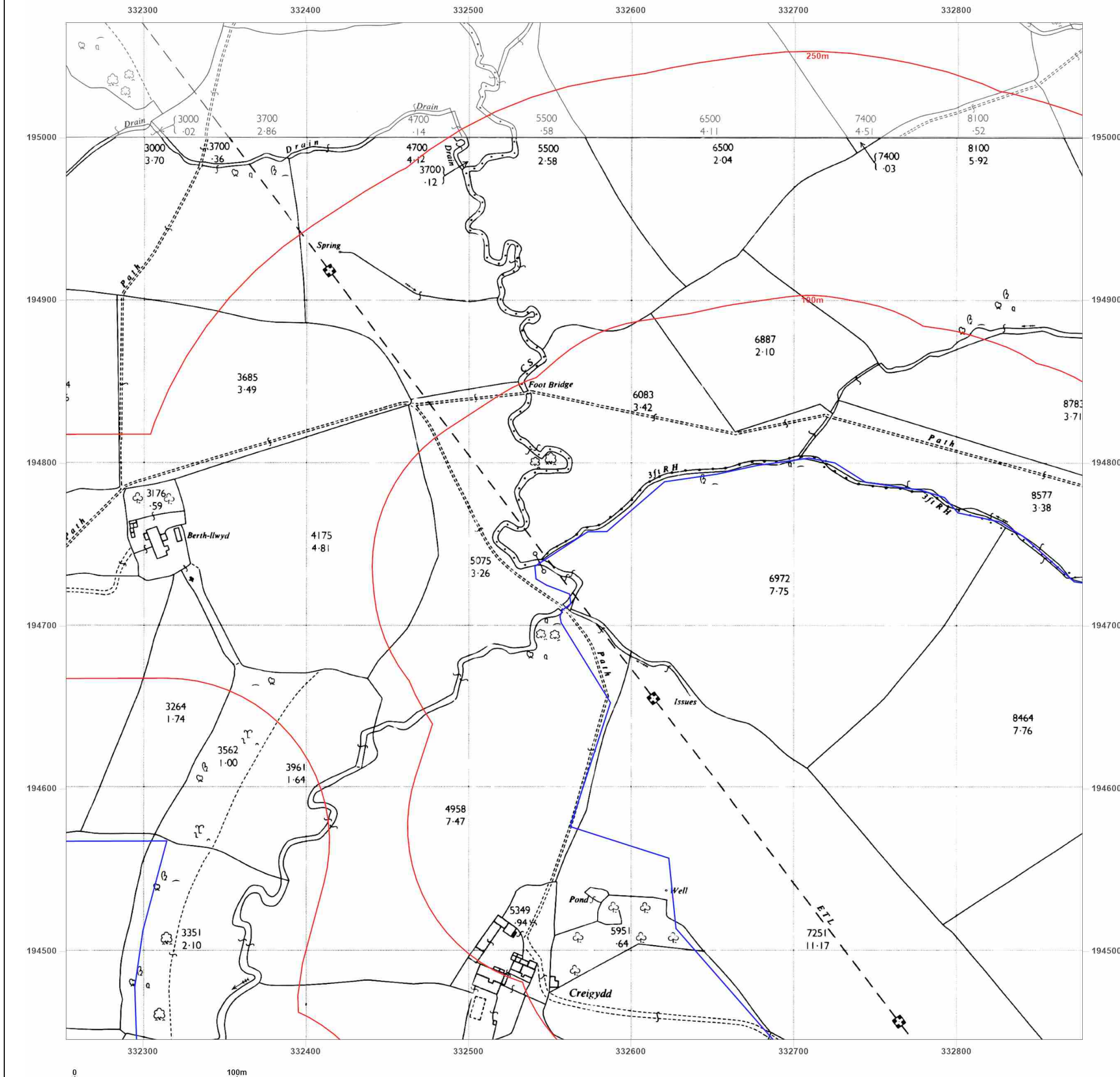


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_5
Grid Ref: 332565, 194758

Map Name: National Grid

Map date: 1988-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
Revised 1988
Edition N/A
Copyright 1988
Levelled 1969

