

Botley West Solar Farm

Environmental Statement

Volume 3

Appendix 11.7: Botley Central Site Area – Land Parcel 9, Desktop Study and Preliminary Risk Assessment

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Approval for issue

Christopher Lecointe



15 November 2024

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Prepared by:

Prepared for:

RPS 20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH United Kingdom Photovolt Development Partners GmbH, on behalf of SolarFive Ltd.





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Glossary

Term	Meaning
The Applicant	SolarFive Ltd
The Project	The Botley West Solar Farm (Botley West) Project
Conceptual Site Model	used to identify potential sources, pathways and receptors and how they interact (i.e. potential pollutant linkages) on site post development
Controlled Waters	Controlled waters means territorial waters within the 3 nautical mile limit, coastal waters extending inland, inland waters and ground water
Desk Top Study	A desk study is the collation and review of information already available in the public domain and is carried out at an early stage of site appraisal and forms the basis of the preliminary risk assessment
Pathway	How the contaminant may be expected to move/migrate to a receptor
Preliminary Risk Assessment	Report that presents a summary of readily-available information on the geotechnical and/or geo-environmental characteristics of the site and provides a qualitative assessment of geo-environmental and/or geotechnical risks in relation to the proposed development.
Principal Aquifer	These formations provide a high level of water storage and may support water supply and / or river base flow on a strategic scale
Receptor	Target that could be adversely affected by contaminants
Secondary A Aquifer	These formations are formed of permeable layers capable of supporting water supplies at a local scale, in some cases forming an important source of base flow to rivers.
Secondary B Aquifer	These formations are generally formed of lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering
Secondary Undifferentiated Aquifer	Secondary undifferentiated are aquifers where it is not possible to apply either a Secondary A or B definition because of the variable characteristics of the rock type. These have only a minor value
Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981. This can include sites of national and international importance for sediments, rocks, fossils, and features of the landscape
Source	Source of contamination
Unproductive Strata	These formations have a low permeability and have negligible significance for water supply or base flow





Abbreviations

Abbreviation	Meaning		
AOD	Above Ordnance Datum		
bgl	Below Ground Level		
BGS	British Geological Survey		
CIRIA	Construction Industry Research and Information Association		
CSM	Conceptual Site Model		
DTS	Desk Top Study		
EA	Environment Agency		
HDD	Horizontal Directional Drilling		
NGET	National Grid Electricity Transmission		
NGR	Ordnance Survey National Grid Reference		
NPPF	National Planning Policy Framework		
NVZ	Nitrate Vulnerable Zone		
PAOC	Potential Areas of Concern		
PRA	Preliminary Risk Assessment		
PV	Photovoltaic		
PVDP	Photovolt Development Partners GmbH		
RBMP	River Basin Management Plan		
SAC	Special Area of Conservation		
SPA	Special Protection Area		
SPZ	Groundwater Source Protection Zone		
SSSI	Site of Special Scientific Interest		
UXO	Unexploded Ordnance		
WFD	Water Framework Directive		

Units

Unit	Description	
%	Percentage	
m	Metres	
kV	Kilovolt	
km	Kilometre	
MW	Megawatt	
MWh	Megawatt hour	





1 Botley Central Site Area, Land Parcel 9, DTS and PRA

1.1 Introduction

- 1.1.1 This Appendix of the Environmental Statement (ES) has been prepared by RPS on behalf of Photovolt Development Partners GmbH. (PVDP) for the Applicant, SolarFive Ltd. (SolarFive). This Appendix supports Chapter 11 of the ES.
- 1.1.2 The Project will be located in the county of Oxfordshire, across an area of approximately 1,300 ha. The Project extends from an area of land in the north, situated between the A4260 and the Dorn River Valley near Tackley and Wootton (Northern Site Area), through a central section, situated broadly between Bladon and Cassington (Central Site Area), and connecting to a section further south near to Farmoor Reservoir and north of Cumnor (Southern Site Area), where the Project will connect to the National Grid transmission network. The name 'Botley West' is derived from the location of the grid connection point. The consent being sought for the Project is a temporary one. Temporary consent is being sought for a 42-year period during which the solar farm will be constructed, operated and decommissioned.
- 1.1.3 The Project comprises three main development sites for installation of groundmounted solar photovoltaic (PV) panels (Northern, Central and Southern Site areas) The Project's solar arrays will be connected by electrical cables within each of the Site Areas. The interconnecting cable routes between the Site Areas will largely follow the public highway, but some parts will cross land either leased by the Client or the subject of an easement agreement.
- 1.1.4 A Site Location Plan showing the location and order limits for The Project is presented as Drawing 1. In order to provide sufficient detail for the PRA, the three main areas of The Project have been sub-divided by RPS into fourteen land parcels (referenced as Land Parcels 01 14) and the two linking cable route corridors (referenced as Land Parcels 15 and 16). Land Parcel 1 was discounted from requirement for further assessment following completion of an initial EIA Scoping exercise undertaken by RPS in February 2023.
- 1.1.5 This report presents the DTS and PRA for Land Parcel 9 forming part of the Central Site area as shown in Figure 1.
- 1.1.6 The Desk Study assessment is based upon a review of published information available from local, regional and national agencies. The desk study information is derived from Insights Reports provided by Groundsure, Ref. GSIP-2022-12757-10510 and GSIP-2022-12757-10509 which are presented as Annexes C and D. Please note the terms and conditions attached to the supply of data from Groundsure.

1.2 Objectives

- 1.2.1 The principal objectives of this assessment were as follows;
 - Establish from published sources the geological sequence for Land
 Parcel 9 and potential for ground instability to occur through development





proposals and the extent and nature of any safeguarded minerals reserves;

- To assess potential sources of contamination at the site, associated with historical and current land uses both on site and in the surrounding area;
- To review the environmental setting to assess the sensitivity of the surrounding area to contamination/pollution;
- To produce an outline Conceptual Site Model (CSM) detailing how any contamination may impact the identified receptors via pollutant linkages; and
- To conclude on the likely requirement for any further assessment and ground investigation required in support of the planning application.
- 1.2.2 The PRA methodology utilised in the preparation of this assessment is presented in detail in Annex A.

1.3 Legislation and Guidance

- 1.3.1 The assessment has been undertaken in general accordance with British Standard BS EN ISO 21365:2020 and is considered suitable to meet the initial requirements of planning as outlined within the National Planning Policy Framework (NPPF). The assessment also reflects the recommendations of Environmental Agency guidance, Land Contamination: Risk Management, (LCRM 2023).
- 1.3.2 This report has been produced in general accordance with:
 - Contaminated Land (England) Regulations 2006 (as amended);
 - DEFRA Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012);
 - Environment Agency (2023) Land Contamination: Risk Management (LCRM 2023);
 - National Planning Policy Framework (2023);
 - CIRIA Document C665: Assessing Risks Posed by Hazardous Ground Gases to Buildings;
 - British Standard requirements for the '*Investigation of potentially* contaminated sites Code of practice' (ref. BS10175:2011+A2:2017);
 - British Standard requirements for the '*Code of practice for ground investigations*' (ref. BS5930:2015+A1:2020); and,
 - British Standard requirements for the 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' (ref BS8485:2015+A1:2019).
- 1.3.3 Details of the limitations of this type of assessment are described in Annex B.





2 Site Description and Desk Study

2.1 Site Location (Land Parcel 9)

2.1.1 A representative address for this land parcel has been identified as Cassington, West Oxfordshire, Oxfordshire. The nearest postcode to Land Parcel 9 is OX29 4DZ. Land Parcel 9 is located at approximate Ordnance Survey (OS) National Grid Reference (NGR) SP 444463 212144 and occupies an area of approximately 390 hectares.

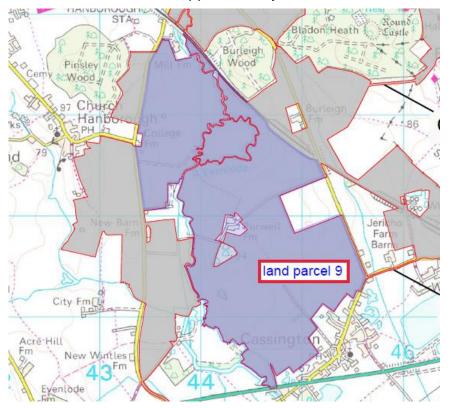


Figure 1: Extent of Land Parcel 9

- 2.1.2 The topography of Land Parcel 9 is indicated to range from approximately 65 m Above Ordnance Datum (AOD) in the west to approximately 98 mAOD in the central area. The site slopes from the highest point northwards, westwards and south-eastwards towards the site boundary.
- 2.1.3 A targeted site inspection has not been undertaken on this land parcel given the absence of any site permitted current activities or potential contamination sources identified from environmental data searches.
- 2.1.4 From Google Earth Satellite Imagery (April 2022), Land Parcel 9 is located in an area of predominantly agricultural land use. From the 2022 images, neighbouring land consisted of the following:

Table 2.1:Neighbouring Land Uses

Direction	Description
North:	Railway line, Burleigh Wood, River Evenlode, Agricultural Land, Mature Hedgerow





Direction	Description
East:	Burleigh Road, Cassington Village, Jericho Farm, Agricultural Land, Mature Hedgerow
South:	River Evenlode, Agricultural Land, Mature Hedgerow, Goose Eye Farm, New Barn Farm, A40
West:	Agricultural Land, City Farm, Pinsley Wood, College Farm, Church Road,

2.2 **Proposed Development**

- 2.2.1 The proposed development is to comprise a temporary 1,307 MWp solar farm installation. The Project will connect to a new National Grid Electricity Transmission (NGET) system, via a new National Grid 400 kV substation, to be located close to the existing National Grid 400 kV line between Cowley in Oxford, westwards to Walham, that runs in Gloucestershire. The majority of the development (840 ha) will comprise solar PV modules (solar panels). At the highest point the modules will be 2.2 m and at the lowest point the modules will be 0.8 m. The arrays are intended to be fixed, not rotating. The construction of all aspects of the Project is subject to the final Project design and potential environmental constraints.
- 2.2.2 The method of foundation support and anchoring of the solar panels has not been confirmed however it is likely that this will be through use of galvanised steel piles or screws driven into the ground by an impact piling or screwing rig, to a depth of approximately 1.0 to 2.5 m below ground level (bgl).
- 2.2.3 Cable routes are to be installed at depths ranging from 1.5 m to 30 m bgl with Horizontal Directional Drilling (HDD)to be utilised where it is not feasible to use the 'open cut' method to cross obstacles such as hedges, rivers, railway lines, public rights of way, roads and sensitive archaeological or ecological areas.
- 2.2.4 There are likely to be four main temporary construction compounds in the development areas, one in the Northern Site Area, two in the Central area and one in the Southern Site Area. All compounds have been carefully sited in order to minimise potential adverse environmental impacts. Topsoil and subsoil will be stripped from such areas and stored on site for replacement following the completion of construction works. Each compound will have fencing and suitable hard standing, offices, welfare facilities and generators to supply electricity.

2.3 Site History

Historical Map Review

2.3.1 The following review is based on past editions of readily available Ordnance Survey (OS) maps. These include scales of 1:1,250, 1:2,500, 1:10,560 and 1:10,000 dated 1876 to 2023. Extracts from historical maps are included in Annex C.





Historical Site Uses

- 2.3.2 The majority of Land Parcel 9, since 1876 is indicated to have comprised undeveloped agricultural land. Other features of note are as follows;
 - An Anglo-Saxon burial ground is indicated in the centre of Land Parcel 9. Google Earth imagery indicates the area currently comprises mature woodland and vegetation.
 - A disused sand pit is indicated to be within the site boundary immediately south of Purwell Farm between 1954 and 1955. BGS records indicate superficial deposits surrounding the area to be the Hanborough Gravel Member, however the land designated as the disused sand pit is indicated to be reworked ground.
 - Several springs, primarily in the north and south-west of the Land Parcel are indicated to be present from 1876. They are indicated to be currently present however there is no visual evidence of these from satellite imagery.
 - Historical mapping indicates an Old Kiln and Quarry to be present in the west of the Land Parcel from 1881. This developed into a farm property in 1988 and further expands in 1972. There is no visual evidence of the old kiln or quarry on satellite imagery.
 - A small domestic / farm related property was present in the centre of the Land Parcel from 1876 until 1994.

Neighbouring Historical Site Uses

- 2.3.3 Pertinent off-site features within 250 m are described in the following sections.
 - Multiple farm buildings are indicated to be present within 100 m. These include College Farm to the west, Goose Eye Farm to the south and Mill Farm to the north in addition to Purwell Farm enclosed by the land parcel.
 - In the west is a windpump and barn structure present circa 1955 before forming part of College Farm.
 - Cassington Nurseries and commercial and residential buildings of Cassington Village are indicated to be present approximately 20 m east of the Land Parcel. Historical Maps indicate significant development to have occurred since 1913 and 1974 including commercial and light industrial buildings including a car garage. Allotment gardens were also present.
 - Hanborough Corn Mill to the north of Land Parcel 9 was present from 1880 has since been developed into commercial properties, comprising multiple building units.
 - Eynsham Paper/Leather Mill and its associated buildings were present to the south of Land Parcel 9, disused by 1911. Historical maps indicate the mill was later converted into residential properties and the area





currently comprises landscaped gardens, a tennis court and residential buildings.

- Great Western Railway tracks and associated cuttings are indicated aligned north-west to south-east, immediately north of the land parcel.
- The A40 is indicated to run approximately north-east to south-west located partially bordering the south of the boundary of the land parcel. The road is first indicated to be on historical mapping from 1955. To the south of this were numerous flooded gravel pits.

Site Planning History

2.3.4 Relevant and readily available planning records for the site, as obtained from West Oxfordshire District Council planning website are summarised as follows:

- 23/00882/CND The Granary, Jericho Farm Worton Witney Oxfordshire OX29 4SZ – Discharge of Conditions 4 (Construction Environmental Management Plan) and 6 (Surface Water drainage plan) of planning permission.
 - A Desk Study and subsequent Ground Investigation Report were undertaken in relation to the application above in respect to the proposed construction of a basement under a grassed area at the centre of the site and under the building.
 - Made Ground was indicated to be present on-site comprising sandy clay, brick, limestone, concrete and slate, with a groundwater strike between 1.05 m and 2.00 m bgl.
 - The scope of intrusive works undertaken includes the installation and monitoring of four standpipes, trial pits, soakaway tests and contamination and geotechnical soil sample analysis.
 - Water and soil sample analysis did not find any chemical contaminants of concern however asbestos fibres were identified in one soil sample. It was concluded that due to the low concentration, it did not have the ability to generate air fibres hazardous to human health, concluding the Made Ground present within the Farm was non-hazardous.
 - Impact on Aquifer status and drainage was highlighted. It was concluded that as shallow groundwater was present, the groundwater would flow around the structure, creating a localised cut-off in flow, however, contamination from construction was not addressed.
- **23/00417/HHD** 27 Elms Road Cassington, Witney, OX29 4DR Erection of a single storey rear extension with associated works.
- 23/01601/FUL The Willows Eynsham Road, Cassington, Witney, OX29 4DF – Conversion of existing outbuildings to a dwelling and associated works.
- **22/03501/FUL** Burleigh Wood, Cassington Road, Bladon, OX20 1RX Retrospective application for Continued use of land for outdoor adventure





camping for 22 weeks per calendar year from 1st May to 2nd October, including camp areas, kitchen areas, storage area, shower and toilet areas, drop off and turning areas.

2.3.5 With the exception of the Jericho Farm application, none of the above planning permissions included planning conditions pertaining to the investigation of potentially contaminated land at the site.

2.4 Environmental Setting

Geology

2.4.1 Based on British Geological Survey (BGS) mapping (1:50,000-scale) and the Environment Agency (EA) Groundwater Vulnerability mapping (1:100,000scale), the stratigraphic sequence and aquifer classifications beneath Land Parcel 9 are indicated to be as follows:

Table 2.2: Descriptions of Geological Strata

Strata	Description & approximate thickness	Aquifer Classification
Artificial Ground (Central and south-eastern areas)	Worked Ground (void) recorded in close proximity to Purwell Farm and north of Cassington.	N/A
Alluvium – Clay, Silt, Sand and Gravel (west and centre)	Fluvial deposits comprising clay, silt, sand and gravel. No recorded thickness.	Secondary A
Summertown-Radley Sand and Gravel Member (south-east, west and north); Wolvercote Sand and Gravel Member; (isolated pockets in south and on north-eastern boundary) Northern Drift Formation (Sand and Gravel) (centre)	Sands and Gravels, dominated by limestone clasts, flint and quartz. Thickness recorded as $0 - 6$ m, typically 3 m, indicated to be less developed in the site area.	Secondary A
Hanborough Gravel Member – Sand and Gravel (Centre and west of Burleigh Wood)	Sands and Gravels, dominated by limestone clasts, flint and quartz. Thickness recorded as $0 - 6$ m, indicated to be very well developed in the area. Coincides with area of worked ground.	Secondary A
Bedrock		
Kellaway's Clay Member – Mudstone (North-west)	Grey mudstone local thin beds of siltstone and sandstone present with occasional nodules of argillaceous limestone.	Secondary A
Kellaway's Sand Member – Sandstone and Siltstone Interbedded (North-west)	Pale grey sandstone and siltstones, calcareous cementing with interbedded sandy silty mudstone.	Secondary A





Strata	Description & approximate thickness	Aquifer Classification
Cornbrash Formation – Limestone (West)	Limestone, medium to fine grained predominantly bioclastic Wackestone and Packstone. It is bioturbated and has poor bedding. Its Parent unit is The Great Oolite Group. Approximately $0 - 10.50$ m thick.	Secondary A
Forest Marble Formation – Limestone / Mudstone (North-west)	Greenish-grey mudstones with crossbedded limestone units. I Parent unit is The Great Oolite Group. Approximately 10 – 30 m thick.	Principal
Oxford Clay Formation and West Walton Formation (Undifferentiated) – Mudstone (South-east)	Mudstone and silty mudstone with subsidiary calcilutite, limestone, sandstone and siltstone. Thickness not recorded.	Unproductive

2.4.2 There are some available BGS borehole records for borings within Land Parcel 9. Borehole ref. SP41SW/29 located in the north confirmed Alluvium deposits of silty clay up to a recorded depth of 0.70 m bgl, underlain by 3.00 m of River Terrace Gravels and then clays of the Forest Marble Formation. Groundwater conditions were not recorded in this boring. Borehole ref. SP41SW/34 close to the north of the land parcel, confirmed the Cornbrash Formation to 3.20 m bgl underlain by the Forest Marble Formation up to a final recorded depth of 6.71 m bgl. Groundwater was recorded at 4.90 m bgl, within the Forest Marble Formation. A borehole ref. SP41SE/2, located in the south, at Cassington House confirmed Sand and Gravel deposits up to a depth of 6.20 m bgl, underlain by the Oxford Clay Formation up to a recorded depth of 7.10 m bgl. Groundwater was indicated to be present at 4.10 m bgl, within the Sand and Gravel deposits.

Hydrogeology

- 2.4.3 Land Parcel 9 is located above a Principal Aquifer relating to the Forest Marble Formation, Secondary A Aquifers relating to Superficial Deposits, Kellaway's Sand / Clay Member and the Cornbrash Formation, and Unproductive Stratum relating to the Oxford Clay and West Walton Formation.
 - Principal Aquifer: These formations provide a high level of water storage and may support water supply and / or river base flow on a strategic scale.
 - Secondary A Aquifer: These formations are formed of permeable layers capable of supporting water supplies at a local scale, in some cases forming an important source of base flow to rivers.
 - Unproductive Stratum: These formations have a low permeability and have negligible significance for water supply or base flow.
- 2.4.4 According to EA data, Land Parcel 9 is not located in a groundwater Source Protection Zone (SPZ).





2.4.5 Information provided by the EA indicates that there are records of two active licensed groundwater abstractions within 2 km of Land Parcel 9. These are detailed in the table below:

Table 2.3: Licensed Groundwater Abstractions

Licence Holder	Approx. Distance and Direction from Site	Source	Use
Hanson Quarry Products Europe Ltd	210 m east	Thames Groundwater	Transfer between sources
Hanson Quarry Products Europe Ltd	1722 m east	Thames Groundwater	Mineral Washing

Surface Water

- 2.4.6 There are multiple watercourses within 250 m which are classified within a River Basin Management Plan published by the EA under the European Water Framework Directive (2000). This includes the River Evenlode indicated to flow from south to north, across the site. A tributary of this river is indicated to be in the north, flowing north-west.
- 2.4.7 A tributary of the River Thames flowing northward is indicated to be present in the south-east of Land Parcel 9, in association with multiple minor linked surface water bodies to the south and east.
- 2.4.8 Approximately 100 m east of Land Parcel 9, close to Yarnton Road is an area comprising a number of pond features around Cassington Nurseries terminating towards Cassington Village. These correspond to mapped locations of former sand and gravel extraction pits.
- 2.4.9 Information provided by the EA indicates that there are no records of active licensed surface water abstractions within 500 m of Land Parcel 9.

Ecologically Sensitive Sites

- 2.4.10 Natural England data indicates that there are multiple ecologically sensitive sites, located within a 500 m radius of Land Parcel 9. These designations relate to Designated Ancient Woodland, both Ancient & Semi-Natural Woodland and Ancient Replanted Woodland. The closest of these designations is indicated to be approximately 25 m north-east.
- 2.4.11 Land Parcel 9 is indicated to be located within designated Green Belt, relating to West Oxfordshire.
- 2.4.12 Nitrate Vulnerable Zones are indicated to be present across the site, relating to Surface Water features.

Radon

According to the Indicative Atlas of Radon in England and Wales published by the Health Protection Agency (part of Public Health England) and the British Geological Survey, Land Parcel 9 has a maximum radon potential between 1 – 3 %. Radon can be a risk to human health from inhalation of radioactive





elements. The risk posed outside of buildings is negligible, however due to pressure differences accumulation of radon gas can accumulate within buildings creating a greater level of risk to occupants through prolonged exposure.

2.4.14 Due to the nature of the development, it is unlikely that there will be any regularly occupied buildings forming part of the development proposals therefore there is no significant risk posed from solar farm development of Land Parcel 9.

Coal Authority

2.4.15 The Interactive Map Viewer on the Coal Authority website indicates that Land Parcel 9 is not located in a coal mining reporting area.

Natural Cavities

2.4.16 Data sourced from Stantec UK Ltd has indicated a natural cavity to be present approximately 54 m north of Land Parcel 9. This relates to a Solution Pipe in the Cornbrash Formation bedrock stratum. This represents a localised source of ground instability as a result of dissolution of soluble rocks.

Non-Coal Mining and Ground Workings

2.4.17 BGS Sources indicate that there are recorded surface extraction pits relating to Sand and Gravel within 250 m of Land Parcel 9 as detailed below:

Approx. Distance from Site	Name	Commodity	Status	Description
On Site (Centre)	Purwell Farm Gravel Pit	Sand and Gravel	Ceased	Surface Mineral Working
On Site (South) to 38 m east	The Elms Gravel Pit	Sand and Gravel	Ceased	Surface Mineral Working
5 m west	Church Hanborough Gravel Pit	Sand and Gravel	Ceased	Surface Mineral Working
89 m east to 177 m south-east	Acrey Quarry	Sand and Gravel	Ceased	Surface Mineral Working
100 m south-east	Eynsham Road Gravel Pit	Sand and Gravel	Ceased	Surface Mineral Working
237 m south-east	Cassington Gravel Pit	Sand and Gravel	Ceased	Surface Mineral Working

Table 2.4: Non-Coal Mining

BGS Ground Stability Hazard Ratings

2.4.18 British Geological Survey Ground Stability Hazard ratings for Land Parcel 9 are summarised as follows:





Table 2.5: BGS Ground Stability Hazard Ratings

Ground Stability Hazard	BGS Risk rating
Collapsible ground	Negligible to Very Low
Compressible ground	Negligible to Moderate (highest rating for Alluvium)
Ground dissolution	Negligible to Low
Landslide	Very Low to Low
Running sand	Negligible to Low
Shrinking or swelling clay	Negligible to Moderate (highest rating for Oxford Clay Member and West Walton Formation)

2.4.19 BGS indicates a Moderate Risk of Shrinking or Swelling Clay in relation to the Oxford Clay Member and West Walton Formation. A Moderate Compressible ground rating is related to Alluvium deposits across the site.

2.5 Authorised Processes and Pollution Incidents

Landfills and Waste Sites

2.5.1 Data provided by the EA, Local Authority and BGS indicates that there are no recorded licensed or known historical landfill or waste sites located within 250 m of the land parcel.

Environmental Permits

2.5.2 EA and Local Authority data indicates that there are two active processes regulated by an Environmental Permit (under the Environmental Permitting Regulations 2010) within 500 m radius. These are outlined in the table below:

Table 2.6:Environmental Permits

Licence Holder	Approx. Distance and Direction from Site	Permitted Activity	Receiving Medium
Blenheim Business Park	38 m north-east	Discharge consent for treated effluent & Miscellaneous Discharge	River Evenlode and Surface Water
The Old Film Studio	478 m north	Discharge consent for treated effluent	Groundwater via Infiltration

COMAH Sites

2.5.3 There are no records of any operations under the Control of Major Accident Hazards (COMAH) Regulations 1999, located within 500 m of Land Parcel 9.

Pollution Incidents

2.5.4 Environment Agency data indicates that there are no records of 'major' or 'significant' pollution incidents within 500 m of Land Parcel 9.





2.6 Unexploded Ordnance

- 2.6.1 CIRIA Report C681 (Stone et al (2009)) outlines recommendations for dealing with the potential risk associated with the legacy of Unexploded Ordnance Risk, largely relating to WWII bombing and military sites.
- 2.6.2 Reference to the Zetica Unexploded Bomb Risk mapping indicates that the site is in an area of low potential risk from Unexploded Bombs. As the site is not within an area of known military history, in general accordance with CIRIA Report no further consideration of Unexploded Ordnance is considered necessary.

3 Outline Conceptual Site model

3.1 Background

- 3.1.1 An outline conceptual site model (CSM) consists of an appraisal of the *source-pathway-receptor* 'contaminant linkages' which is central to the approach used to determine the existence of 'contaminated land' according to the definition set out under Part 2A of the Environmental Protection Act 1990. For a risk to exist (under Part 2A), all three of the following components must be present to facilitate a potential 'pollutant linkage'.
 - **Source** referring to the source of contamination (Hazard).
 - **Pathway** for the contaminant to move/migrate to receptor(s).
 - **Receptor** (Target) that could be affected by the contaminant(s).
- 3.1.2 Receptors include human beings, controlled waters and buildings / structures. The National Planning Policy Framework, used to address contaminated land through the planning process, follows the same principles as those set out under Part 2A.
- 3.1.3 As part of the assessment the potential risks to receptors for potential source is given one of the following classifications:
 - Low risk it is considered unlikely that issues within the category will give rise to significant harm to identified receptors.
 - **Moderate risk** it is possible, but not certain that issues within the category will give rise to significant harm to receptors.
 - **High risk** there is a high potential that issues within the category will give rise to significant harm to identified receptors.

3.2 Potential Pollutant Linkages

3.2.1 Each stage of the potential pollutant linkage sequence has been assessed individually on the basis of information obtained during the site reconnaissance and desk study exercise and are discussed in the following section.





Potential Contaminant Sources

On Site – Current

3.2.2 The Anglo-Saxon burial ground within the Land Parcel represents a potential source of contamination although, due to the age of the burial ground, the potential for organic contaminants or necro-leachate has been subsequently discounted from the conceptual site model.

On Site – Historical

- 3.2.3 A historical feature of note is a small kiln present between 1881, becoming a farm from 1988. This appears to be associated with a nearby small-scale quarry and may represent a localised source of Polycyclic Aromatic Hydrocarbons (PAHs) from historical burning of materials or Made Ground remaining from the demolition of the former structure.
- 3.2.4 The infilled sand pit, various pockets of indicated re-worked ground in the south and historical quarry associated with the kiln in the west within the site area present the potential for Made Ground to be present. This may be a source of ground gas and contamination from heavy metals or other inorganic or organic determinants.

Off-site – Current

- 3.2.5 Farm buildings surrounding Land Parcel 9 represent a source of storage for agrochemicals, fuels, lubricants and waste products associated with farming activities.
- 3.2.6 Cassington Nurseries to the south-east also represents a potential source of storage or use of agrochemicals including fertilisers, pesticides and insecticides.
- 3.2.7 A railway line varying between in cutting and on embankment is indicated to currently be present north of Land Parcel 9. The railway has been present since the 1880s and therefore represents a potential historical source of wind-blown particulate contaminants, particularly coal, metals and asbestos although there is a lesser risk presented by current operations.
- 3.2.8 A vehicle servicing garage and light industrial and commercial buildings within Cassington are indicated to be present to the south of the land parcel boundary. These represent a potential source of fuels, lubricants and.

Off-Site – Historical

3.2.9 Multiple historical surface ground workings including former gravel pits, specifically a disused pit approximately 130 m south-east which is indicated to have been present from 1972 until 1974. This represents a potential source of Made Ground. The composition and nature of the infill is unknown. Due to the distance and nature of the development, this can be considered unlikely to present a risk to future off-site and on-site users.





Potential Pathways

- 3.2.10 The south and east of Land Parcel 9 is indicated to be underlain by the low permeability mudstone strata of the Oxford Clay Formation and West Walton Formation either at outcrop, which will likely limit the downward or lateral migration of contaminants of concern via leaching or shallow groundwater (where present) or beneath superficial cover of Alluvium or river terrace deposits which are likely to represent a more viable shallow pathway including via shallow groundwater.
- 3.2.11 The north and west of Land Parcel 9 are indicated to be underlain by the more permeable limestone strata of the Cornbrash and Forest Marble Formations, this creates a potential migration pathway for contaminants of concern via leaching through fracture flow or granular weathered horizons or shallow groundwater (where present).
- 3.2.12 Superficial deposits associated with the Thames and the Evenlode stretching from the southern site boundary to the northern site boundary represent mainly granular strata that will readily permit contaminant migration. This represents a pathway for vertical and lateral migration for potential gaseous or vaporous contaminants of concerns.
- 3.2.13 There is the potential for contaminants of concern (if present) beneath the site to migrate on or off-site via granular horizons of any Made Ground (if present) and the Superficial fluvial deposits located across the Land Parcel. From the flooded nature of the former gravel pits immediately south there is a high probability that there will be shallow groundwater within the superficial deposits that will provide a pathway for leachable or organic contaminants.
- 3.2.14 The use of driven pile foundations would indicate minimal spoil generation at the surface, therefore airborne migration of dust is considered unlikely to have a future impact on off-site users.

Potential Receptors

Controlled Waters

- 3.2.15 The Principal and Secondary A Aquifers beneath Land Parcel 9 represent a sensitive receptor, although the site is not indicated to be within a SPZ. The nearest current Groundwater Abstraction is approximately 210 m east used for 'Transfer between sources'.
- 3.2.16 The nearest surface water features are located within the land parcel boundary, representing a sensitive receptor to contaminants of concern. The River Evenlode flows from north to south through the Land Parcel. This also constitutes a potentially sensitive receptor.

Human Health

3.2.17 Following construction of The Project it is not envisaged that there will be any full-time occupation of the site however it is expected that there will be periodic requirements for maintenance work/checks. The risks posed to maintenance workers are considered to be limited to any works in the vicinity of any





identified potential contamination sources where there may be short-term direct contact, inhalation or ingestion of contaminated soil or vapours.

- 3.2.18 The assessment does not consider the risk to construction/demolition workers during redevelopment. These risks will be managed through appropriate Health & Safety legislation including the Health & Safety At Work Act (1974) and CDM regulations (2015).
- 3.2.19 Off-site receptors comprise nearby residents with Cassington immediately south of the site.

Solar Farm Structures

3.2.20 Another potential receptor are the slabs, foundations, cables and steel structures likely to be placed within the shallow soils (and possibly through Made Ground) to approximately 2.00 m depth. There is a risk of chemical attack on concrete from sulphates present within any Made Ground or mudstone based natural strata present or corrosion / degradation of steel anchors, cables from a high-water table or acidic ground conditions.

Sensitive Land Use

3.2.21 There are a number of designated Ancient Woodland sites bordering or in close proximity to this land parcel. The construction/operational phases of the proposed solar farm development are considered unlikely to adversely impact on these off-site receptors although any changes in long-term shallow drainage patterns from the installation of the banks of PV panels cannot be discounted.

3.3 Outline Conceptual Site Model

3.3.1 An outline CSM has been developed on the basis of the desk study. The CSM is used to identify potential sources, pathways and receptors (i.e., potential pollutant linkages) on site post development and is summarised in the table below.





Table 3.1: Outline Conceptual Site Model

Potential Source	Contaminants of Concern	Via	Potential Pathways	Linkage Potentially Active?	Receptors	Qualitative Risk Rating	Notes
On site – historical: Infilled Sand Pit, Old Kiln, associated Quarry	Metals, hydrocarbons, PAHs	Soil	Direct contact/ingestion	×/√	Future site users	N/A/Low	No full-time occupants of the solar farm envisaged and low source potential over most of site. Low/medium risk for areas of backfilled sand pits
			Inhalation of volatiles				
			Leaching of mobile	\checkmark	Principal Aquifer	Low	Low source potential, variable permeability of strata and absence of SPZ's and local abstractions indicate low risk over much of site. Greater risk posed by potential former quarry/pits identified in south or central areas although much of underlying strata is an unproductive aquifer Low risk of contact with contaminated groundwater post development.
			contaminants		Secondary A Aquifer on/off site Surface Waterbodies		
		Groundwater	Direct contact/ingestion	√ √	Future site users Off-site users	Low	
			Inhalation of volatiles				
			Vertical and lateral migration in permeable strata	\checkmark	Principal/Second ary Aquifers	Low	Permeable stratum in the west presents a potential pathway for vertical and lateral migration although minimal source potential in this area.
				√	Surface watercourse		
Off-site – current:		Groundwater	Direct contact/ingestion	✓	Future Site Users	Low	No anticipated post construction regular



Potential Source	Contaminants of Concern	Via	Potential Pathways	Linkage Potentially Active?	Receptors	Qualitative Risk Rating	Notes
Cassington Nurseries, garage, farms Off-site – historical: Made Ground, Surface Ground Workings, mills	Metals, hydrocarbons, solvents Agrochemicals		Inhalation of volatiles	~			occupation or occupied buildings. Anticipated shallow groundwater flow direction towards south and River Thames making risk presented by identified off- site sources minimal.
On Site – Natural strata	chemical attack (sulphates)	Chemical Attack	Direct contact	✓	Concrete slabs	Low-Moderate	It is anticipated that concrete slabs may be required for ancillary structures
On and off-site – Made Ground / infilled sand pit/quarry	Carbon dioxide and methane		Inhalation of ground gas	×	Future site users	N/A	No anticipated regular
				\checkmark	Off-site users	Moderate	occupation of buildings post construction. Possible off-site concerns (Purwell Farm) if
				×	Future site users/ structures	N/A	sand pit has been used for landfill and mobilisation of gas if disturbed.
				\checkmark	Off-site users/ Structures	Moderate	

Note

* The Qualitative Risk Rating does not consider the potential for the pathway to be active. In the event that a Moderate or High Qualitative Risk Rating is identified further assessment is recommended.





3.3.2 Based on the identified potential sources and the site setting there is not considered to be a significant risk to ecological receptors, crops/vegetation or archaeological receptors from contamination.

4 **Conclusions and Recommendations**

4.1 **Preliminary Geo-Environmental Conclusions**

- 4.1.1 The PRA undertaken has identified few potentially significant potential sourcepathway-receptor linkages relating to the proposed temporary solar farm development of Land Parcel 9. The main concern identified is the backfilled former Purwell Farm sand pits and potential mobilisation of contaminants and ground gases if disturbed.
- 4.1.2 The presence of unknown soil contamination being discovered during construction works cannot be discounted entirely and it is recommended that if encountered works should stop and specialist advice obtained on how to proceed.

4.2 **Preliminary Geotechnical Conclusions**

- 4.2.1 The available geological data suggests that variable strata are likely to be encountered across the site ranging from limestones and interbedded limestone/mudstone strata across the west and north and strata of the Oxford Clay Formation and West Walton Formation likely to comprise mudstones or silty mudstones across the east and south. These strata are likely to be suitable for installation of driven foundations or anchors for photovoltaic panels, however the mudstones tend to weather to clays which could be prone to shrinkage/heave effects particularly in close proximity to mature trees bordering the site or seasonal variations in moisture content. The limestone dominated strata may represent shallow obstructions that could also impede ability to drive piled foundations to proposed depths.
- 4.2.2 The available geological data suggests that the anticipated mainly granular superficial strata of River Terrace Deposits (likely to be approximately 2.5 m in thickness) are present in the north-west, central and south-eastern parts of the land parcel with the potential for more variable Alluvial Deposits to be present along the route of the River Evenlode through the centre of the land parcel. There is potential for the shallow River Terrace soils to contain cobbles/boulders or bands of very dense gravels in significant quantities to considerable depth, which may impede the ability to install driven/augered foundations or anchors.
- 4.2.3 The locations of infilled former sand/gravel may represent localised areas of deep Made Ground of unknown composition that may also include potential for presence of contaminants if used for landfilling activities. The extent, strength and variability of composition of these strata/deposits is unconfirmed from the Desk Study findings therefore intrusive investigation will be required to confirm a suitable depth for any foundations/anchoring systems for the planned photovoltaic panels.





- 4.2.4 Although a moderate risk potential has been identified for compressible ground, the PV panels are likely to be lightly loaded and not exert large amounts of vertical loading pressure. They are more prone to lateral forces imposed by wind.
- 4.2.5 Pile refusal, or failure to reach the target embedment depth, can result in insufficient capacity against lateral and uplift loads, and require remediation or alternate installation procedures therefore ground investigation is recommended to determine suitability of shallow ground conditions for driven foundation types. Alternative ground-based anchor systems may have to be considered if deemed unsuitable for achieving the required lateral loading parameters.

4.3 Recommendations

- 4.3.1 We recommend the following actions to clarify potential land stability and contaminant risks at the site:
 - Based on anticipated ground conditions there is the potential for issues such as shallow intact bedrock, dense gravels or clay heave/shrinkage issues to affect the proposed development. Ground Investigation and testing should be undertaken to confirm suitability of proposed driven pile foundations, inform appropriate geotechnical design of foundations and access roads.
 - Further evaluation of the contents and nature of the former sand pits close to Purwell Farm.





5 References

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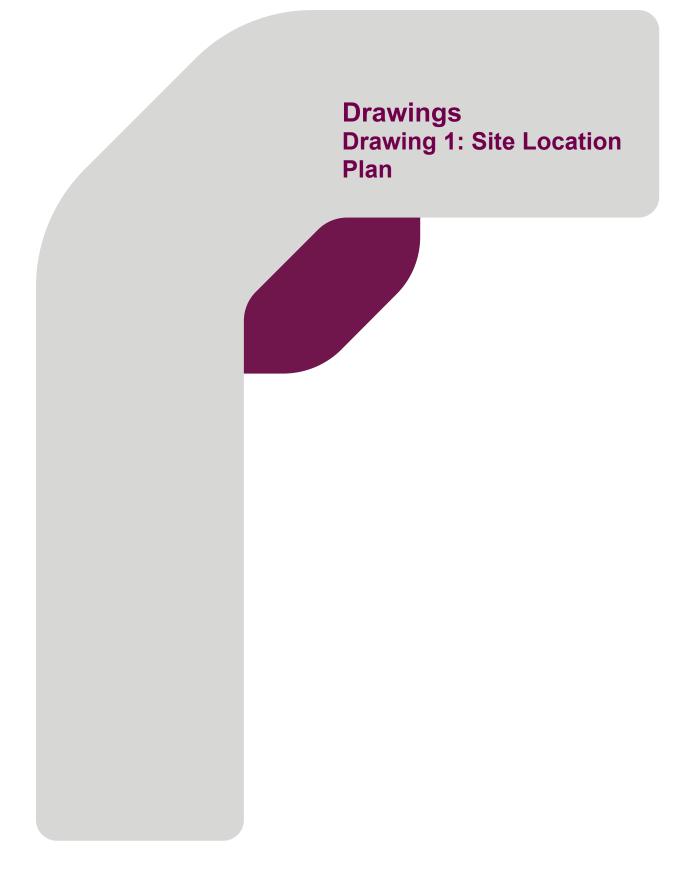
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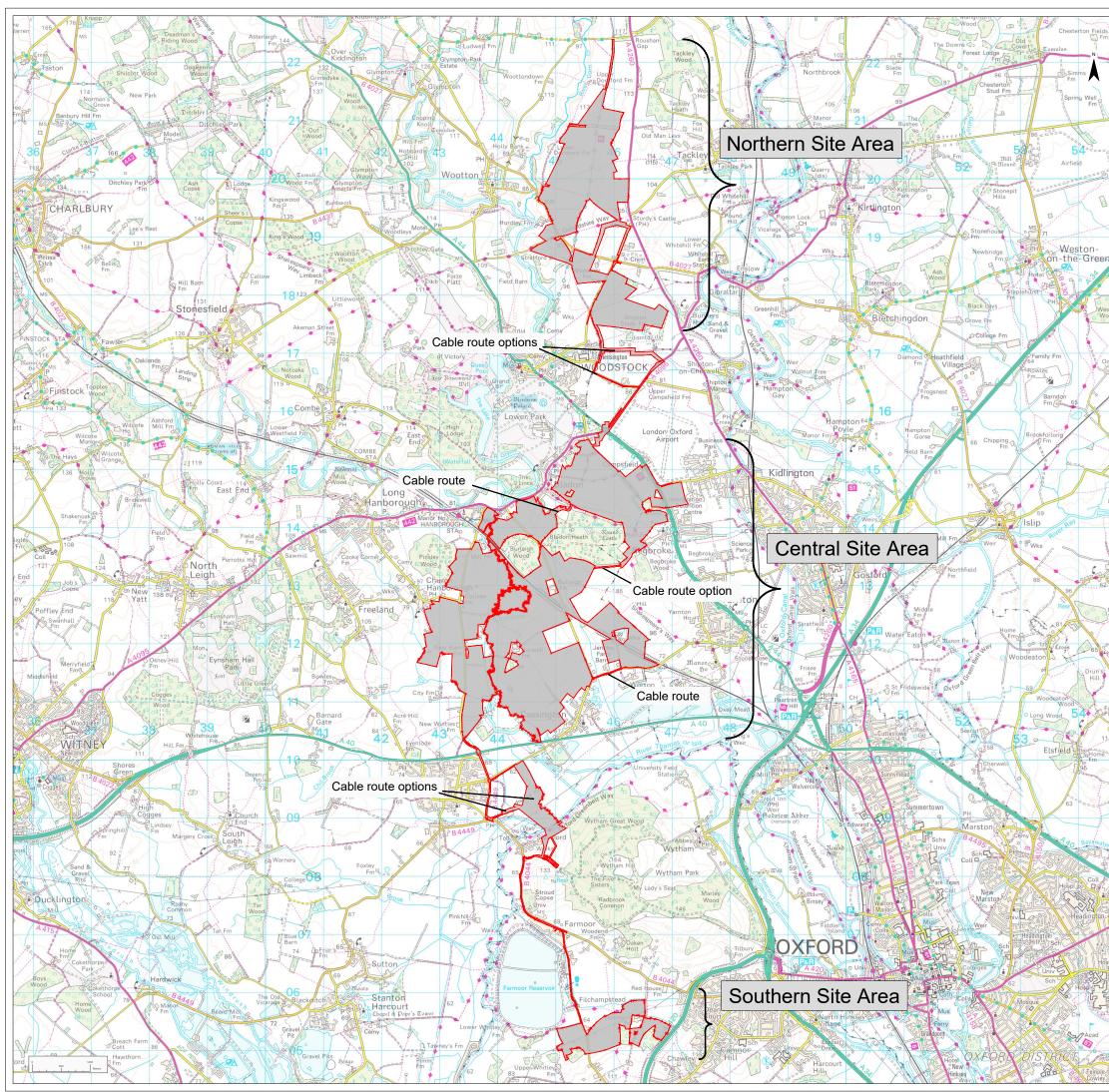
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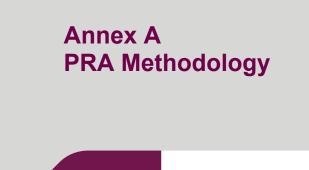
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Site Location and Order Limits

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ld.	Changes	Date	Name		Date	Name		
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				Check	25.04.2024	H. Trabelsi		
				Approval				
				Project-No				
				Drawing No				
А	Created	25.04.2024	VG		prj-01-03	90		
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	DEVELOPMENT PART	INERS 107	07 Be	riin, Gern	iany			











PRA METHODOLOGY

INTRODUCTION

This report provides available factual data for the site obtained only from the sources described below and related to the site on the basis of the location provided by the client. The desk study information is not necessarily exhaustive and further information relevant to the site may be available from other sources. No responsibility can be accepted by RPS for inaccuracies in the data supplied by any other party.

This report is written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information and changes in legislation may necessitate a re-interpretation of the report in whole or in part after its original submission. The report is provided for sole use by the client and is confidential to them and their professional advisors. No reliance whatsoever is provided to any party other than the client unless otherwise agreed.

INFORMATION SOURCES

Current and Historical Land Use

This section establishes the former and current uses of the site, which could have caused contamination. Details of the site location, the current and proposed site uses have been provided by the client.

Information about the history of the site has been obtained through an inspection of historical maps at 1:10,000, 1:2,500 and 1:1,250 scales and historical aerial photographs (where available). The accuracy of maps cannot be guaranteed, and it should be recognised that different conditions on-site may have existed between, and subsequent to, the map survey dates.

Regulatory Records

Regulatory records including landfills, pollution incidents ('major' and 'significant' only), industry authorisations and licensed water abstractions are derived from information purchased from Groundsure Ltd (unless otherwise specified).

Environmental Setting

The geological sequence underlying the site and the approximate depths of strata are provided by maps published by the British Geological Survey (BGS) 1:50,000 scale and available borehole records held by the BGS.

The hydrogeological classification is obtained from Groundwater Vulnerability mapping by the BGS/EA/National Resources Wales (NRW). The vulnerability of groundwater is determined from this mapping and geological information.

The location of surface watercourses is obtained from an inspection of current OS maps. Flood risk details and information on groundwater Source Protection Zones are obtained from readily available EA/NRW information published on-line and supplied by Groundsure Ltd.

Details of sensitive ecosystems/habitats and coal mining areas are supplied by Natural England, Natural Resources Wales and Scottish Natural Heritage and the Coal Authority respectively via Groundsure Ltd and inspection of the MAGIC website.

Radon is a radioactive gas produced naturally by certain types of geology. This report uses the Indicative Atlas of Radon in England and Wales (2007) produced by the Health Protection Agency (HPA) and the British Geological Survey (BGS) to determine whether the site is located in an area at risk from radon gas. Where potential issues are identified, a site-specific radon report is obtained from the HPA and BGS to provide a more accurate estimate of the probability of the site being affected by radon gas ingress.





Annex B Limitations of Assessment





General Notes

RPS Consulting Services Ltd

Phase 1 - Environmental Risk Assessment / Desk Study Environmental Review

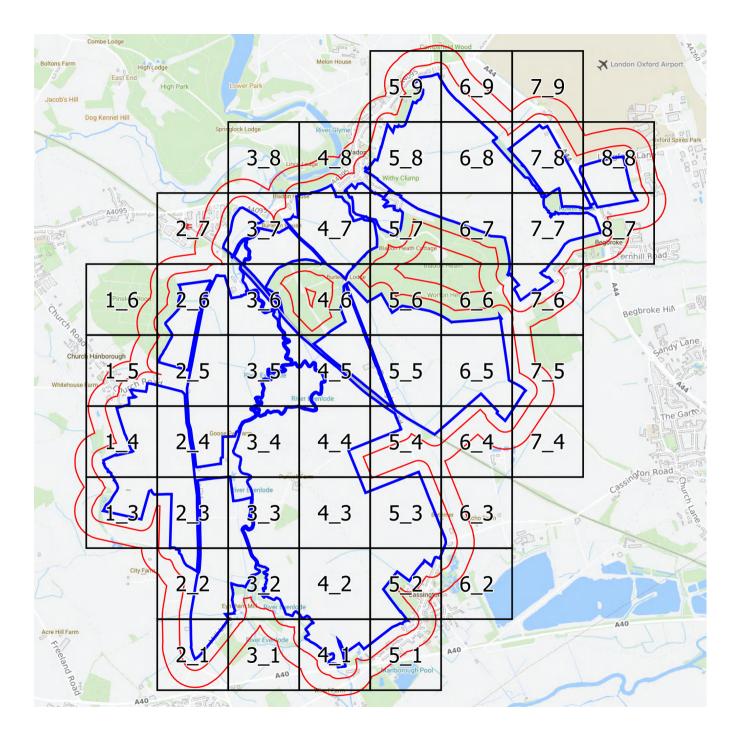
- 1. A "desk study" means that no site visits have been carried out as any part thereof, unless otherwise specified.
- 1. This report provides available factual data for the site obtained only from the sources described in the text and related to the site on the basis of the location information provided by the Client.
- 2. The desk study information is not necessarily exhaustive and further information relevant to the site may be available from other sources.
- 3. The accuracy of maps cannot be guaranteed and it should be recognised that different conditions on site may have existed between and subsequent to the various map surveys.
- 4. No sampling or analysis has been undertaken in relation to this desk study.
- 5. Any borehole data from British Geological Survey sources is included on the basis that: "The British Geological Survey accept no responsibility for omissions or misinterpretation of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation".
- 6. Where any data supplied by the Client or from other sources, including that from previous site investigations, have been used it has been assumed that the information is correct. No responsibility can be accepted by RPS for inaccuracies in the data supplied by any other party.
- 7. This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in legislation may necessitate a re-interpretation of the report in whole or in part after its original submission.
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- 9. The report is provided for sole use by the Client and is confidential to them, their professional advisors, no responsibility whatsoever for the contents of the report will be accepted to any person other than the Client. [Unless otherwise agreed]
- 10. These terms apply in addition to the RPS "Standard Terms & Conditions" (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing. (In the event of a conflict between these terms and the said Standard Terms & Conditions the said Standard Terms & Conditions shall prevail.) In the absence of such a written contract the Standard Terms & Conditions will apply.