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

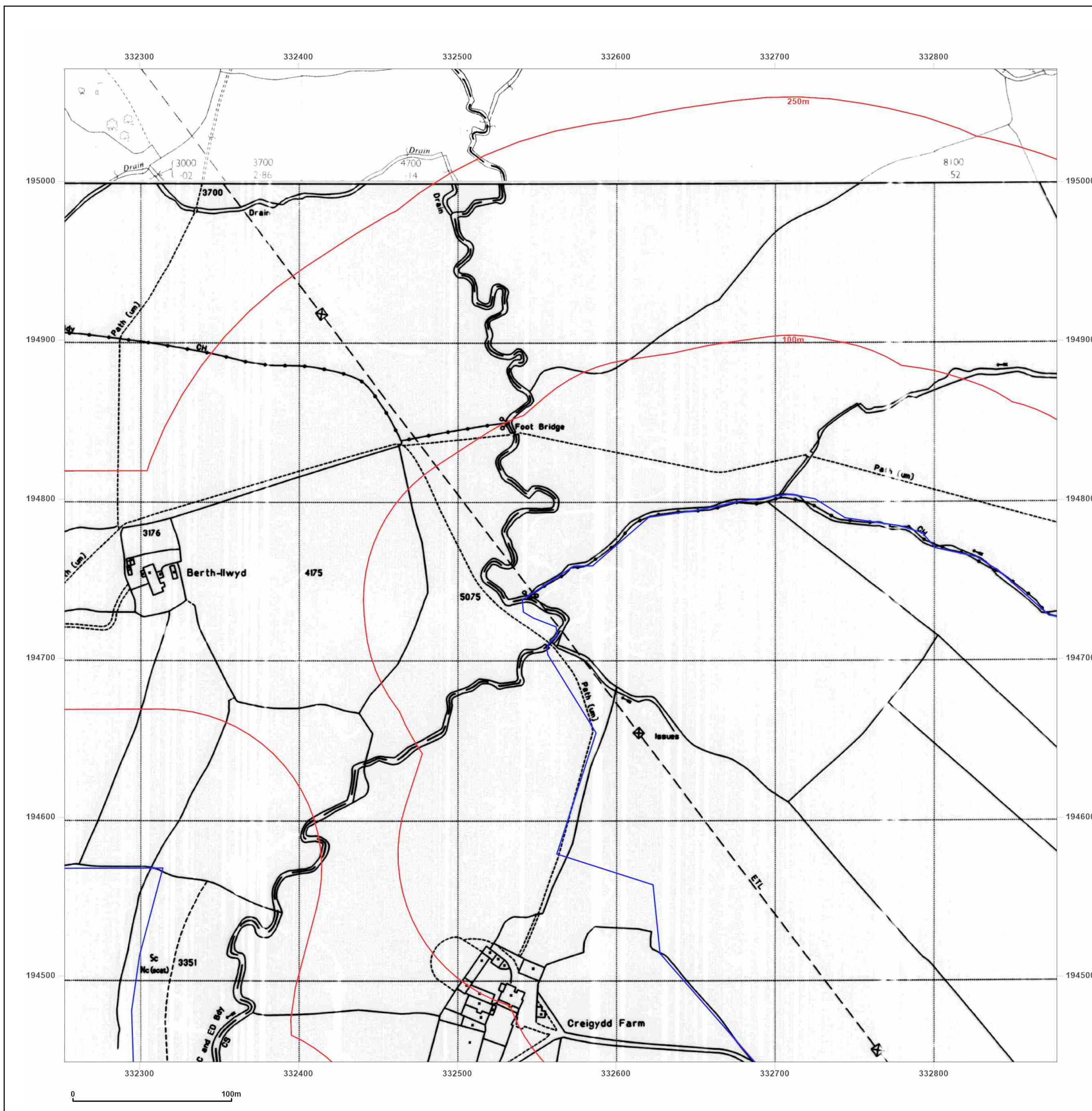


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_2_5
Grid Ref: 332565, 194758

Map Name: National Grid

Map date: 1988-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1969
Revised 1988
Edition N/A
Copyright 1988
Levelled 1969