Annex C Groundsure Insights Historical Map Reports

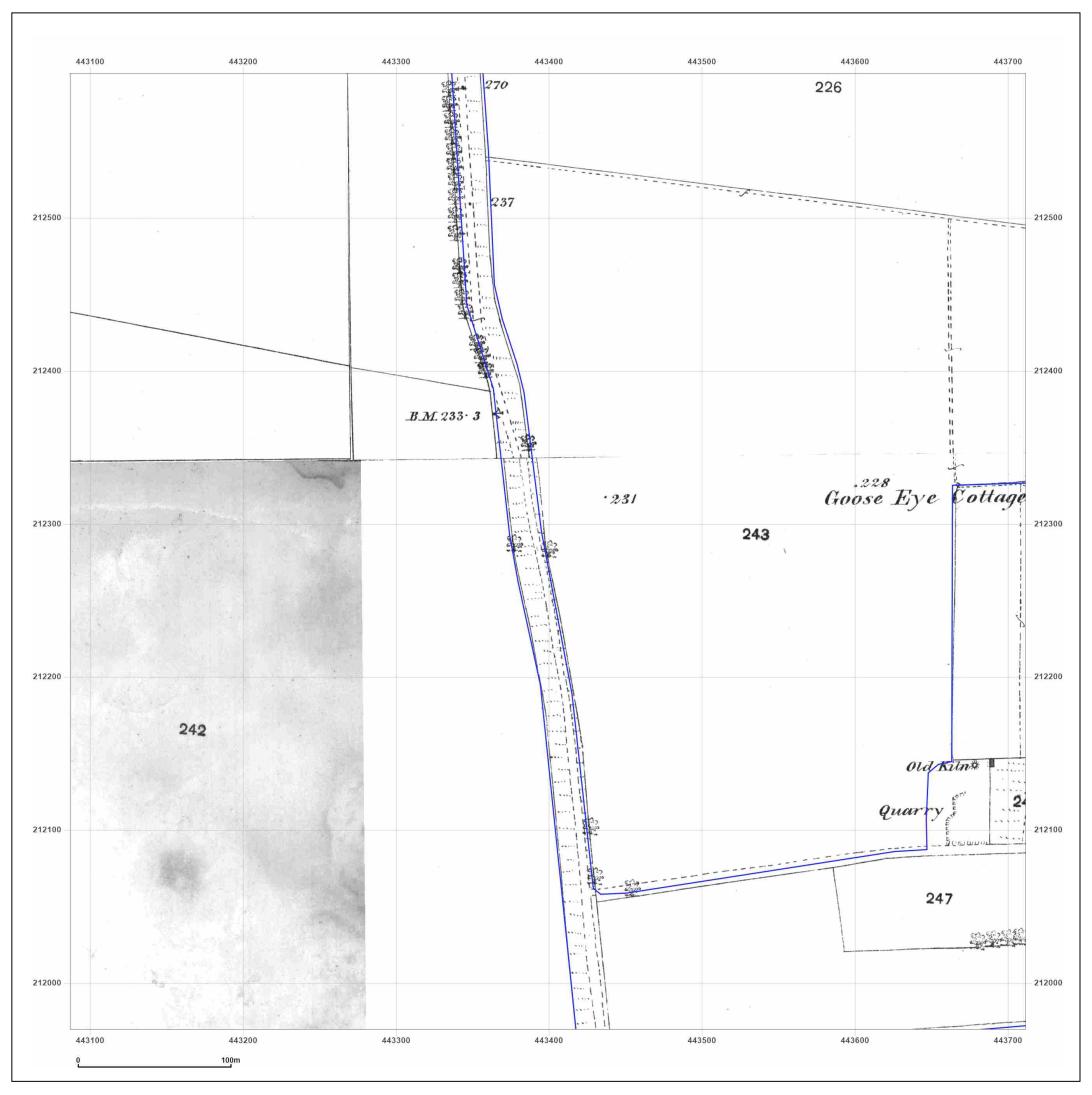






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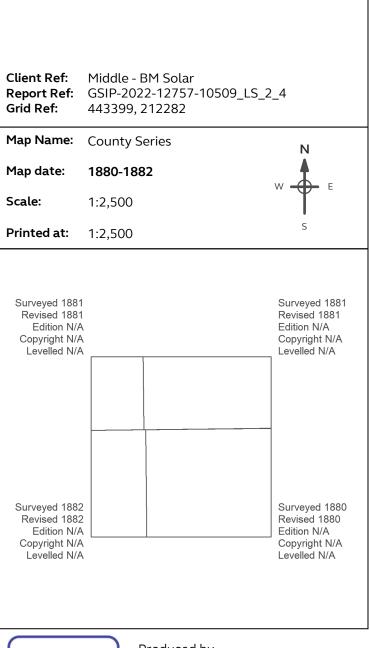






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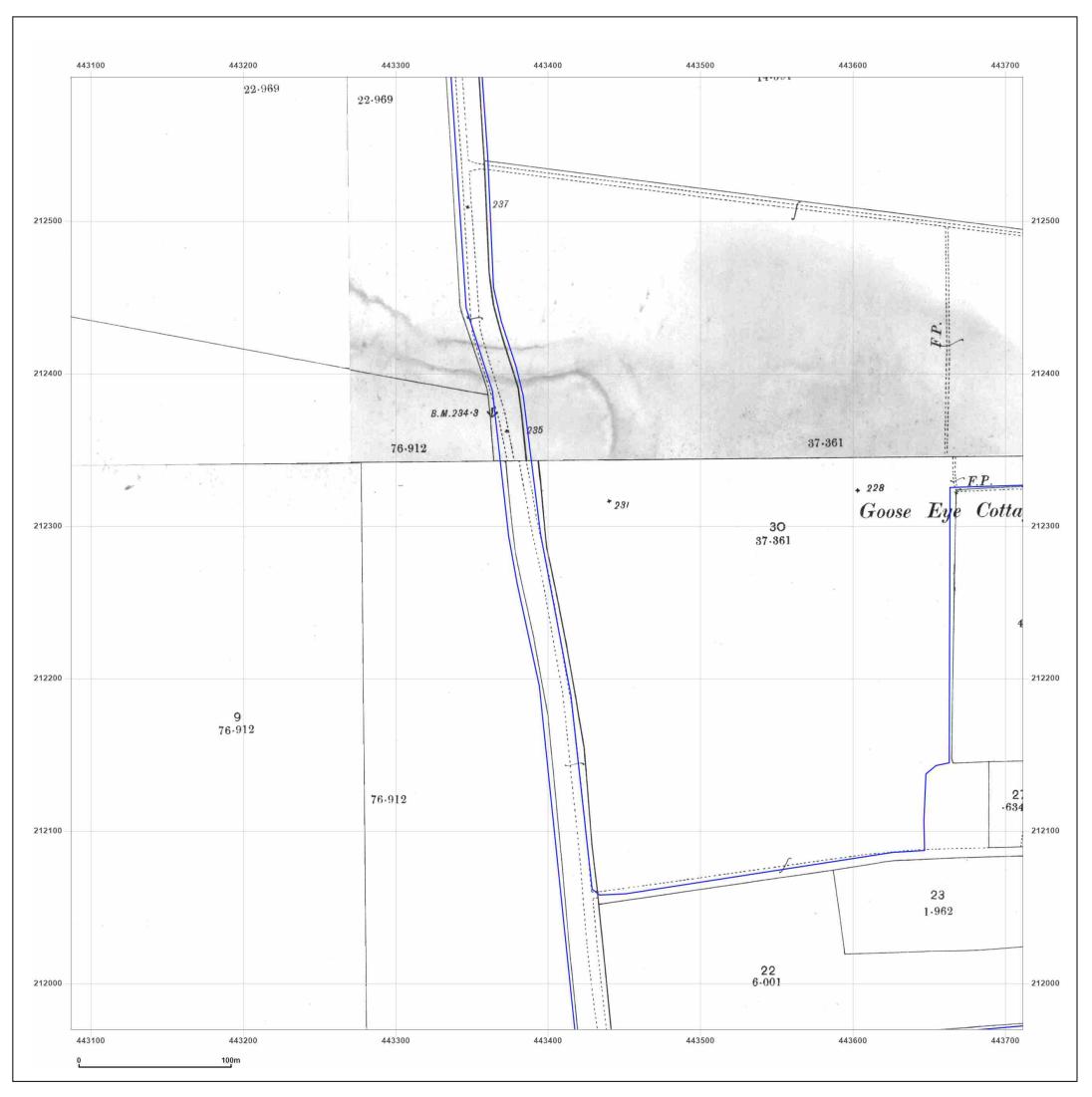




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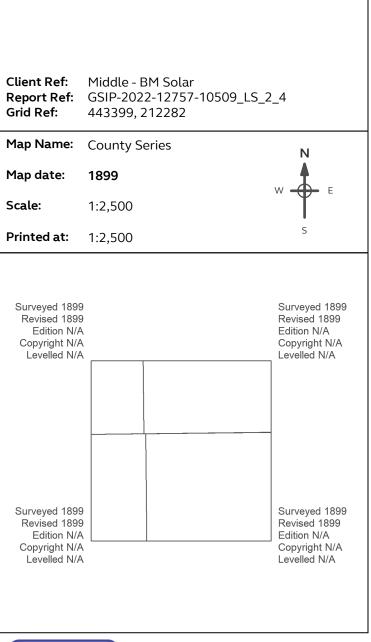
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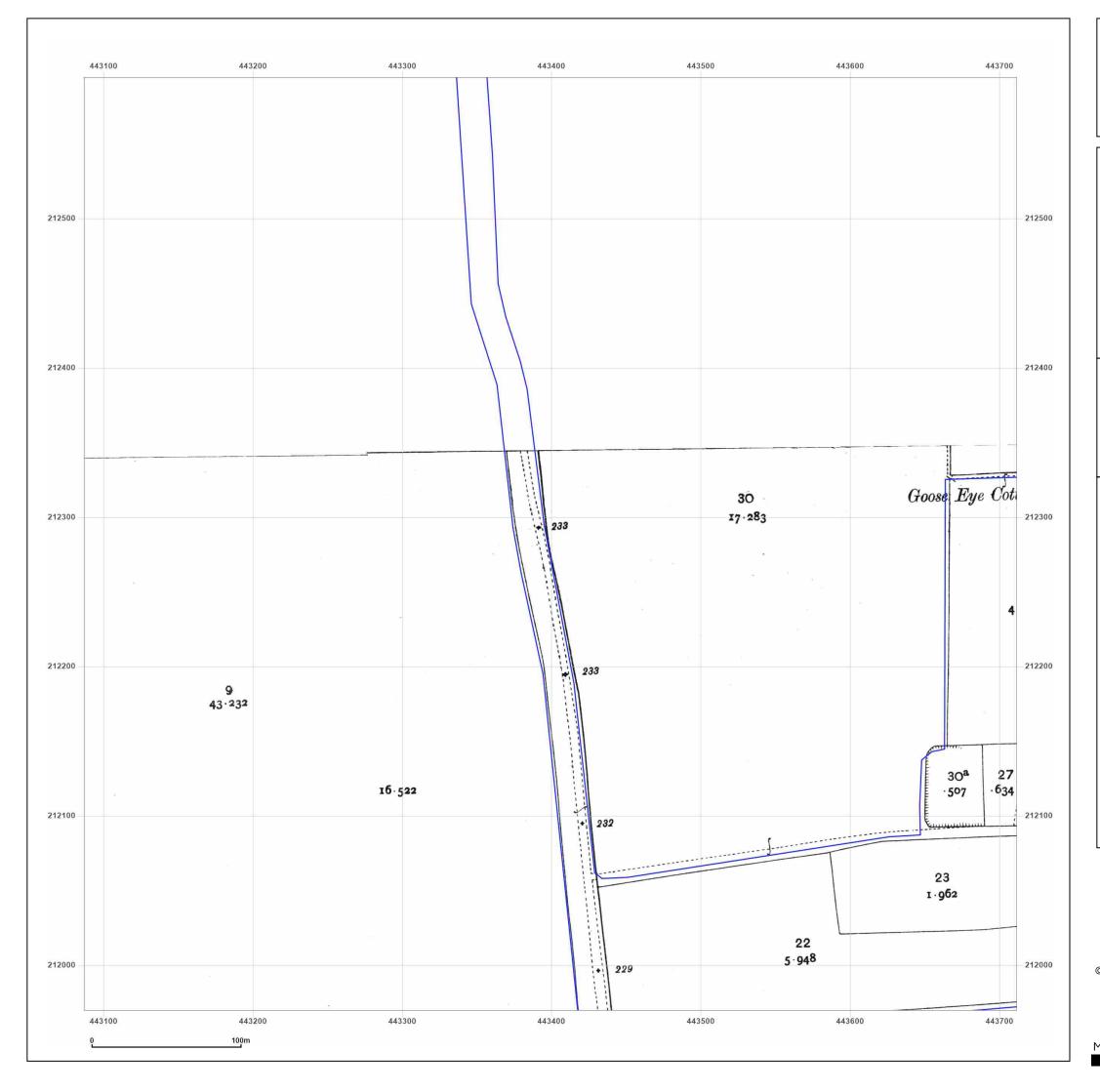




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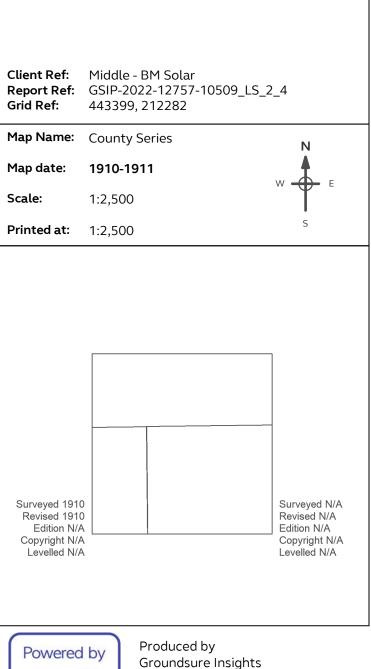
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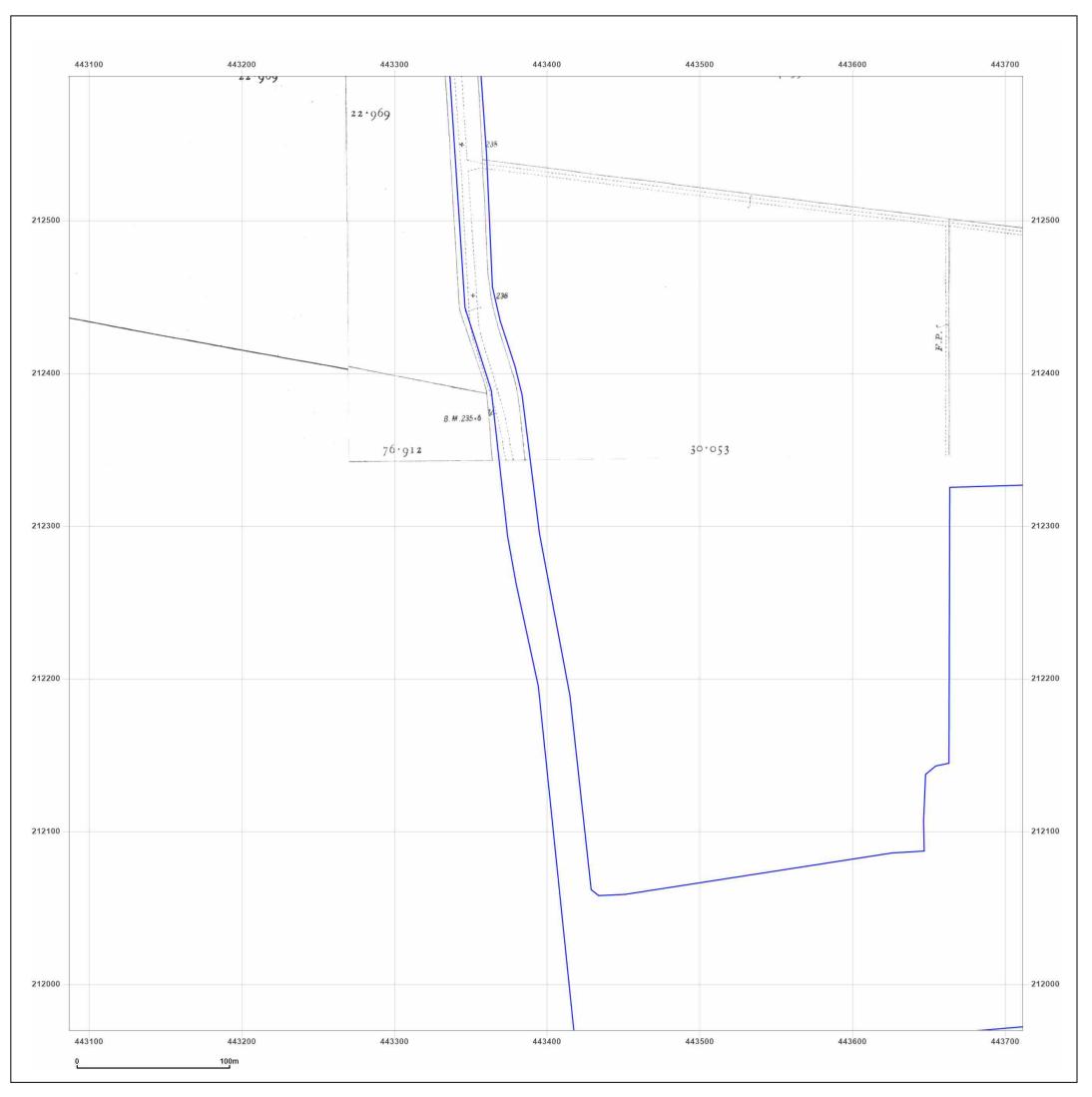


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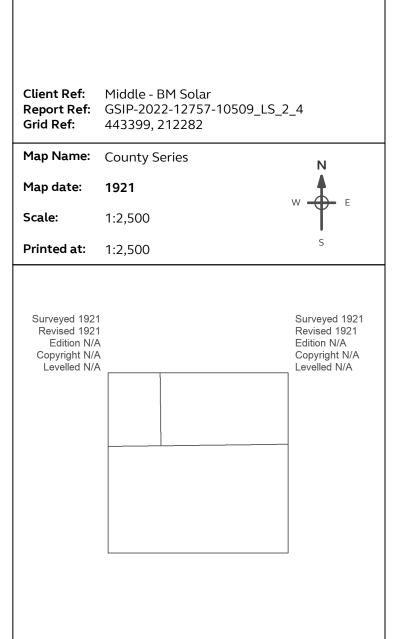
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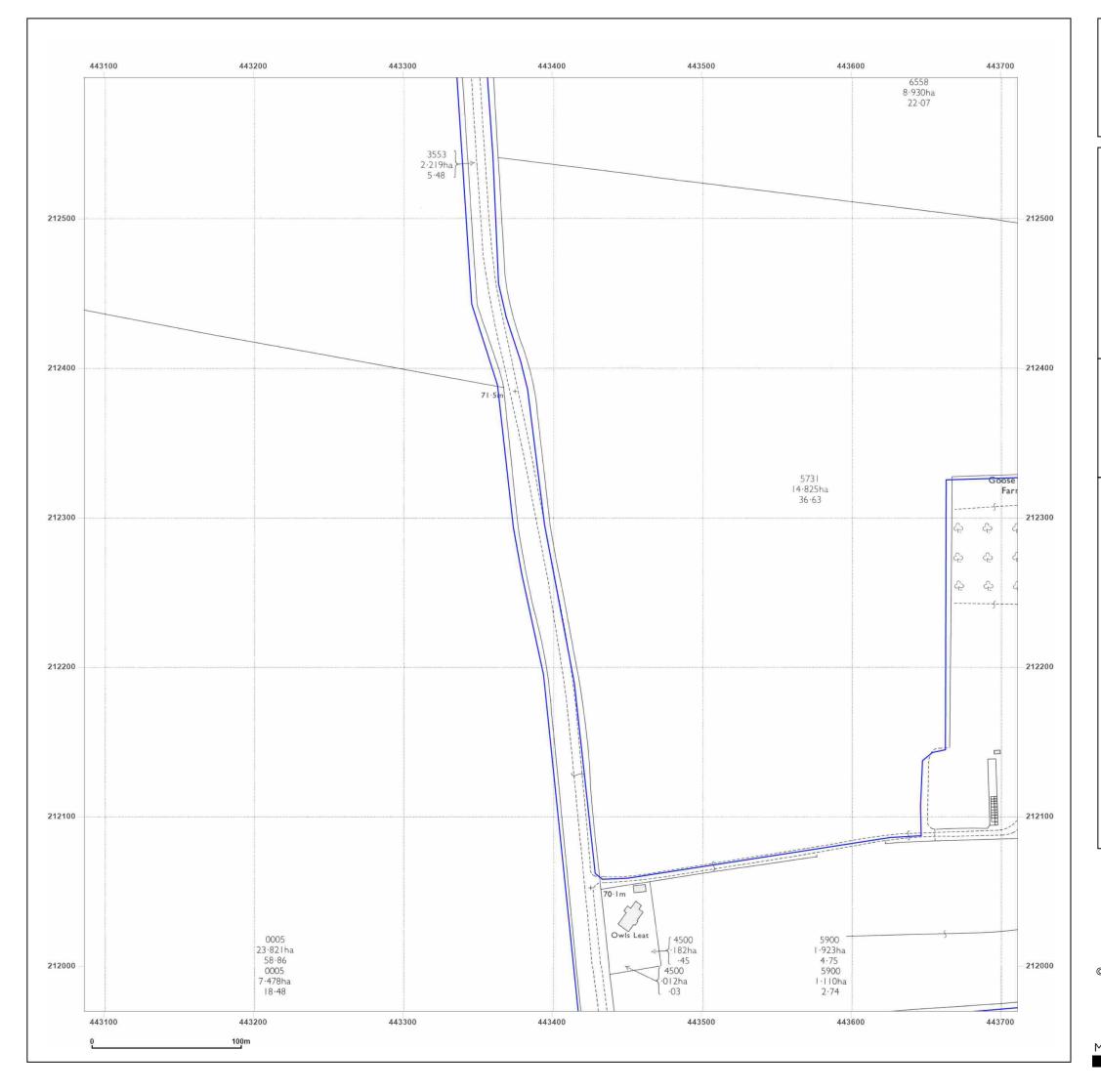




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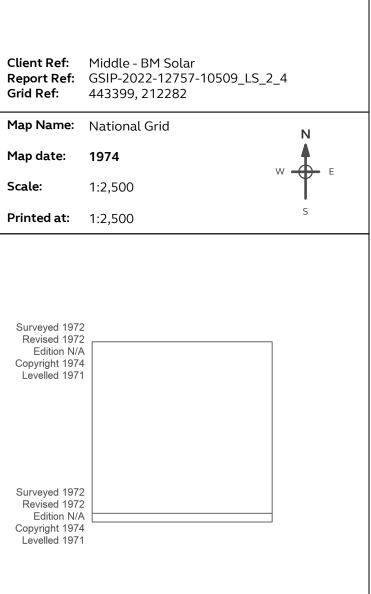
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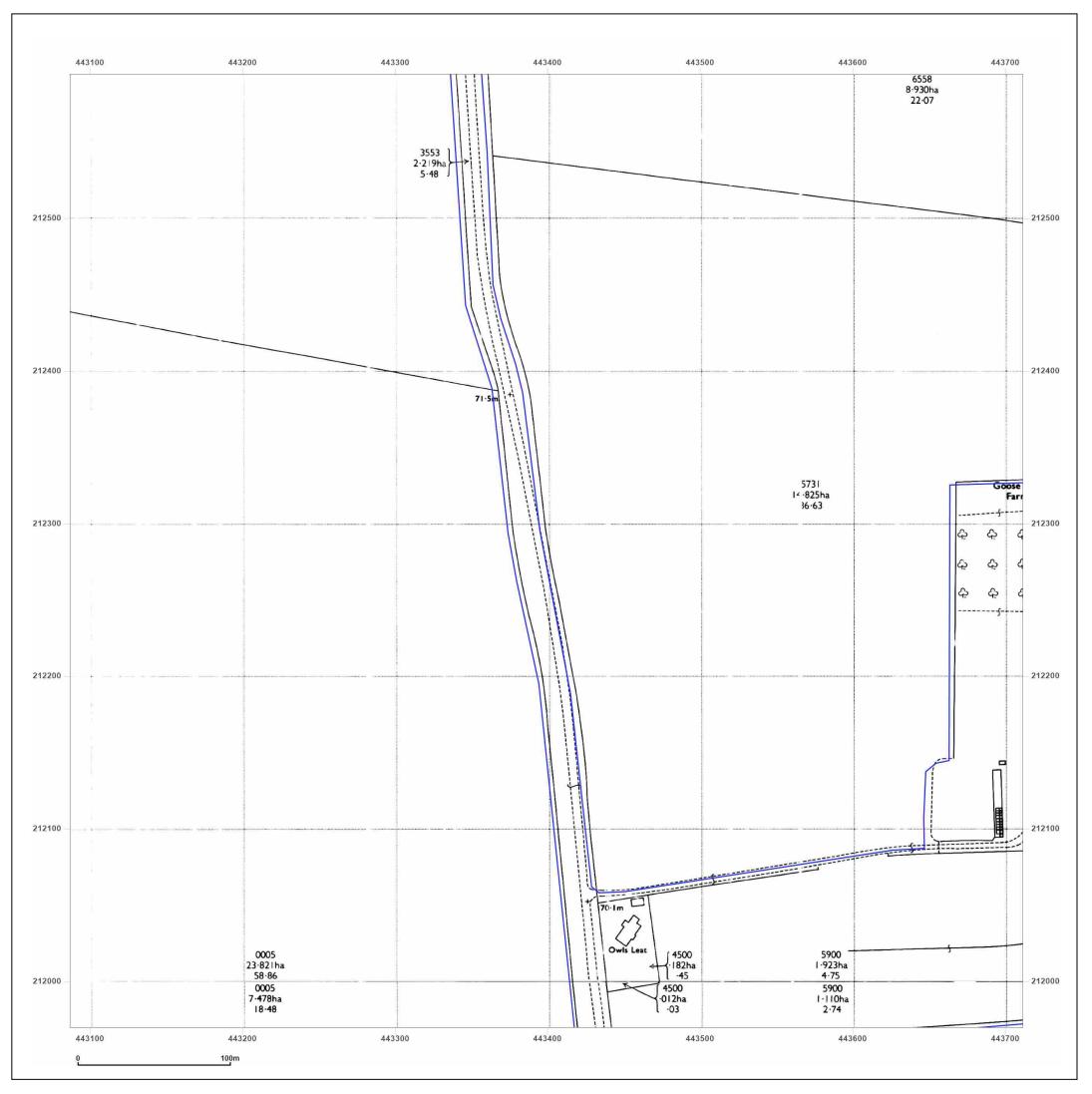




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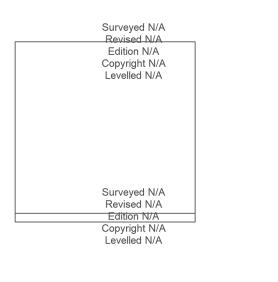
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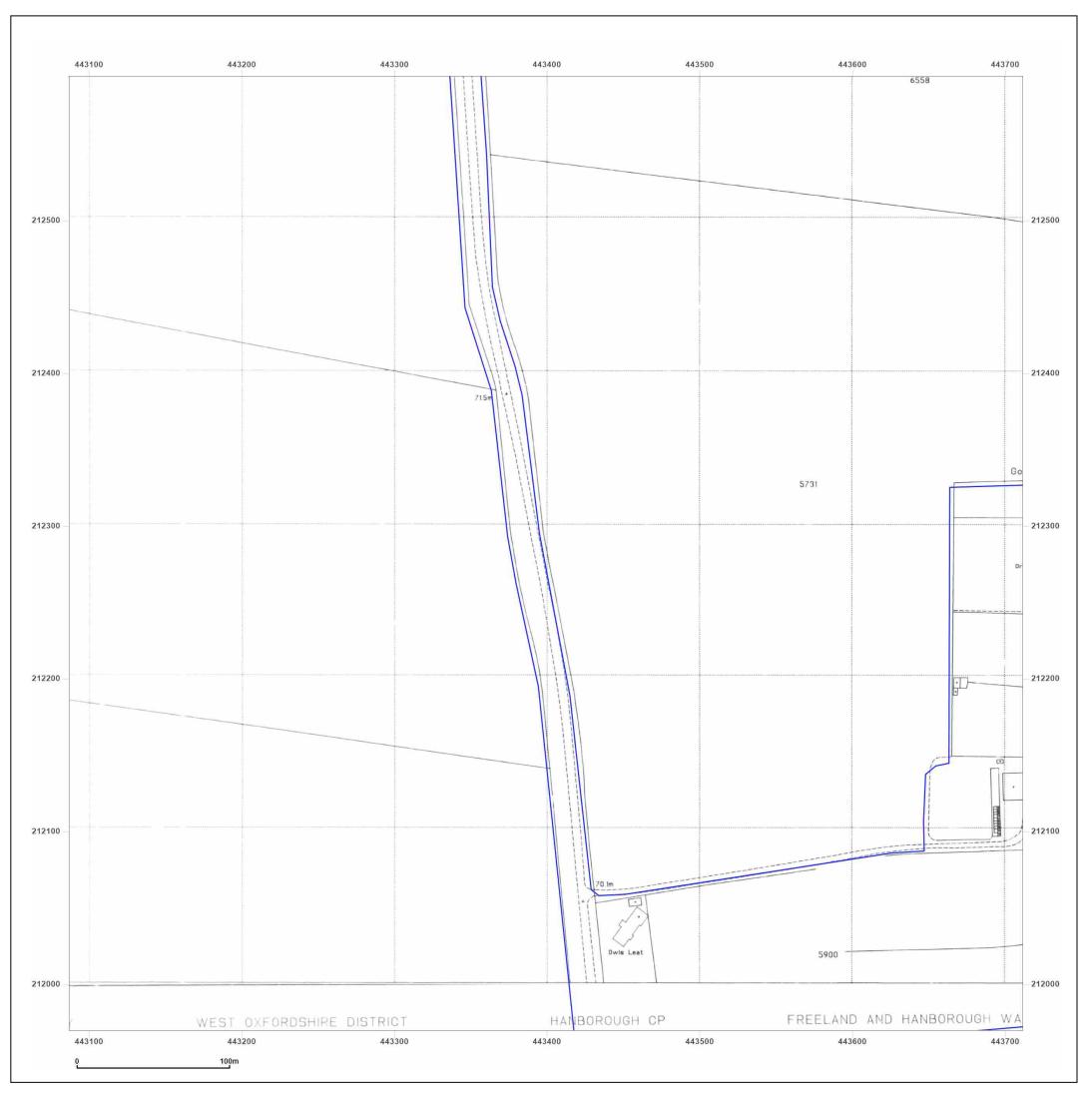




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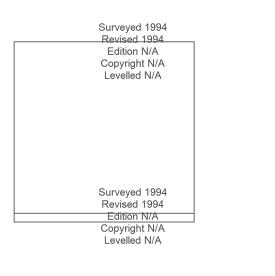
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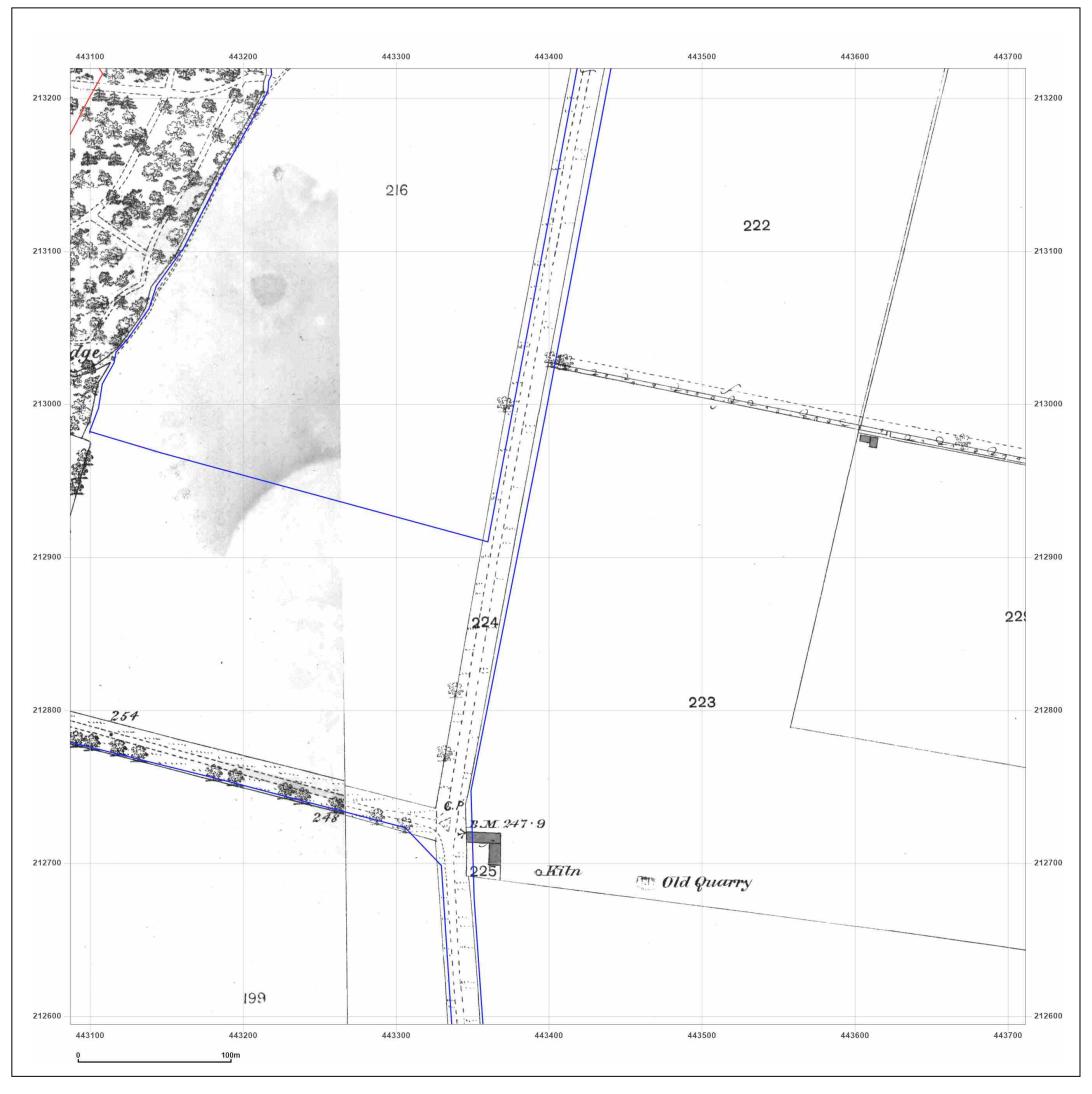




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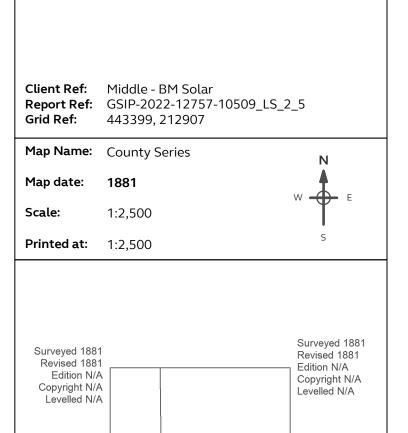
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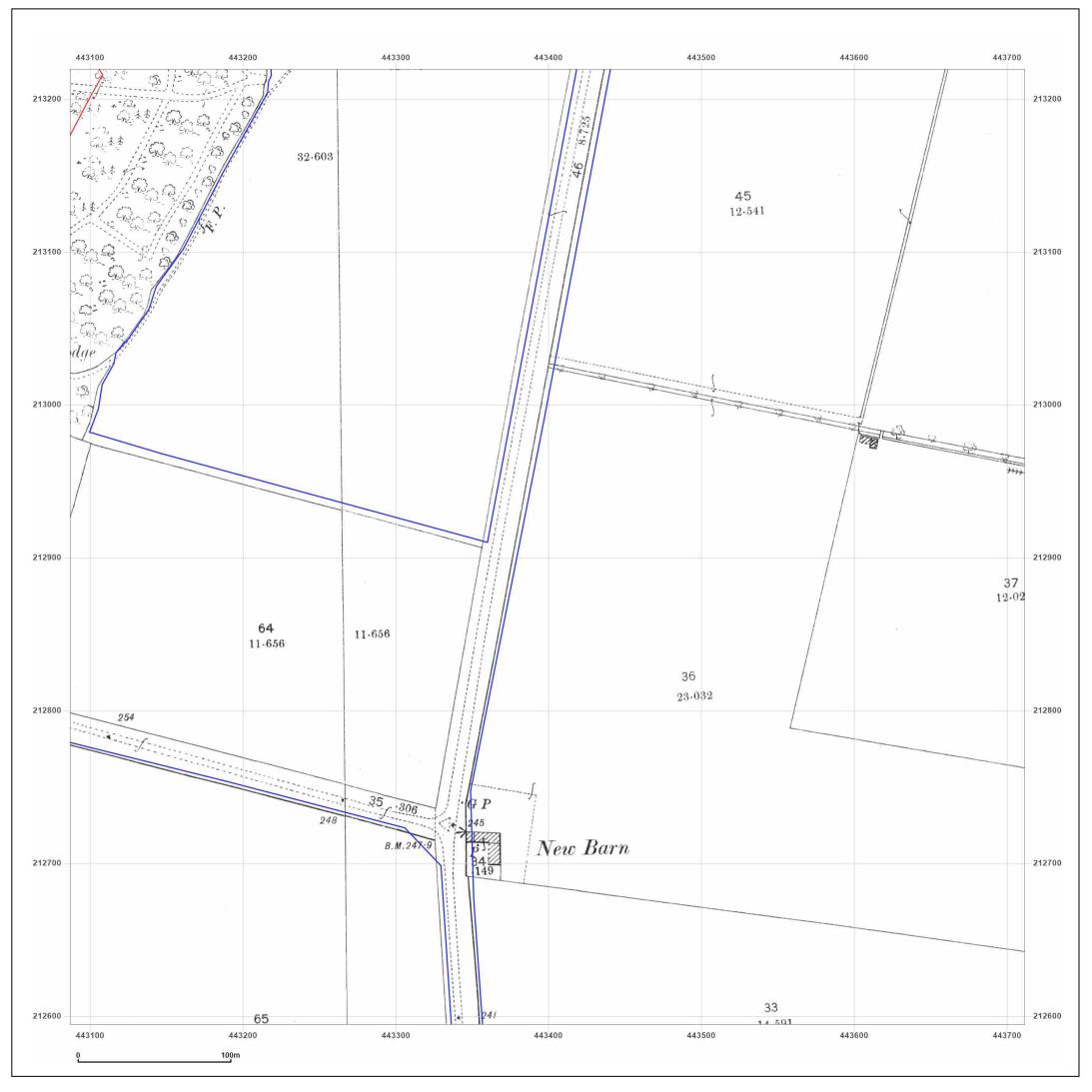




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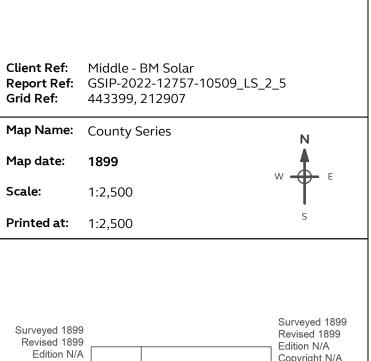
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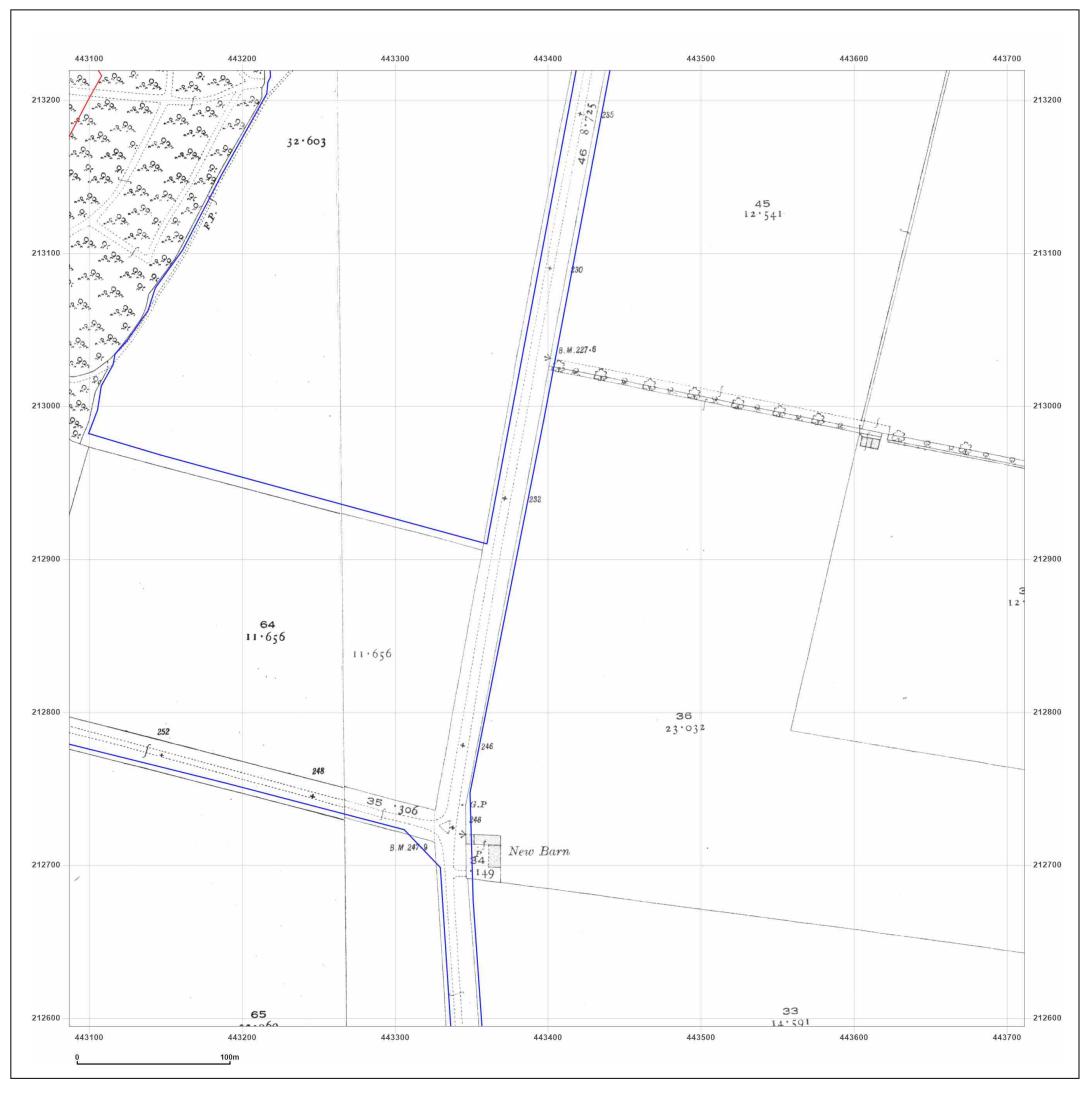
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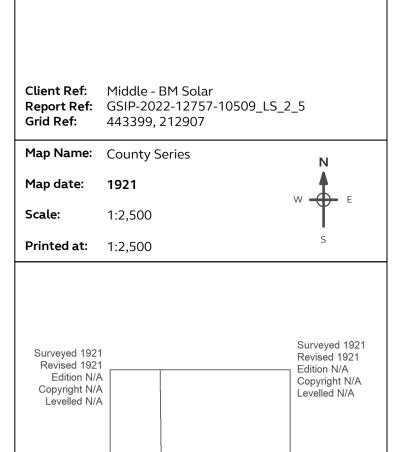
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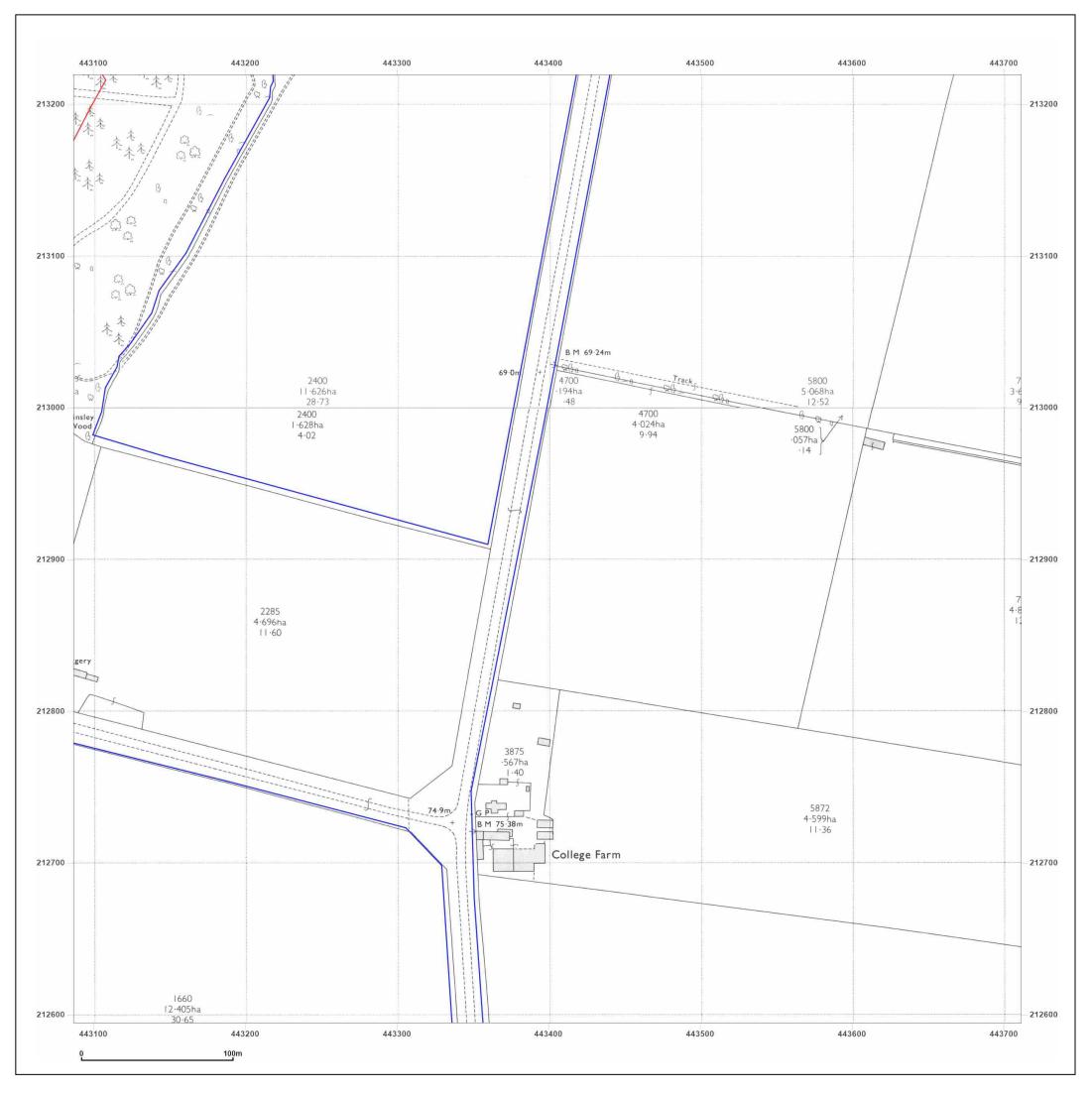




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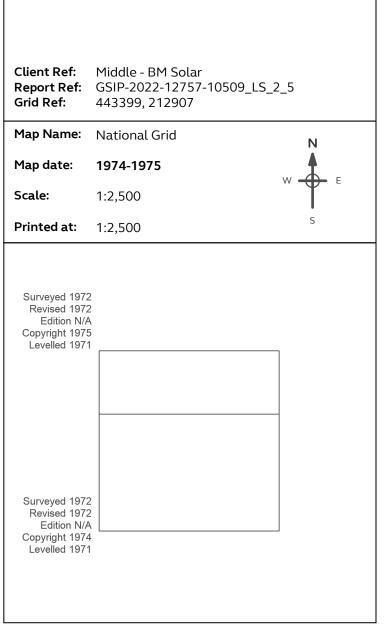
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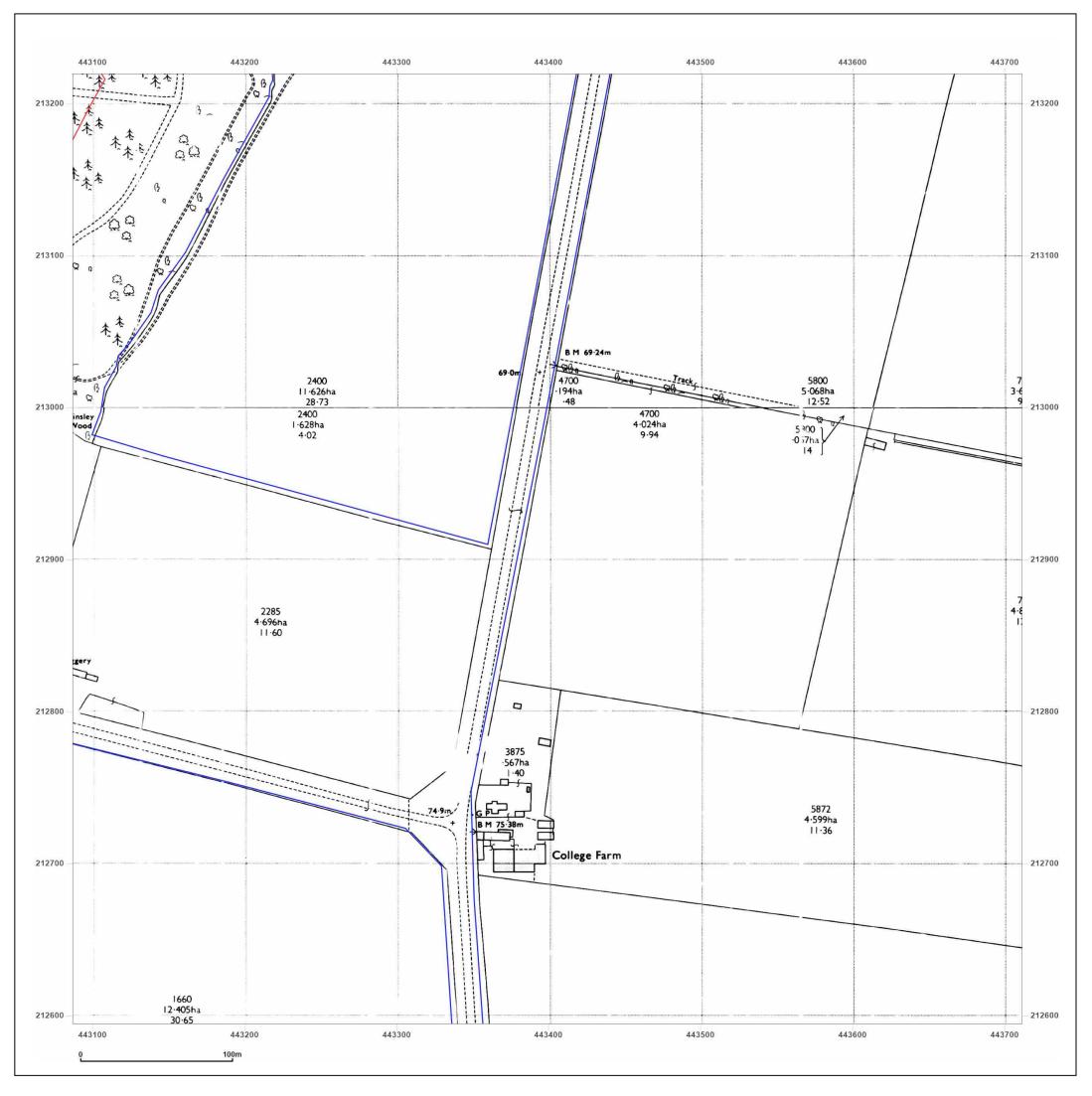




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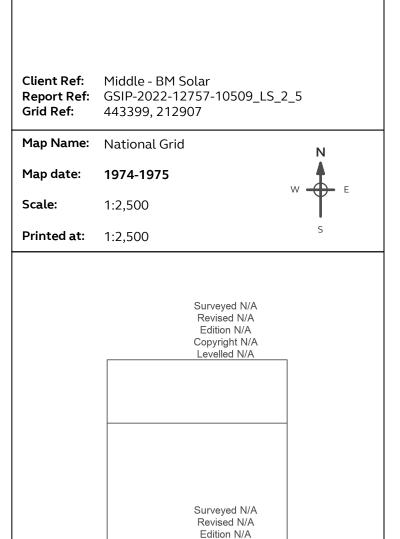
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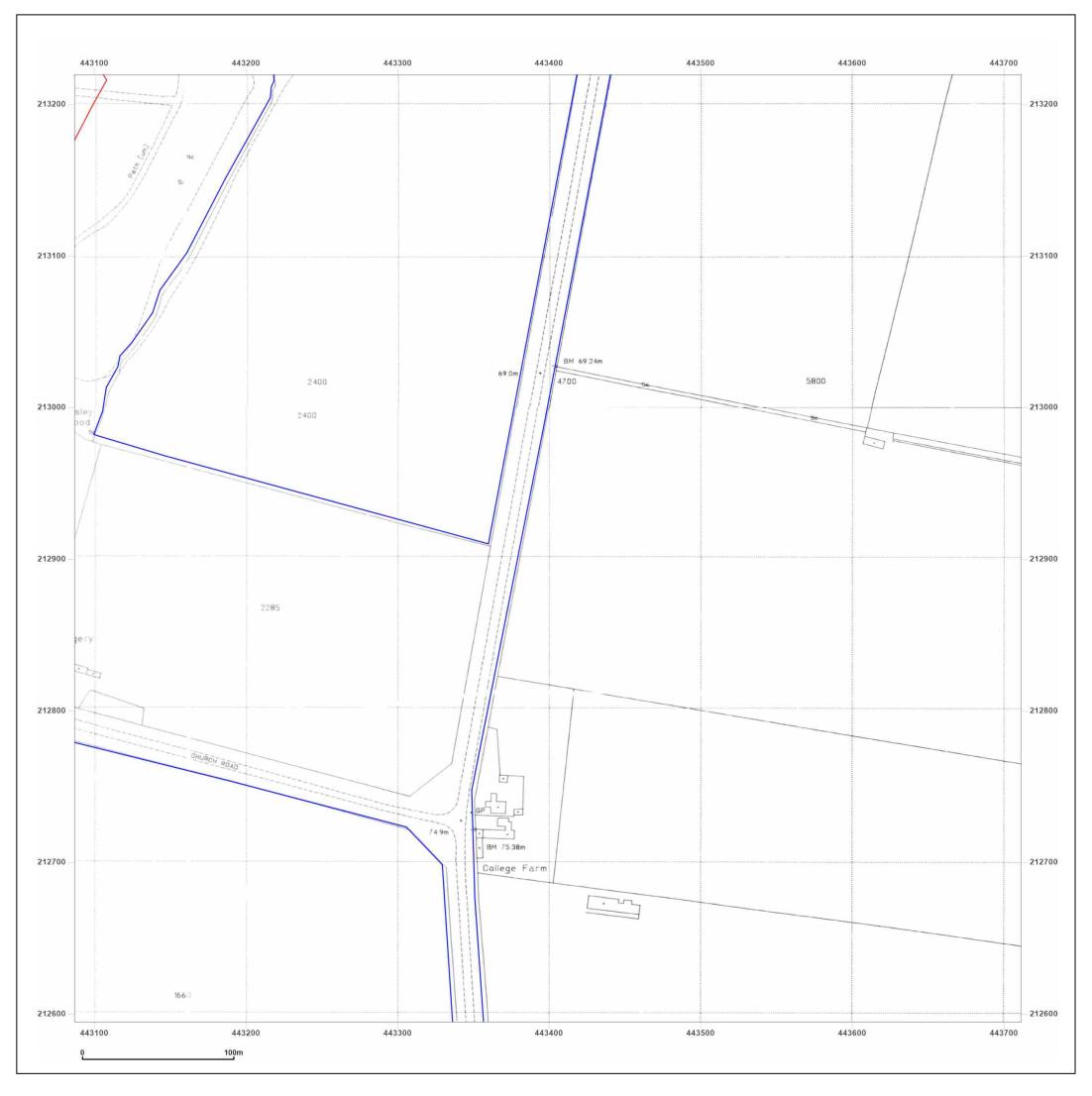