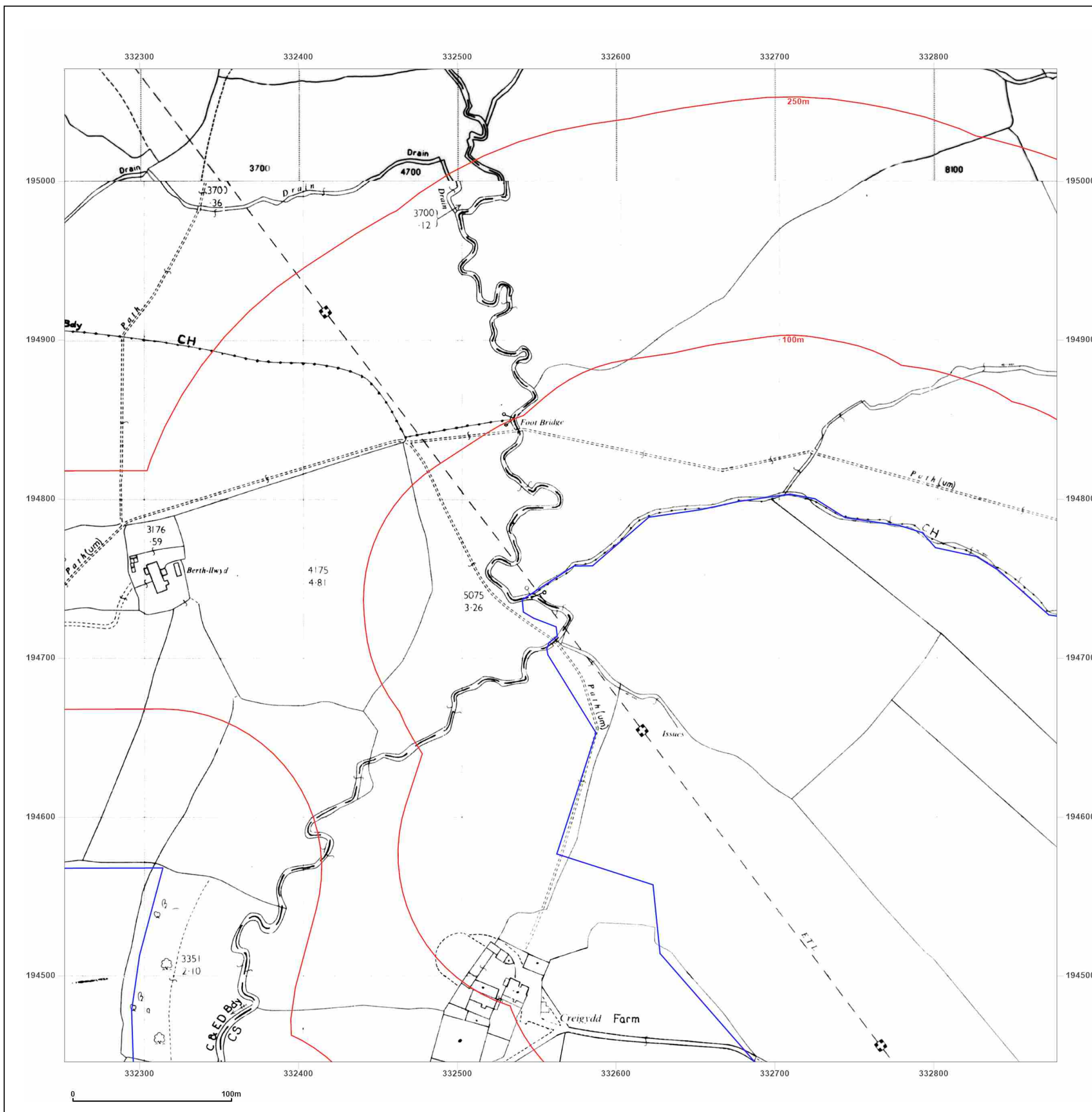


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_3_1
Grid Ref: 333191, 192256

Map Name: County Series

Map date: 1882

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1882
 Revised 1882
 Edition N/A
 Copyright N/A
 Levelled N/A