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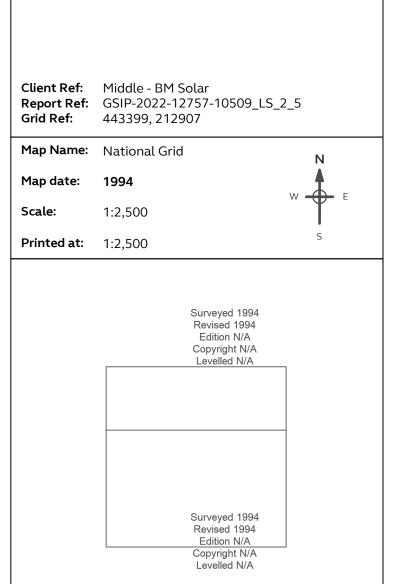
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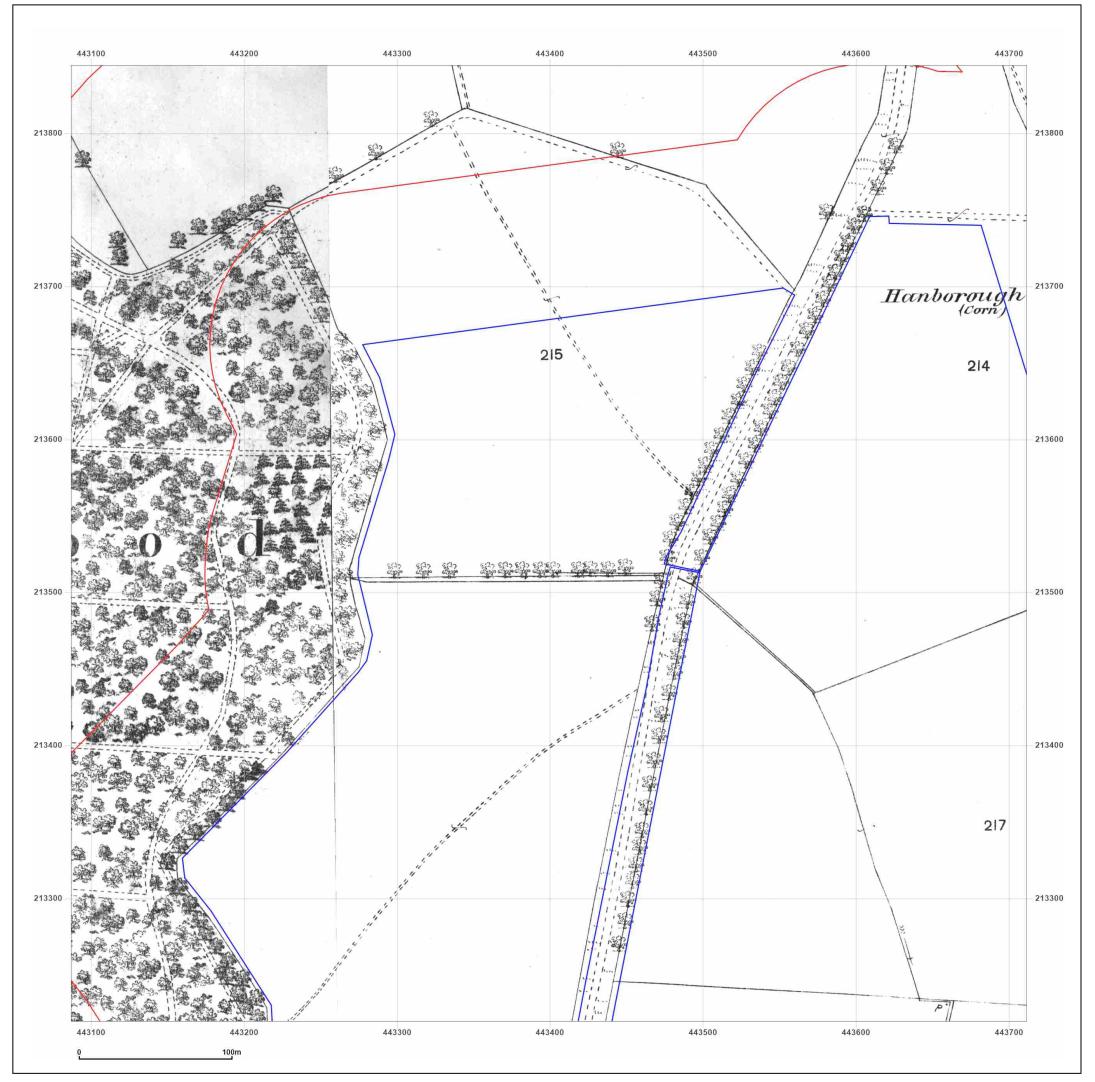




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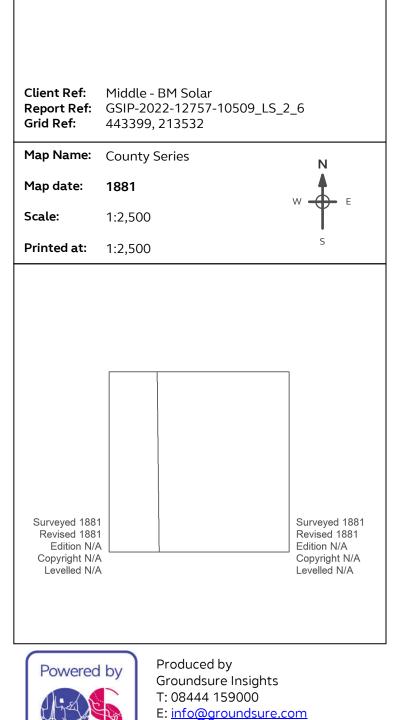
Production date: 25 May 2022





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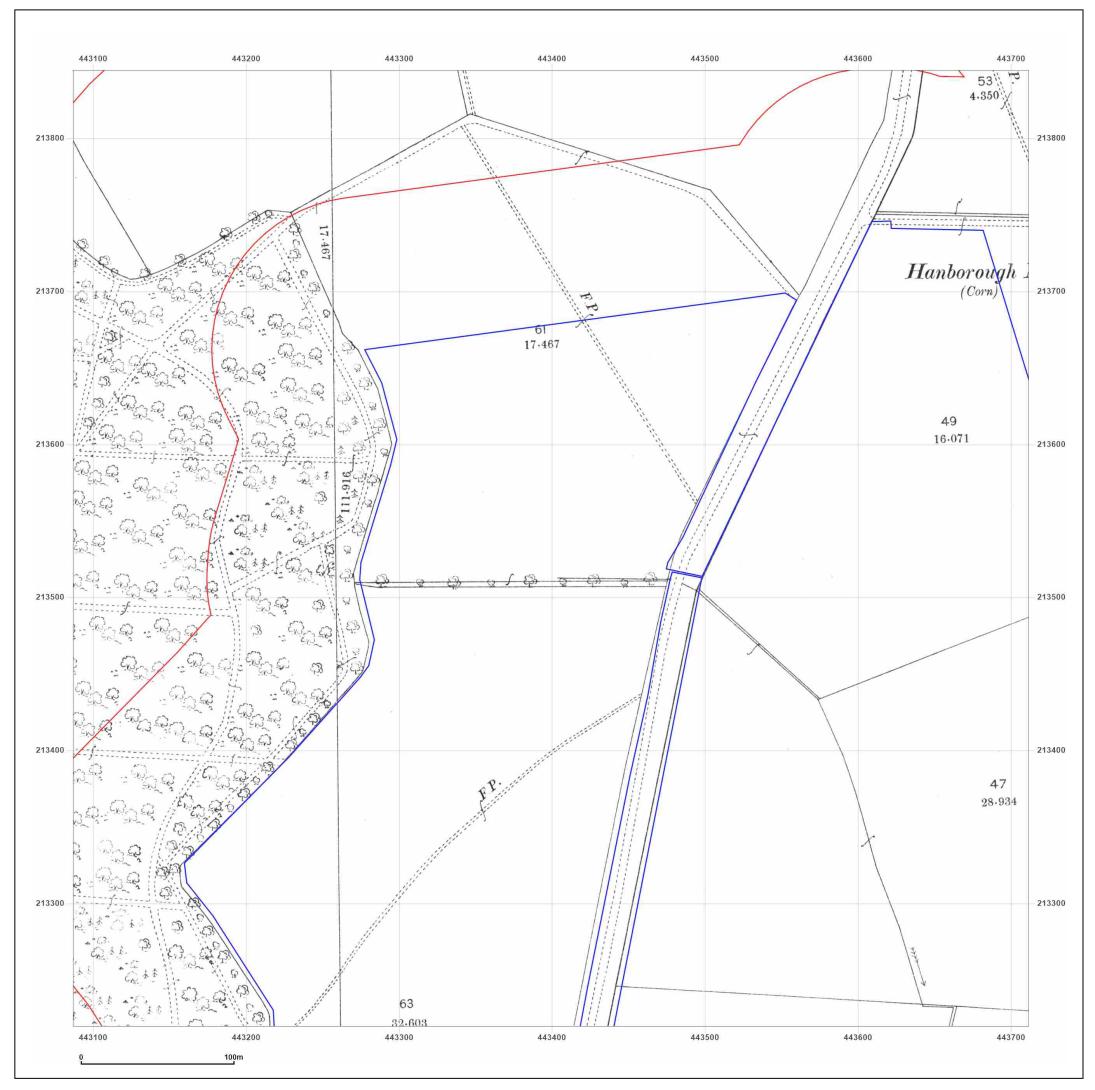
Middle - BM Solar



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Production date: 25 May 2022

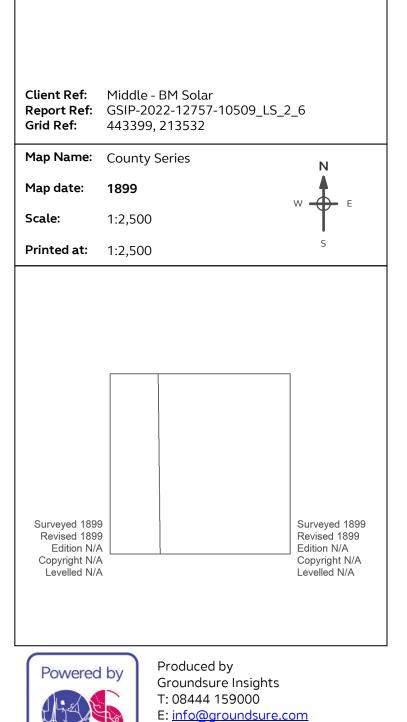


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Site Details:

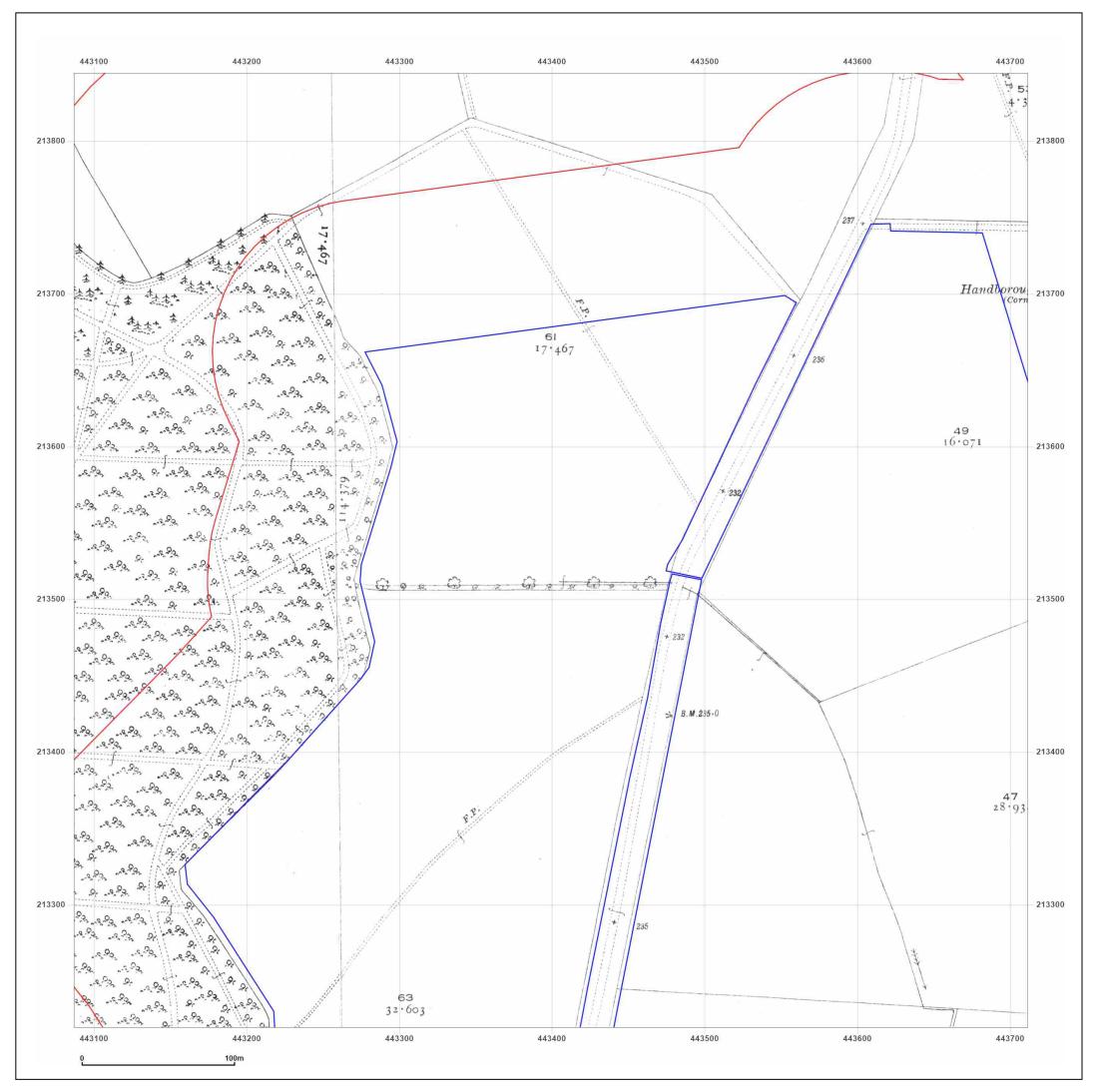
Middle - BM Solar



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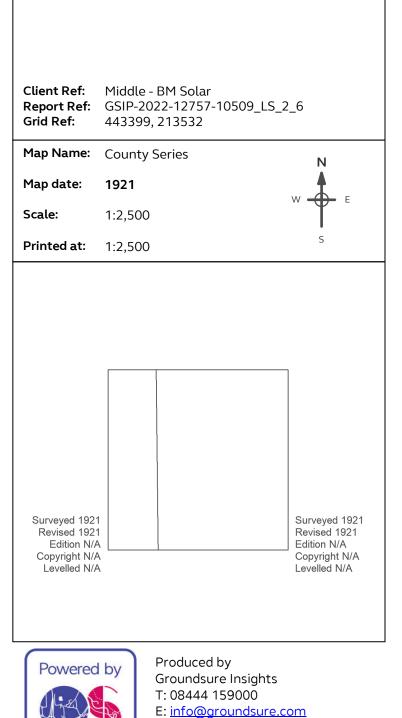
Production date: 25 May 2022





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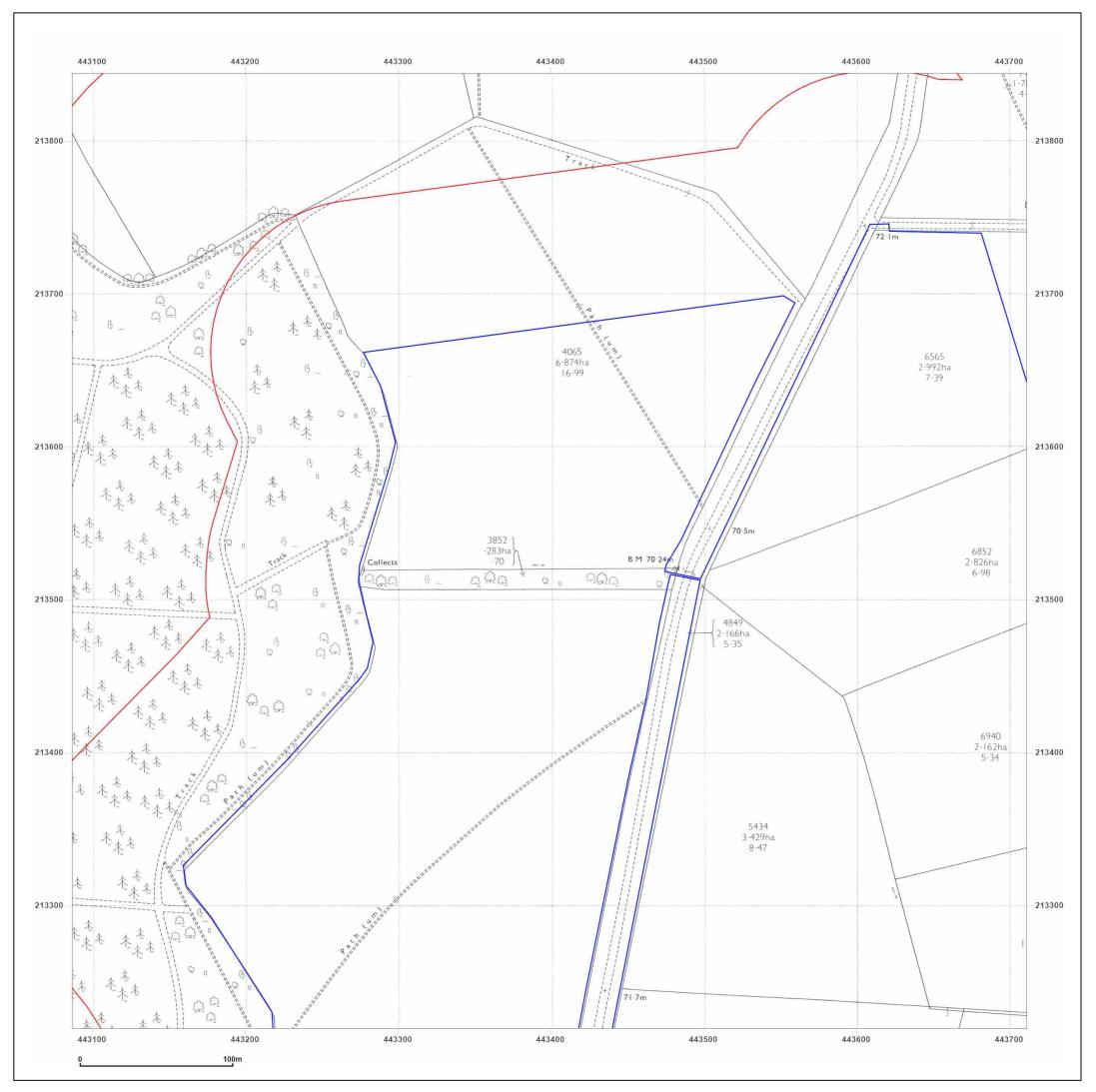
Middle - BM Solar



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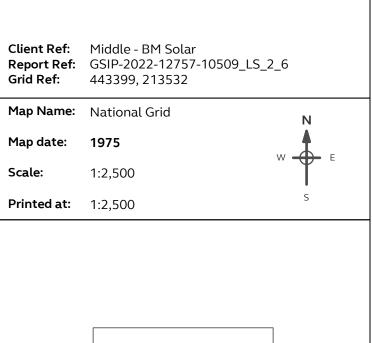
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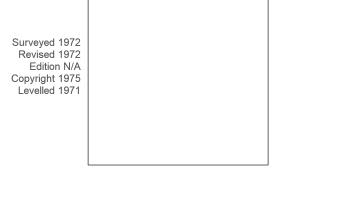




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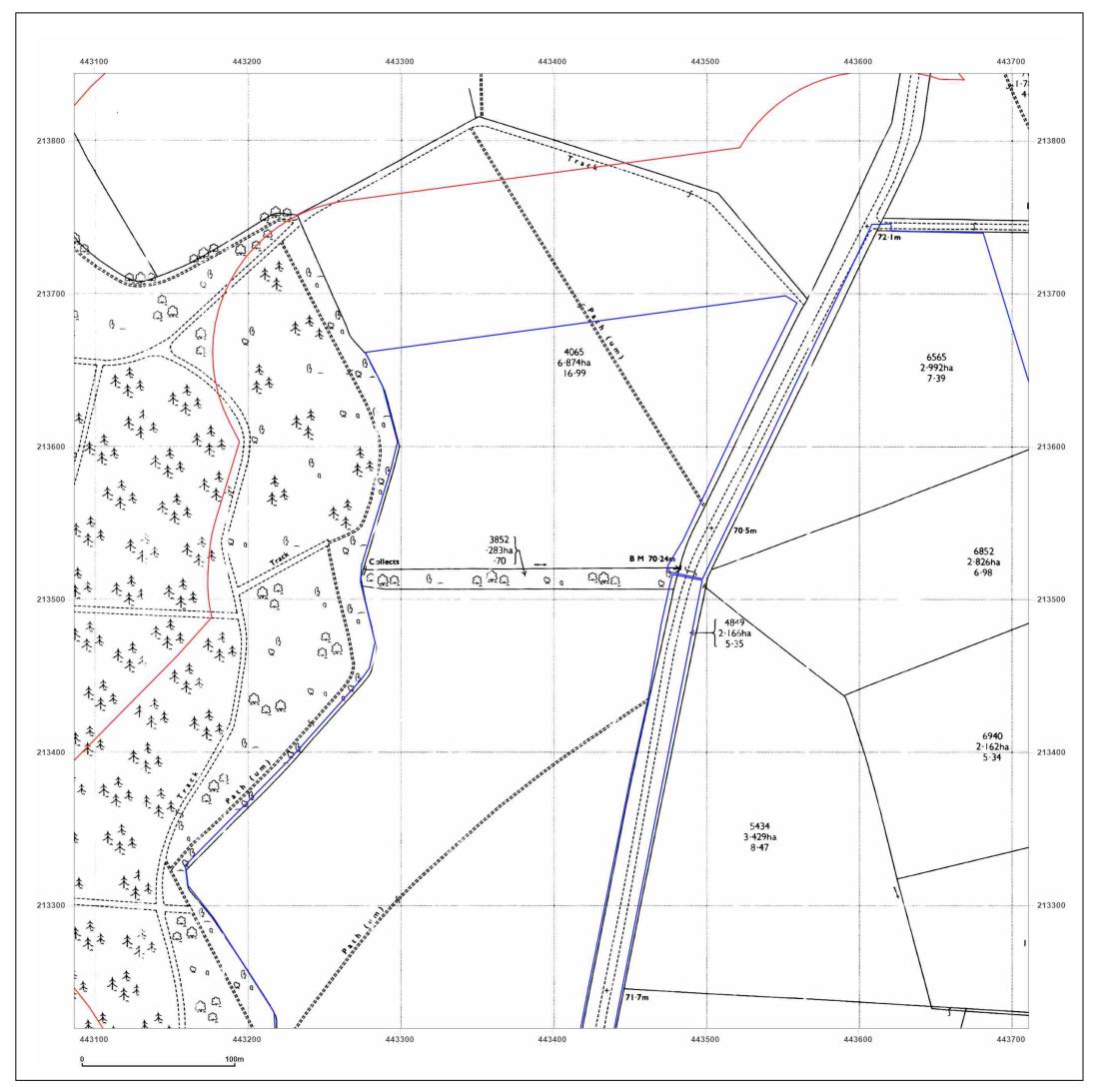




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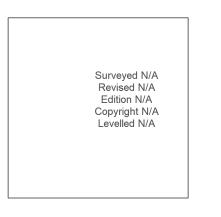
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Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_2 443399, 213532	2_6
Map Name:	National Grid	Ν
Map date:	1975	W E
Scale:	1:2,500	" T
Printed at:	1:2,500	S

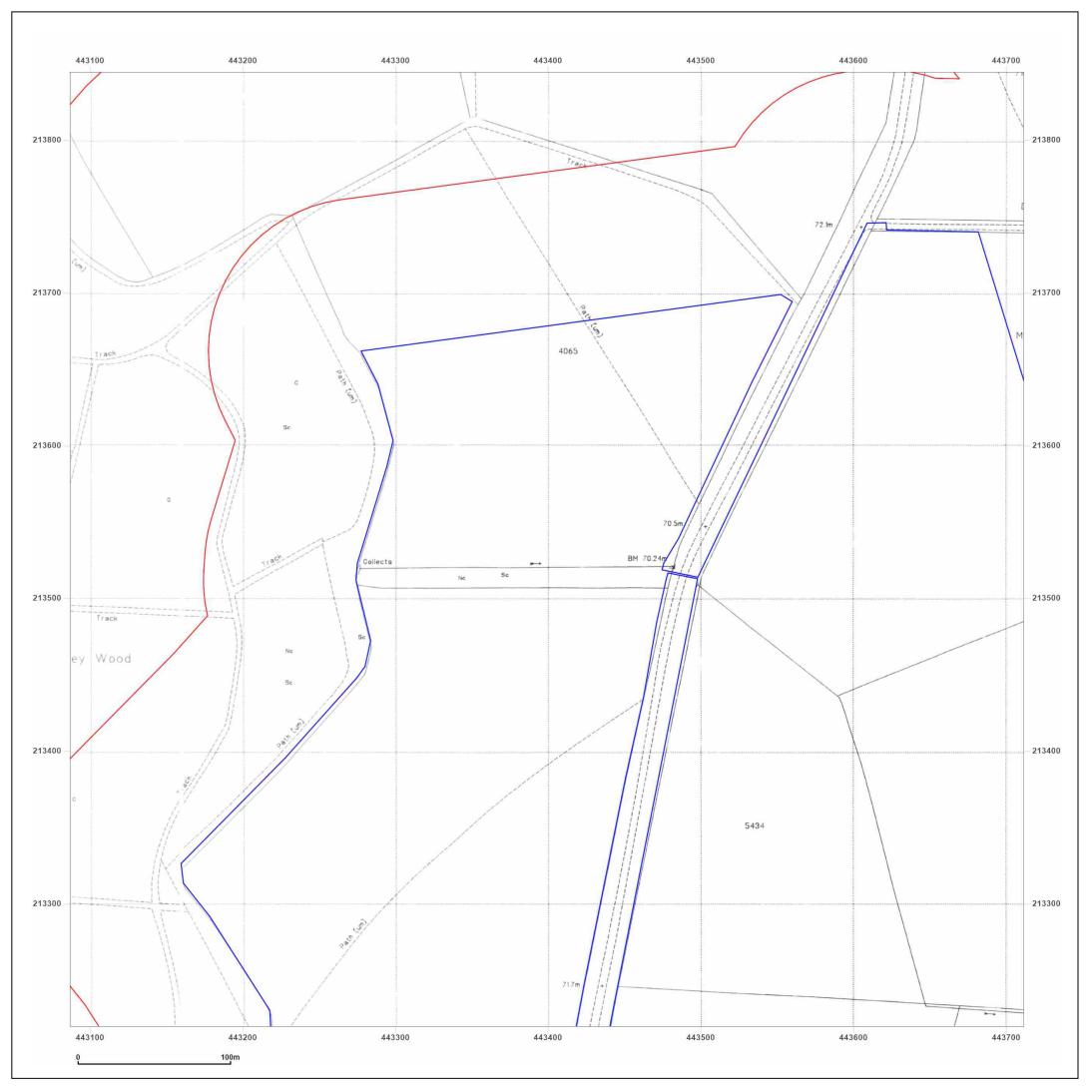




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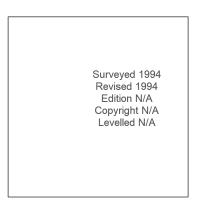
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_2 443399, 213532	2_6
Map Name:	National Grid	Ν
Map date:	1994	
Scale:	1:2,500	Ť
Printed at:	1:2,500	S

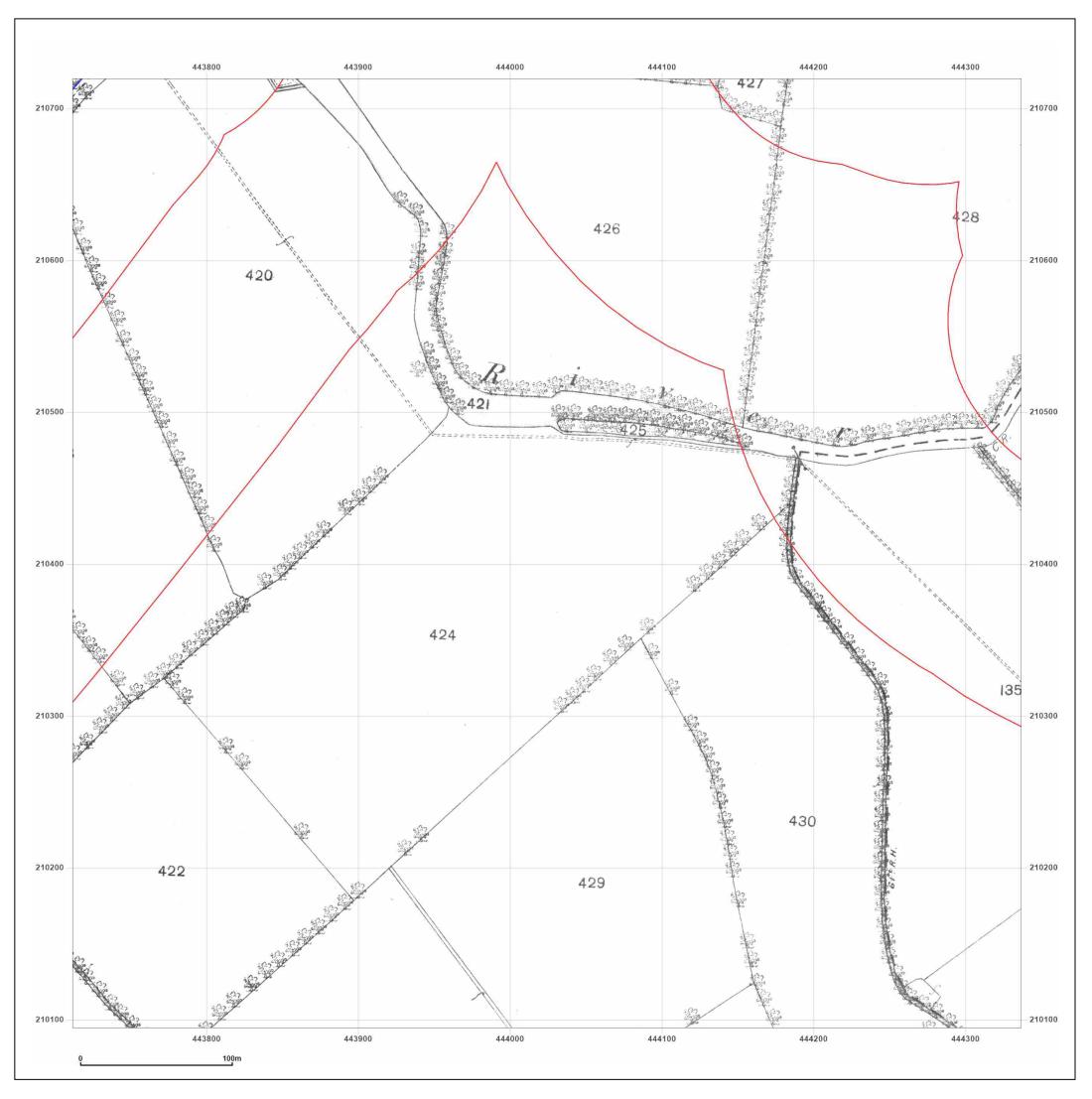




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Production date: 25 May 2022





Middle - BM Solar

	Middle - BM Solar GSIP-2022-12757-10509_LS_3_1 444024, 210407
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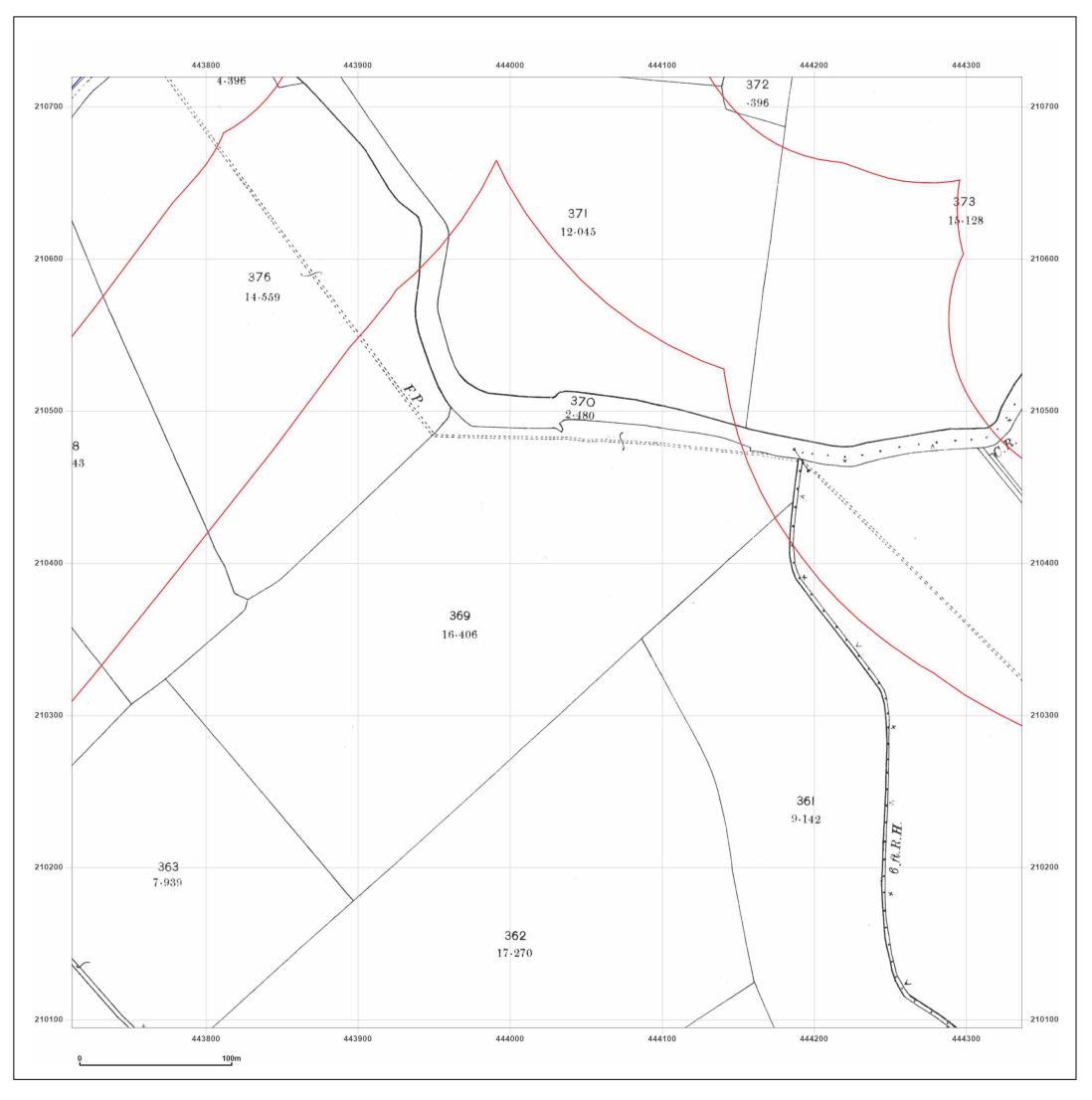




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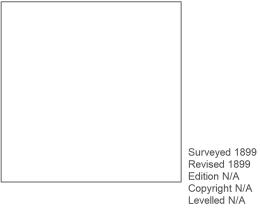
Production date: 25 May 2022





Middle - BM Solar

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Map Name:	County Series N
Map date:	1899 w
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Printed at:	1:2,500 ^S

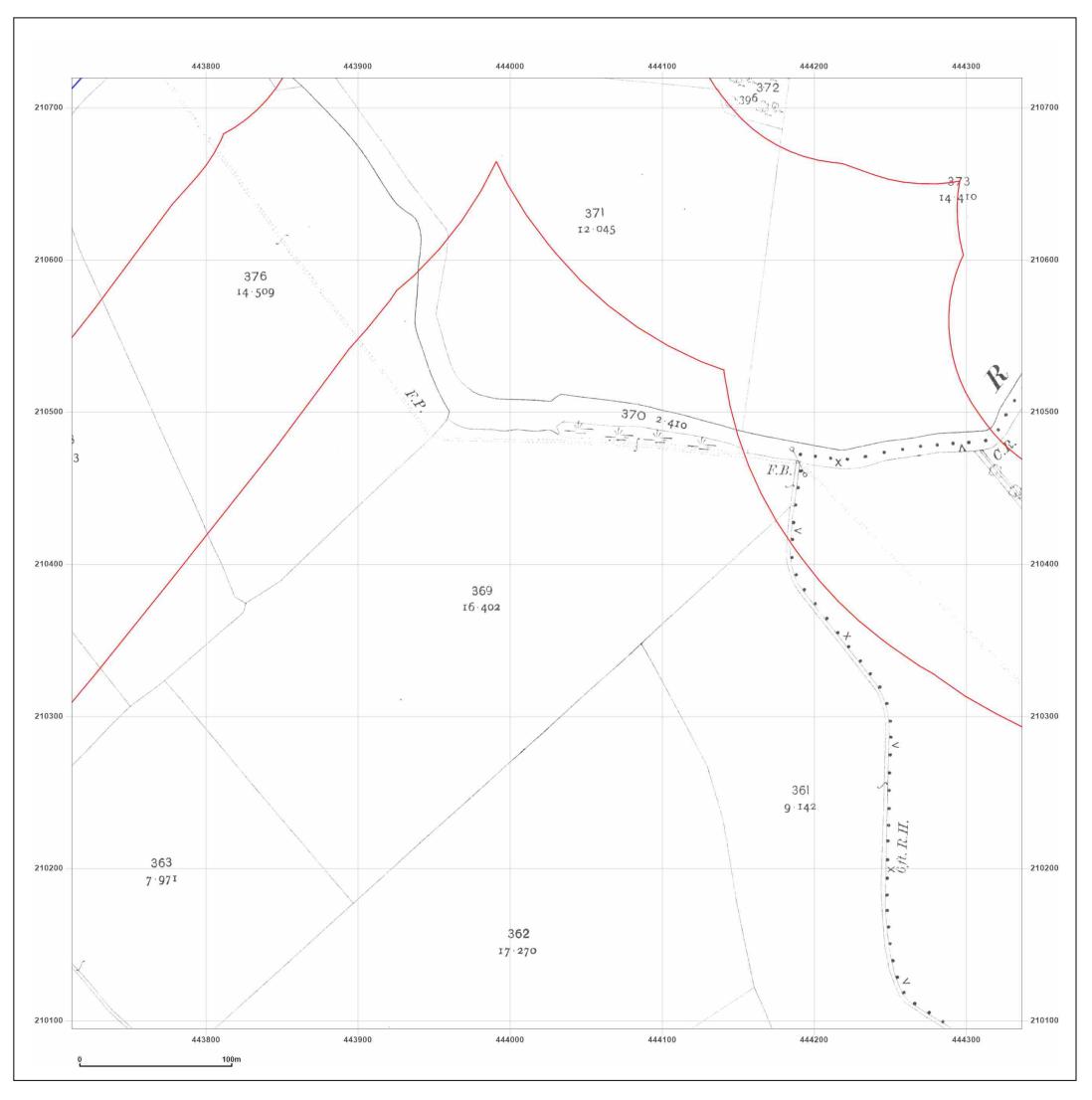




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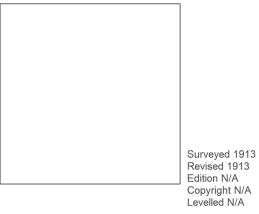
Production date: 25 May 2022





Middle - BM Solar

	Middle - BM Solar GSIP-2022-12757-10509_LS_3_1 444024, 210407	
Map Name:	County Series	I
Map date:	1913	Ì Ĵ→ E
Scale:	1:2,500	
Printed at:	1:2,500 s	

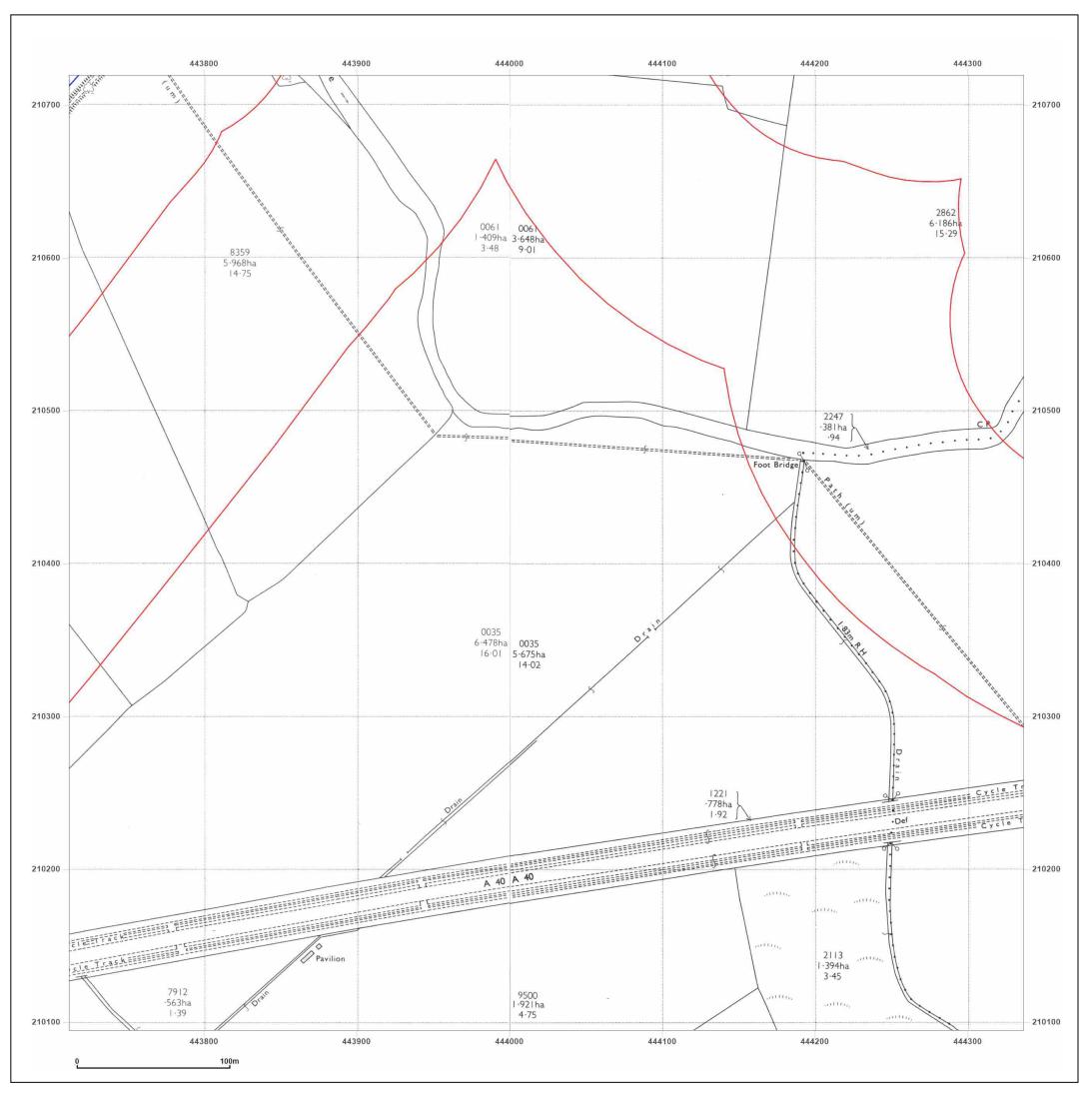




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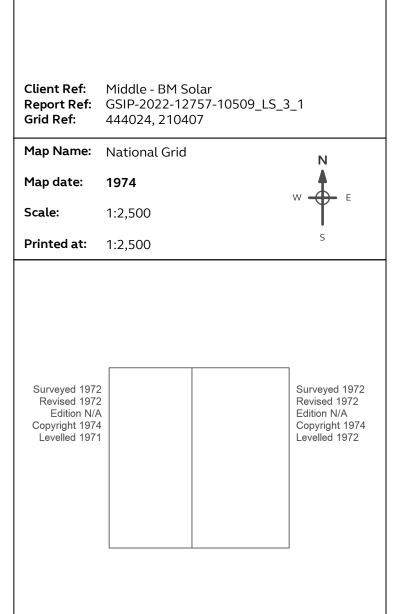
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Production date: 25 May 2022





Middle - BM Solar

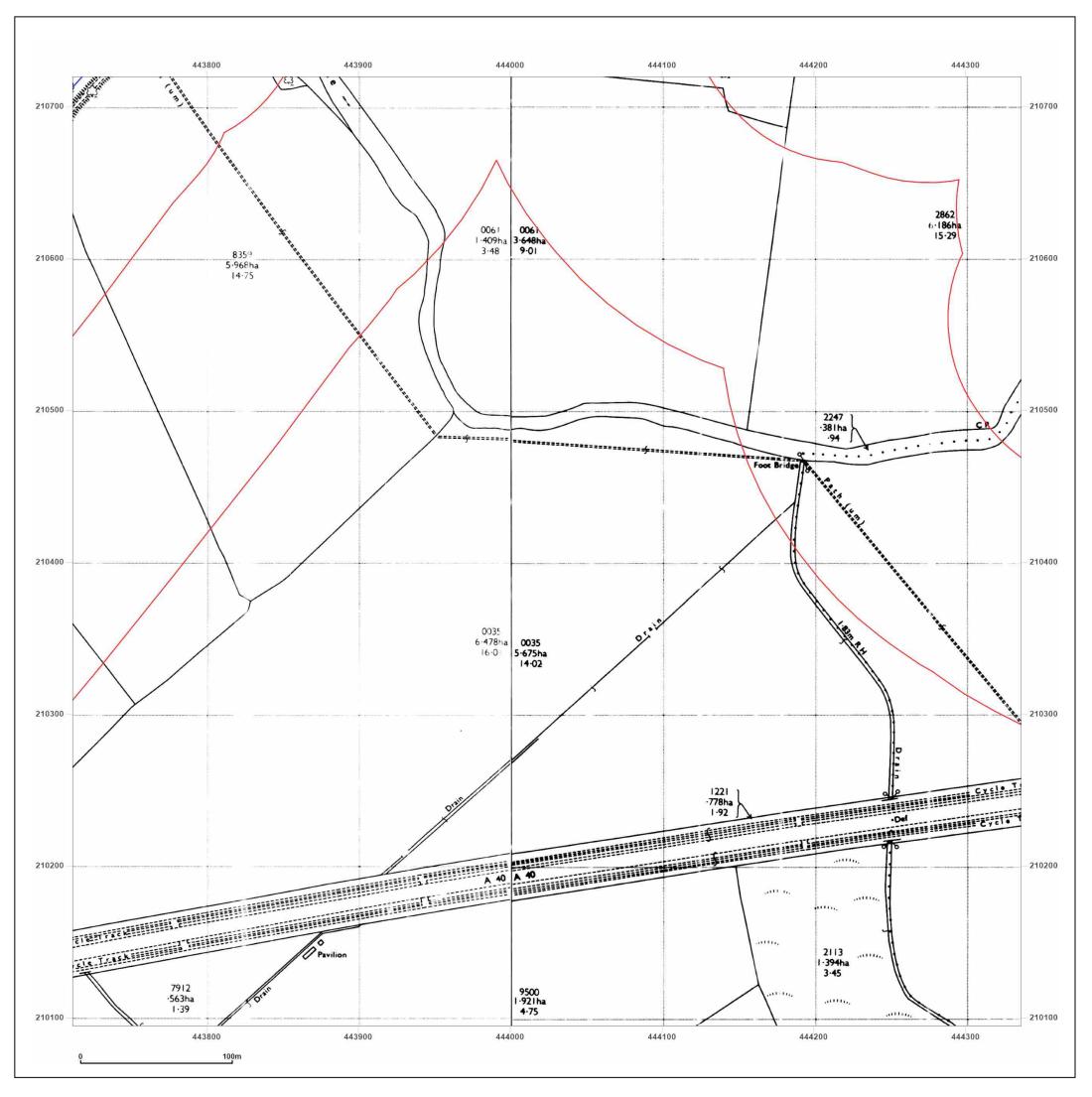




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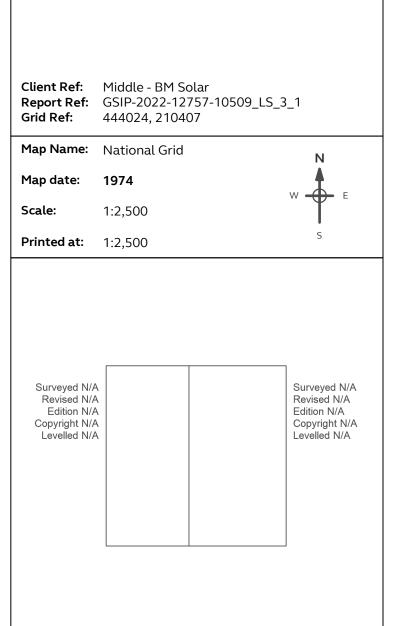


M



Site Details:

Middle - BM Solar

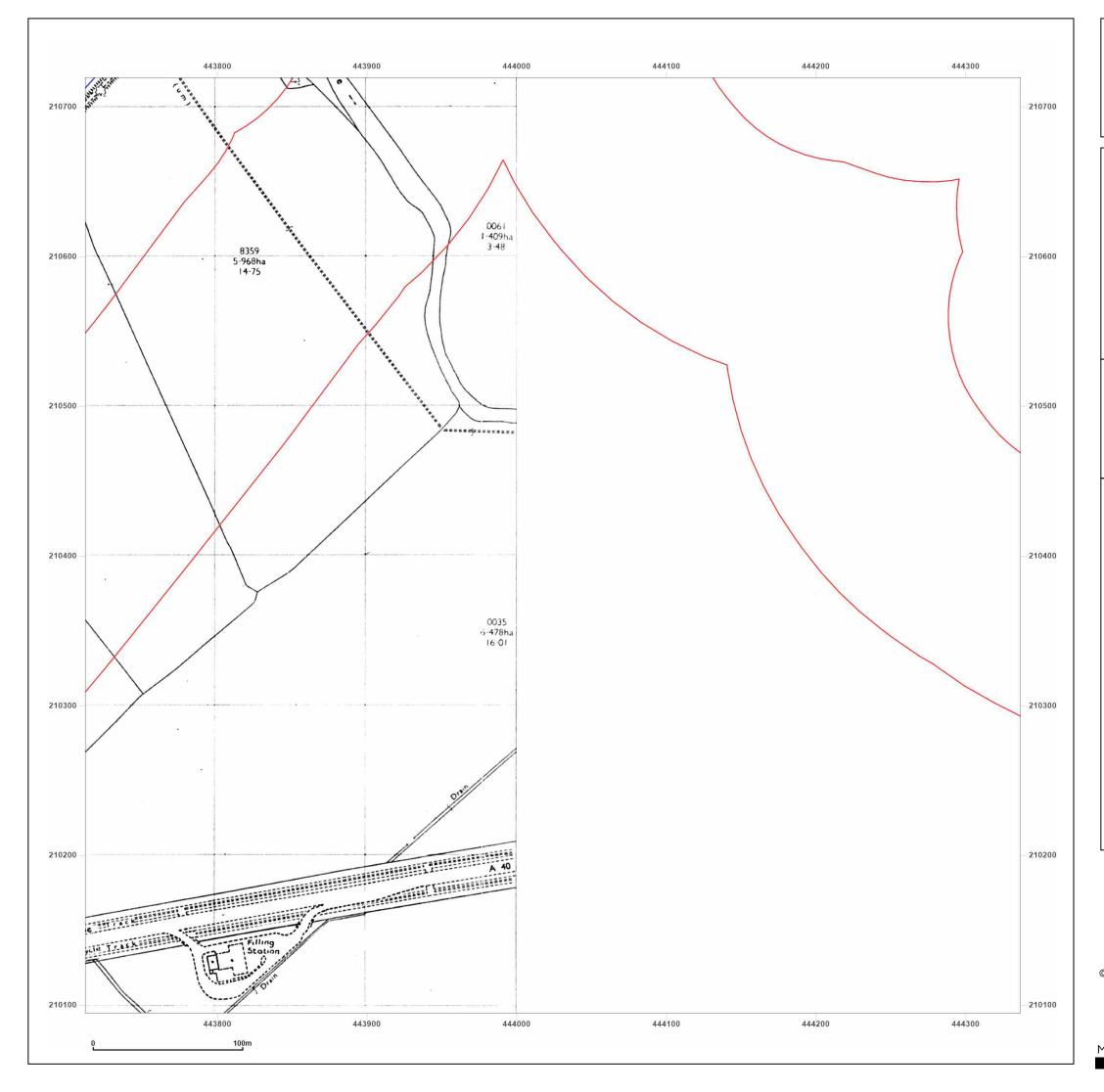




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Production date: 25 May 2022





Middle - BM Solar

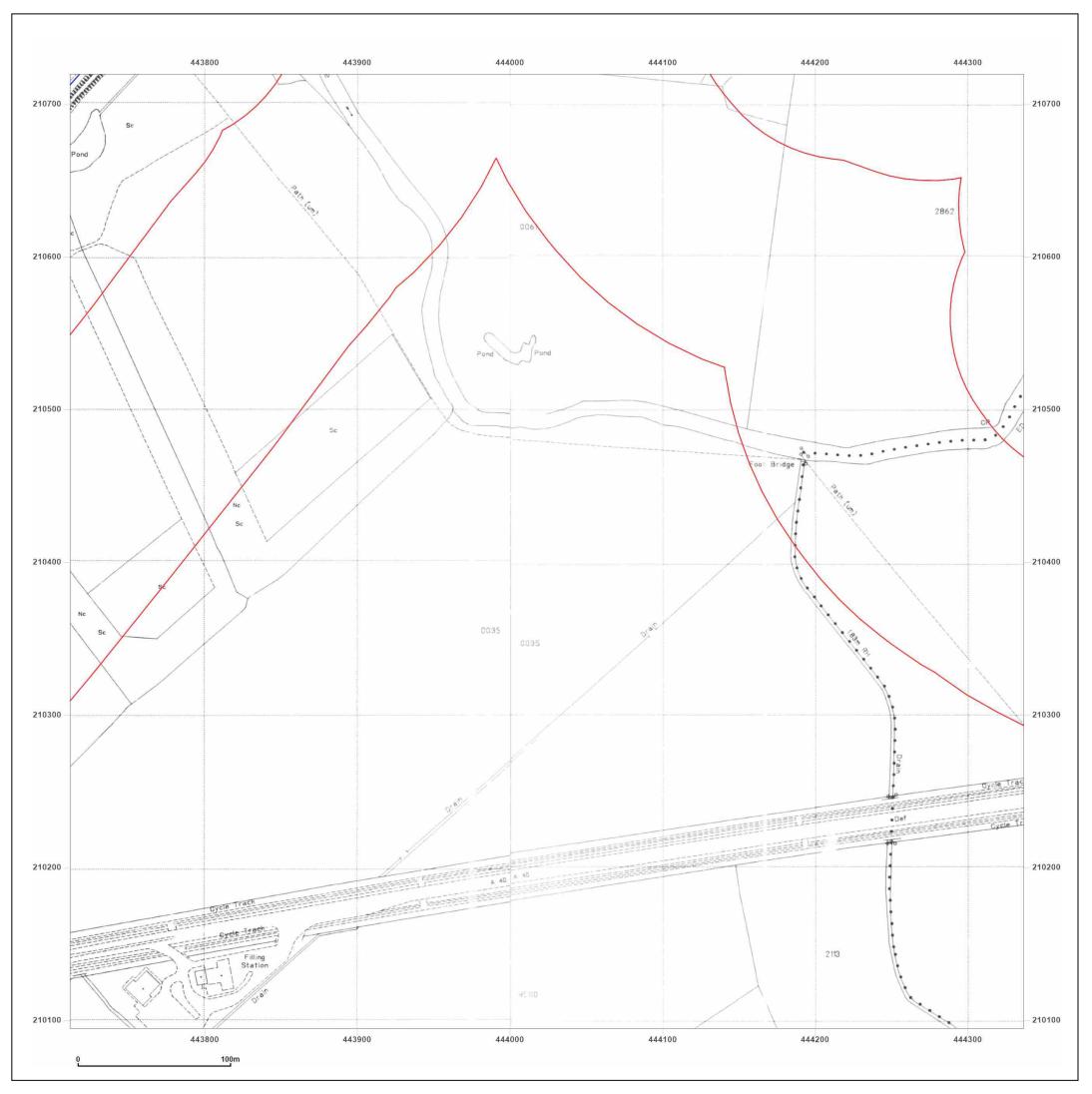
Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_3_1 444024, 210407	
Map Name:	National Grid	N
Map date:	1985	F
Scale:	1:2,500	Ϋ́
Printed at:	1:2,500	S



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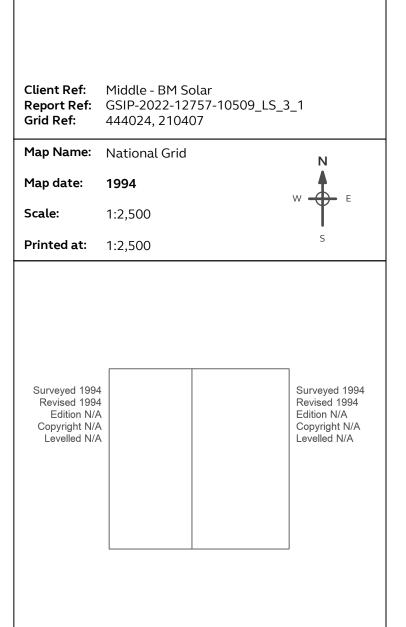
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Production date: 25 May 2022





Middle - BM Solar

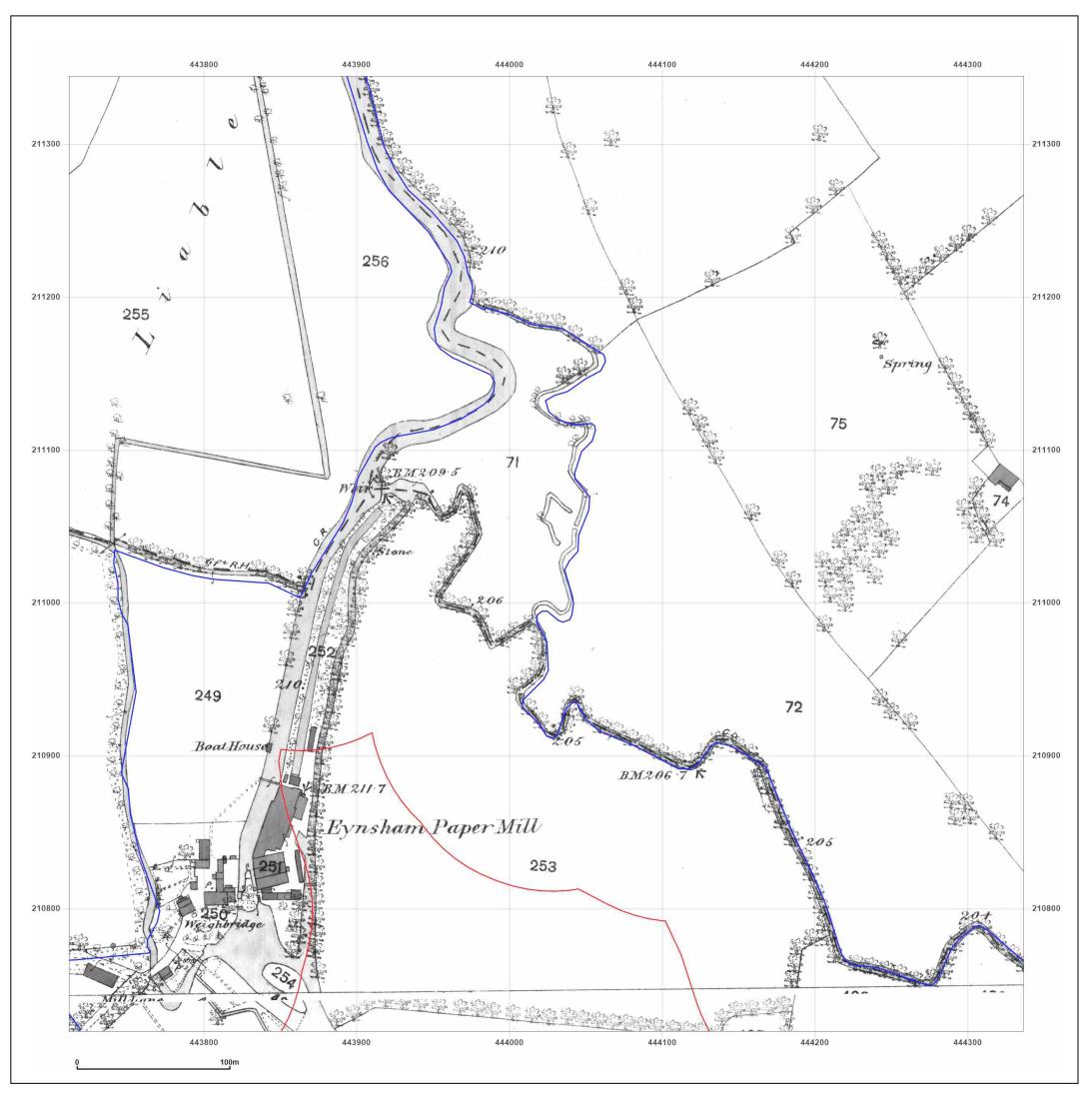




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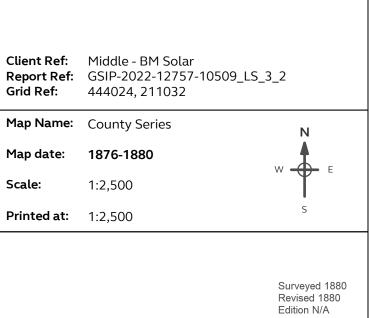
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Site Details:

Middle - BM Solar



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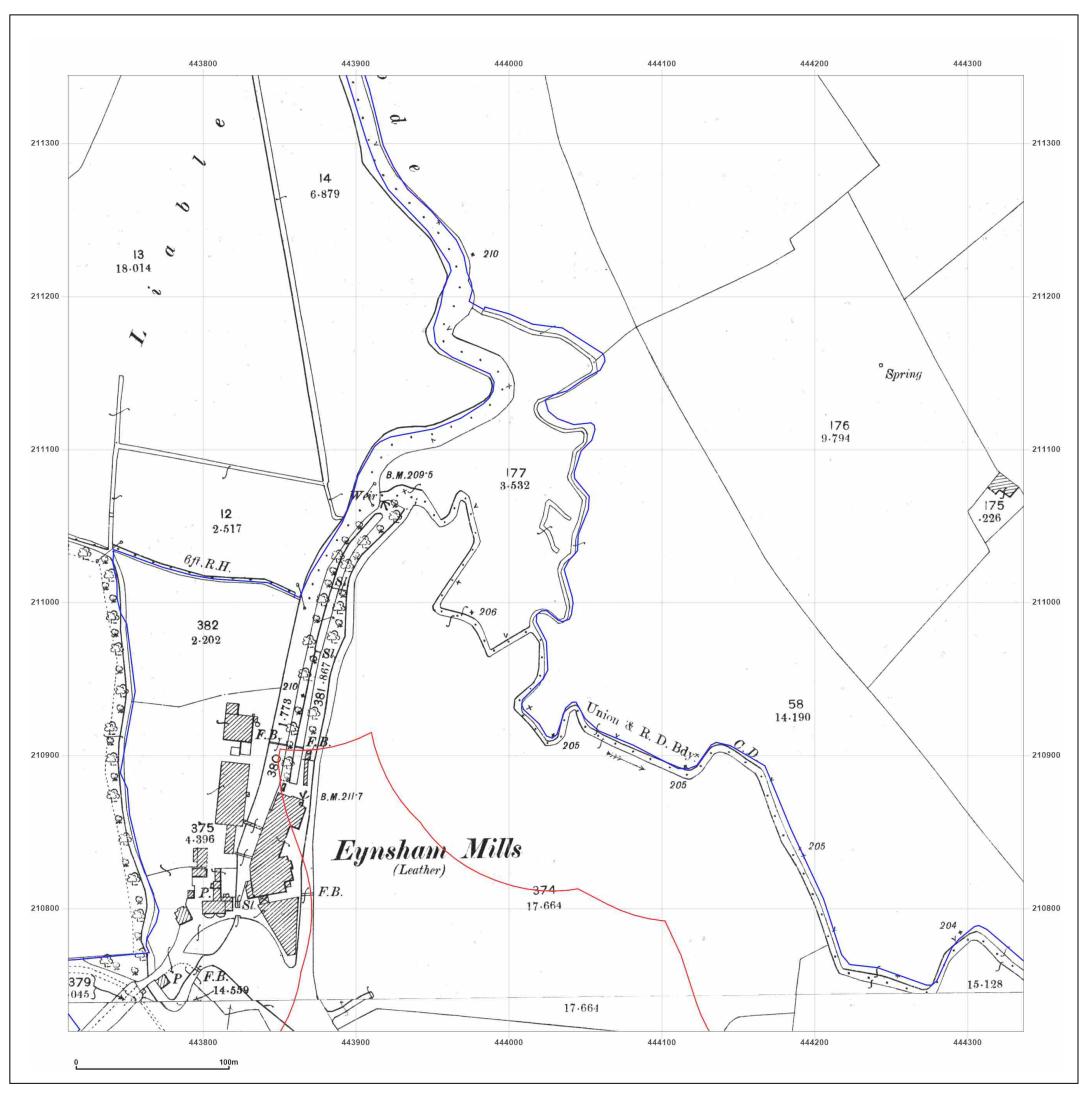
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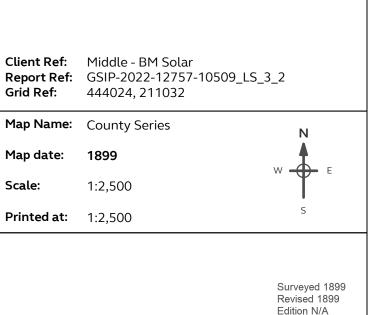
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Middle - BM Solar



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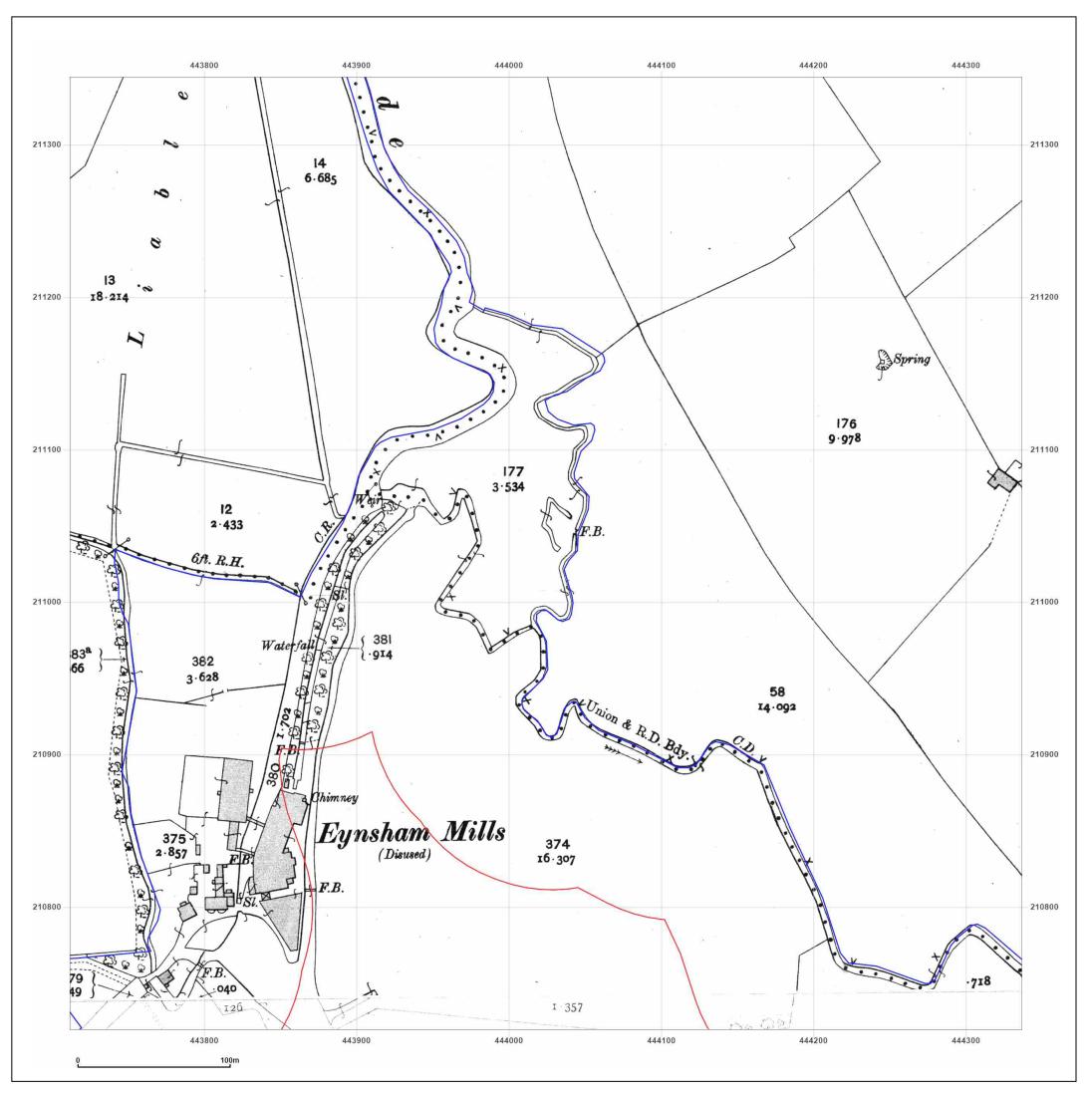
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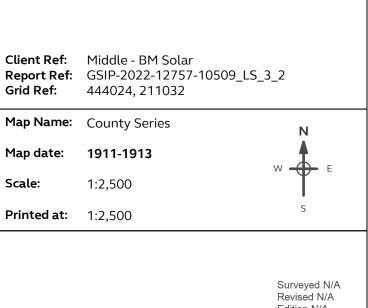
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Production date: 25 May 2022





Middle - BM Solar



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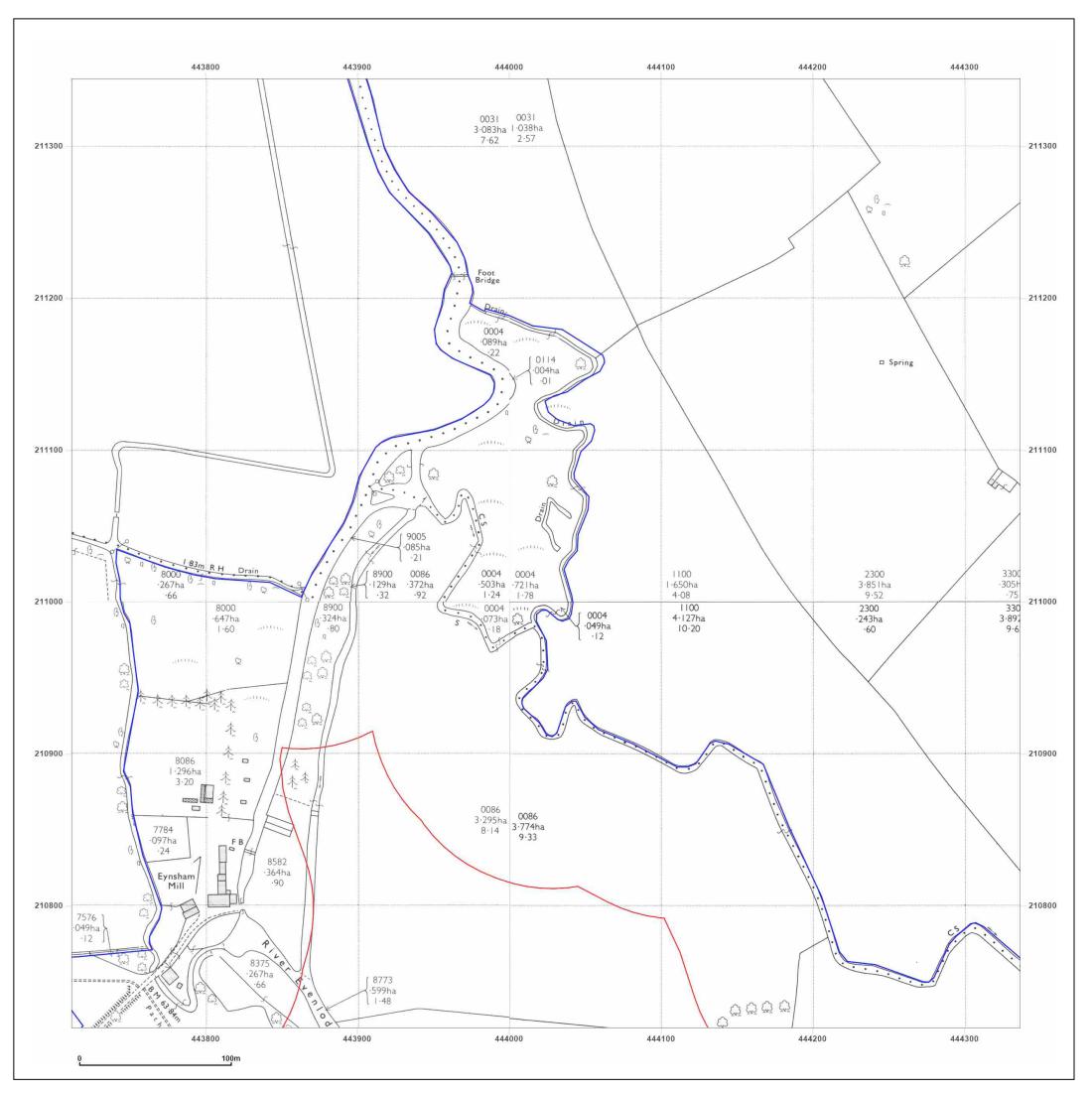
Surveyed 1913 Revised 1913 Edition N/A Copyright N/A Levelled N/A



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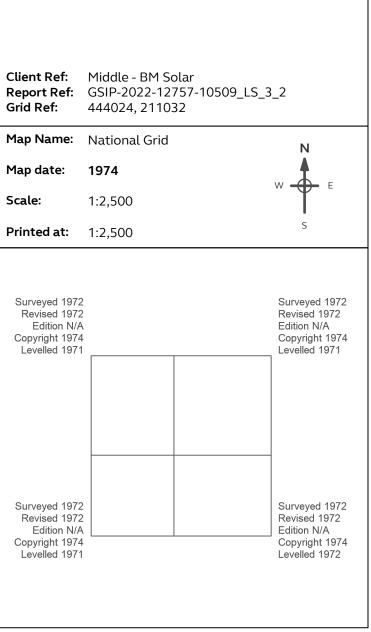
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Site Details:

Middle - BM Solar

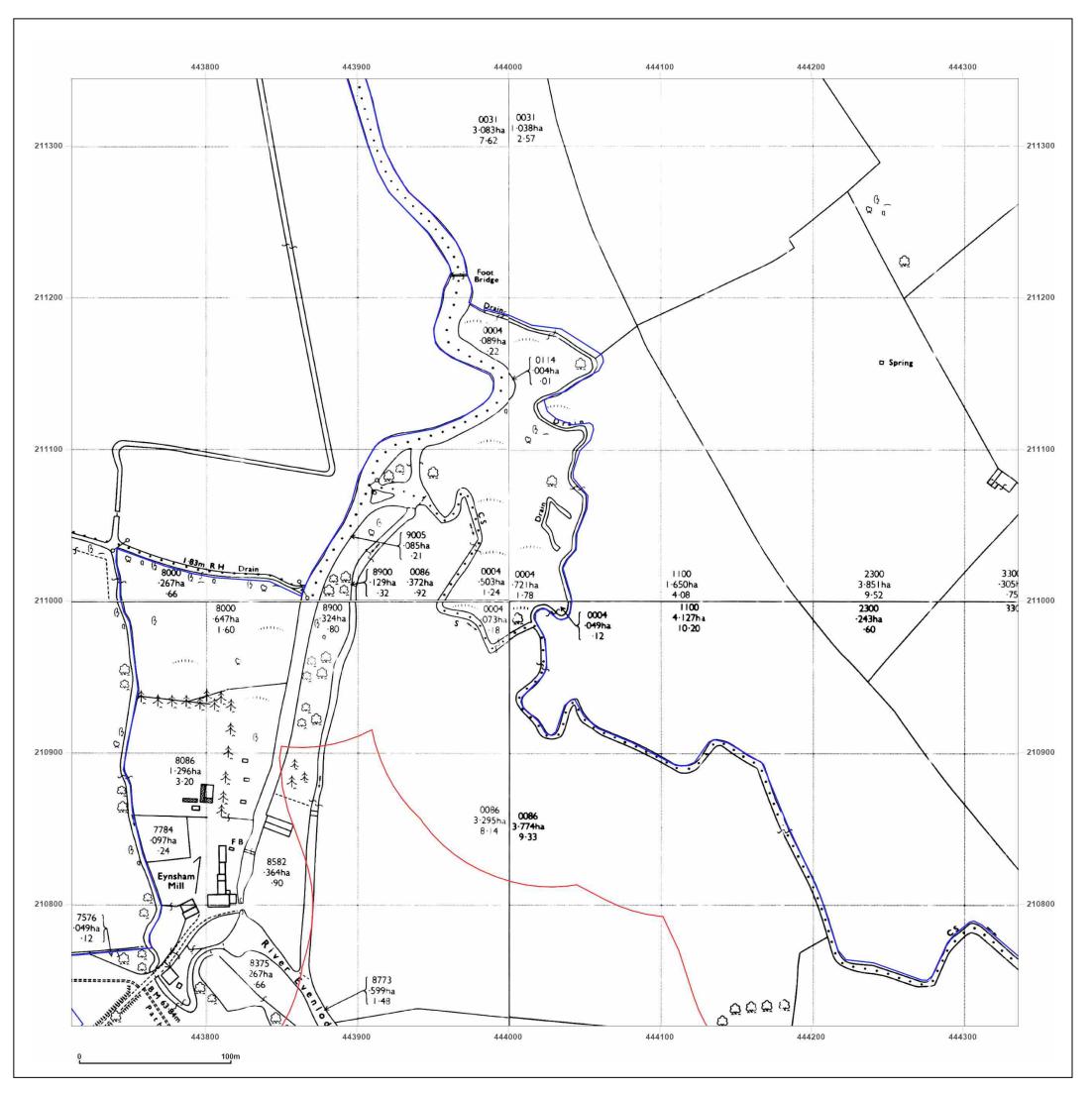




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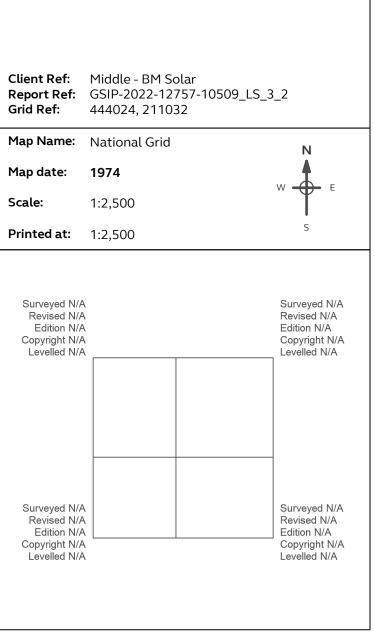
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Production date: 25 May 2022





Middle - BM Solar

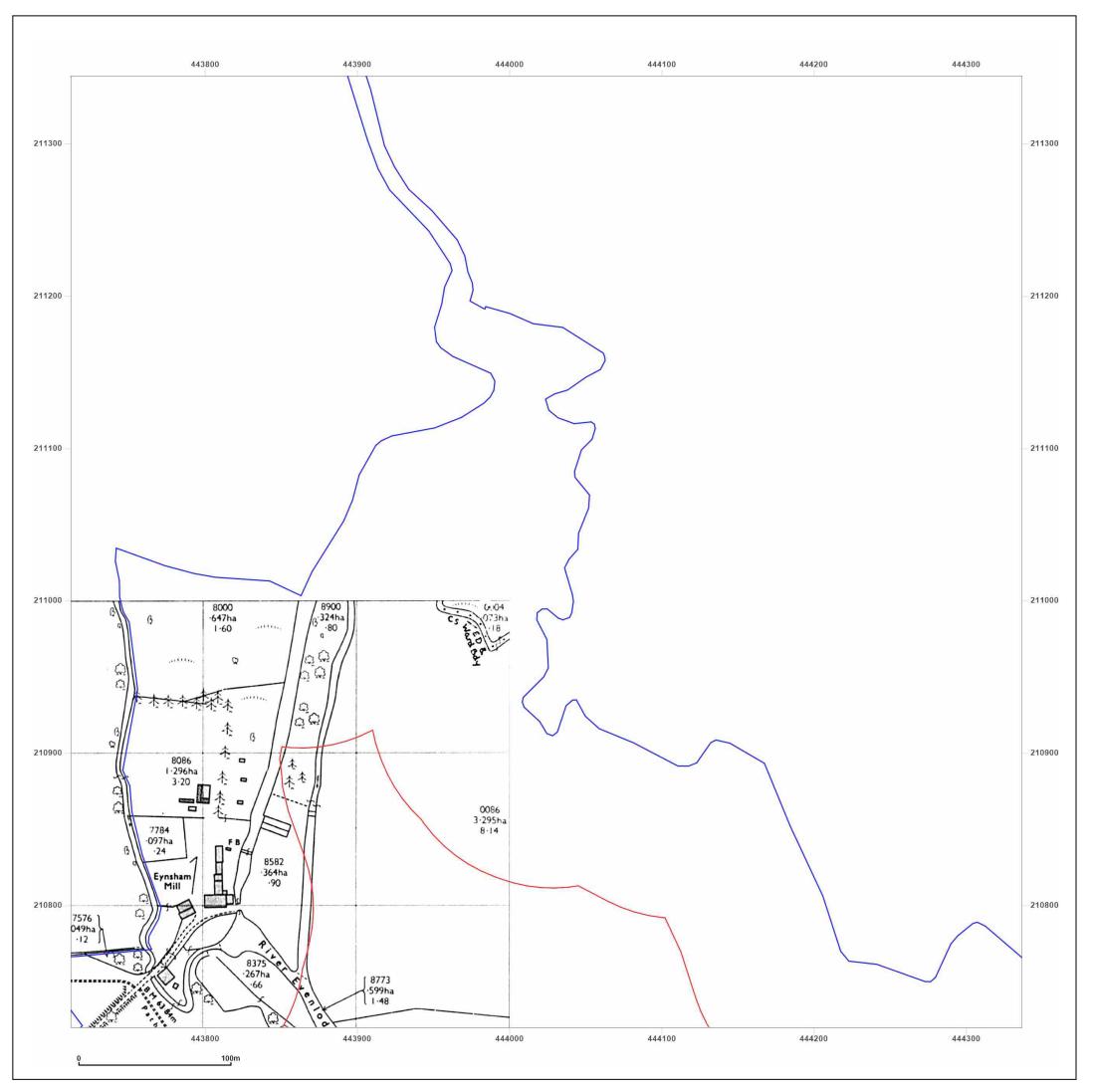




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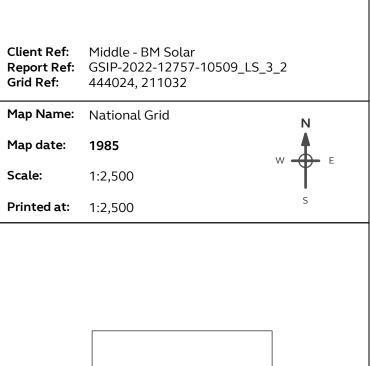
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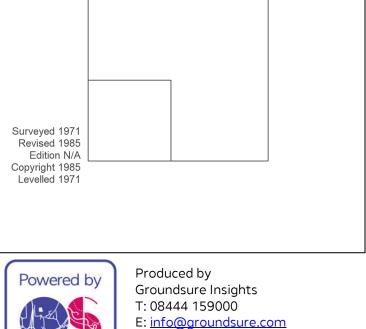
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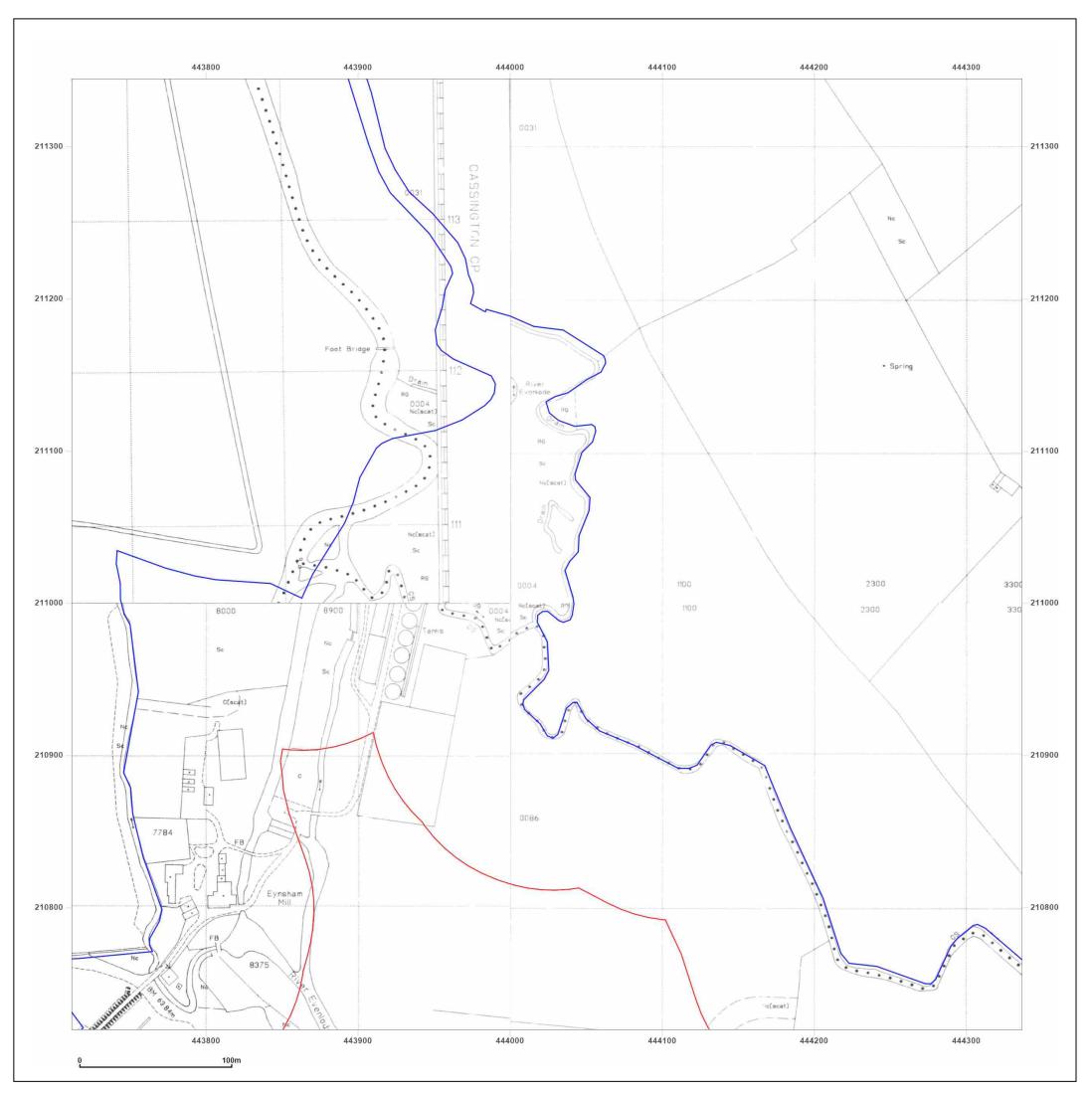




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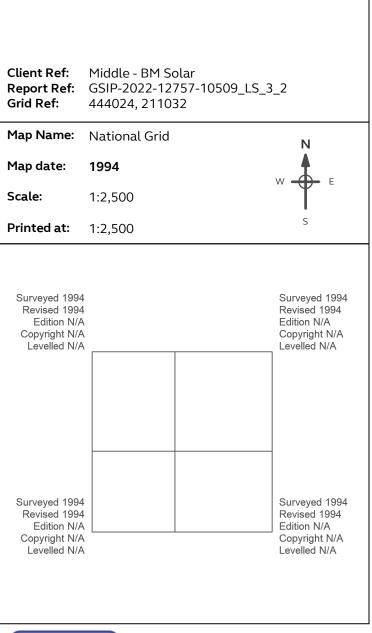
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Site Details:

Middle - BM Solar

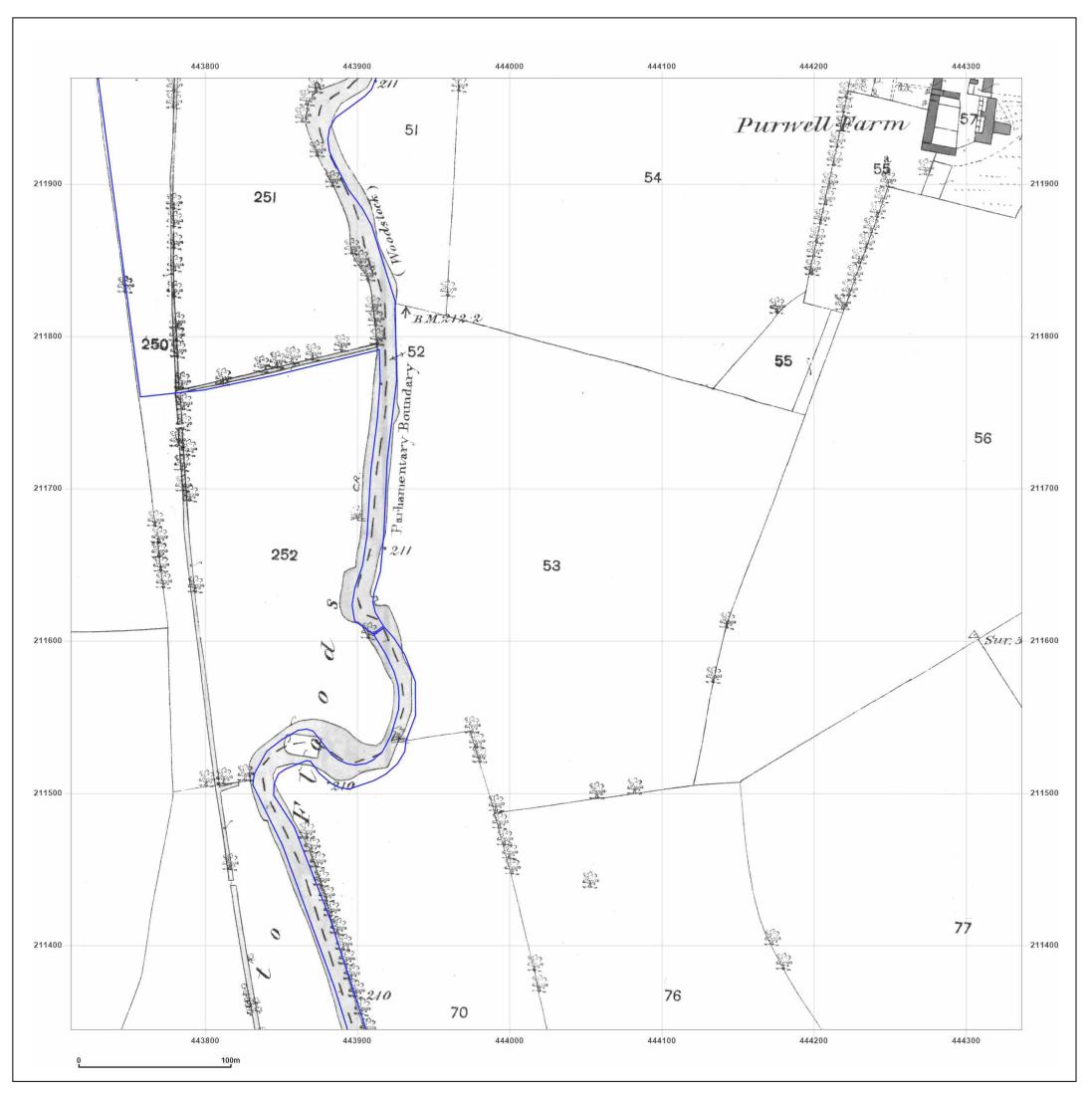




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Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_3_3 444024, 211657
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Map date:	1880 W
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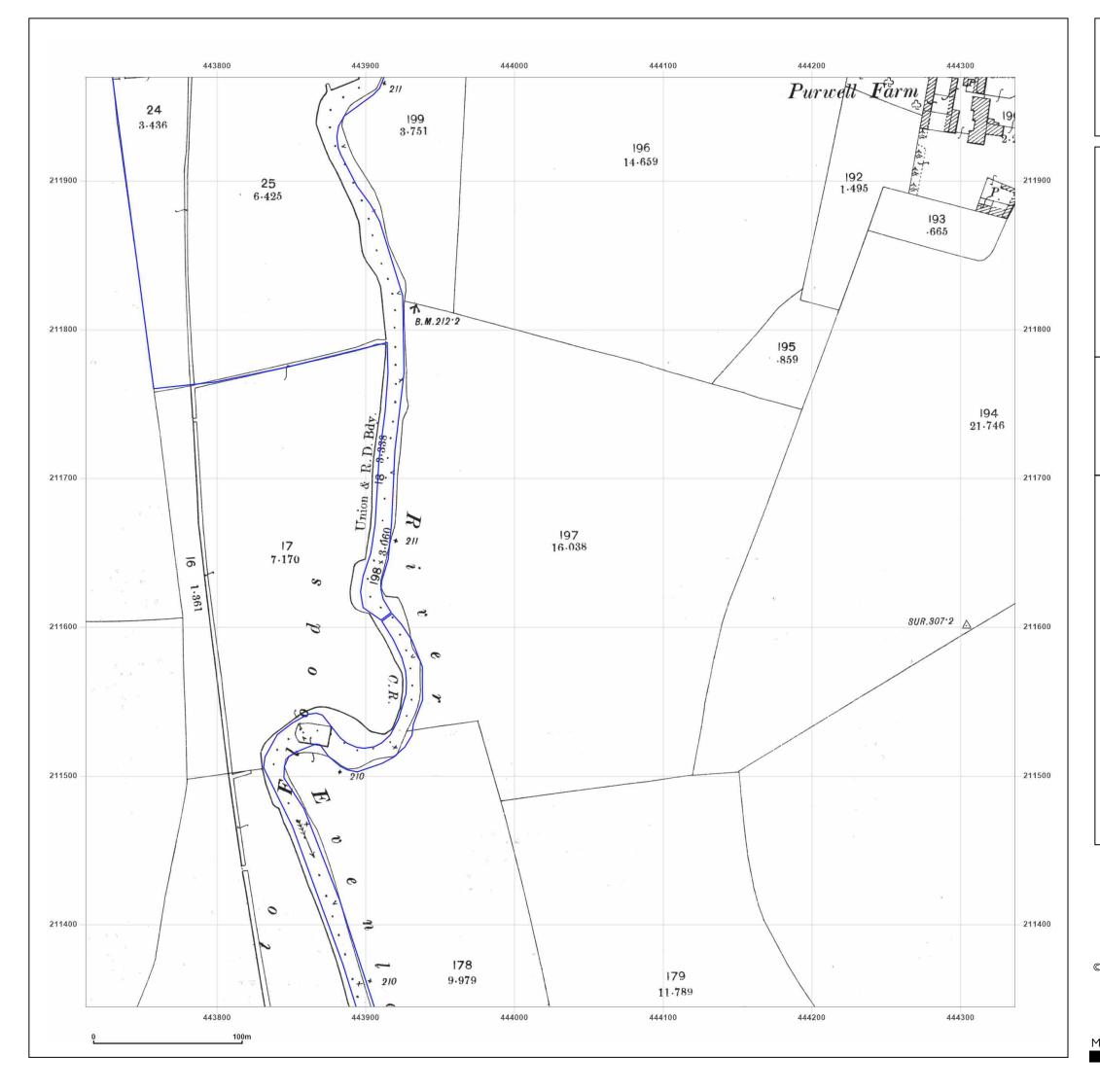




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Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_3_3 444024, 211657
Map Name:	County Series N
Map date:	1899 w
Scale:	1:2,500
Printed at:	1:2,500 ^s

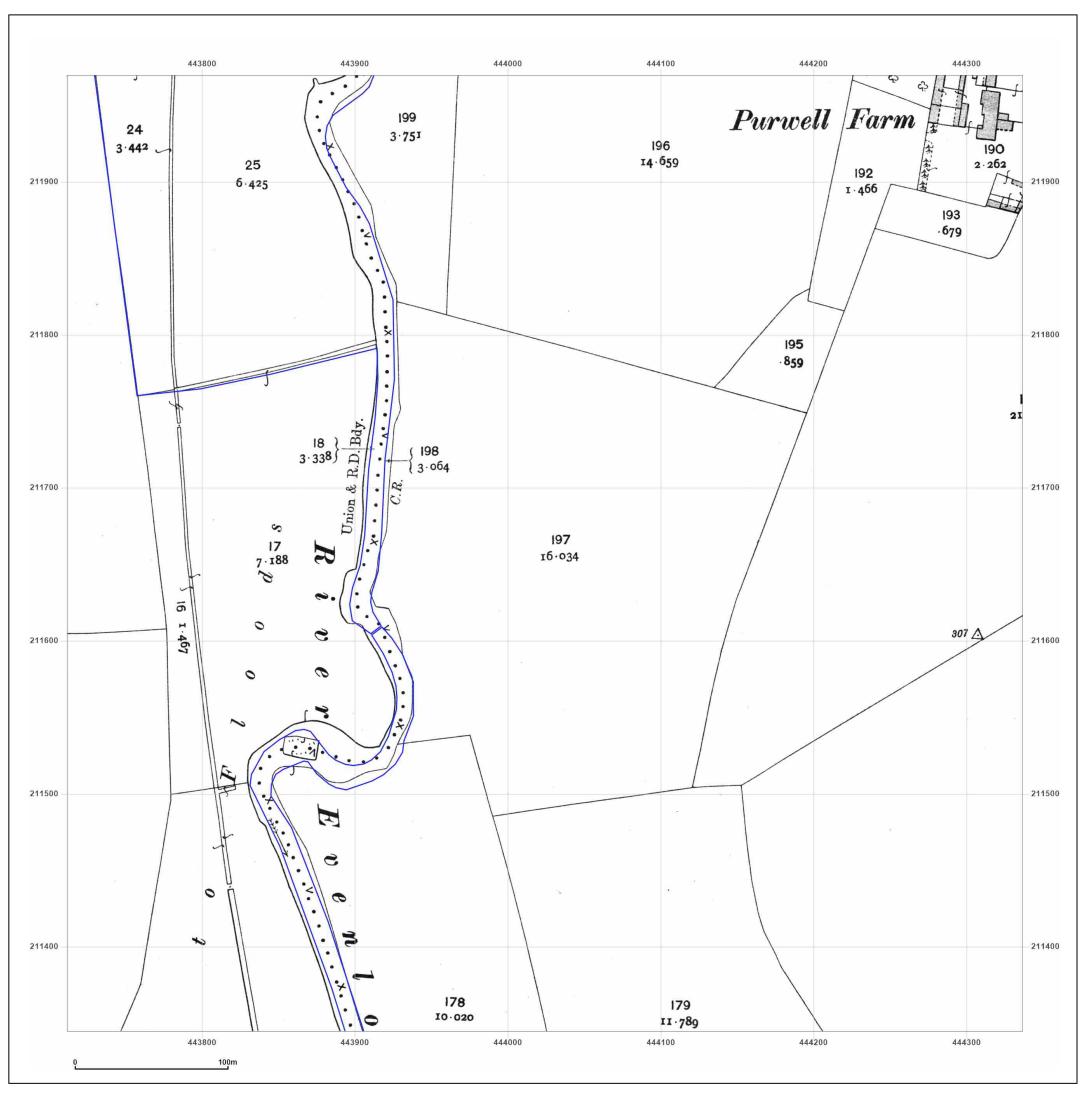




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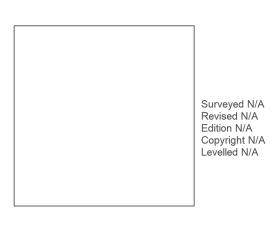
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	
Map Name:	County Series N
Map date:	1911 w
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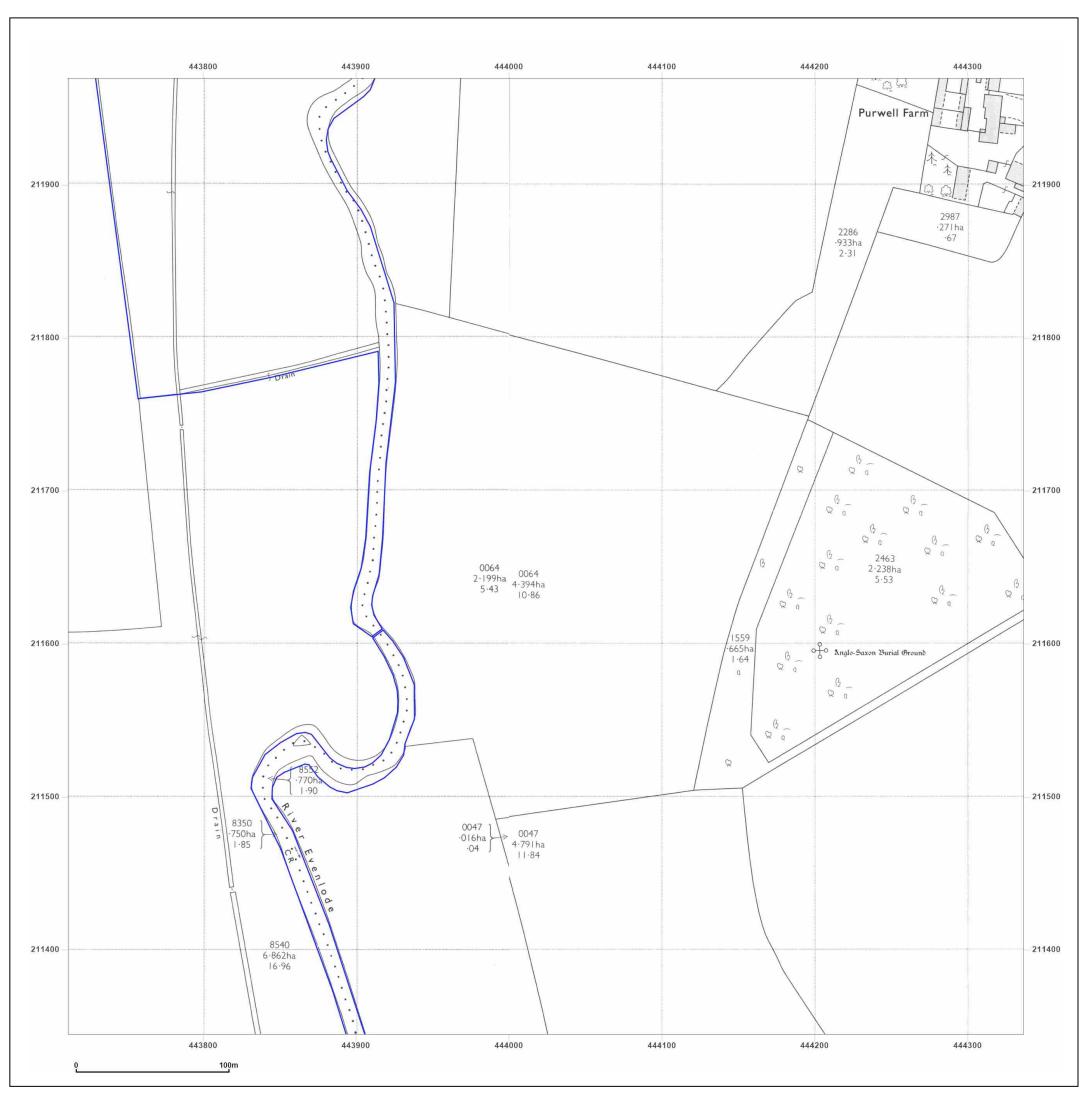