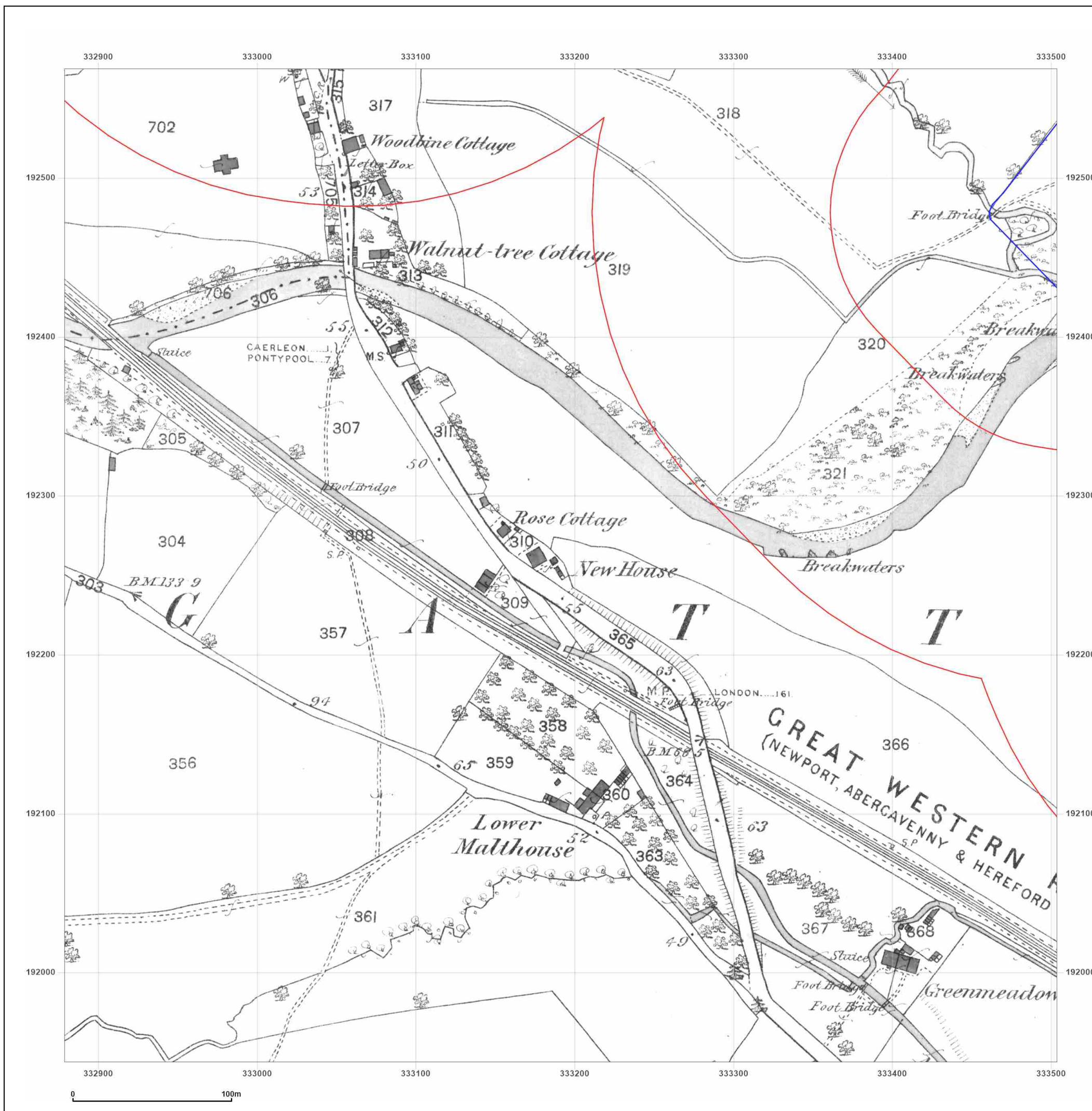


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_3_1
Grid Ref: 333191, 192256

Map Name: County Series

Map date: 1901

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1901
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A

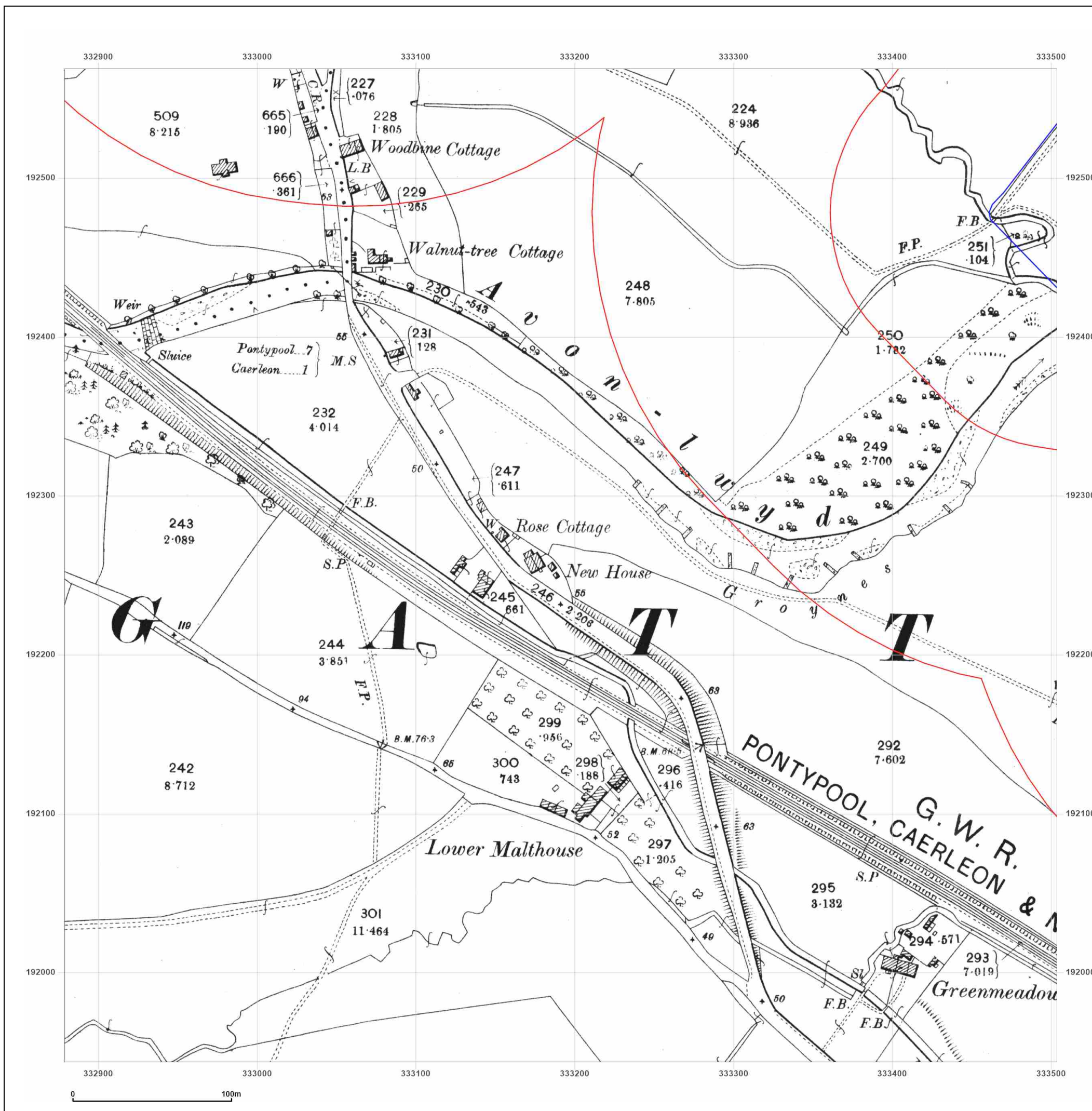


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_3_1
Grid Ref: 333191, 192256

Map Name: County Series

Map date: 1920

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1920
 Revised 1920
 Edition N/A
 Copyright N/A
 Levelled N/A