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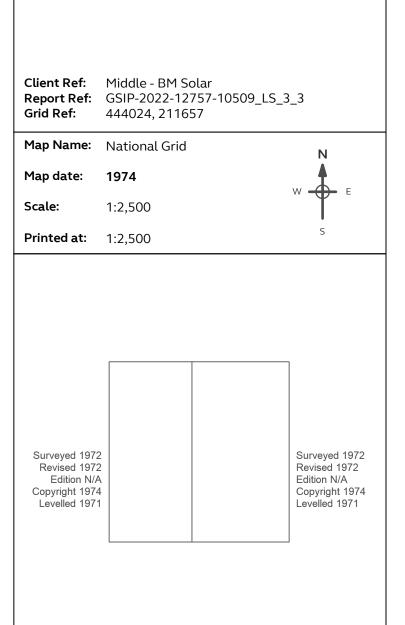
Production date: 25 May 2022





Site Details:

Middle - BM Solar

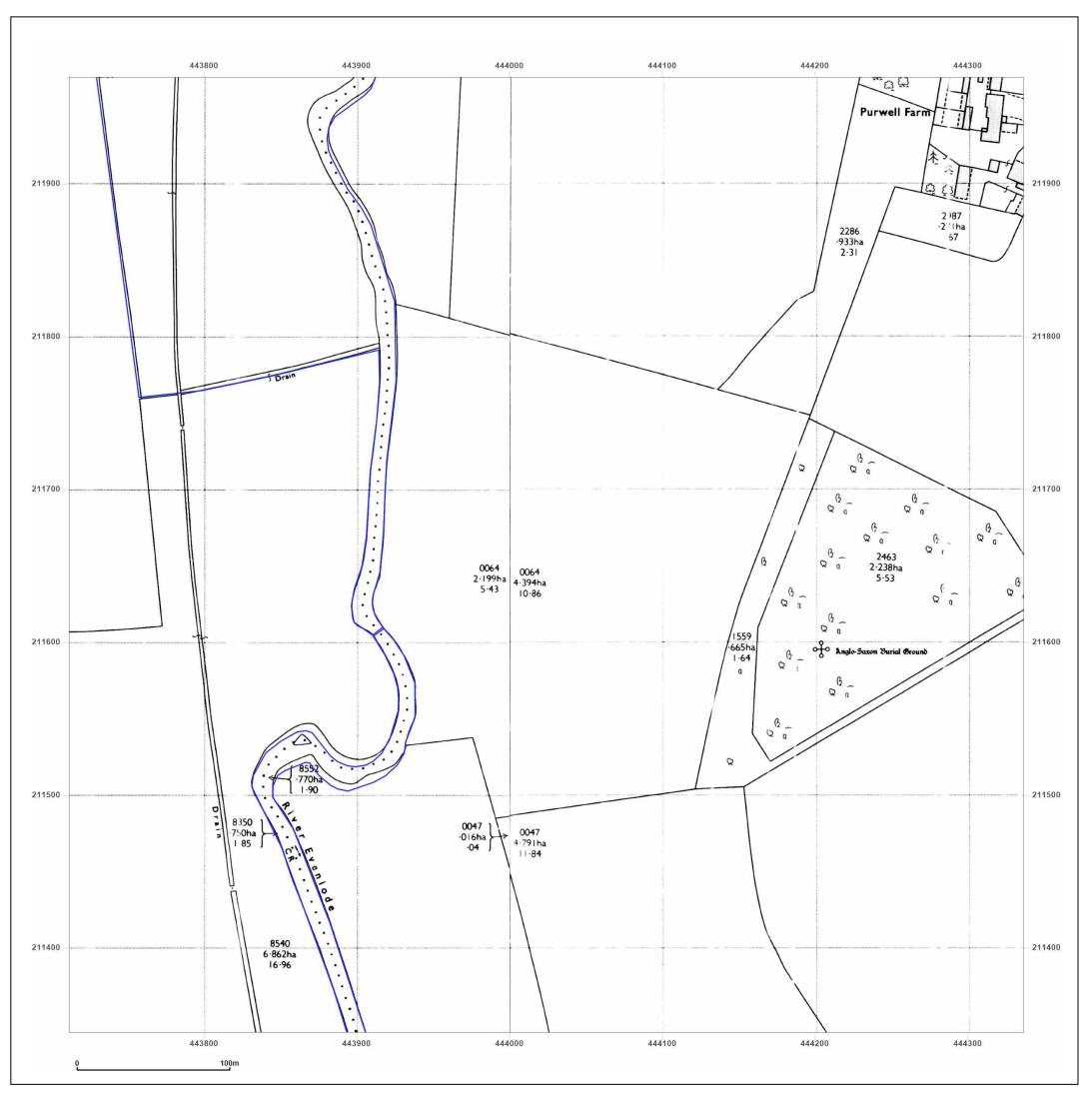




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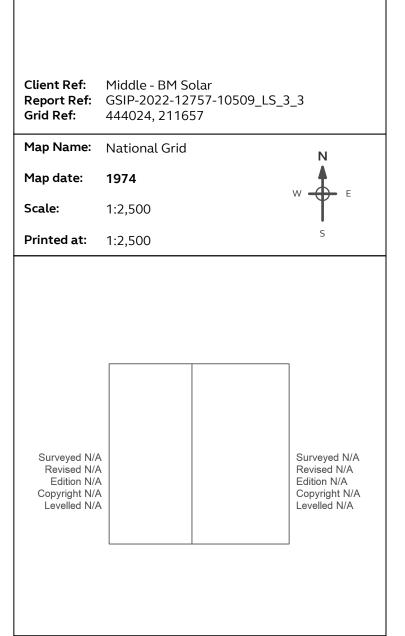
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Production date: 25 May 2022





Middle - BM Solar

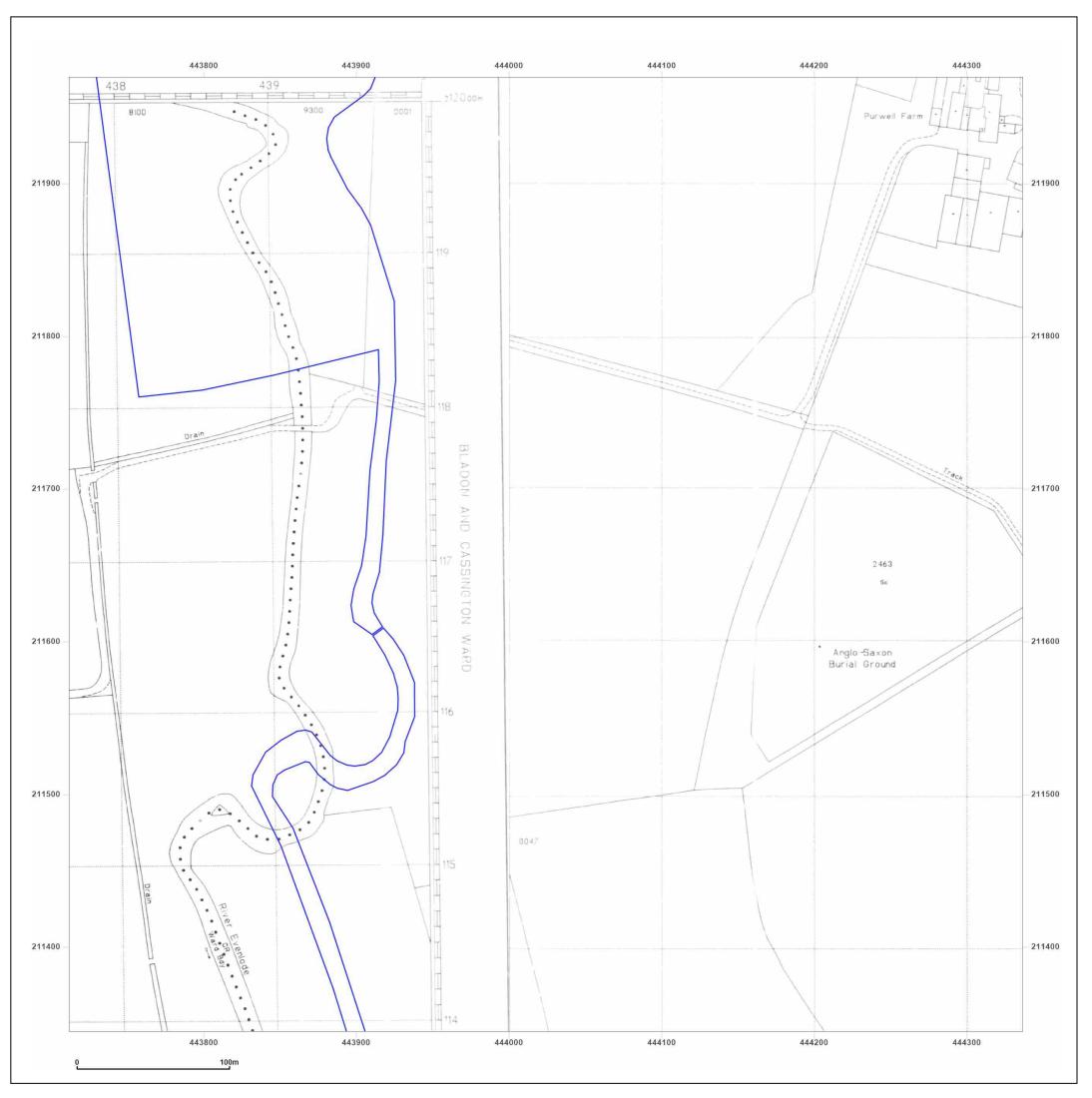




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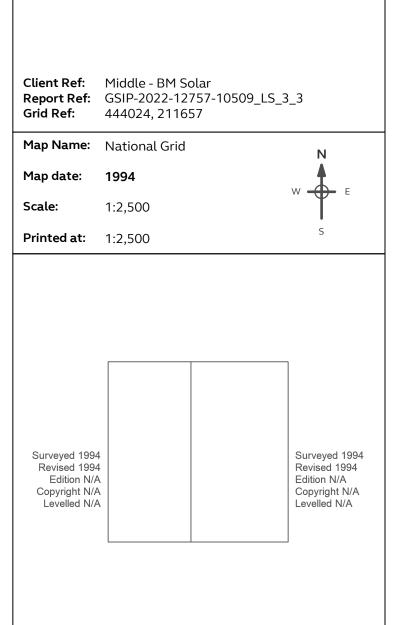
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Production date: 25 May 2022





Middle - BM Solar

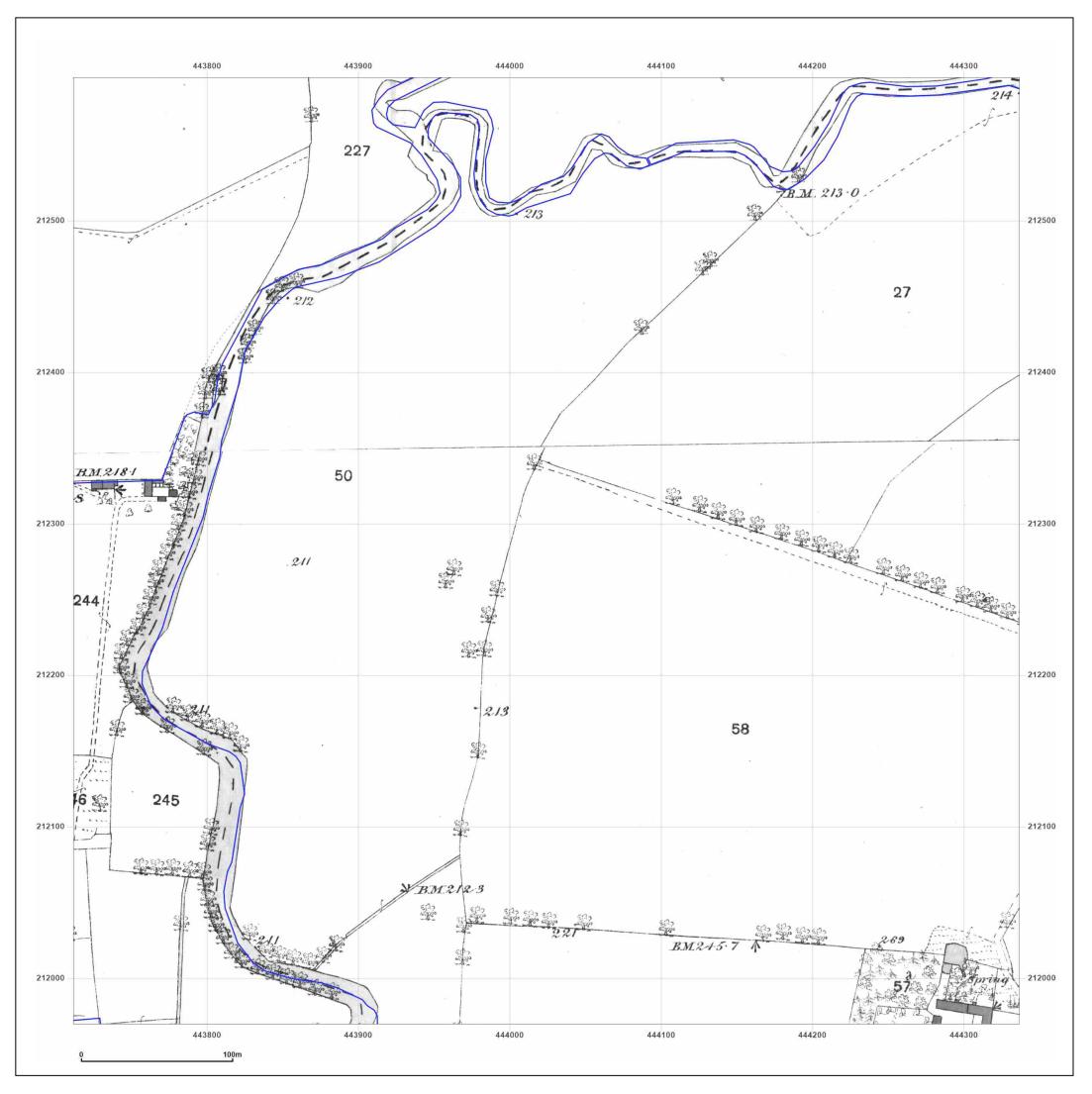




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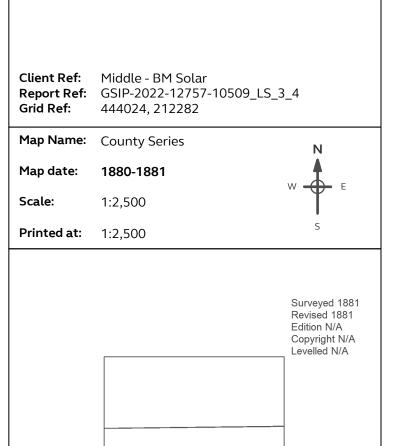
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Production date: 25 May 2022





Middle - BM Solar



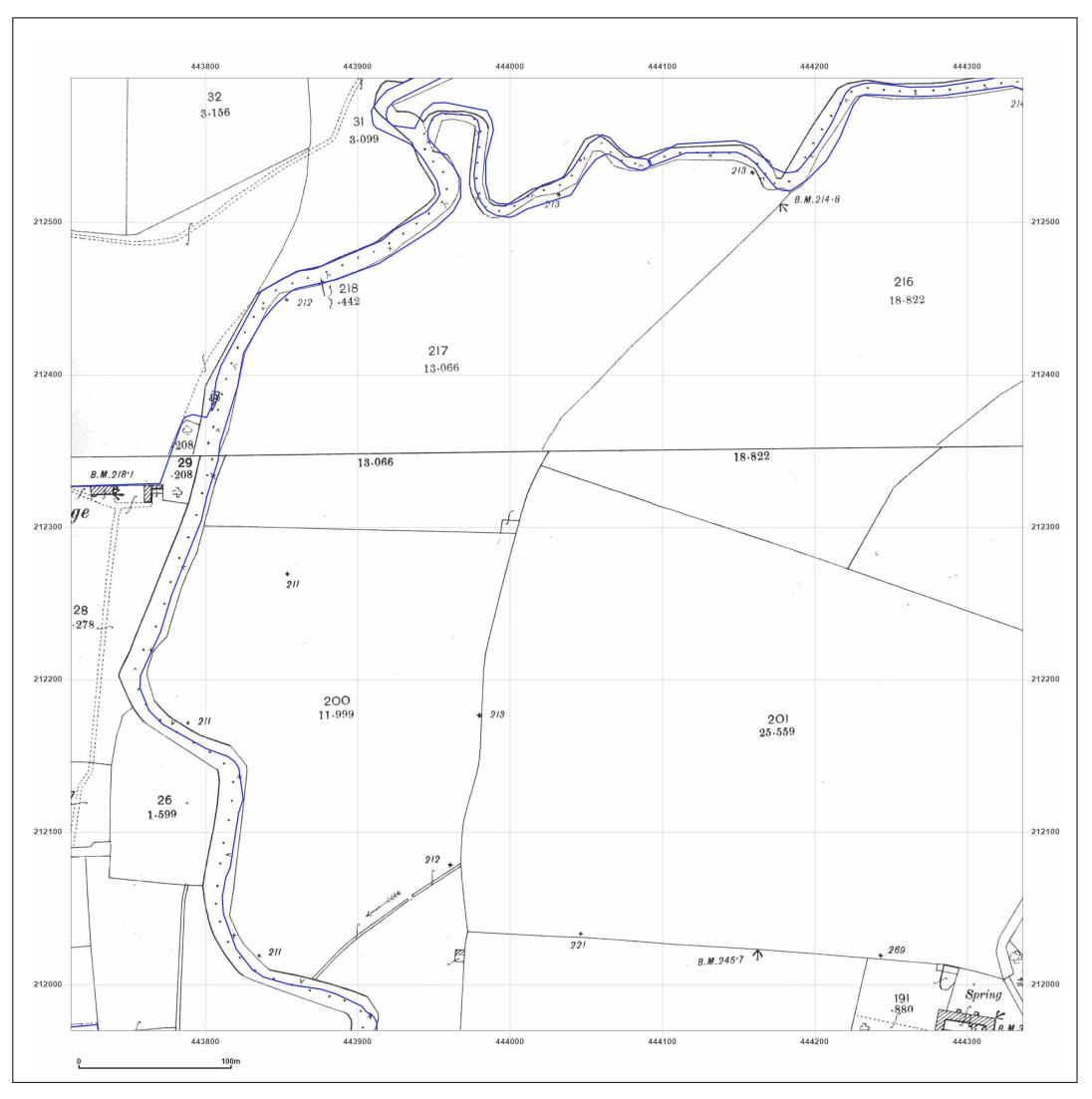


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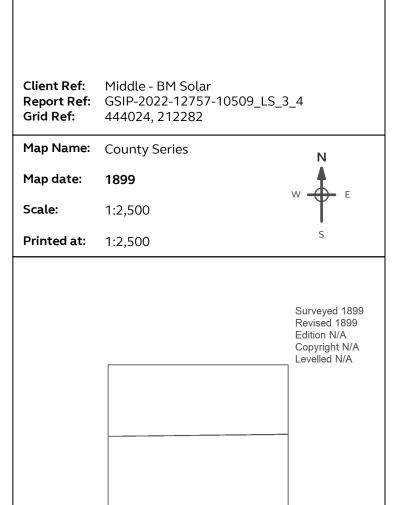


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Site Details:

Middle - BM Solar



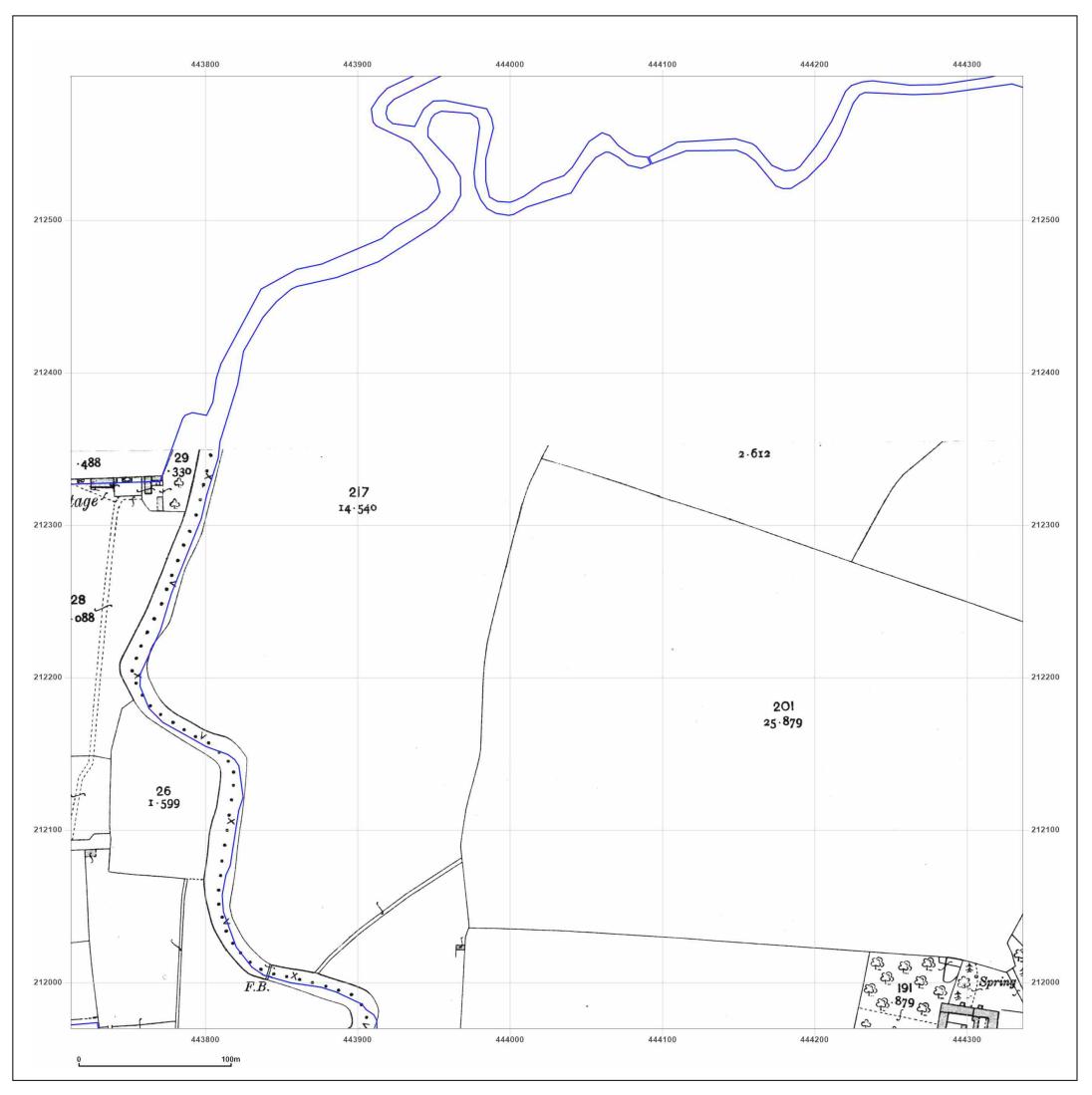
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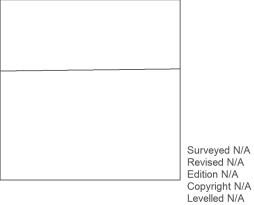
Production date: 25 May 2022





Middle - BM Solar

GSIP-2022-12757-10509_LS_3_4	
County Series N	
1911 w	
1:2,500	
1:2,500 s	
	County Series 1911 1:2,500

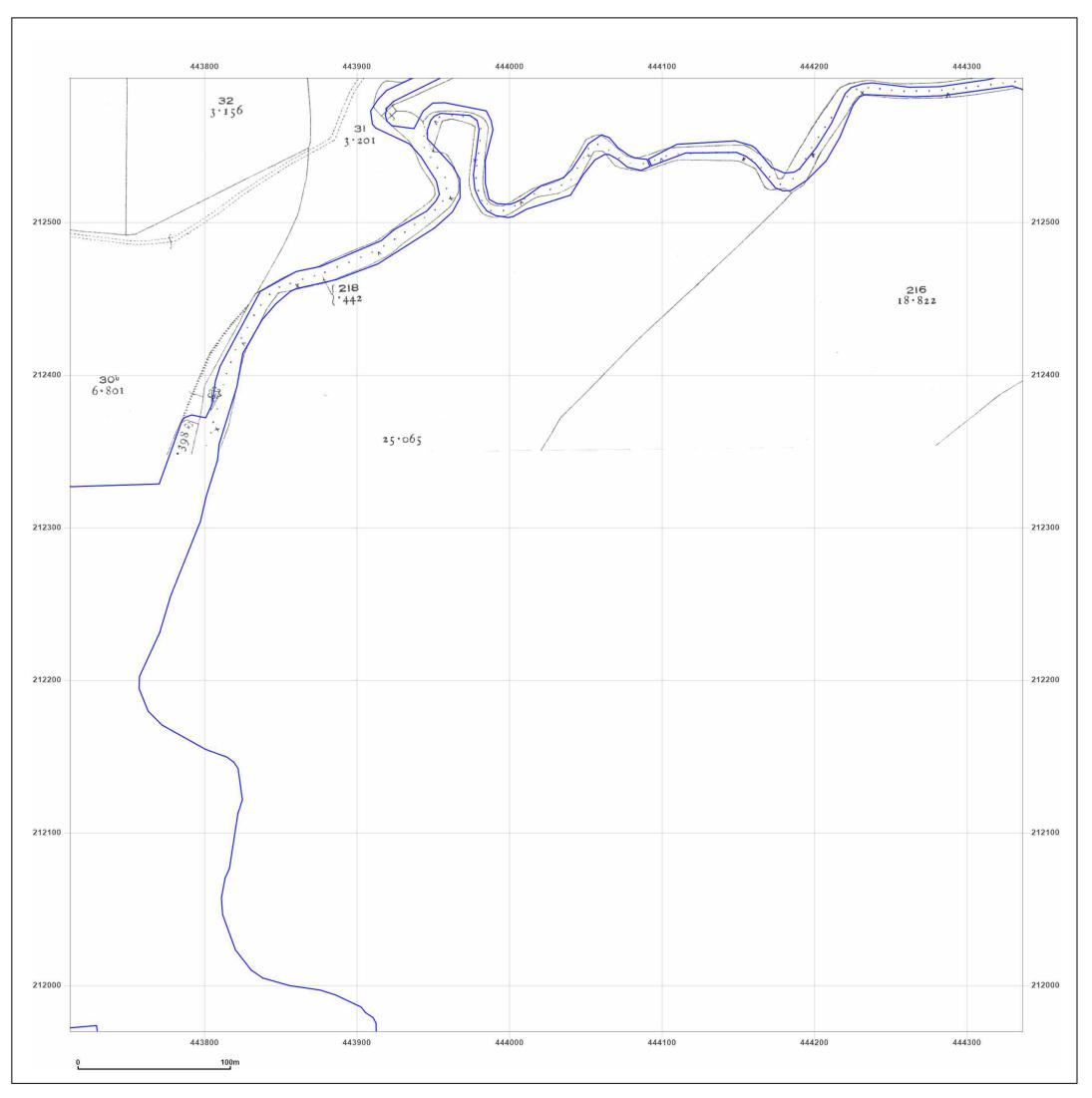




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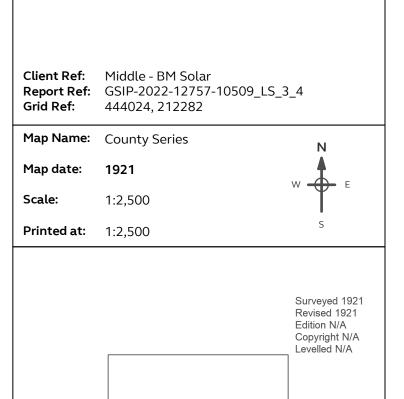
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Production date: 25 May 2022





Middle - BM Solar

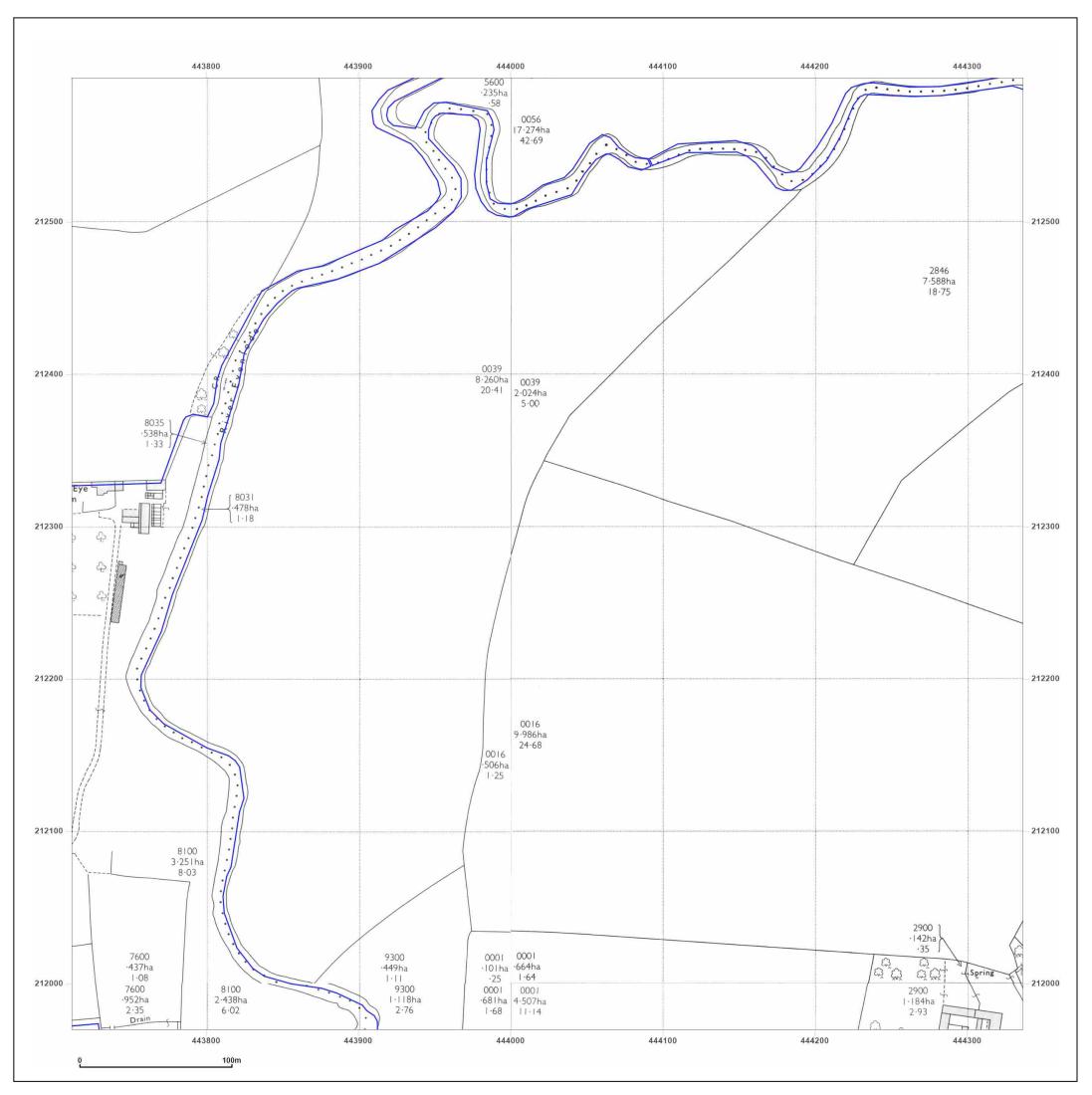




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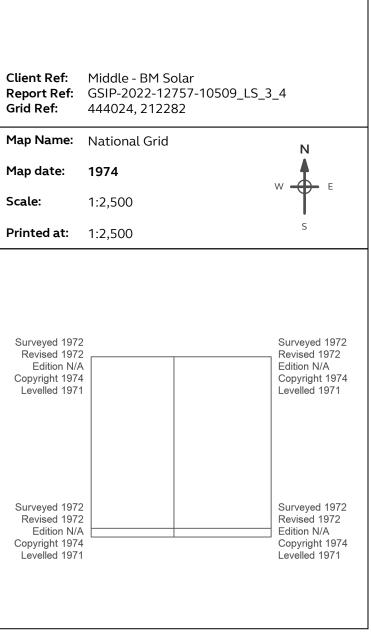


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Site Details:

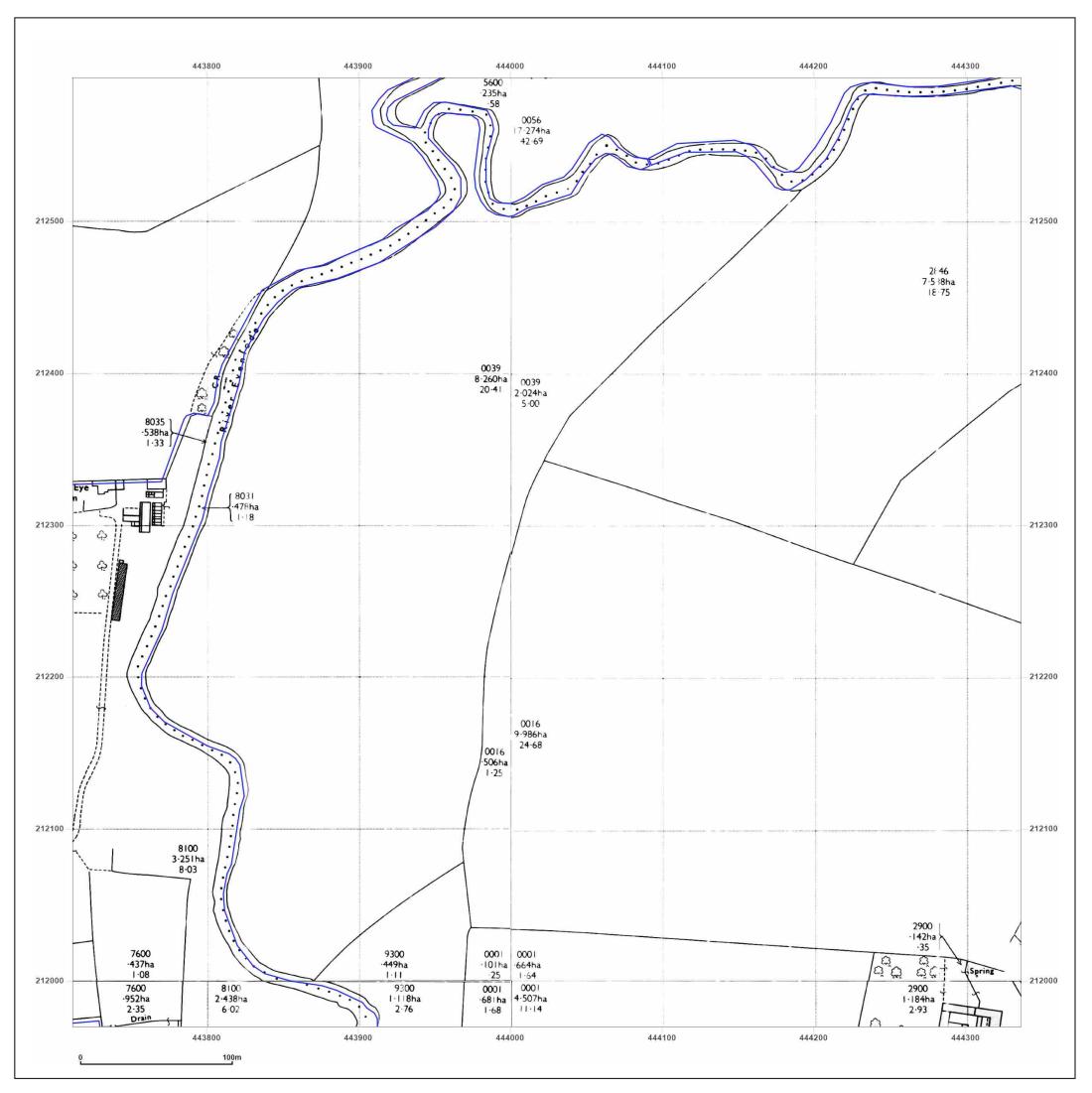
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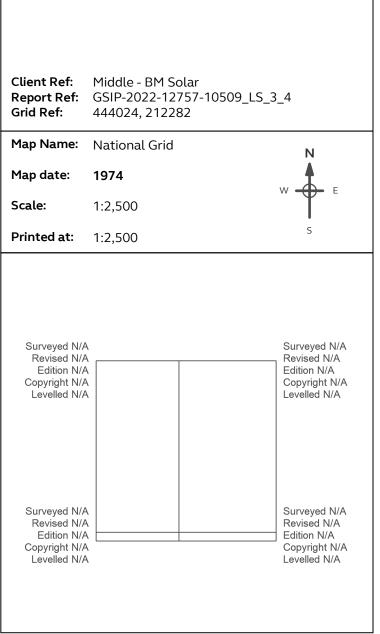
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Production date: 25 May 2022





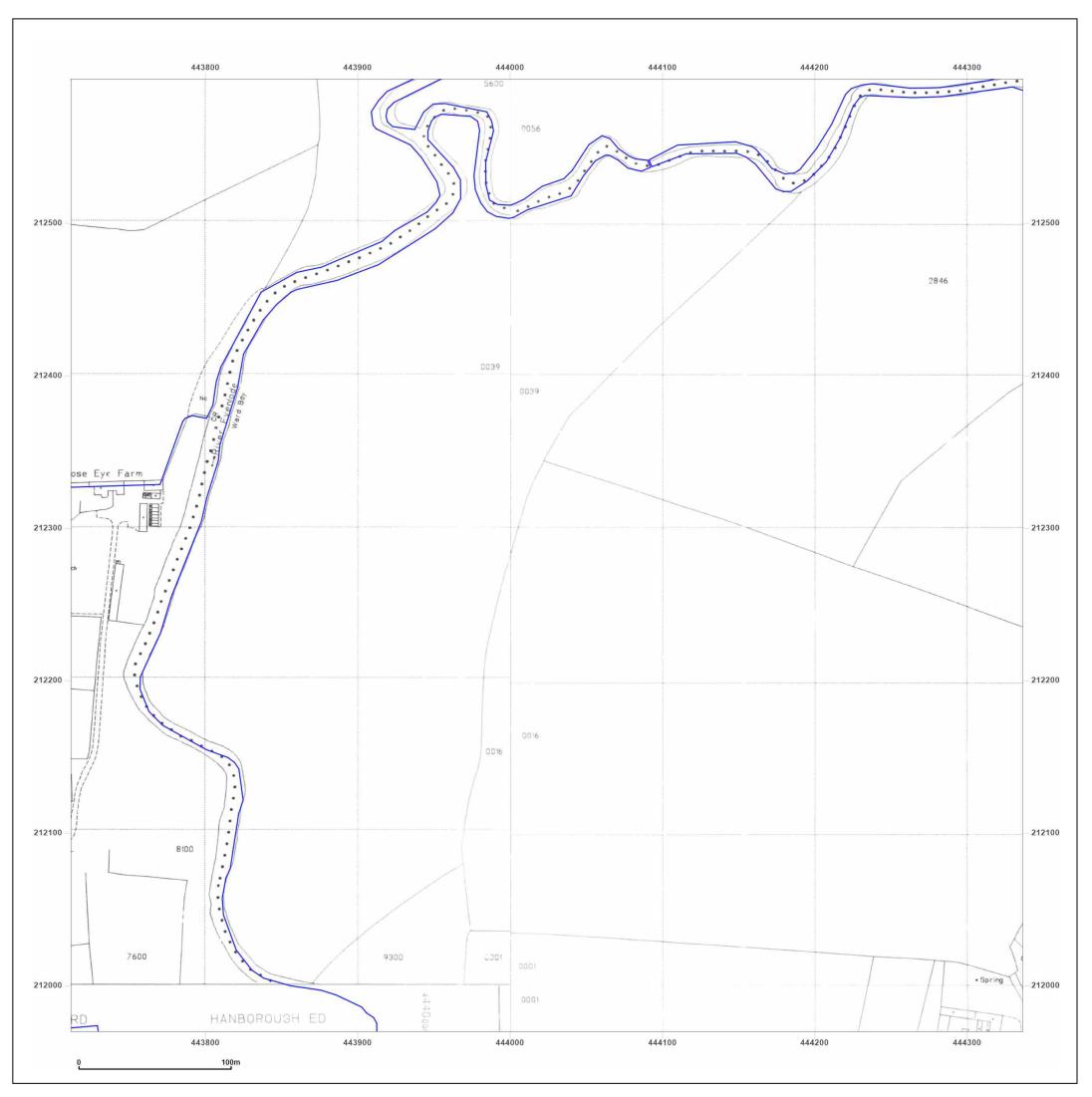
Middle - BM Solar





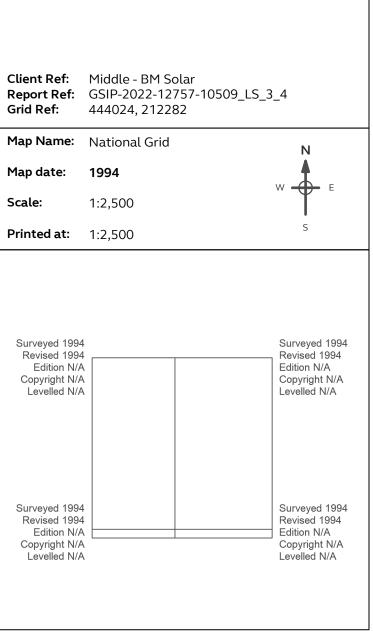
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Production date: 25 May 2022





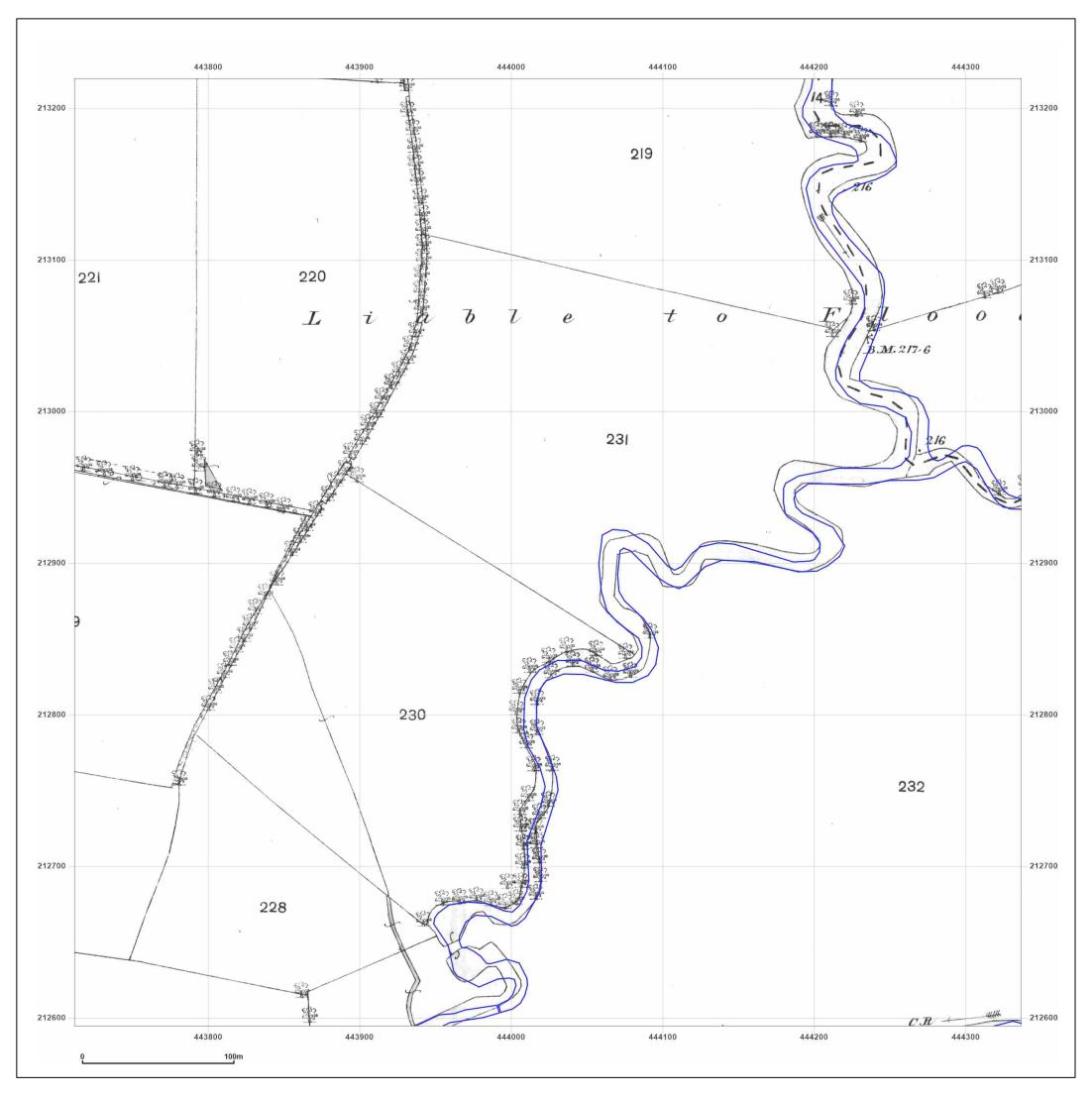
Middle - BM Solar





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Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_3 444024, 212907	_5
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Map date:	1881	
Scale:	1:2,500	
Printed at:	1:2,500	S

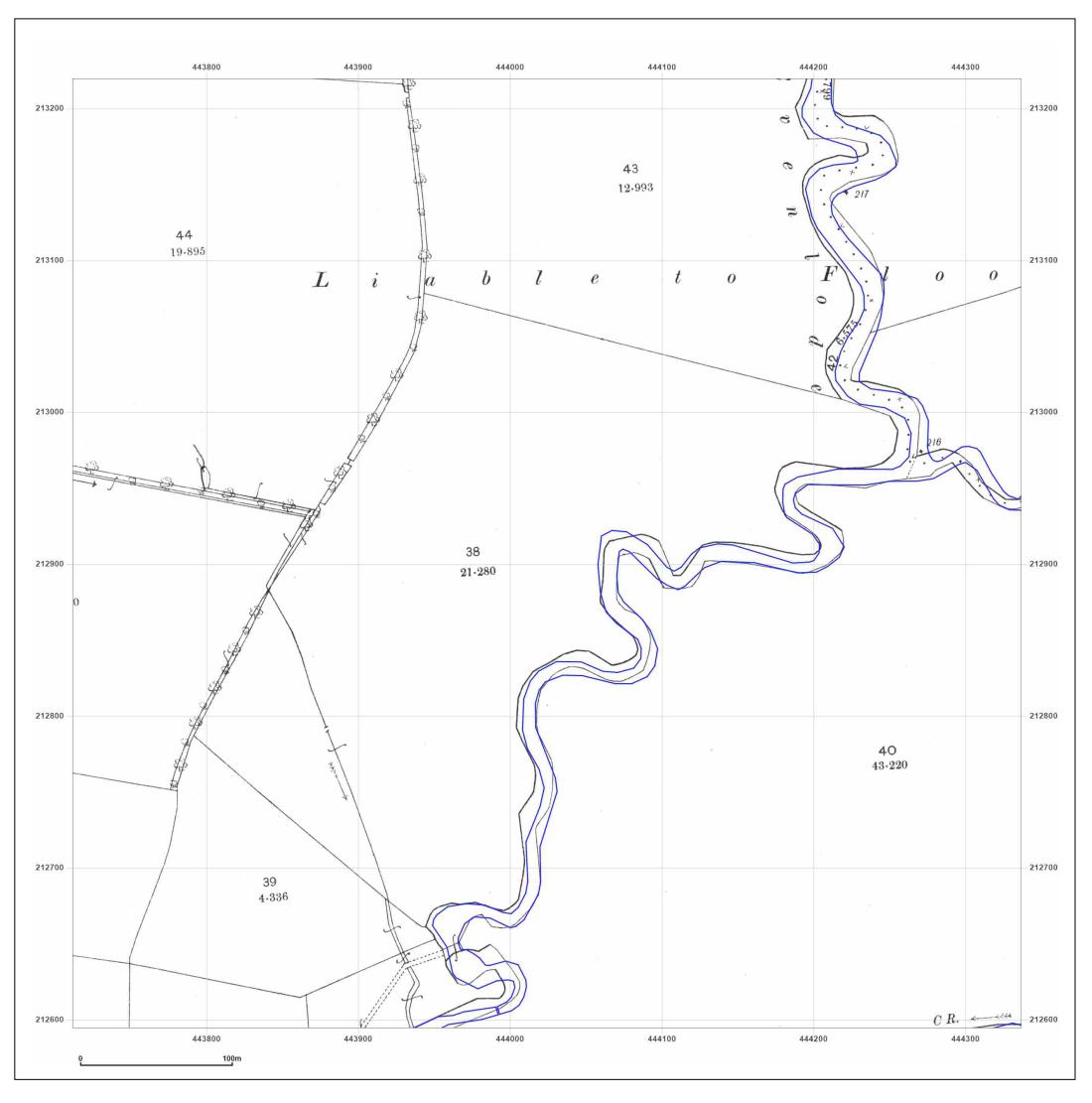
Surveyed 1881 Revised 1881 Edition N/A Copyright N/A Levelled N/A



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M



Site Details:

Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_3 444024, 212907	_5
Map Name:	County Series	N
Map date:	1899	W F
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Printed at:	1:2,500	S