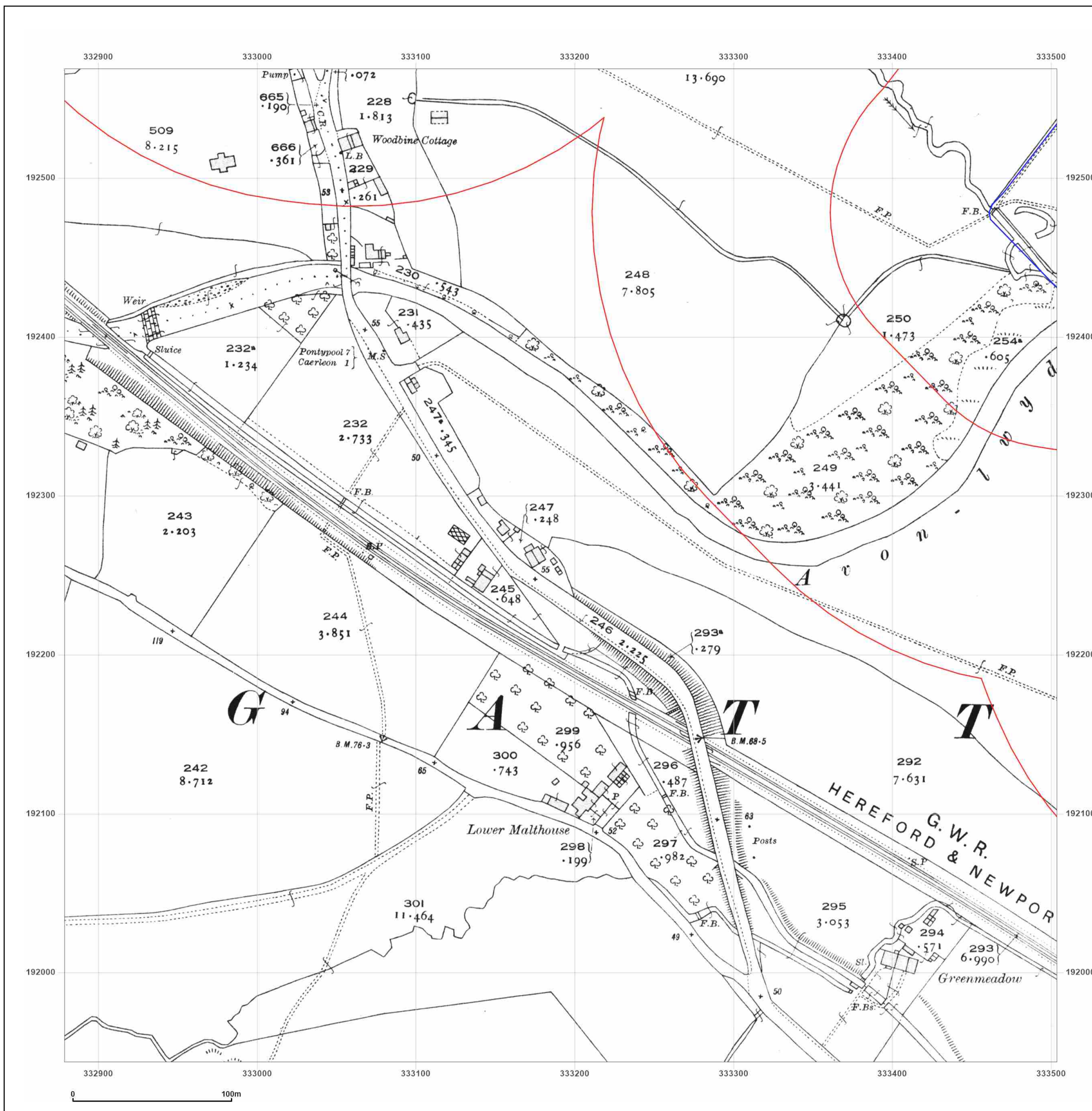


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_3_1
Grid Ref: 333191, 192256

Map Name: County Series

Map date: 1936

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1936
Revised 1936
Edition N/A
Copyright N/A
Levelled N/A