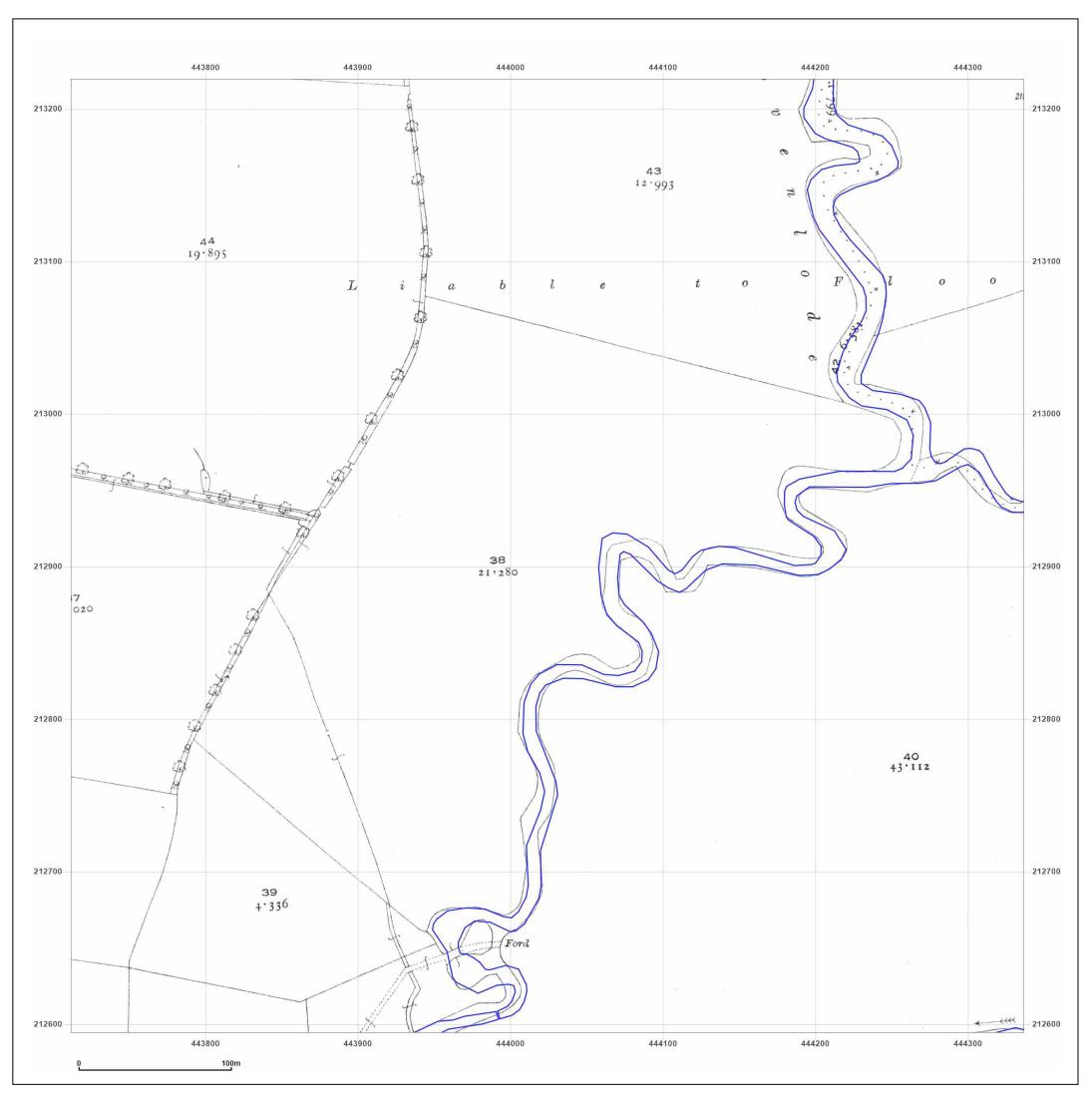
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Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_3 444024, 212907	3_5
Map Name:	County Series	Ν
Map date:	1921	
Scale:	1:2,500	
Printed at:	1:2,500	S

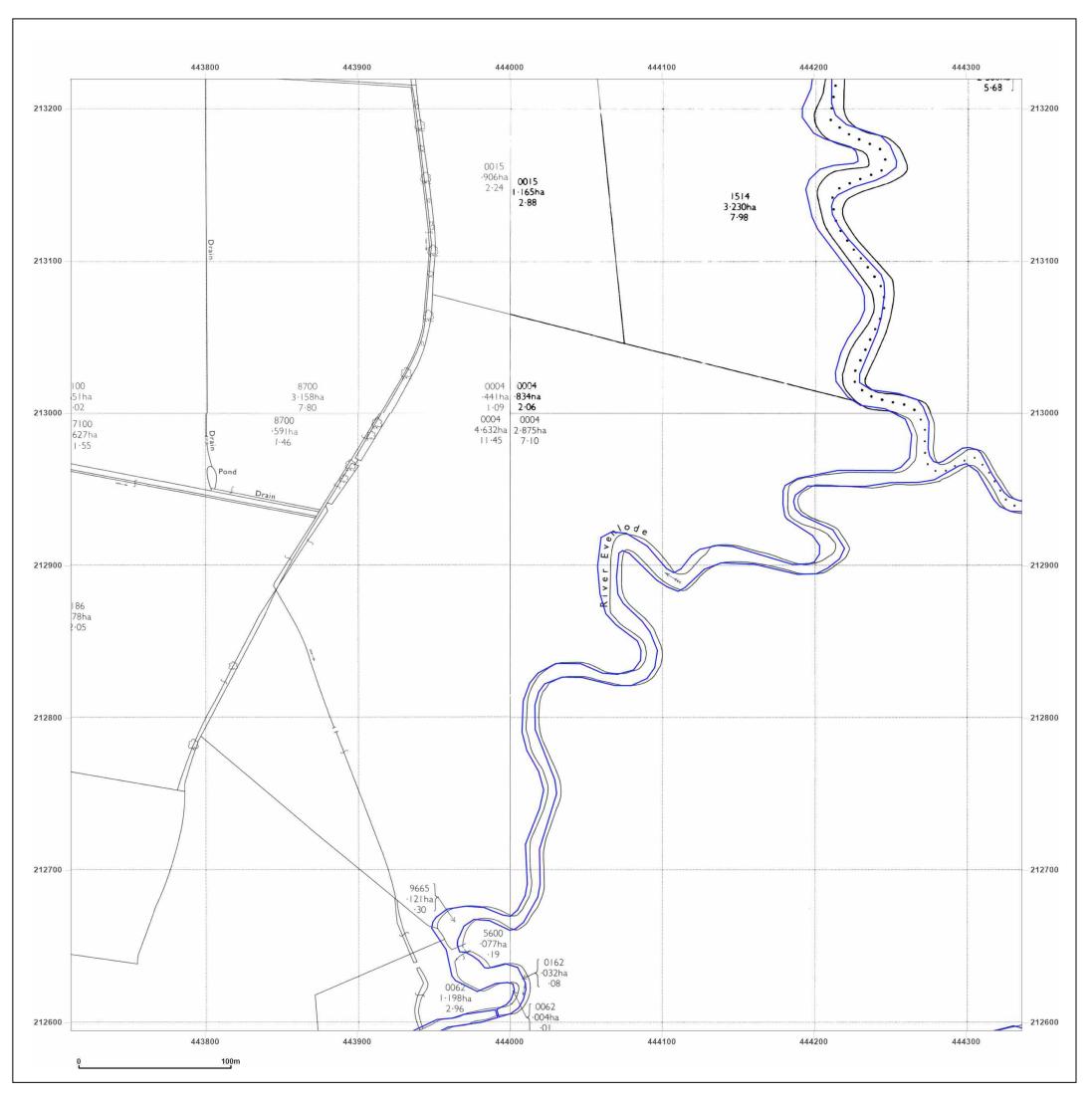
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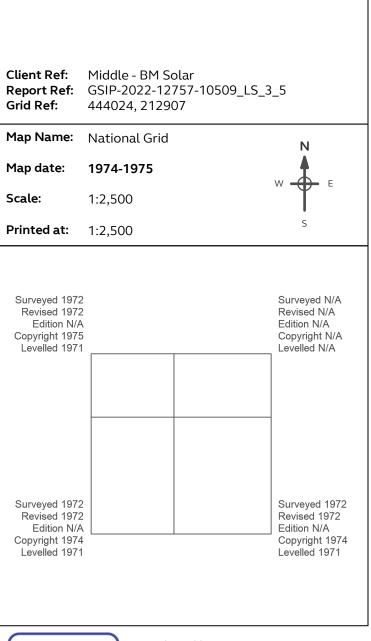
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Middle - BM Solar

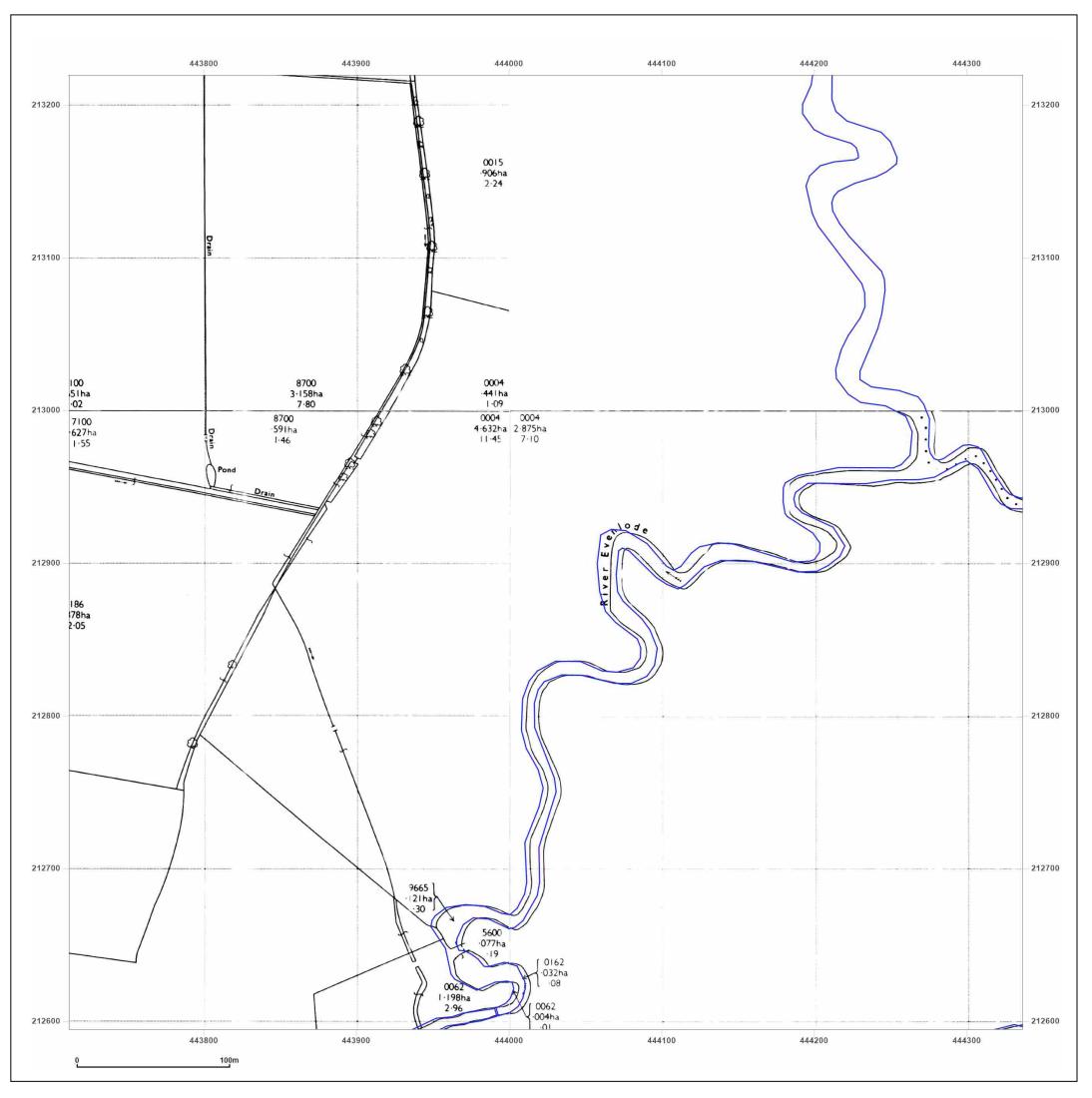




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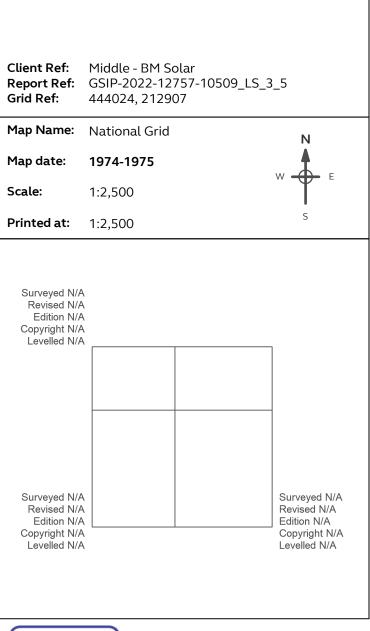
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Middle - BM Solar

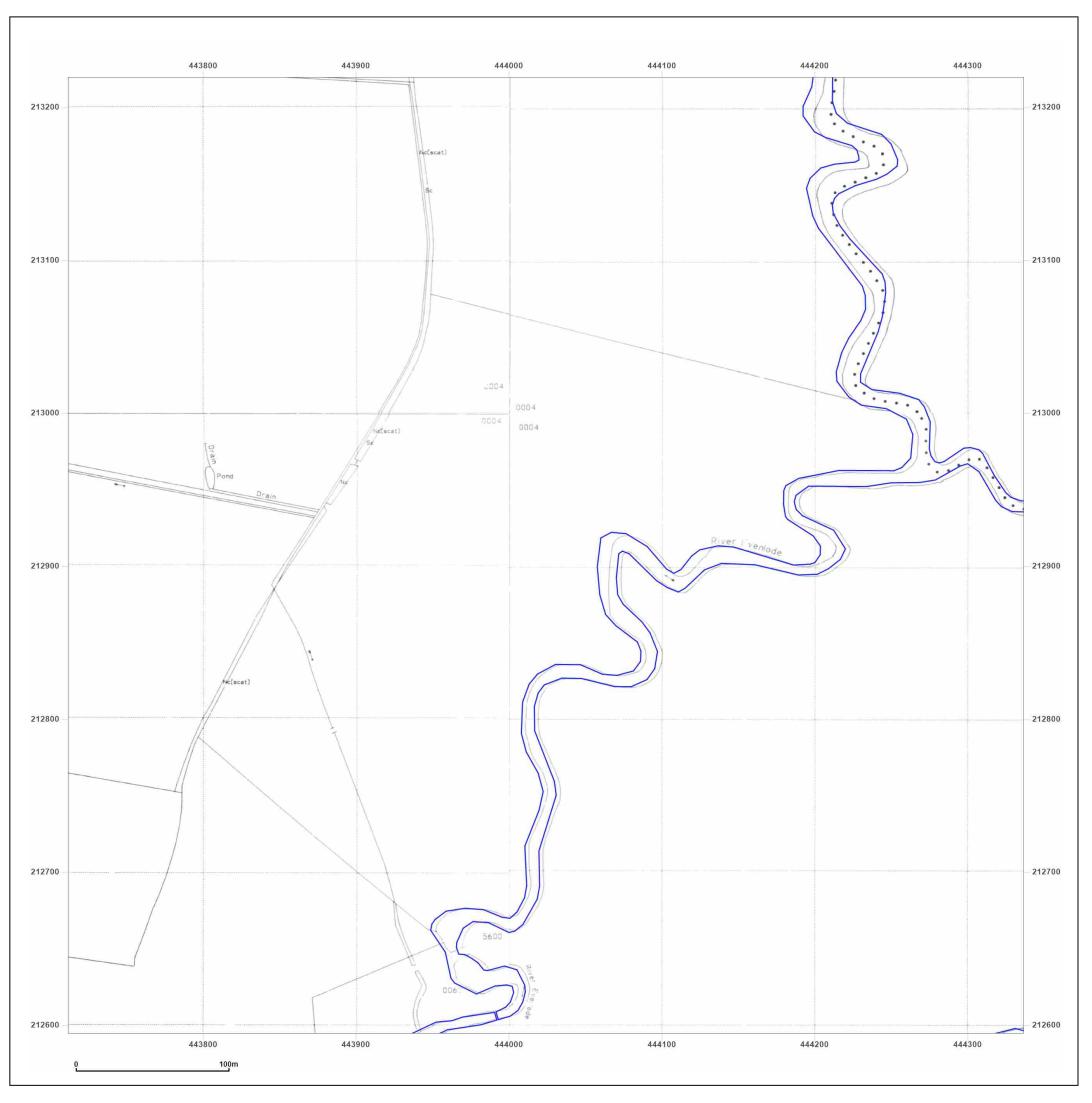




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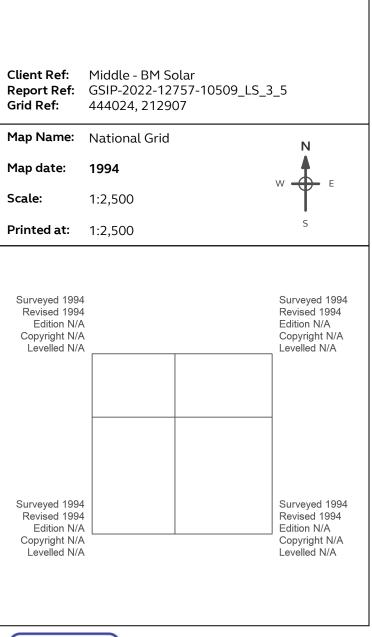
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Middle - BM Solar

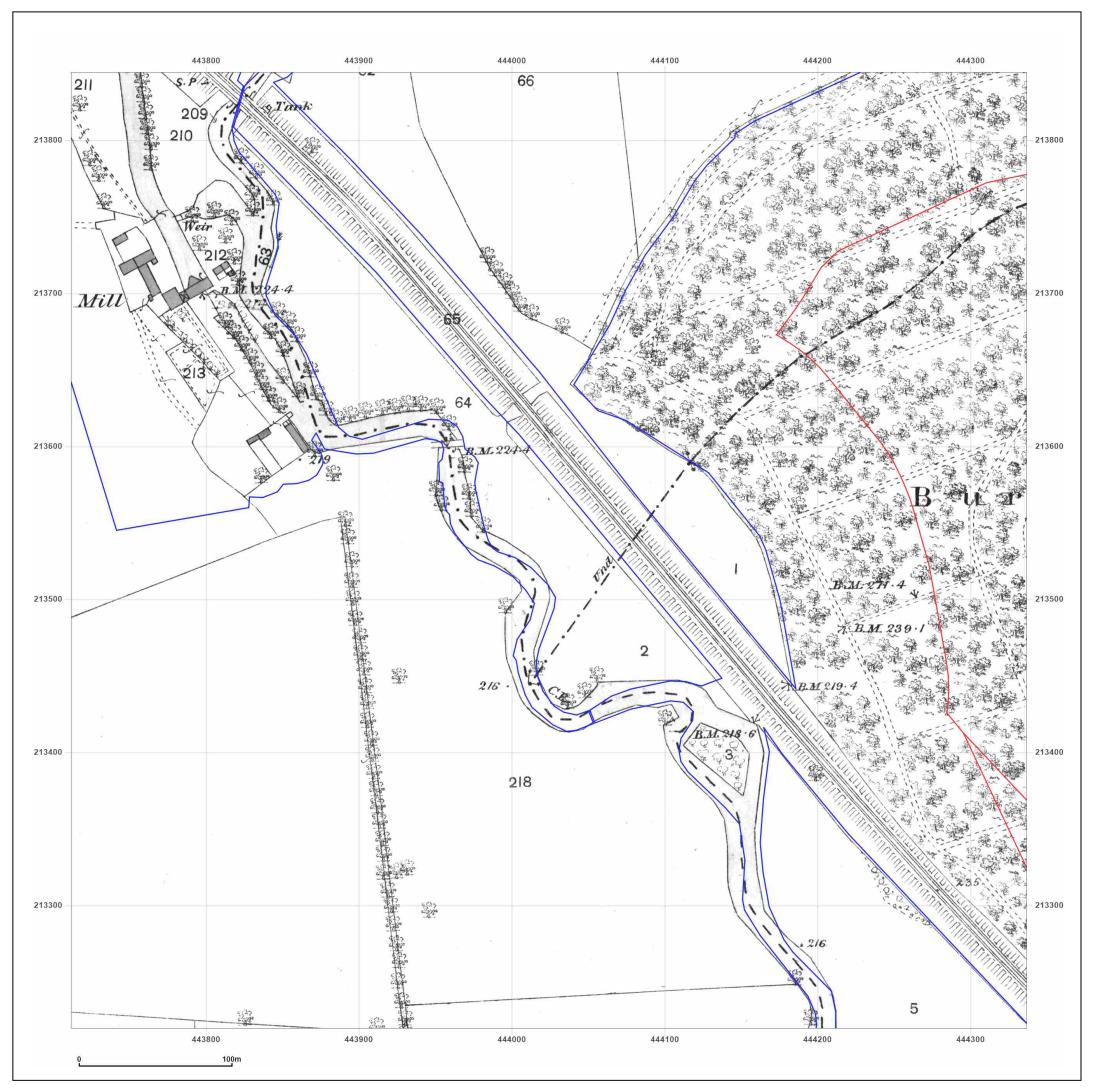




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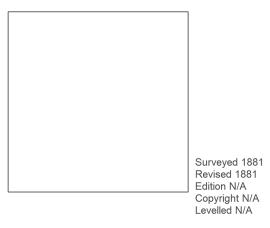
Production date: 25 May 2022





Middle - BM Solar

	Middle - BM Solar GSIP-2022-12757-10509_LS_3_6 444024, 213532
Map Name:	County Series N
Map date:	1881 w
Scale:	1:2,500
Printed at:	1:2,500 ^S

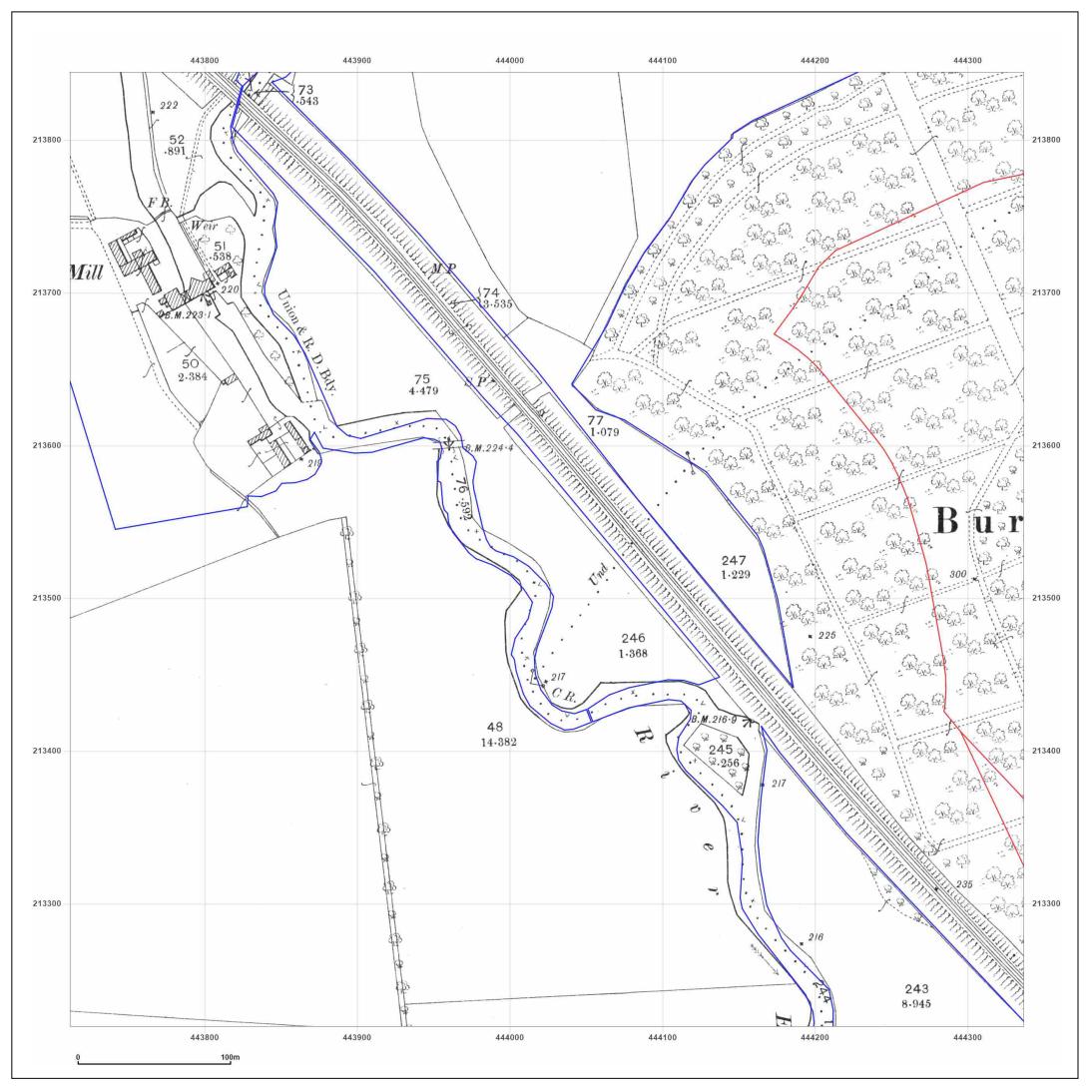




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Production date: 25 May 2022



Μ



Site Details:

Middle - BM Solar

	Middle - BM Solar GSIP-2022-12757-10509_LS_3_6 444024, 213532
Map Name:	County Series N
Map date:	1899 w 🖡 E
Scale:	1:2,500
Printed at:	1:2,500 ^S

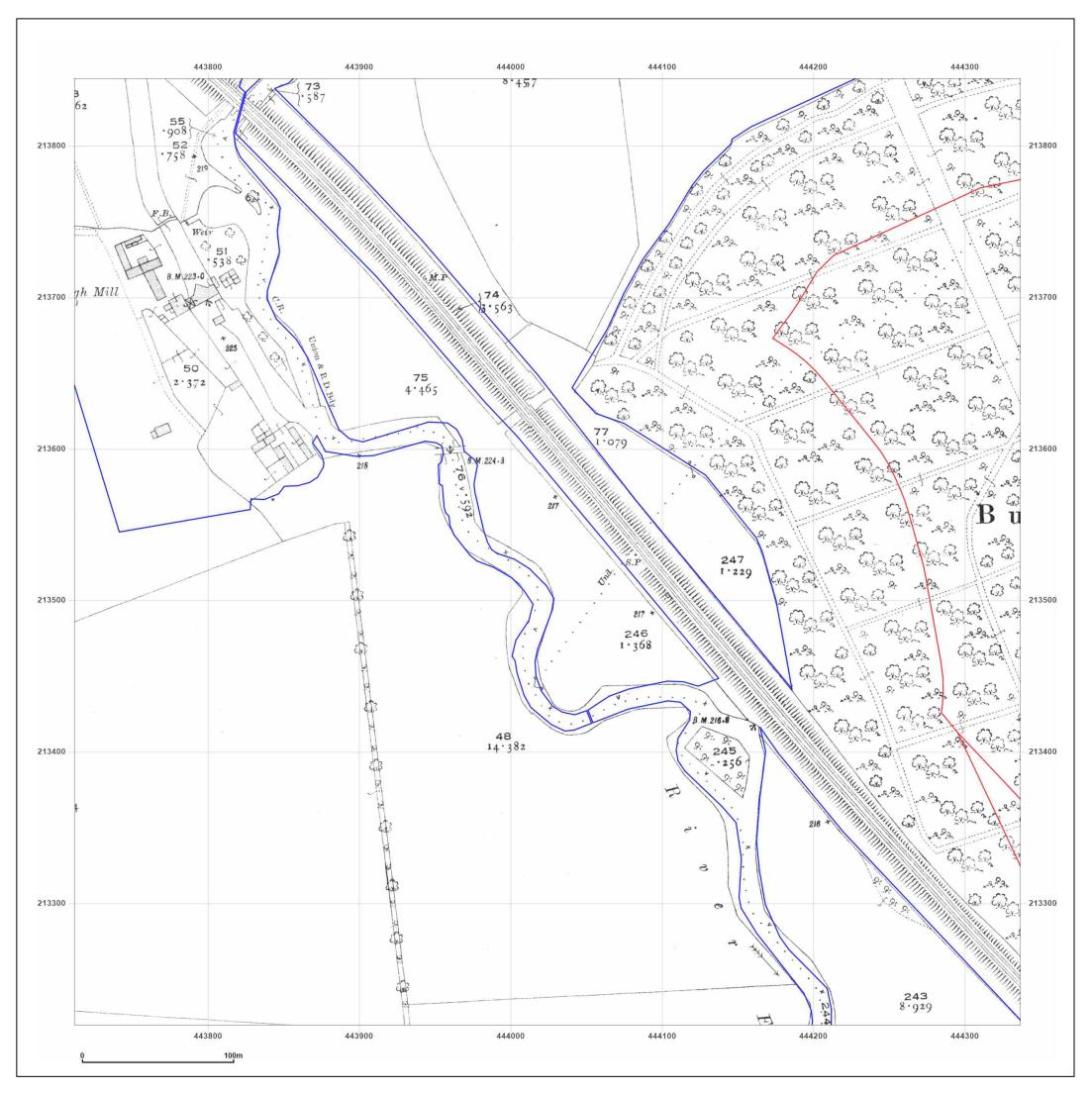
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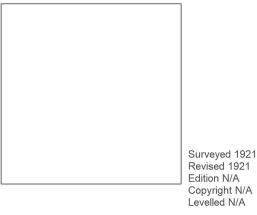
Production date: 25 May 2022





Middle - BM Solar

	Middle - BM Solar GSIP-2022-12757-10509_LS_3_6 444024, 213532
Map Name:	County Series N
Map date:	1921 w E
Scale:	1:2,500
Printed at:	1:2,500 ^S

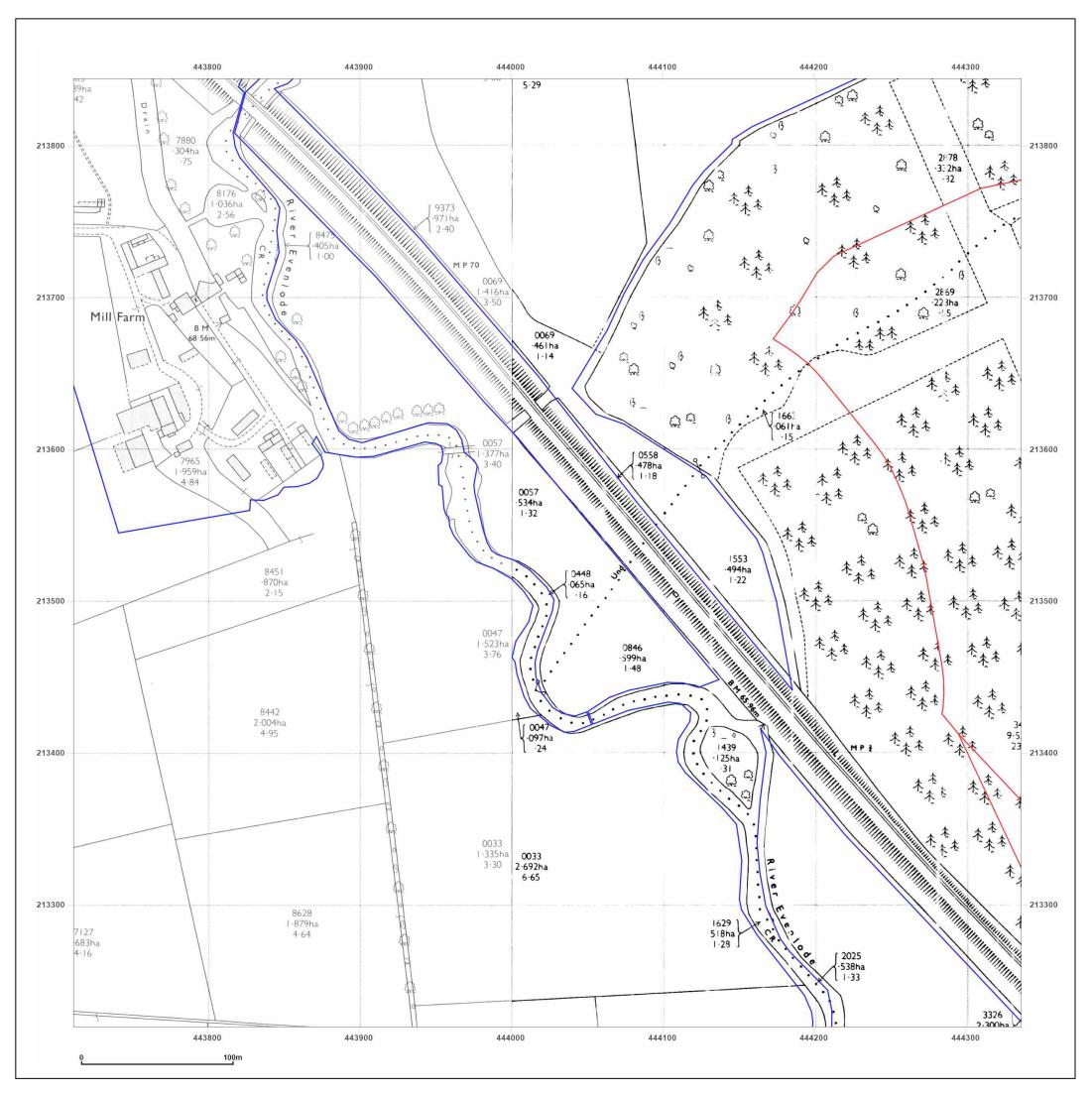




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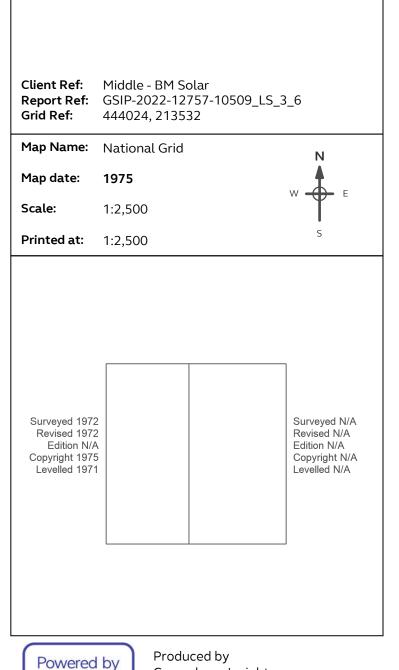
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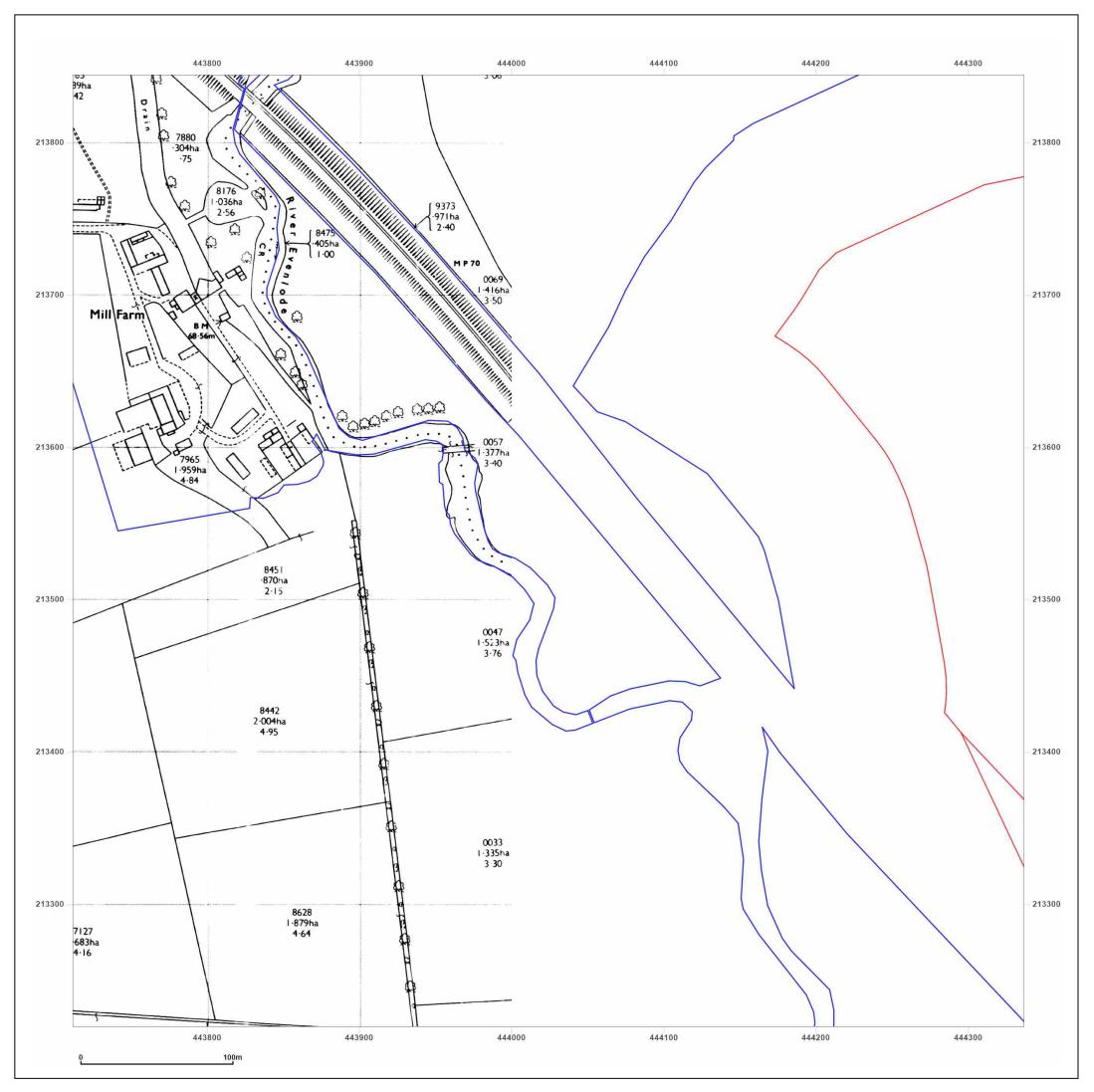
Middle - BM Solar



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Middle - BM Solar

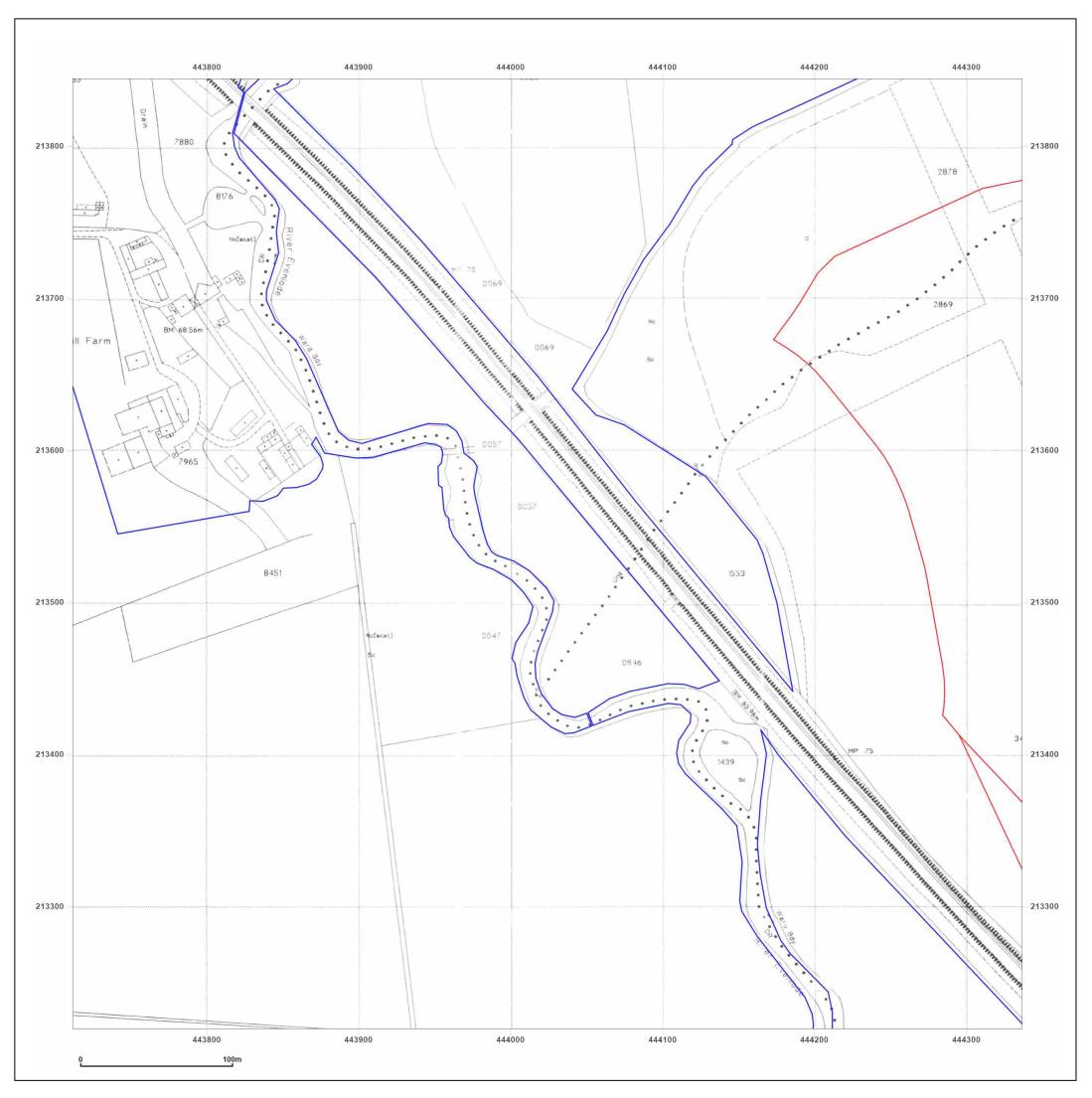
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Map date:	1975 w
Scale:	1:2,500
Printed at:	1:2,500 ^S
Surveyed N// Revised N// Edition N// Copyright N// Levelled N//	



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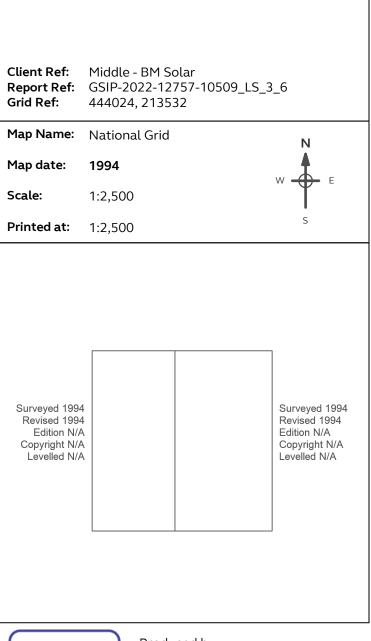
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Middle - BM Solar

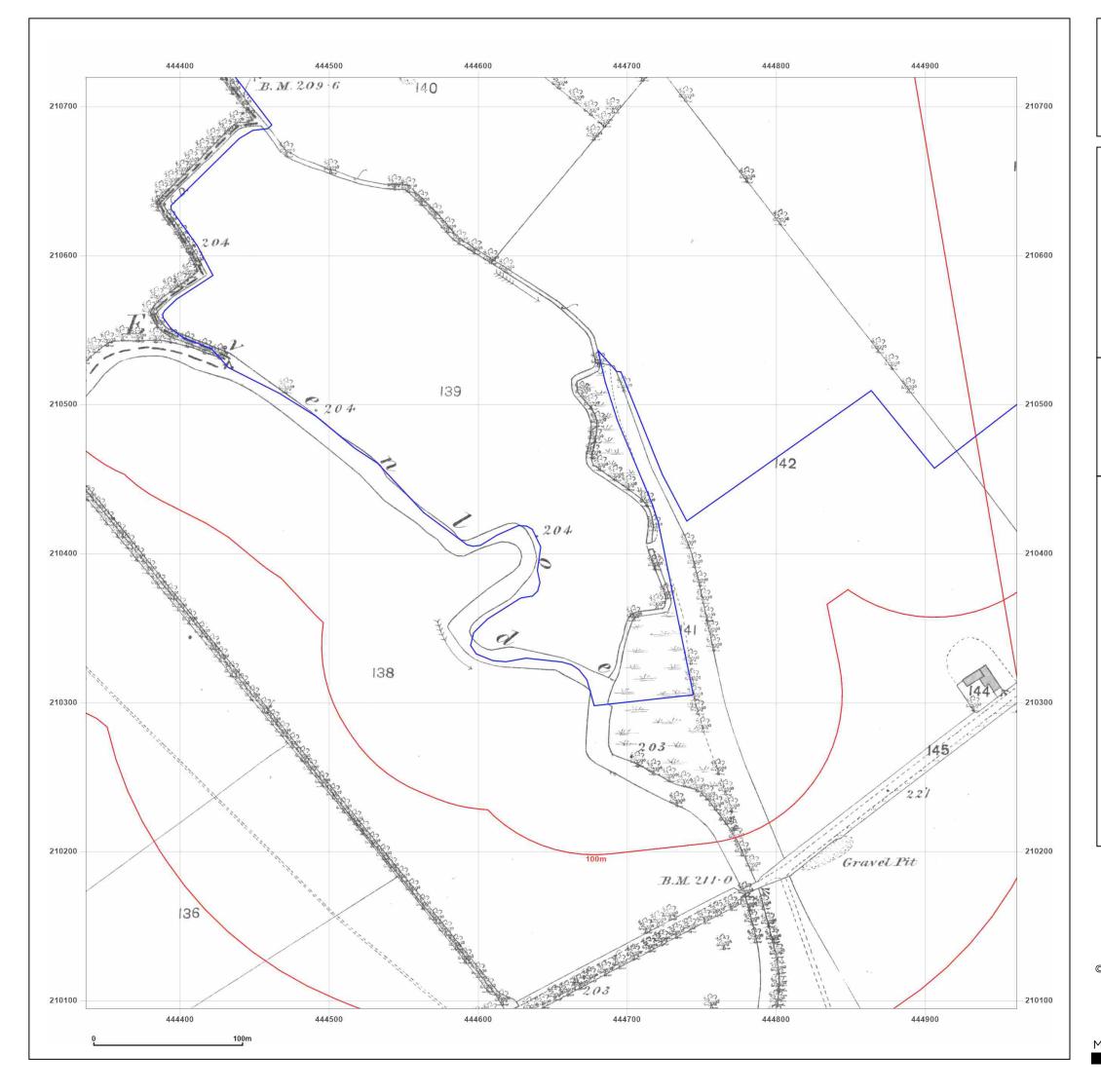




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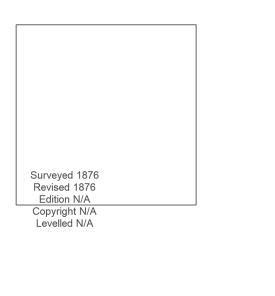
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 210407	4_1
Map Name:	County Series	Ν
Map date:	1876	W F
Scale:	1:2,500	T T
Printed at:	1:2,500	S

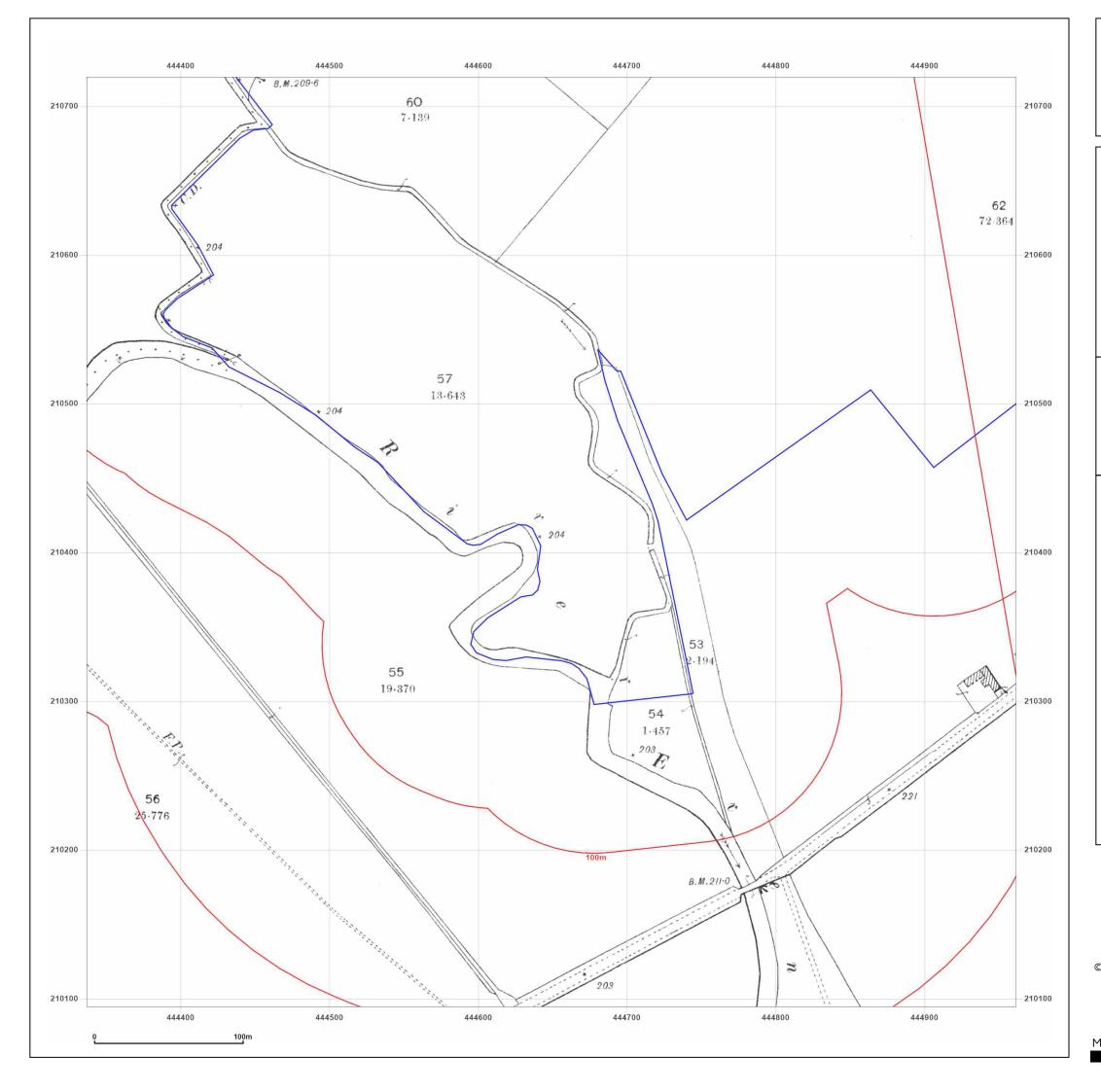




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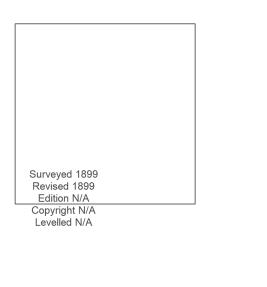
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 210407	¥_1
Map Name:	County Series	Ν
Map date:	1899	
Scale:	1:2,500	Ť
Printed at:	1:2,500	S

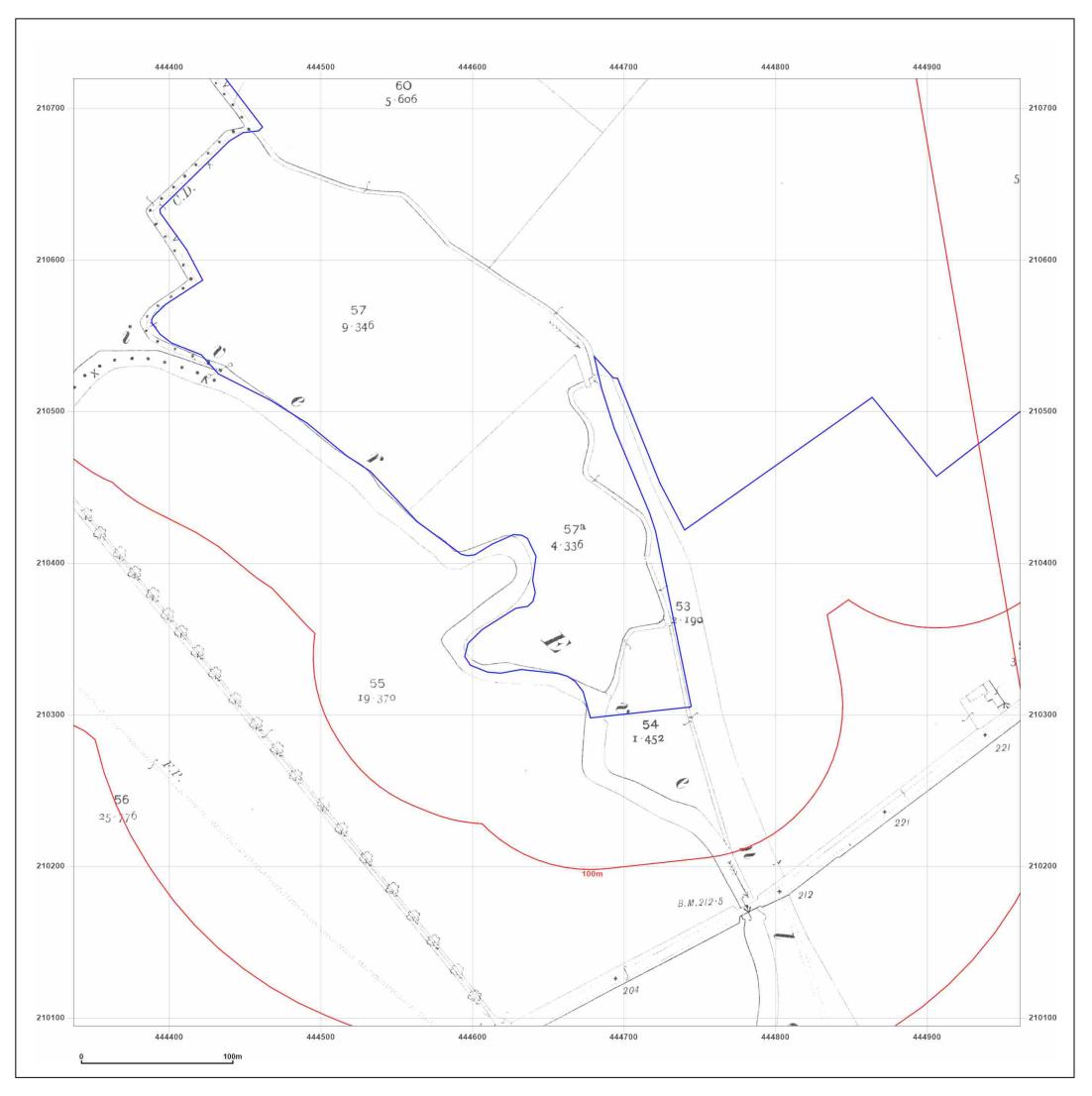




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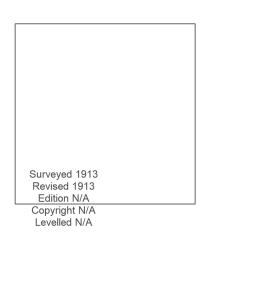
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 210407	_1
Map Name:	County Series	Ν
Map date:	1913	
Scale:	1:2,500	Ϋ́Τ
Printed at:	1:2,500	S