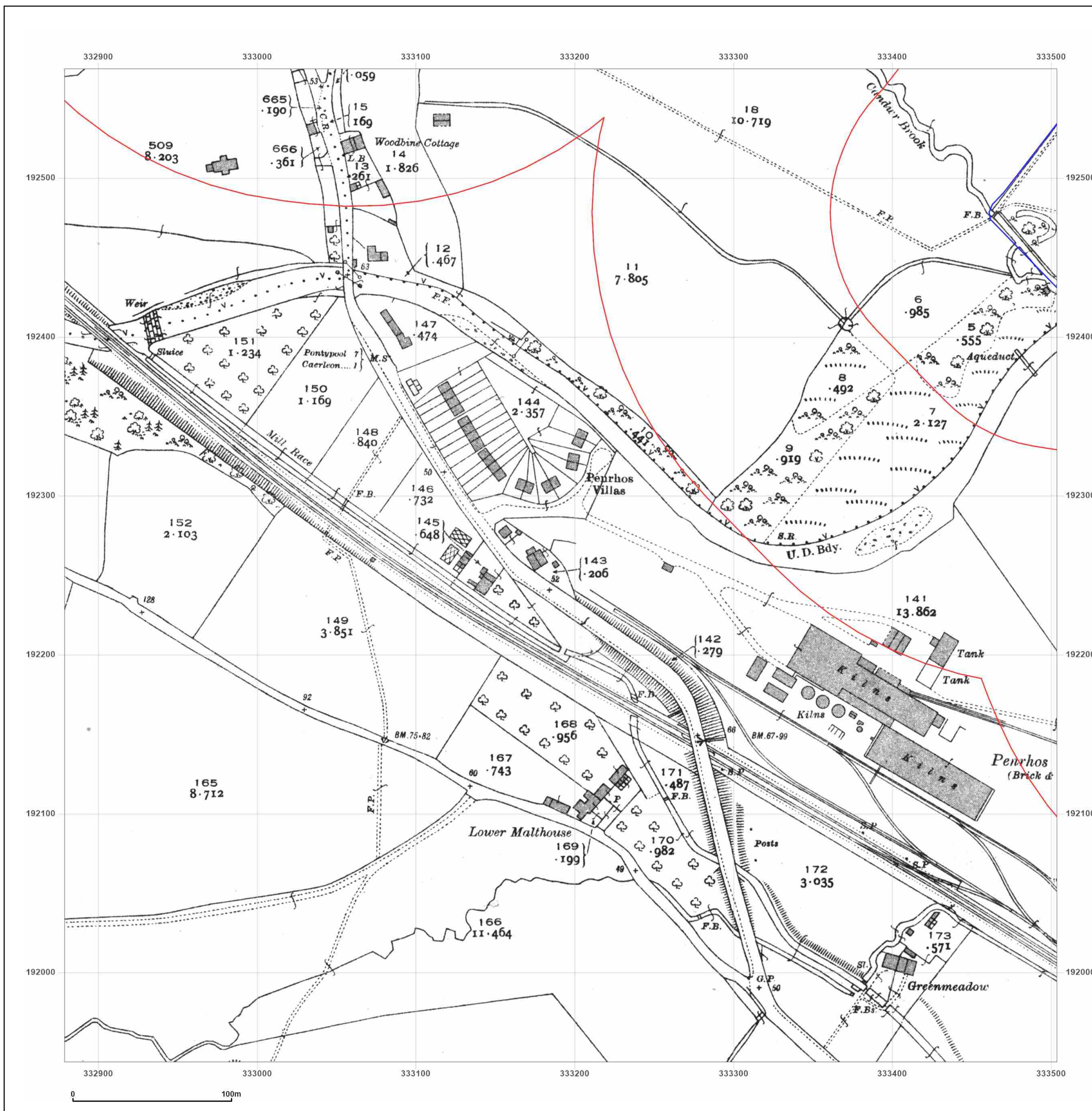


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_3_1
Grid Ref: 333191, 192256

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

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 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