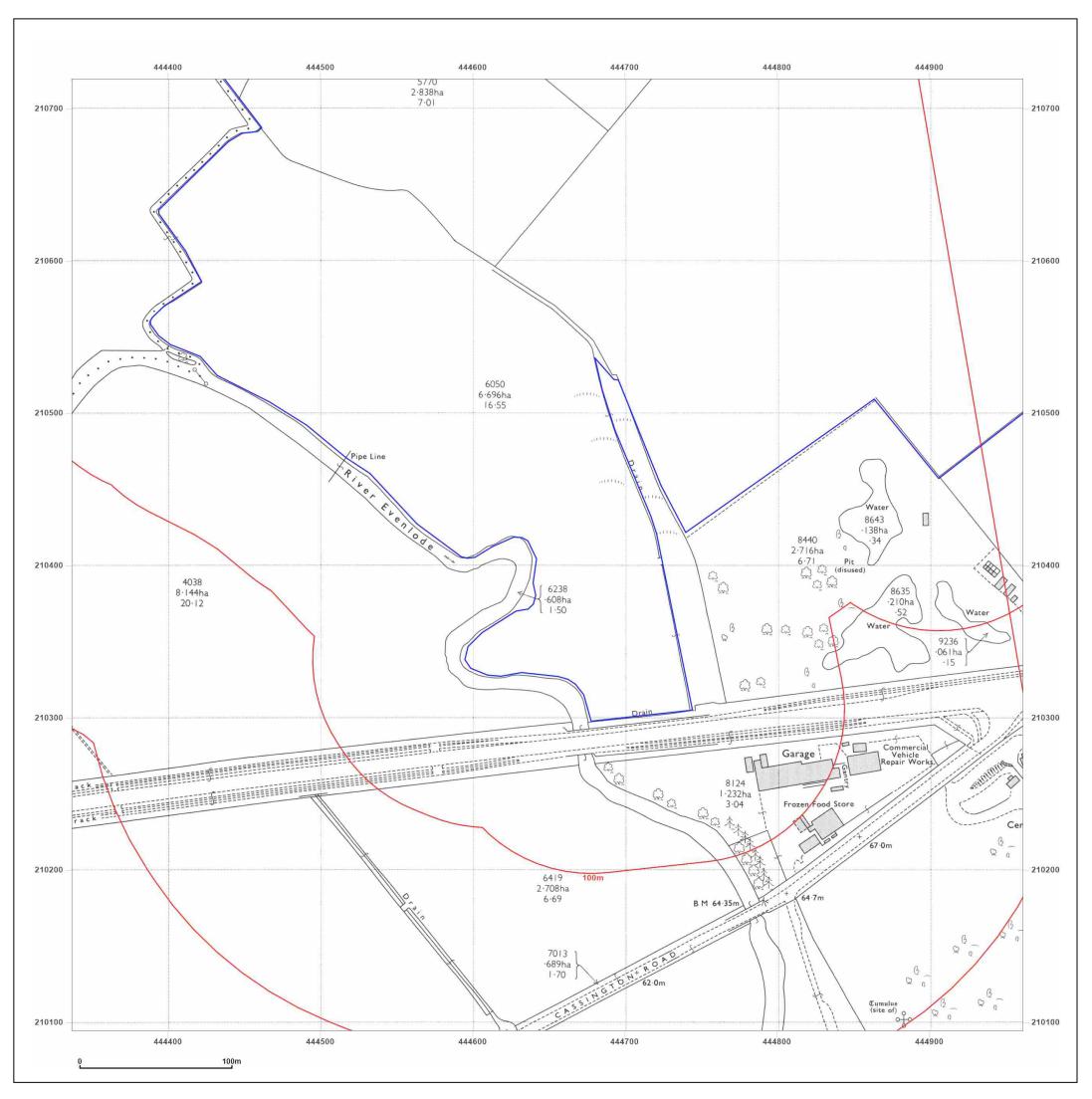




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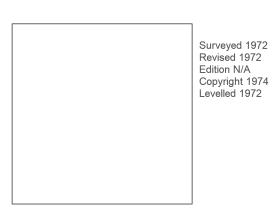
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4_1 444649, 210407
Map Name:	National Grid N
Map date:	1974
Scale:	1:2,500
Printed at:	1:2,500 s

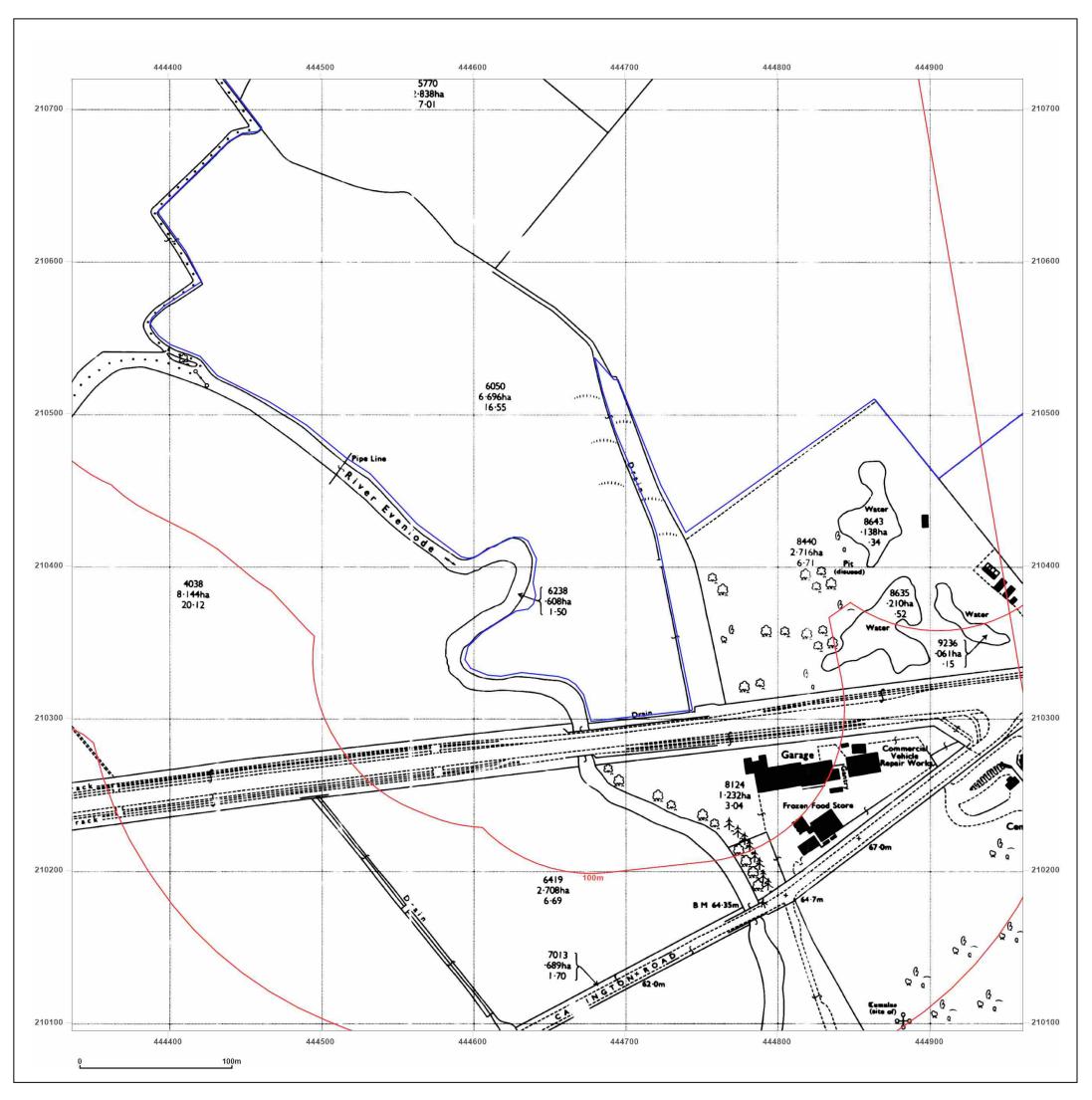




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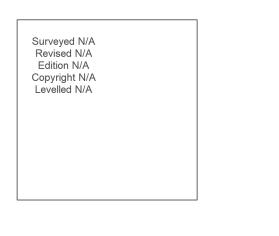
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 210407	4_1
Map Name:	National Grid	N
Map date:	1974	W F
Scale:	1:2,500	" T -
Printed at:	1:2,500	S

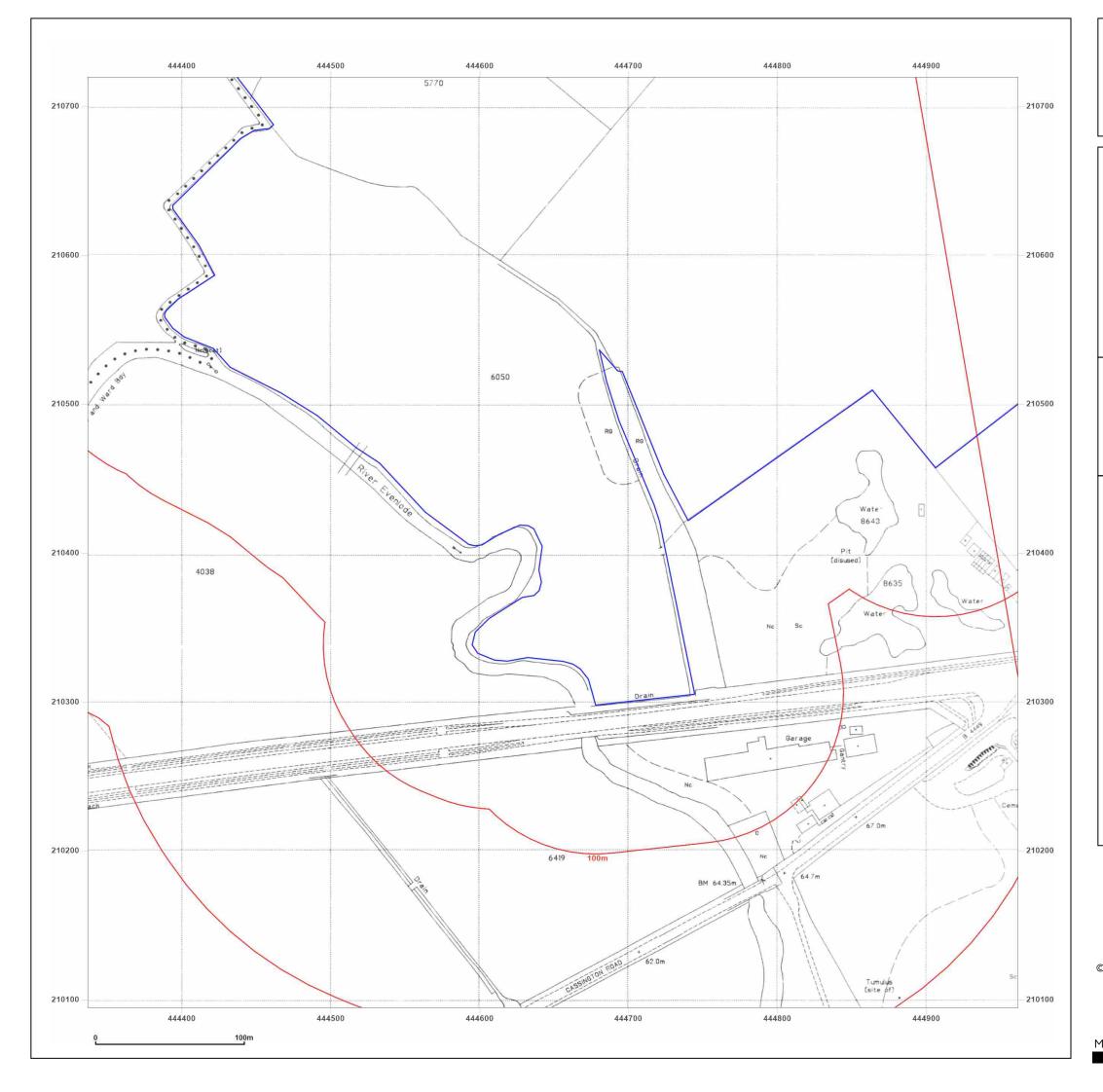




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Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 210407	L_1
Map Name:	National Grid	N
Map date:	1994	
Scale:	1:2,500	Ť
Printed at:	1:2,500	S

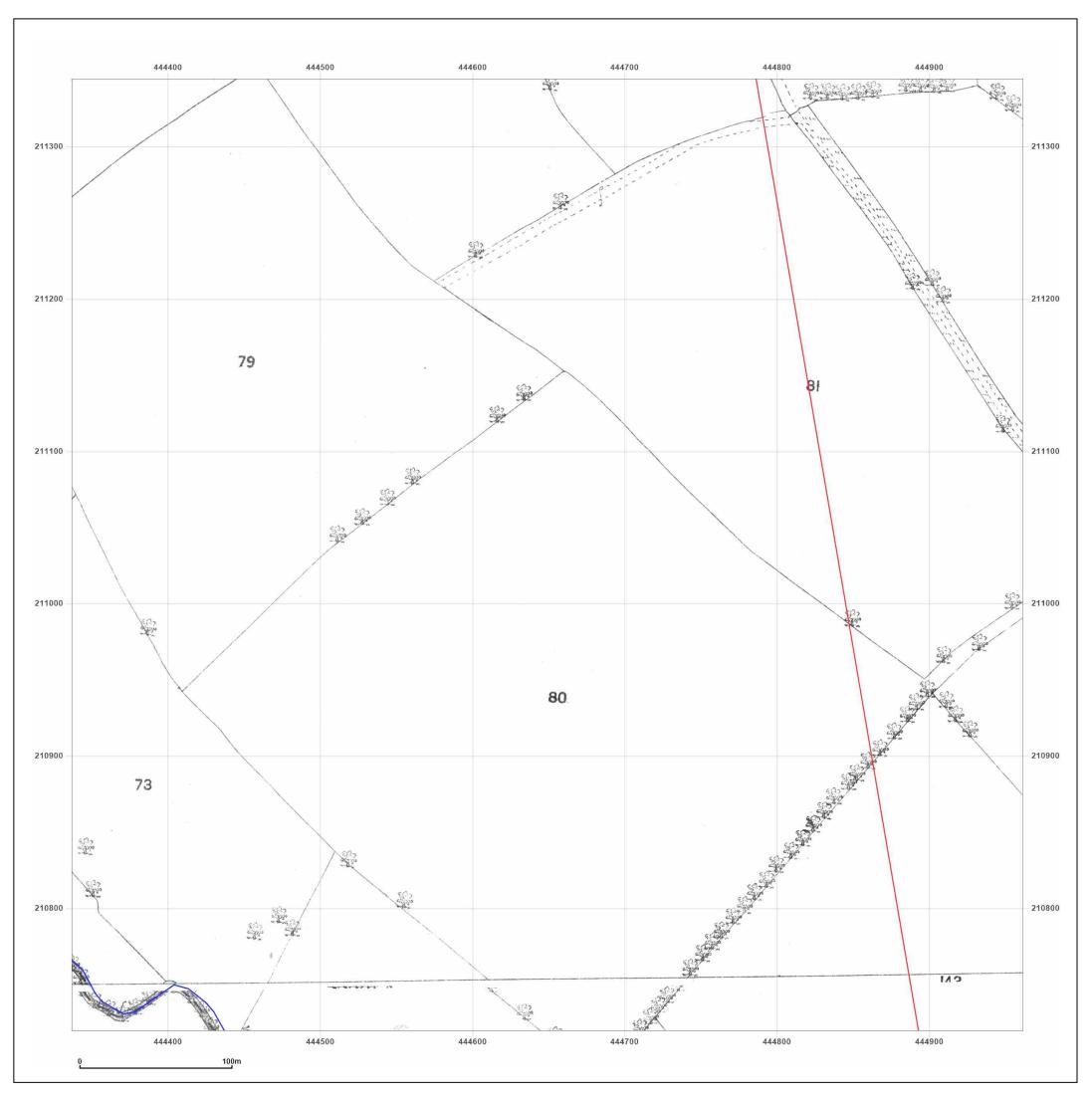
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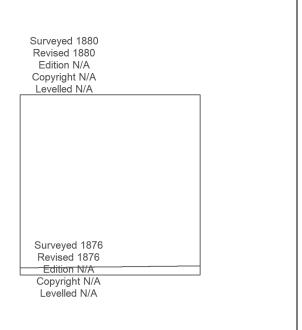
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 211032	_2
Map Name:	County Series	N
Map date:	1876-1880	
Scale:	1:2,500	Ť
Printed at:	1:2,500	S

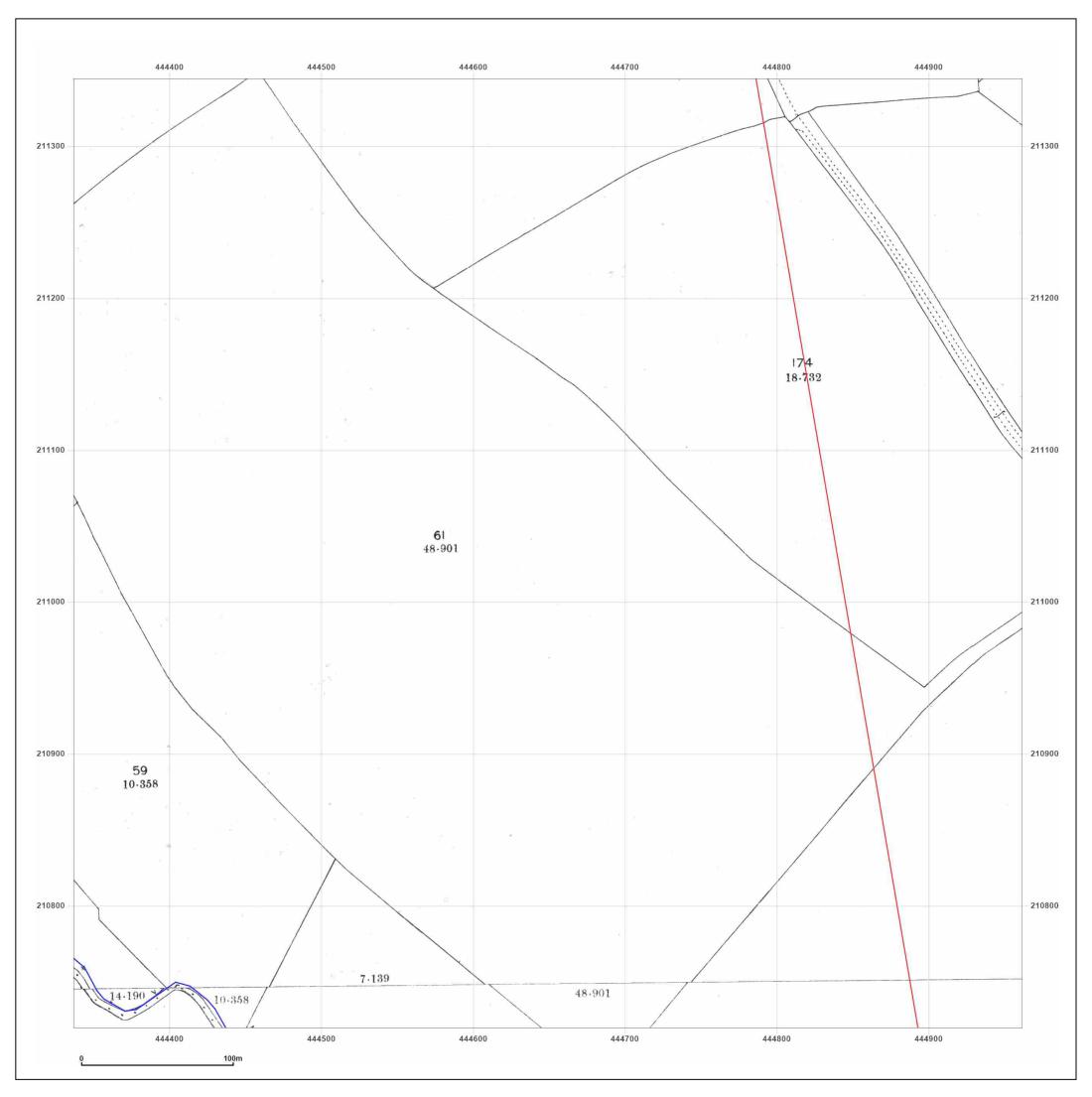




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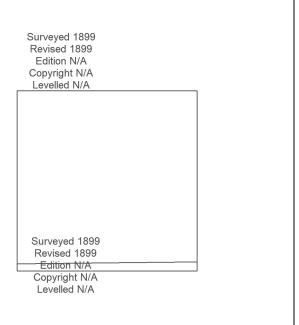
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 211032	4_2
Map Name:	County Series	Ν
Map date:	1899	W F
Scale:	1:2,500	
Printed at:	1:2,500	S

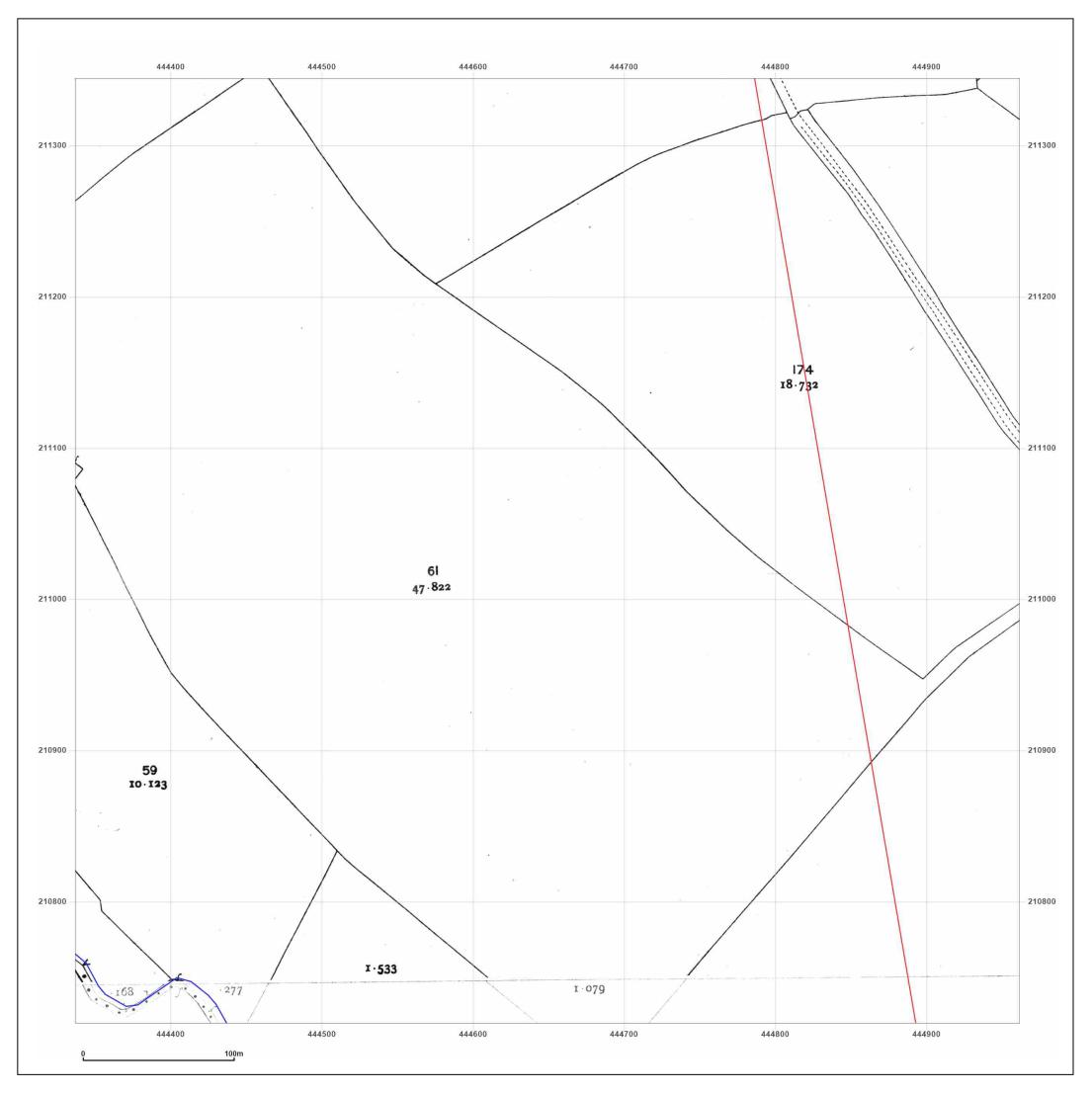




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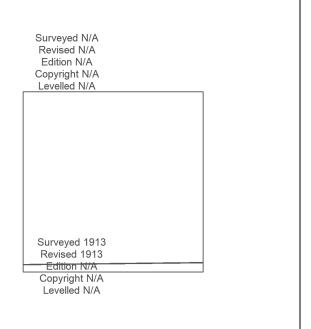
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Production date: 25 May 2022





Middle - BM Solar

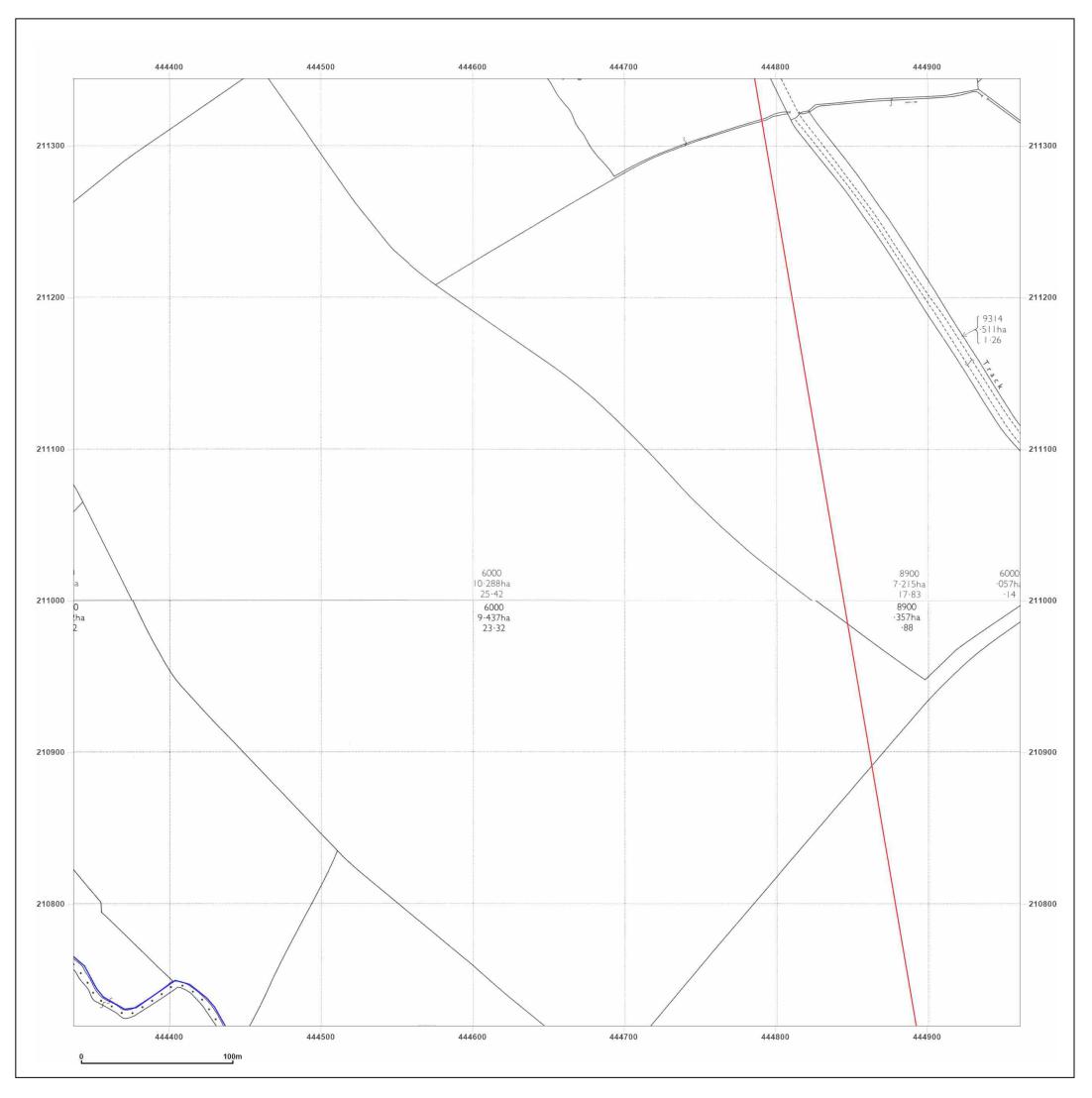




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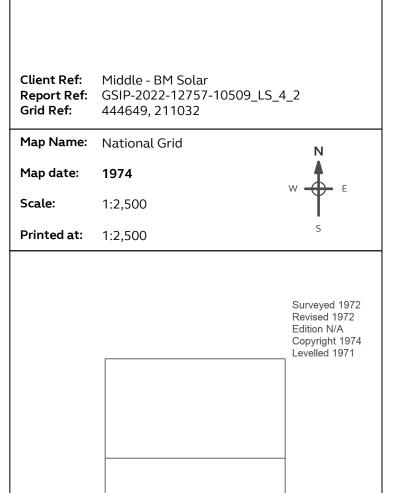
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Middle - BM Solar



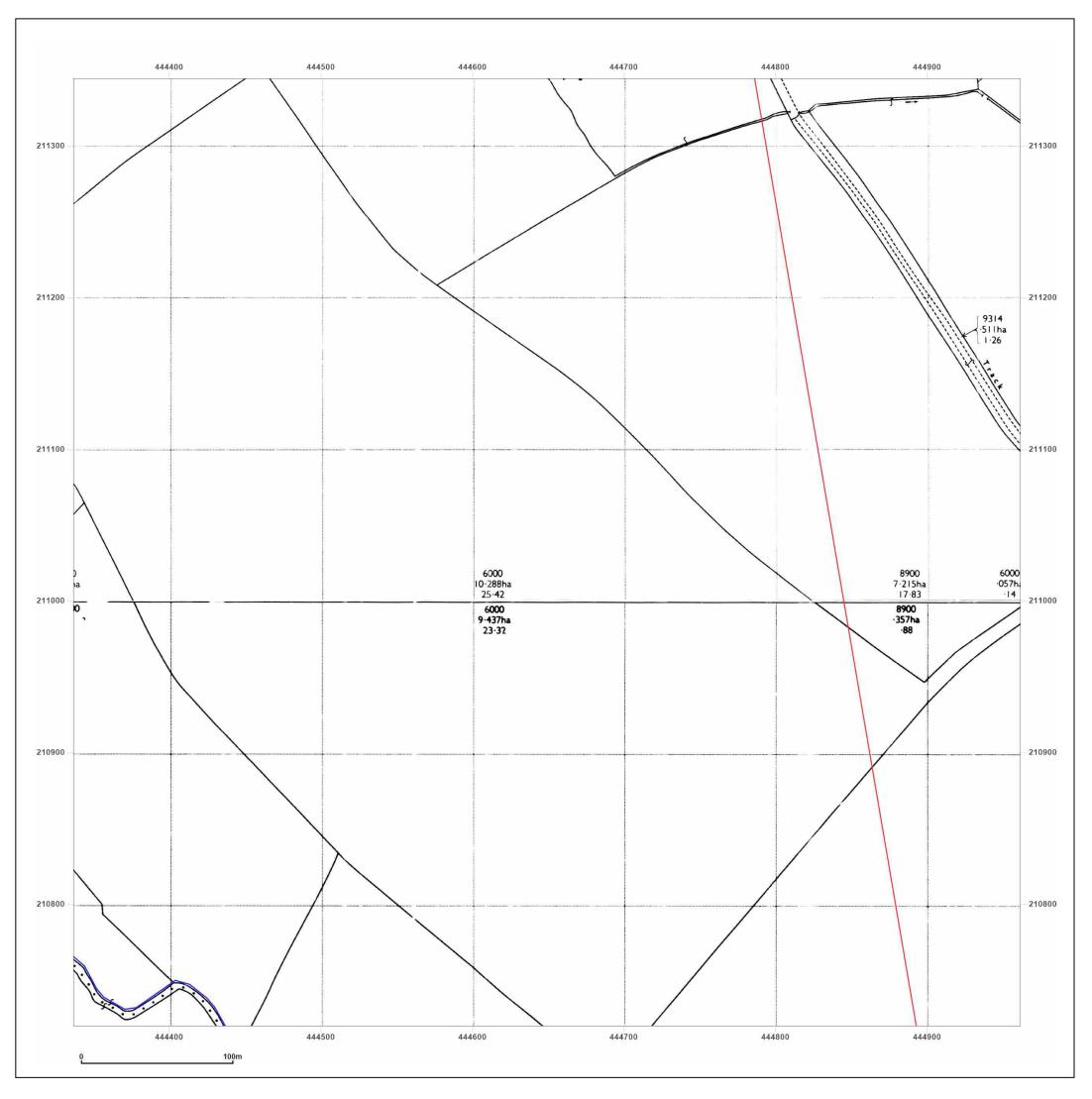
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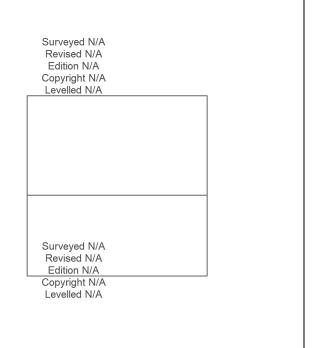
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 211032	L_2
Map Name:	National Grid	N
Map date:	1974	
Scale:	1:2,500	
Printed at:	1:2,500	S

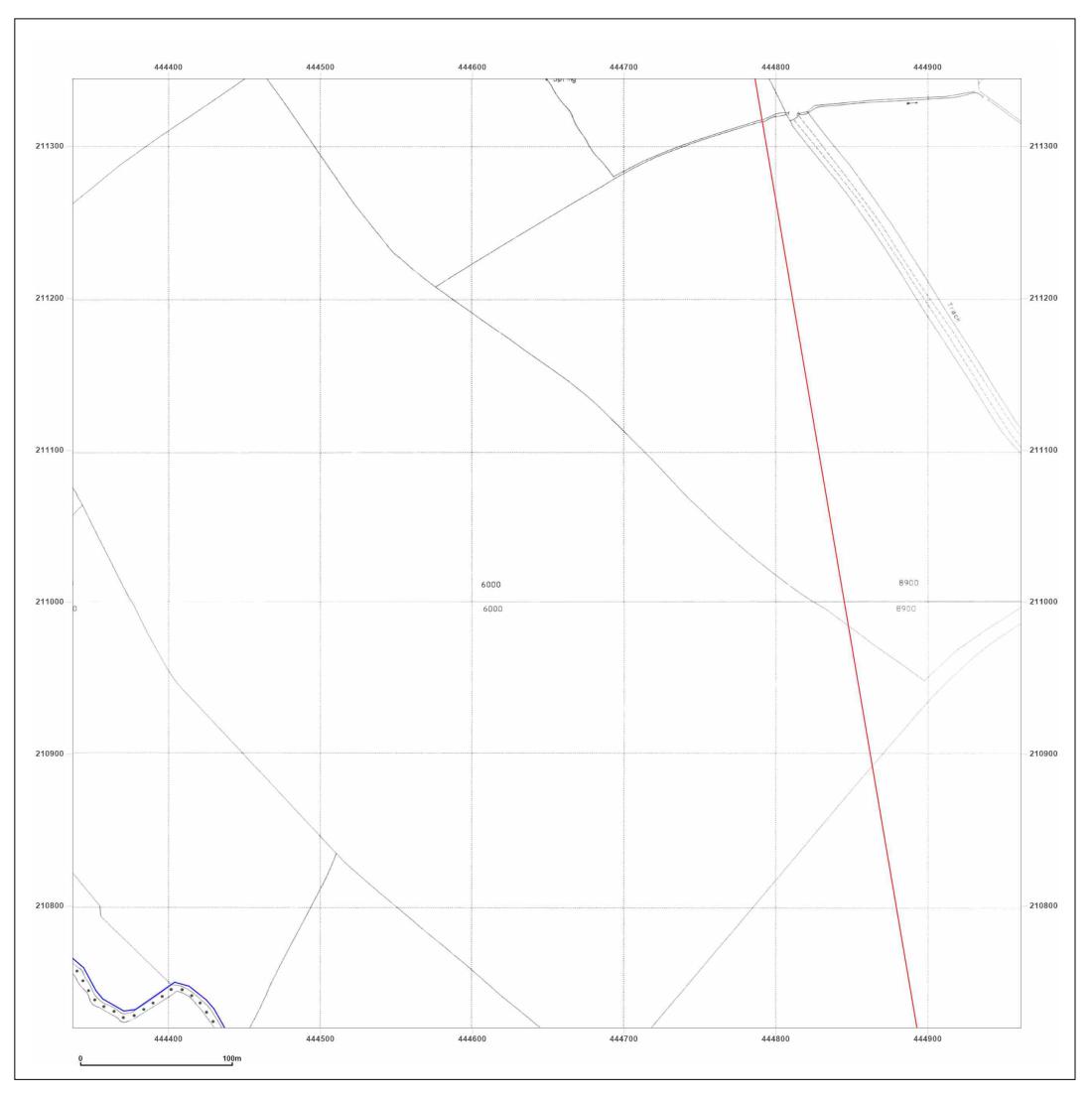




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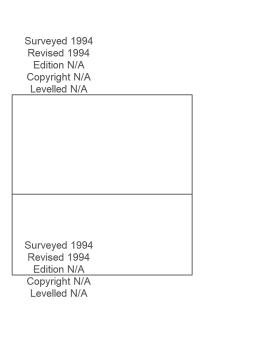
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Site Details:

Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 211032	4_2
Map Name:	National Grid	Ν
Map date:	1994	W F
Scale:	1:2,500	
Printed at:	1:2,500	S

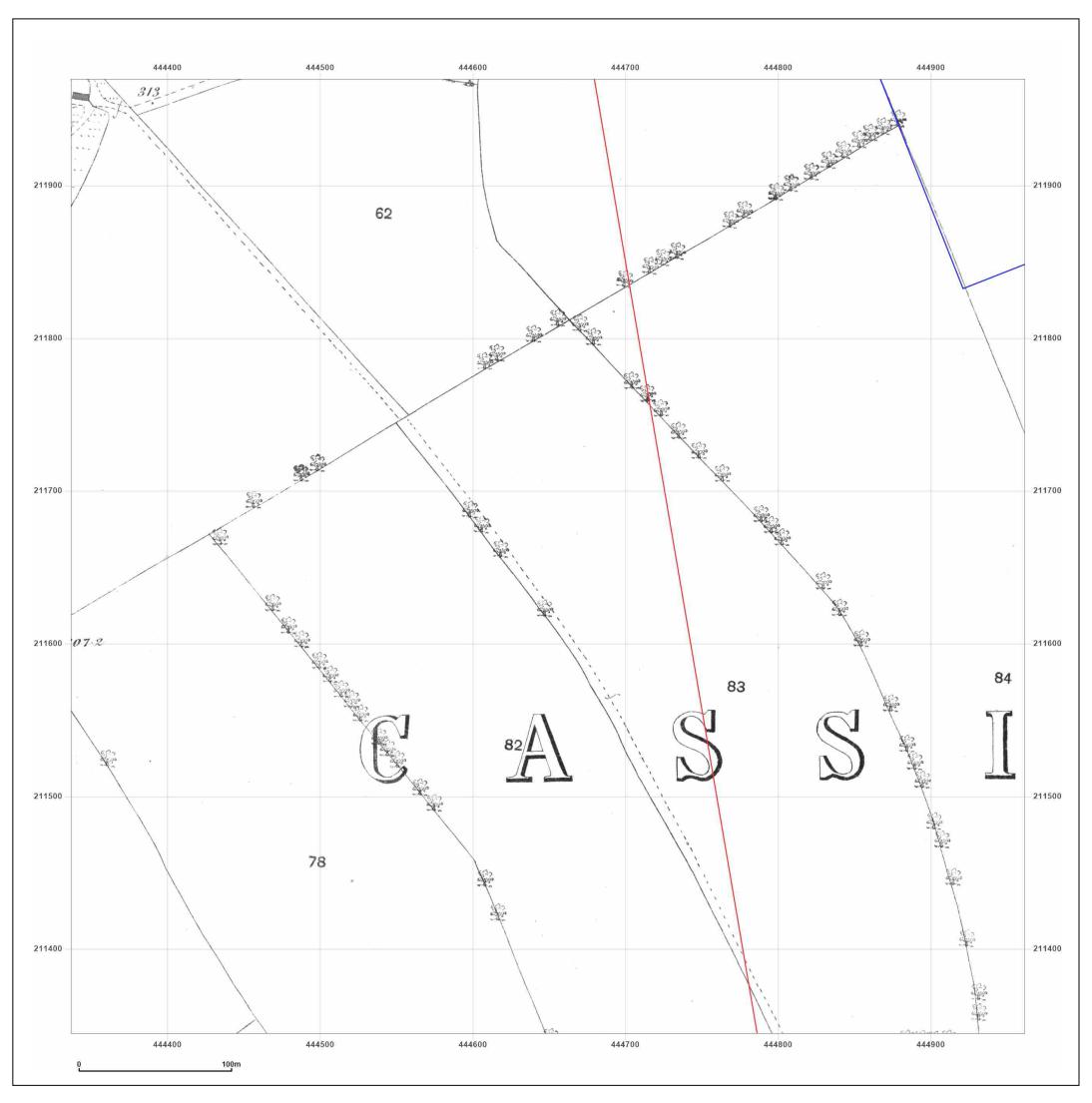




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Production date: 25 May 2022



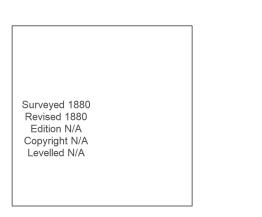
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Site Details:

Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 211657	4_3
Map Name:	County Series	Ν
Map date:	1880	W F
Scale:	1:2,500	
Printed at:	1:2,500	S

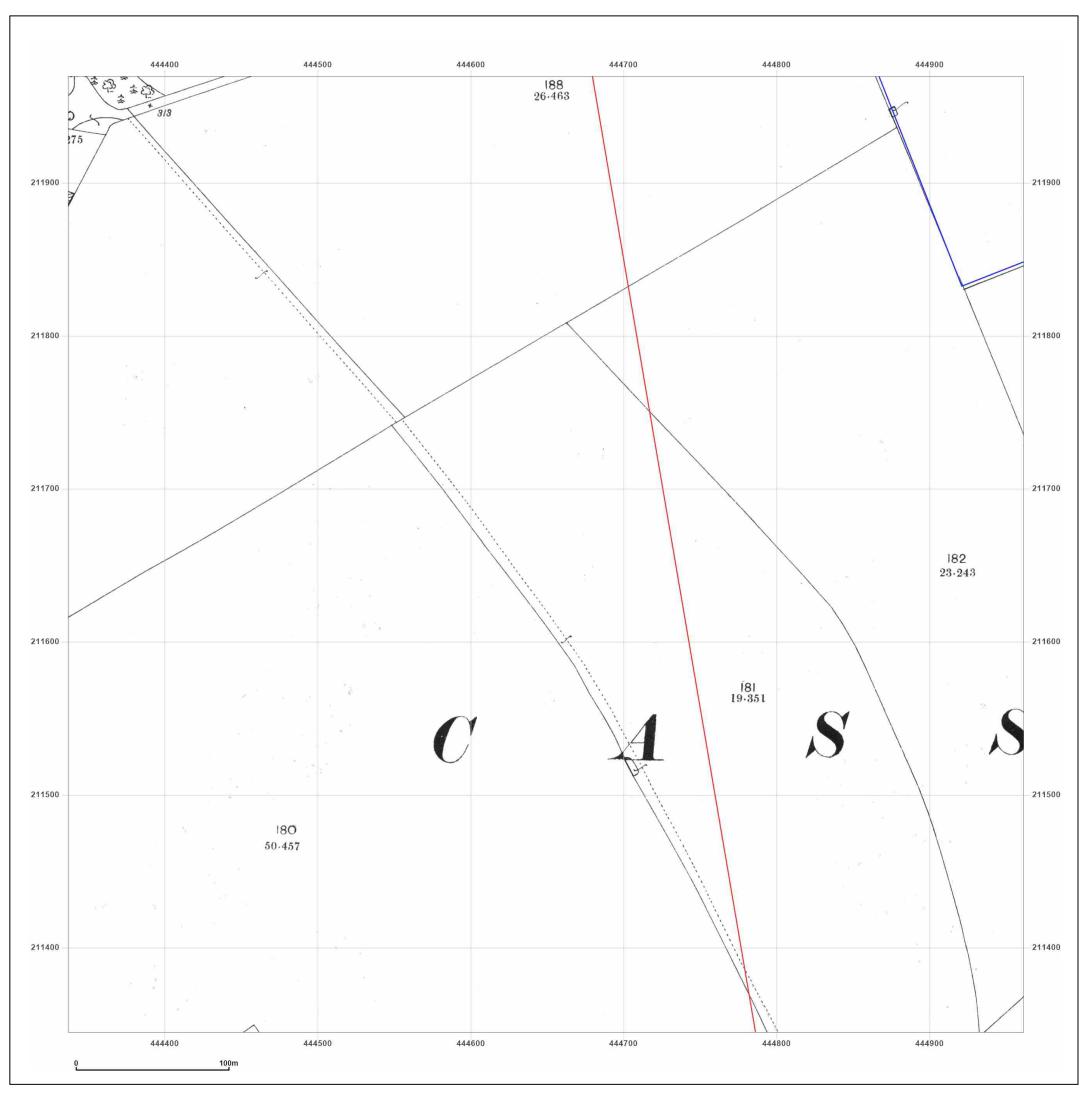




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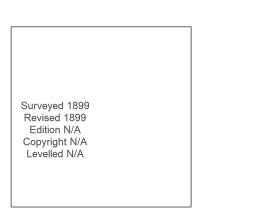
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Site Details:

Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_ 444649, 211657	4_3
Map Name:	County Series	N
Map date:	1899	
Scale:	1:2,500	" T
Printed at:	1:2,500	S

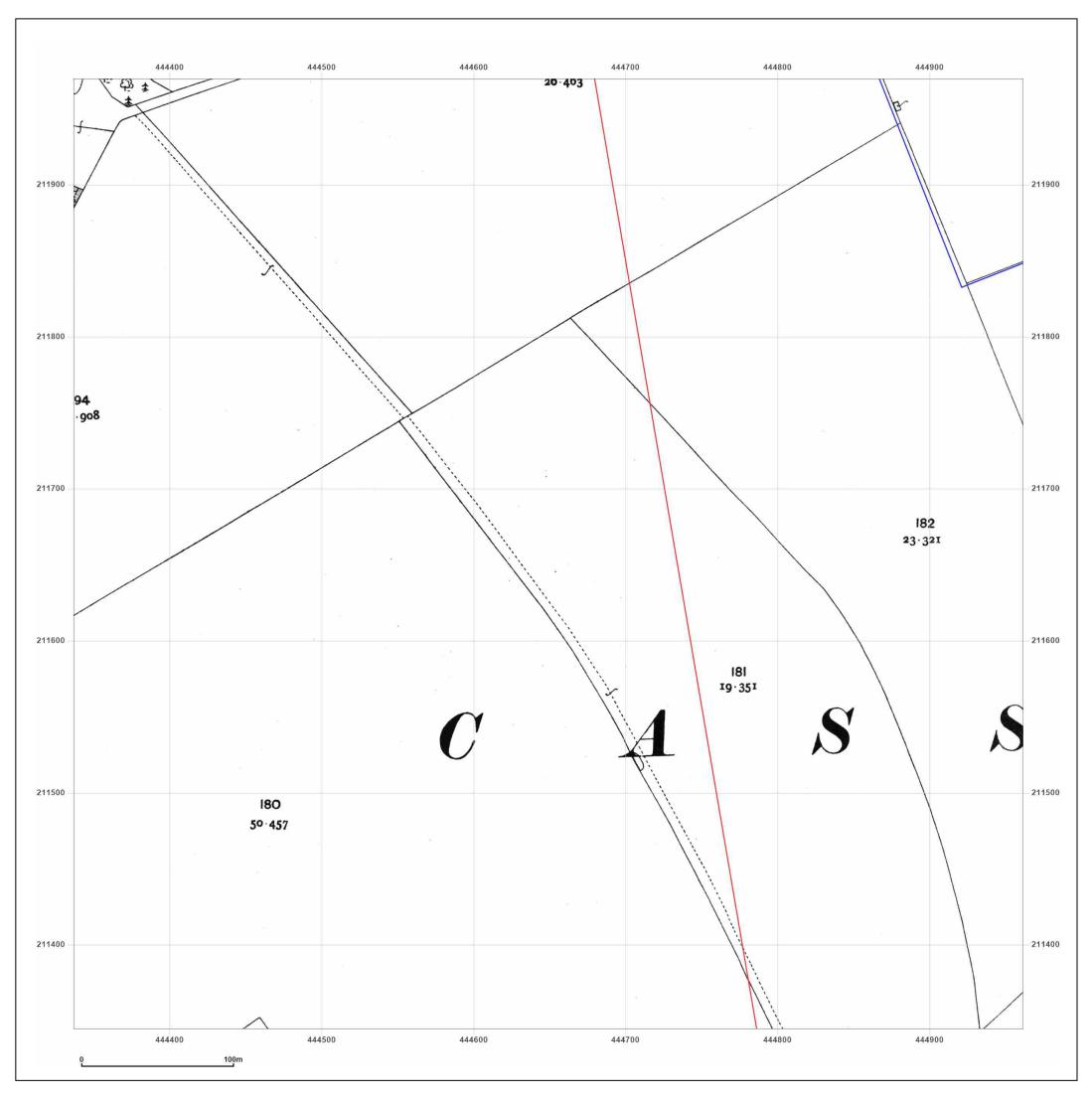




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Site Details:

Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 211657	I_3
Map Name:	County Series	N
Map date:	1911	
Scale:	1:2,500	Ψ <u></u>
Printed at:	1:2,500	S