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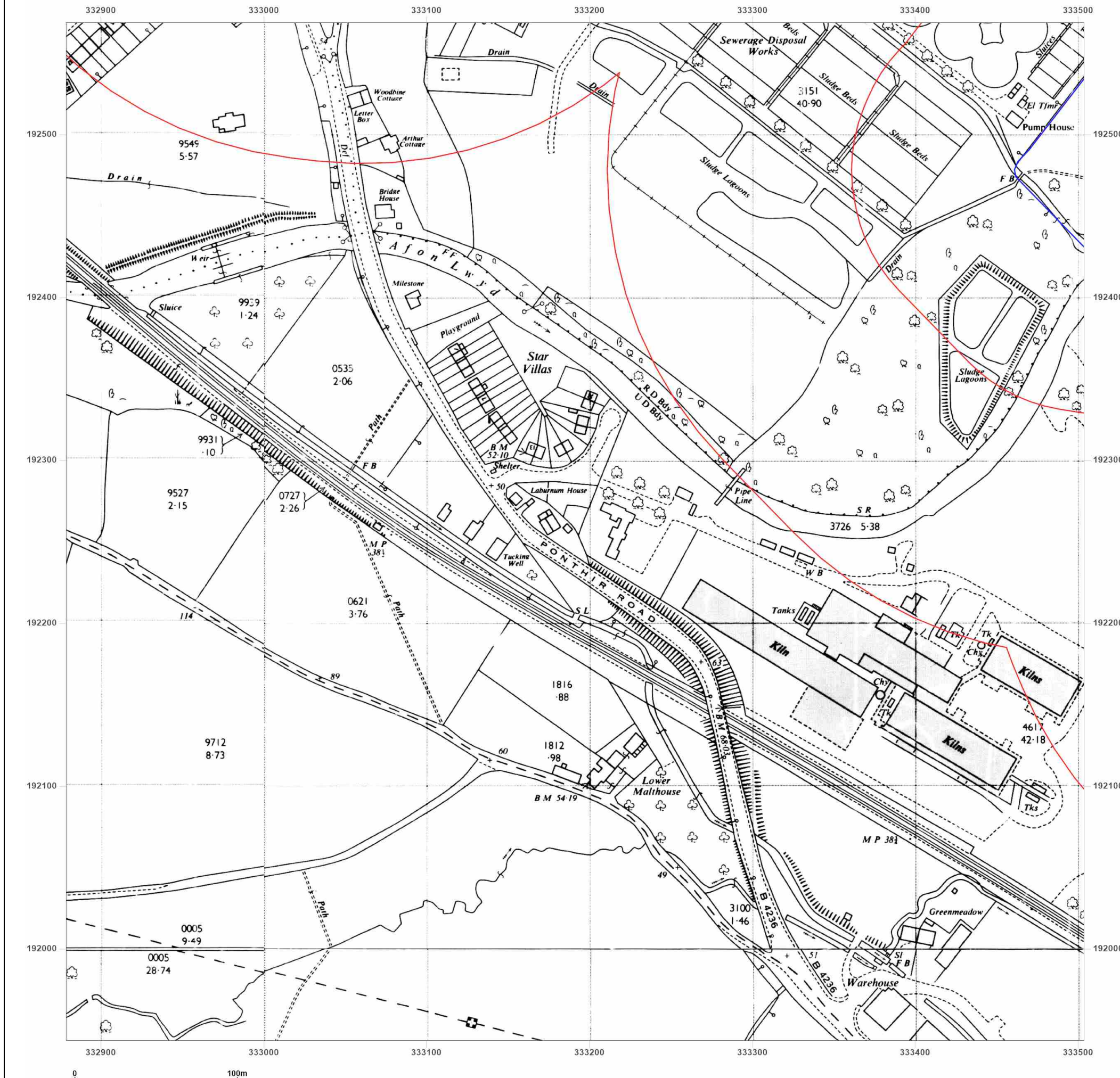


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Site Details:

Court Farm Solar

Client Ref: P02166097
Report Ref: GS-J6D-T89-7G2-1ZY_LS_3_1
Grid Ref: 333191, 192256

Map Name: National Grid

Map date: 1984-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1969

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1980
 Revised 1987
 Edition N/A
 Copyright 1987
 Levelled 1980

Surveyed 1980
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1980



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