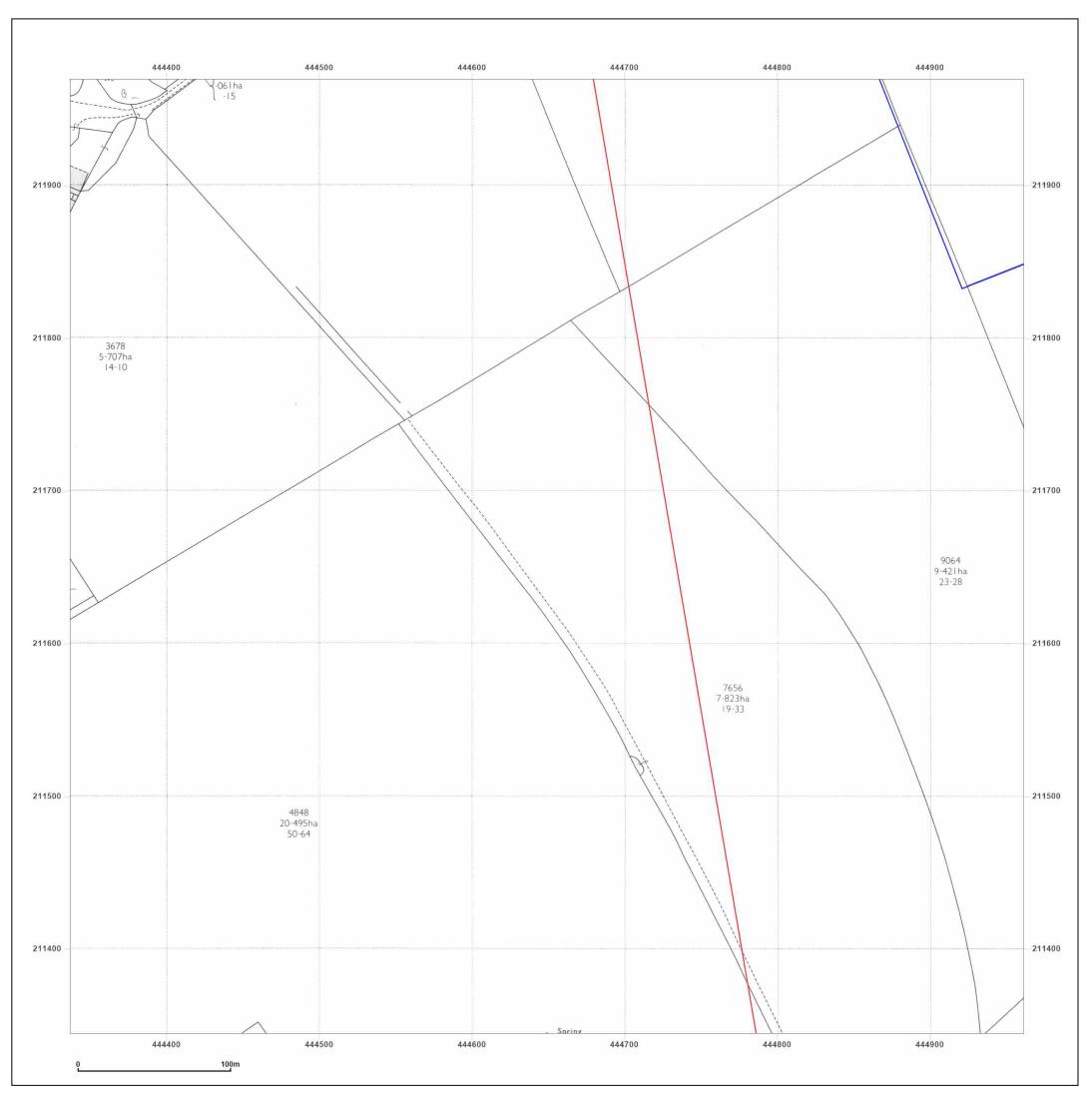




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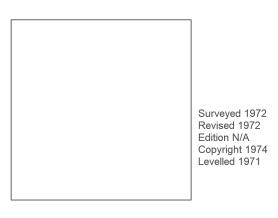
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Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4_3 444649, 211657	
Map Name:	National Grid	N
Map date:	1974	F E
Scale:	1:2,500	Τ
Printed at:	1:2,500	S

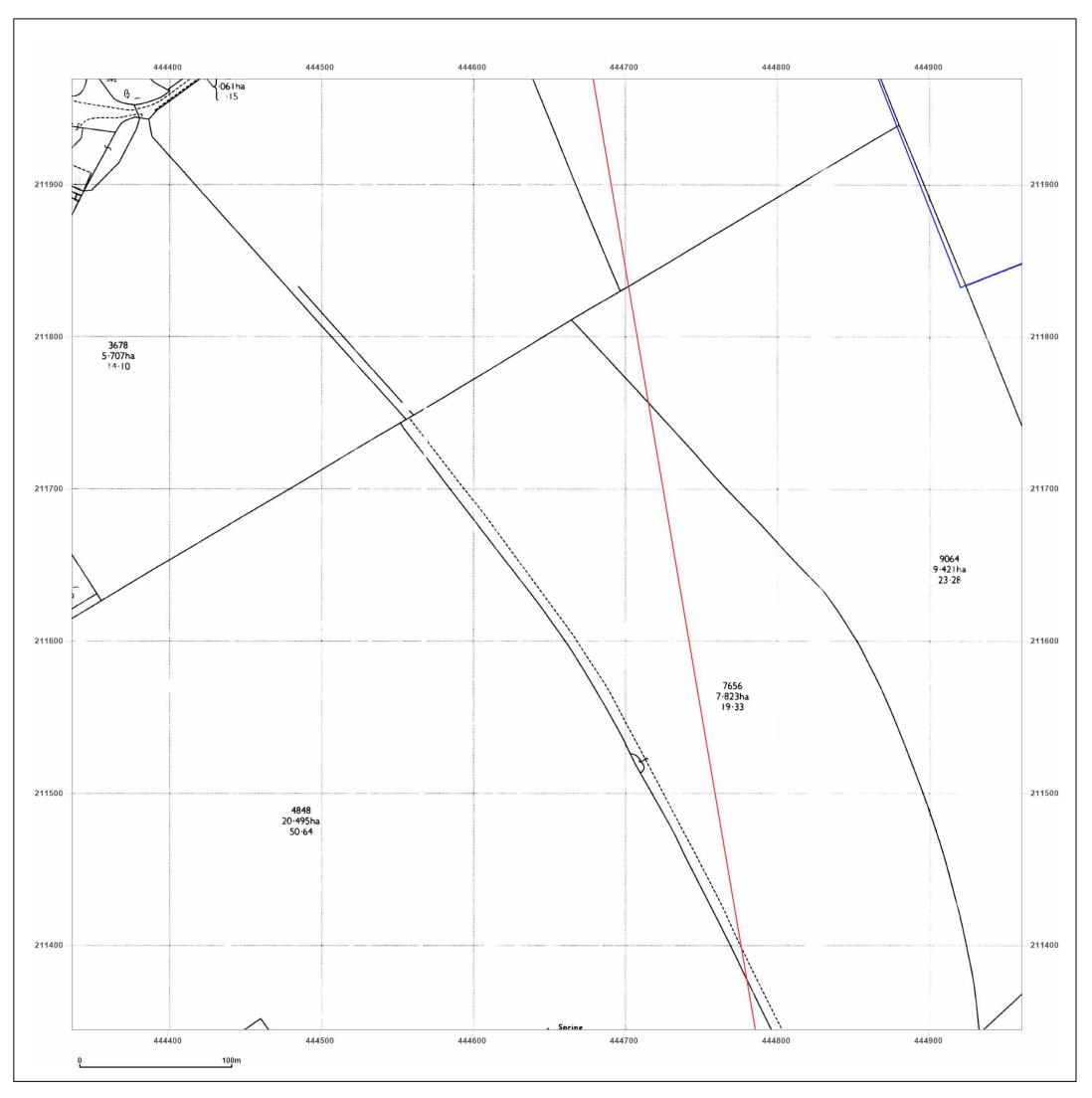




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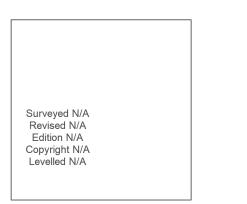
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Site Details:

Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 211657	4_3
Map Name:	National Grid	N
Map date:	1974	W F
Scale:	1:2,500	T L
Printed at:	1:2,500	S

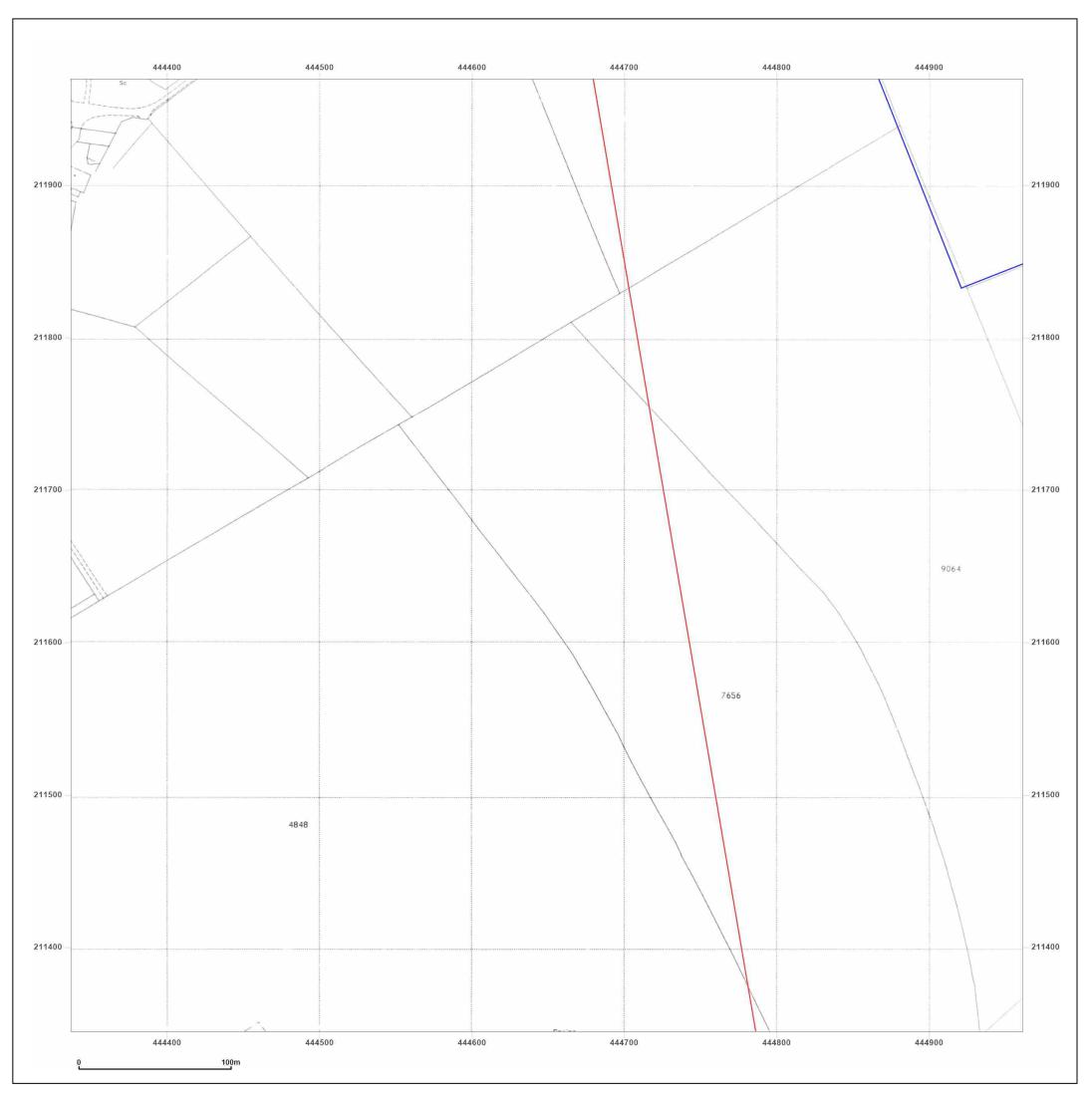




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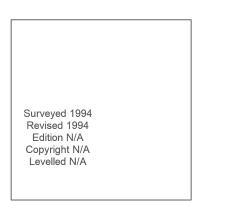
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 211657	4_3
Map Name:	National Grid	Ν
Map date:	1994	
Scale:	1:2,500	Ť
Printed at:	1:2,500	S

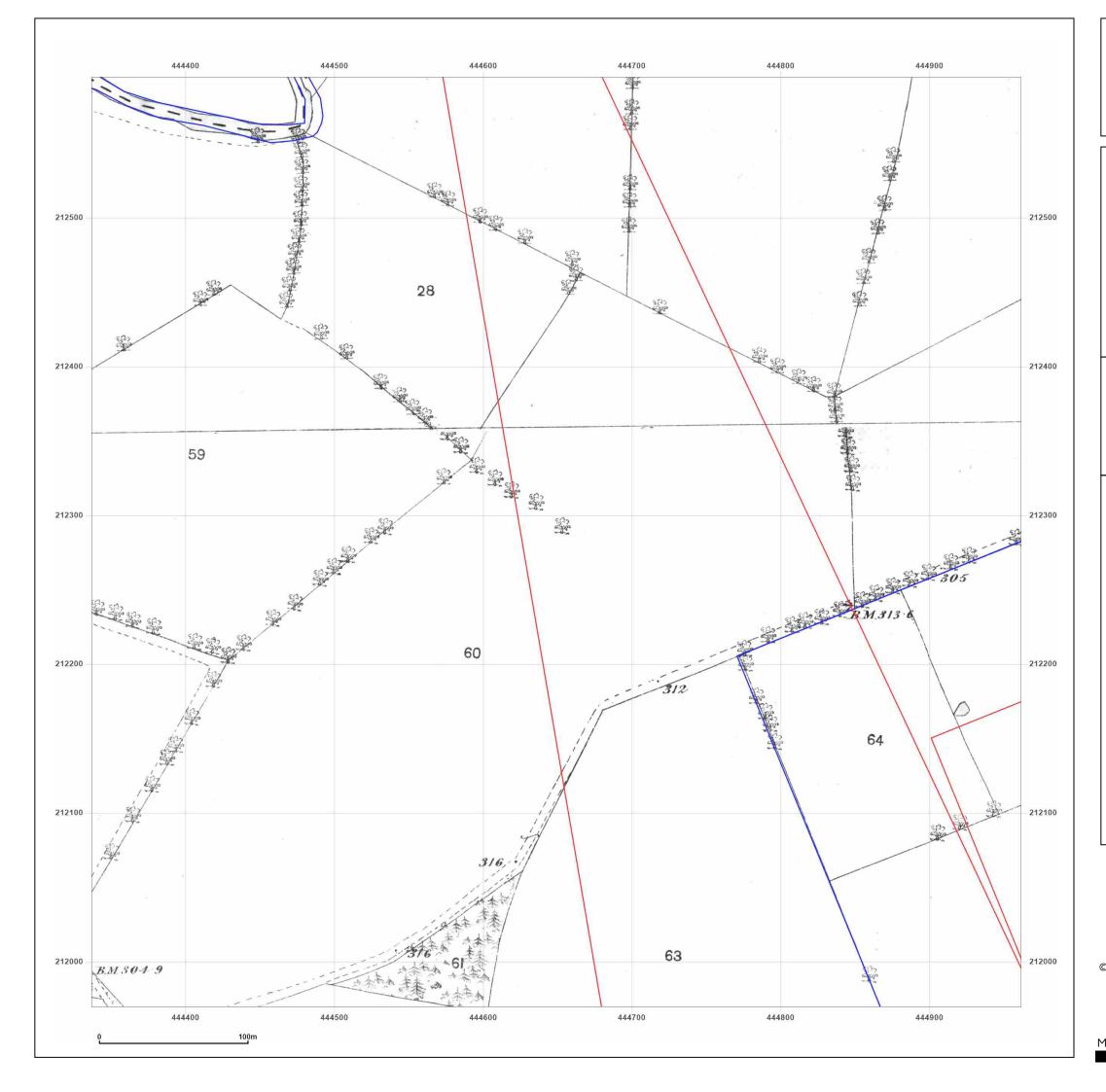




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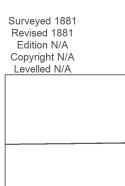
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 212282	4_4
Map Name:	County Series	Ν
Map date:	1880-1881	
Scale:	1:2,500	T L
Printed at:	1:2,500	S



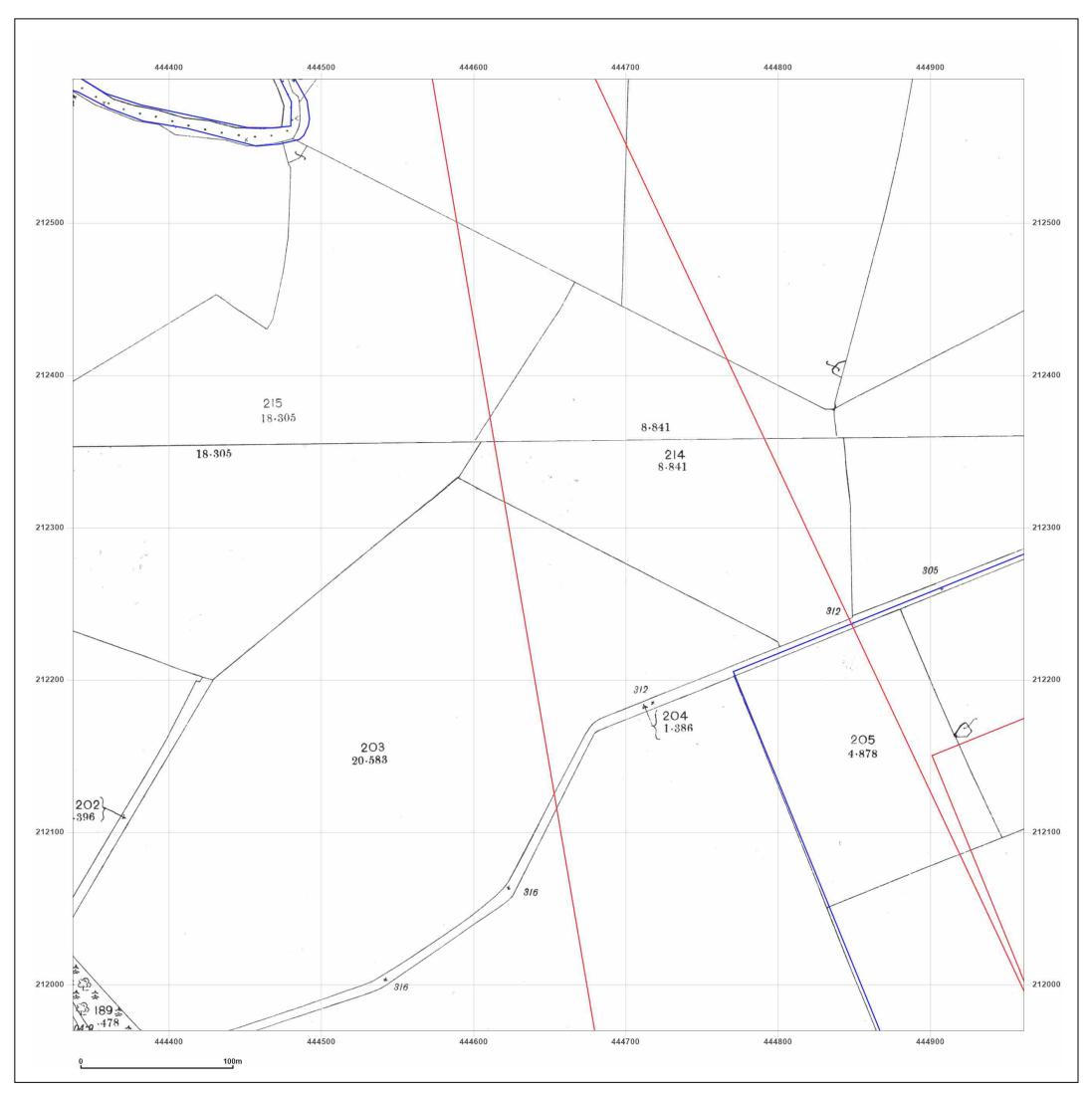
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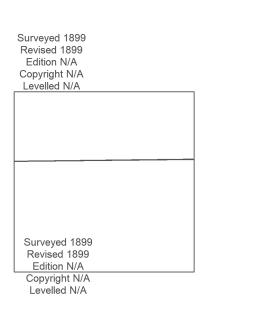
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_ 444649, 212282	4_4
Map Name:	County Series	N
Map date:	1899	
Scale:	1:2,500	T L
Printed at:	1:2,500	S

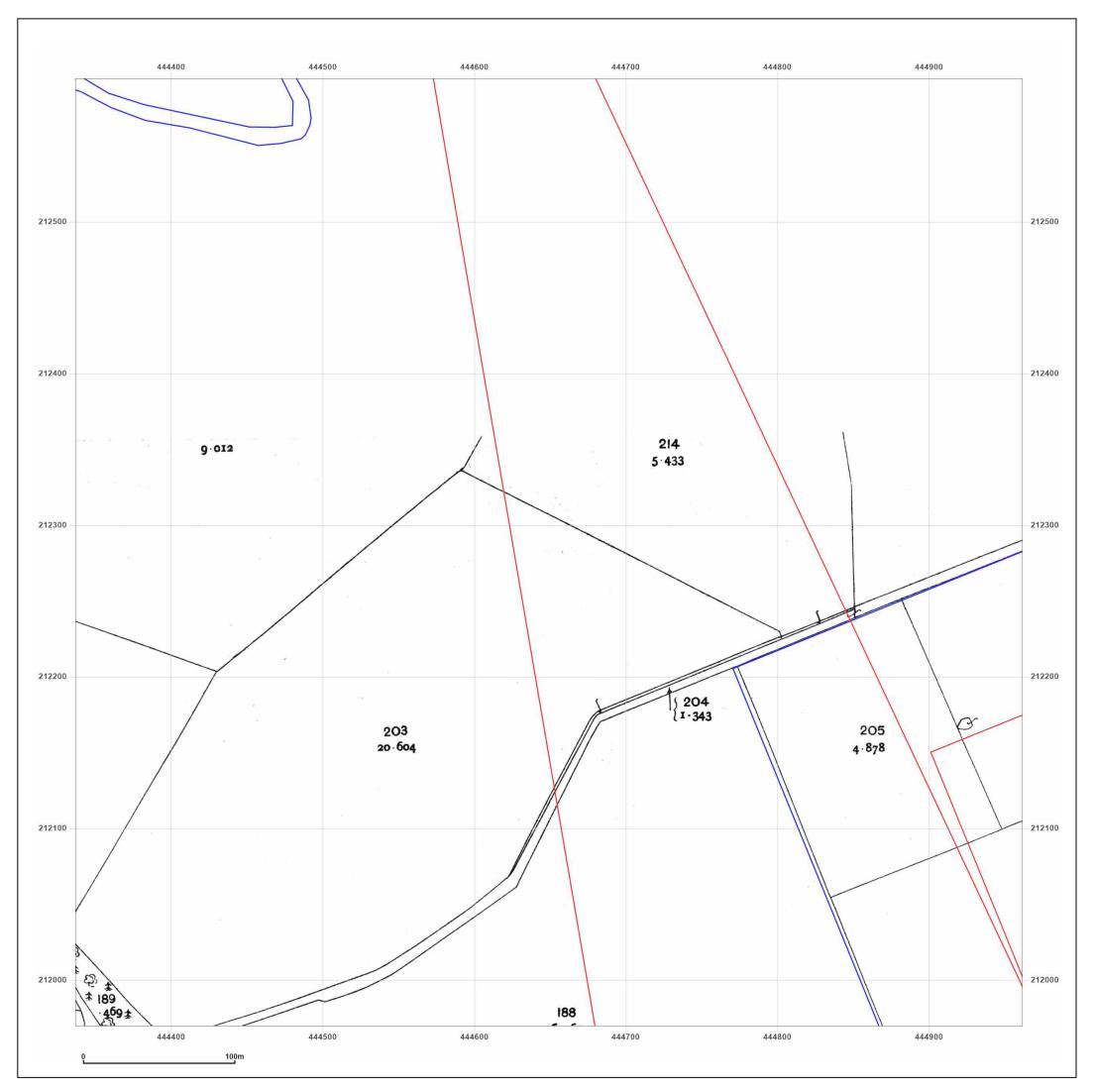




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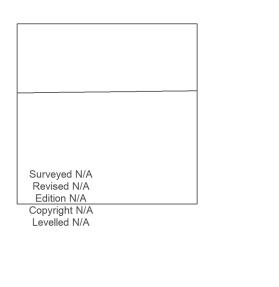
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4_ 444649, 212282	_4
Map Name:	County Series	Ν
Map date:	1911	
Scale:	1:2,500	T L
Printed at:	1:2,500	S

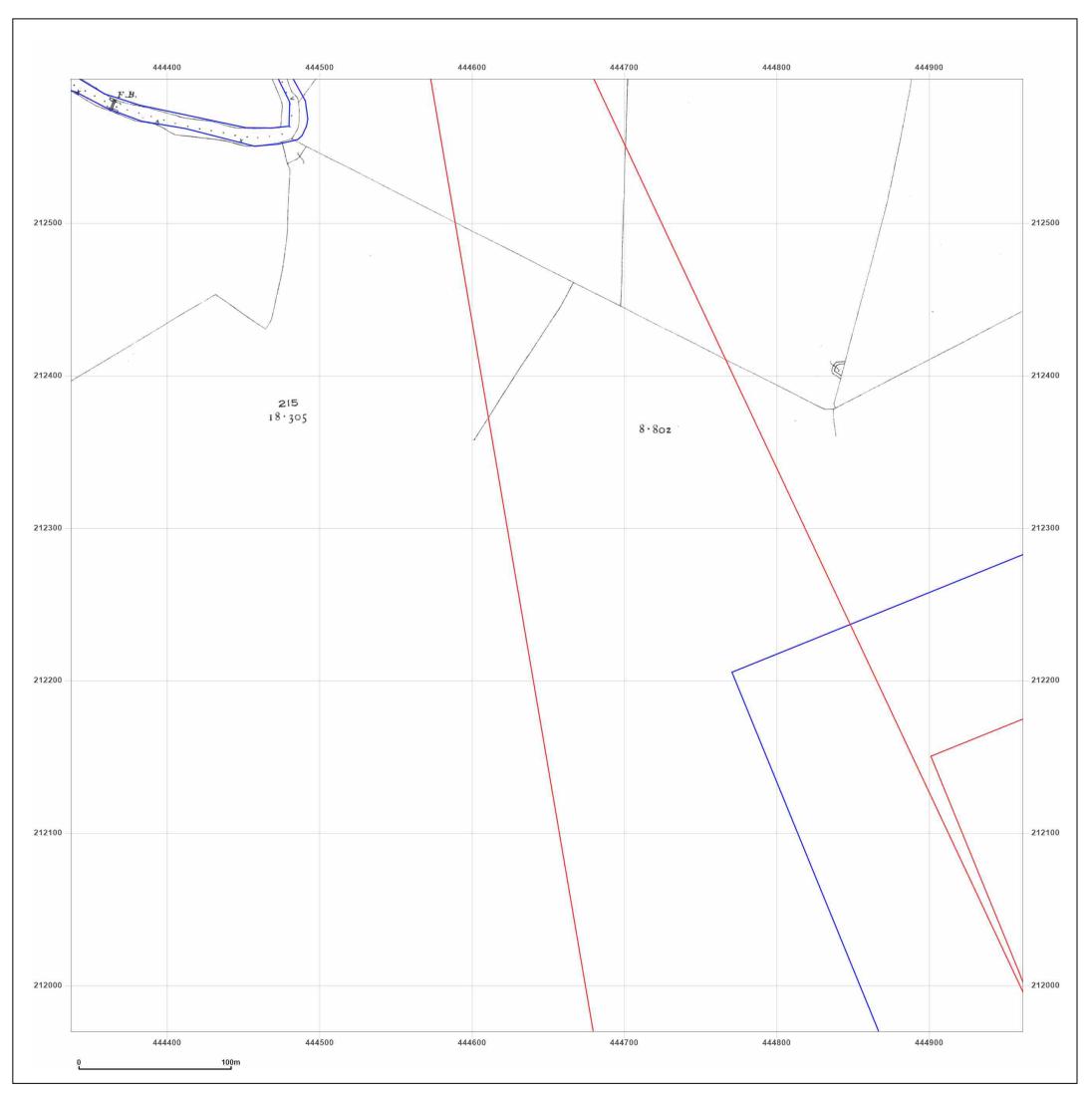




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Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 212282	I_4
Map Name:	County Series	Ν
Map date:	1921	
Scale:	1:2,500	Ť
Printed at:	1:2,500	S

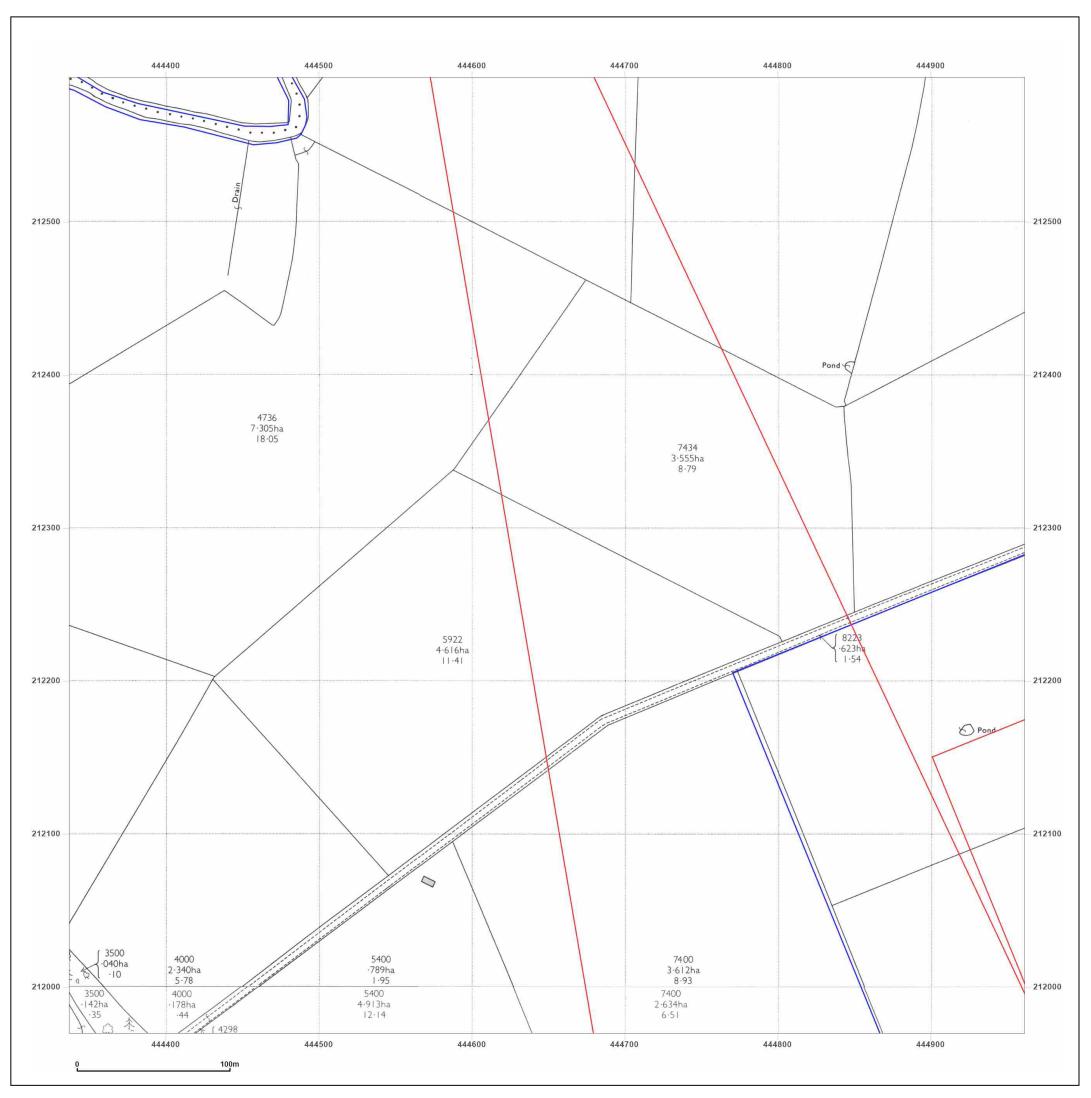




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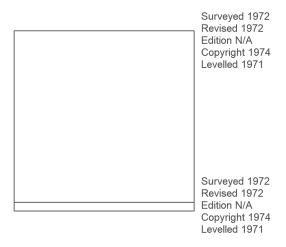
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Site Details:

Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4_4 444649, 212282	1
Map Name:	National Grid	N
Map date:	1974	
Scale:	1:2,500	Ţ [□]
Printed at:	1:2,500	S

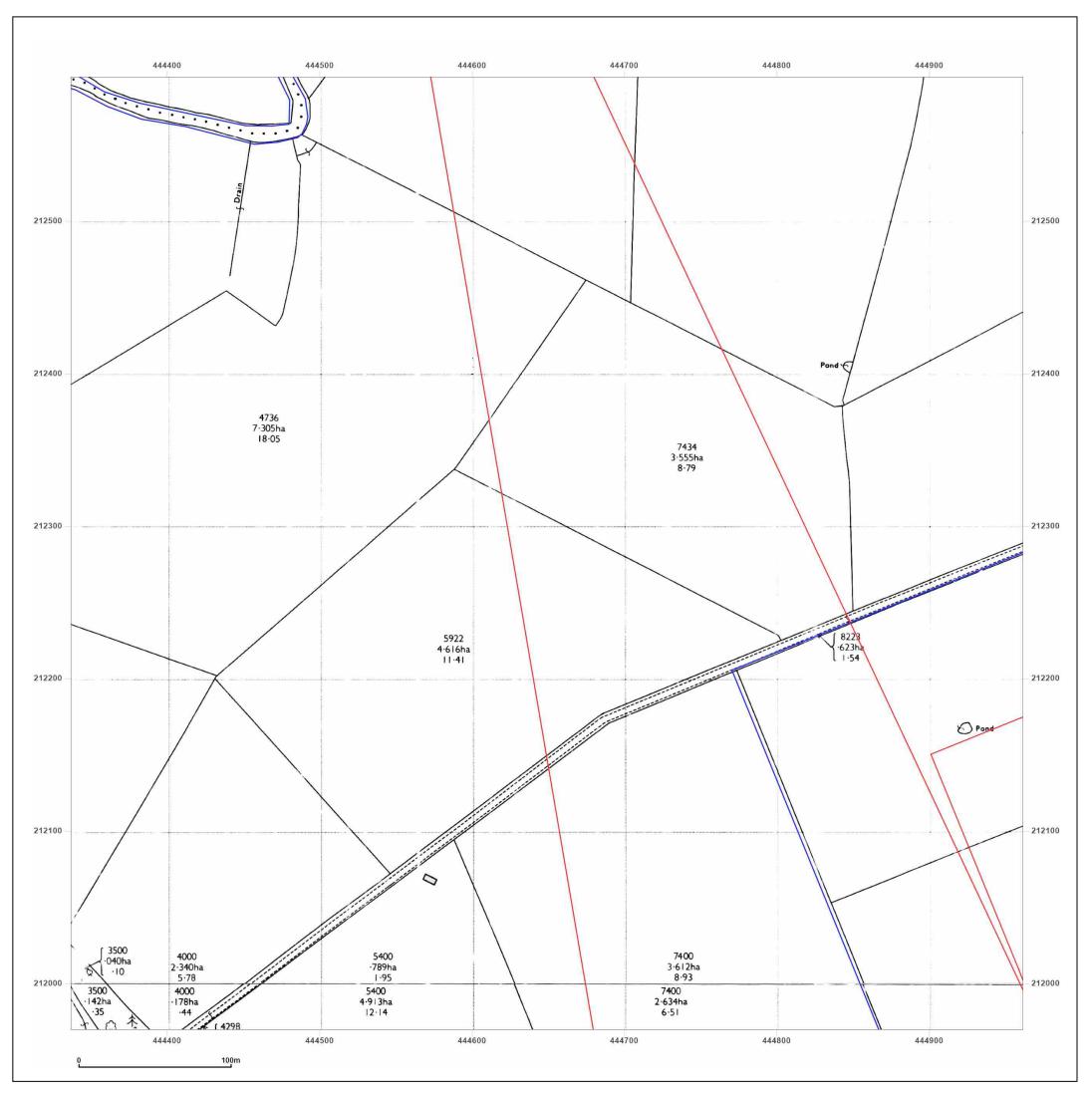




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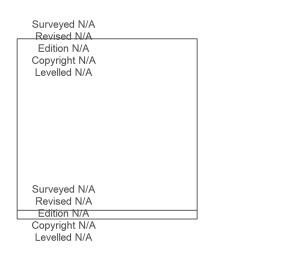
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Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 212282	-4
Map Name:	National Grid	N
Map date:	1974	
Scale:	1:2,500	Ť
Printed at:	1:2,500	S

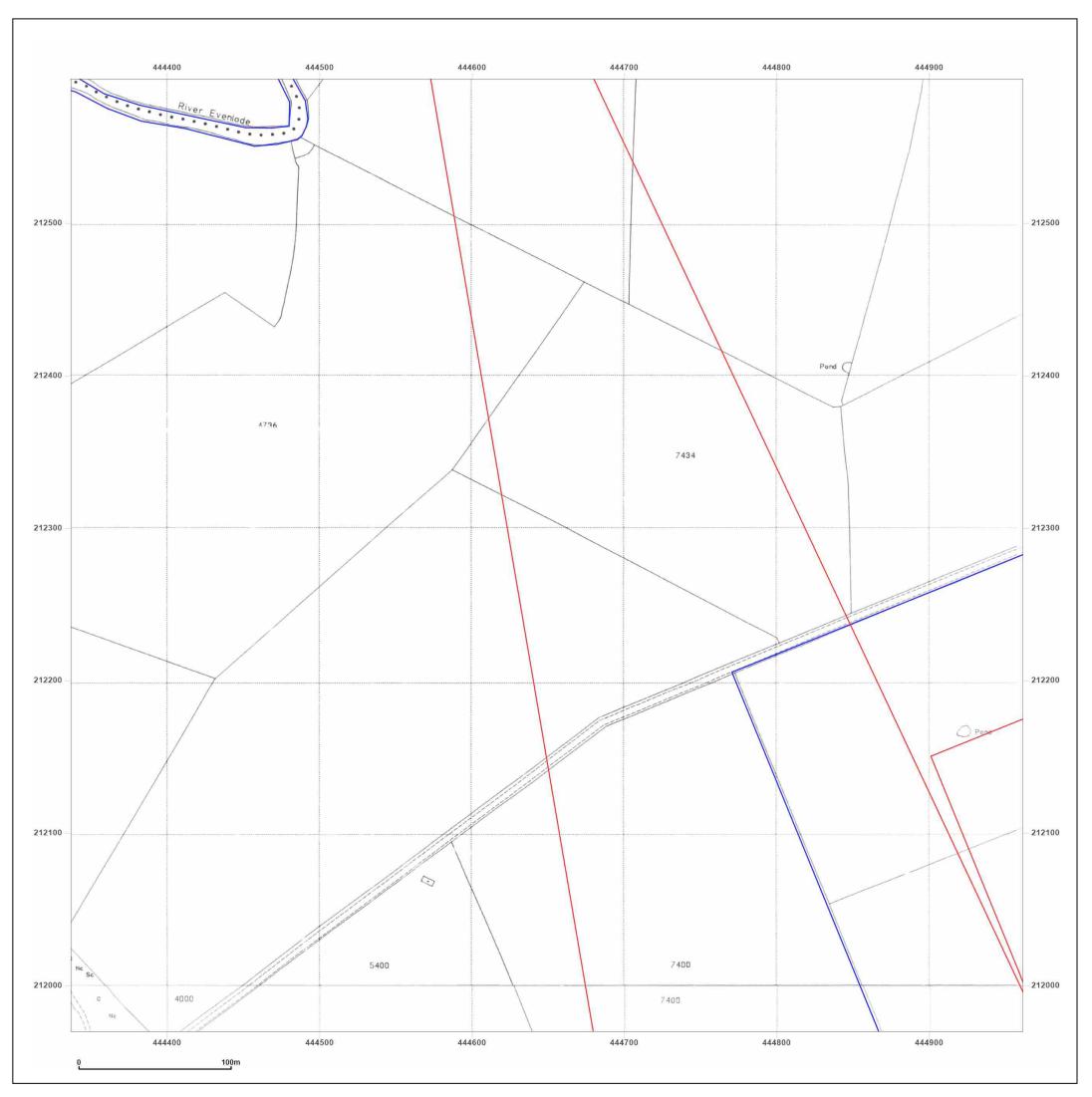




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Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 212282	4
Map Name:	National Grid	N
Map date:	1994	W E
Scale:	1:2,500	Ϋ́Υ
Printed at:	1:2,500	S

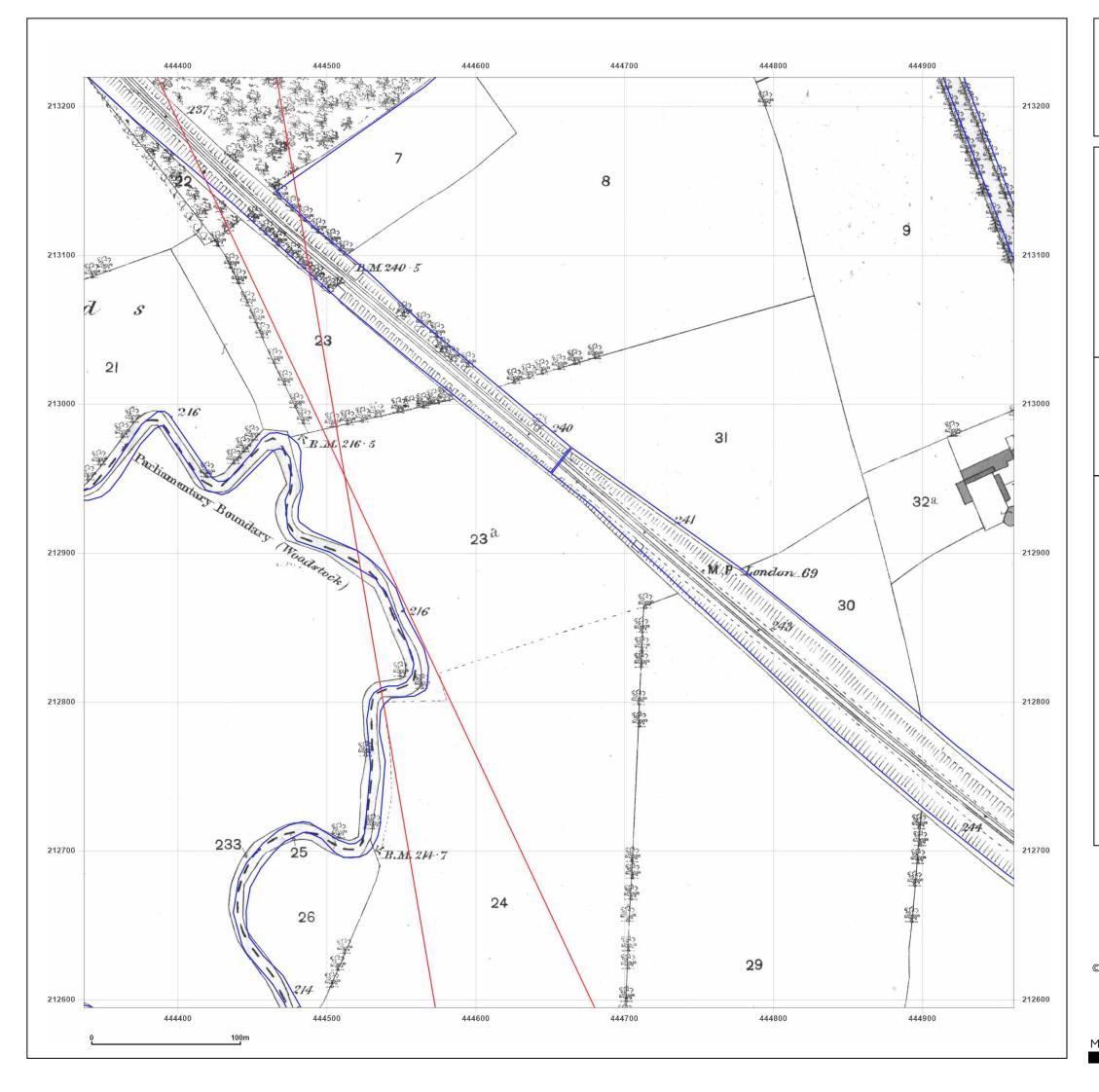
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Copyright N/A	
Levelled N/A	



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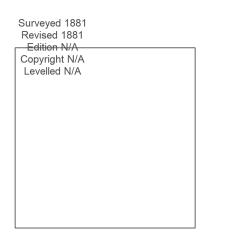
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4_ 444649, 212907	_5
Map Name:	County Series	N
Map date:	1881	
Scale:	1:2,500	Ψ
Printed at:	1:2,500	S
Grid Ref: Map Name: Map date: Scale:	444649, 212907 County Series 1881 1:2,500	W E

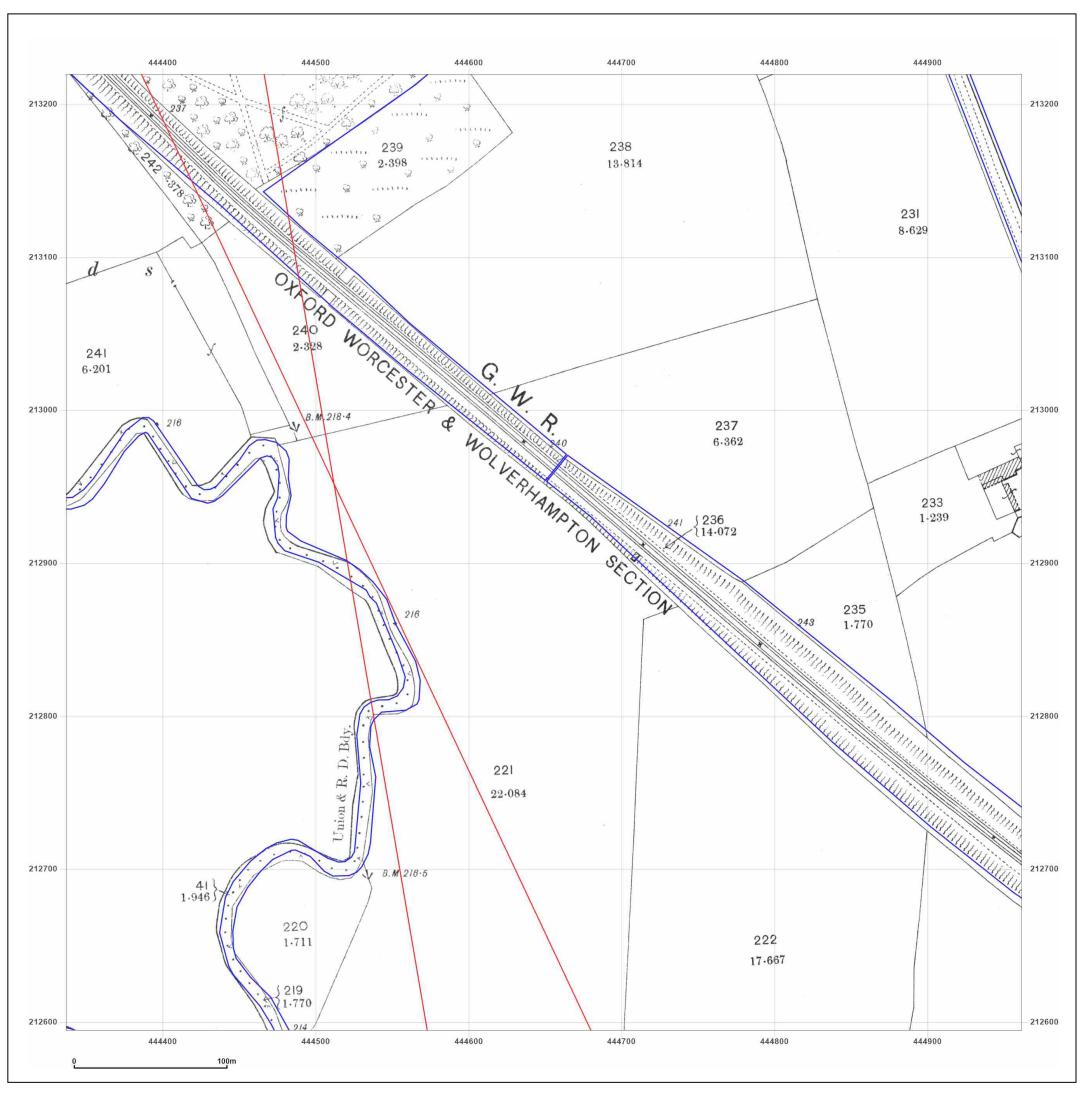




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Production date: 25 May 2022





Middle - BM Solar

Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 212907	4_5
County Series	Ν
1899	
1:2,500	T L
1:2,500	S
	GSIP-2022-12757-10509_LS_4 444649, 212907 County Series 1899 1:2,500

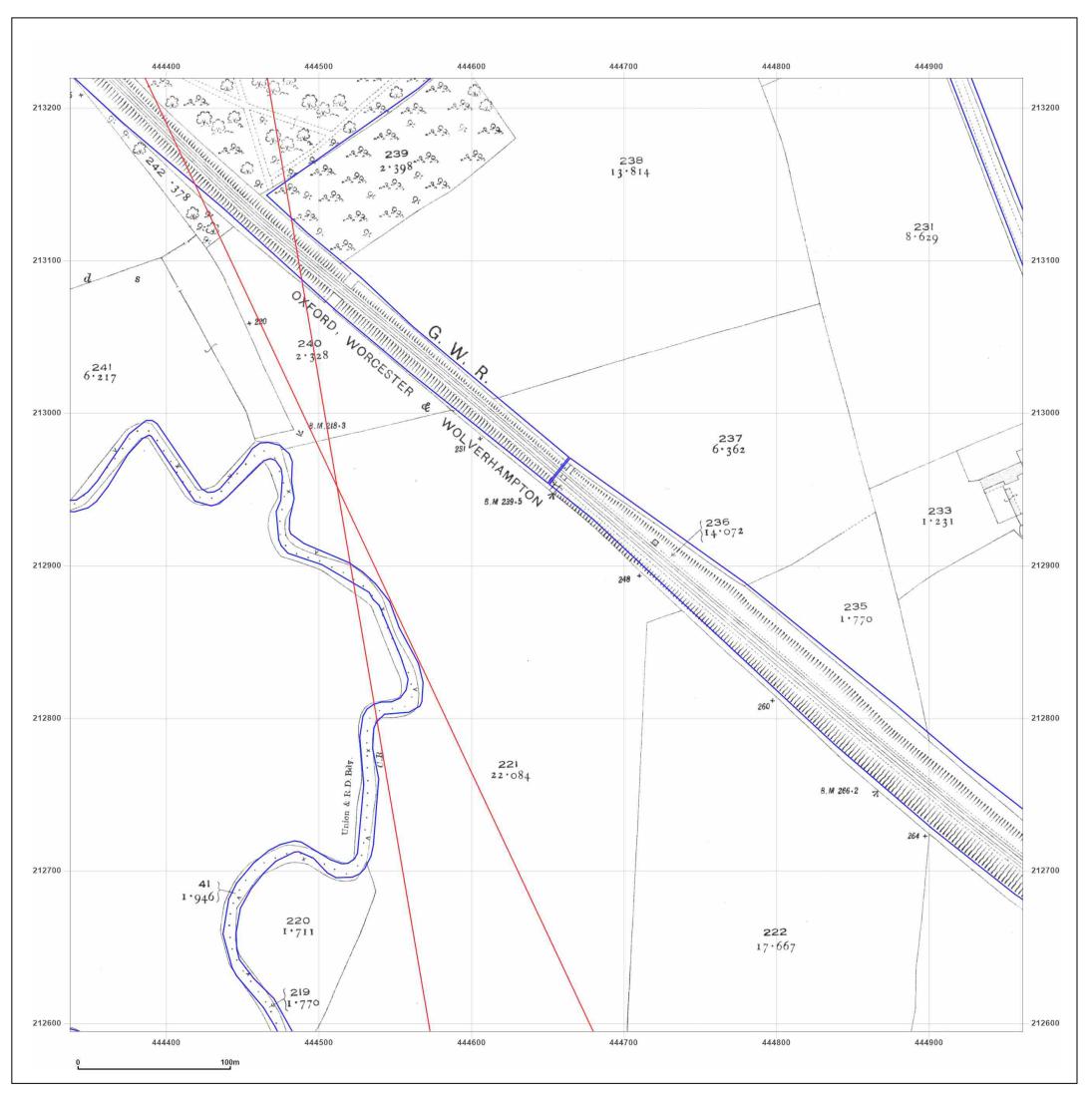
Surveyed 1899 Revised 1899 Edition N/A Copyright N/A]	
Levelled N/A		



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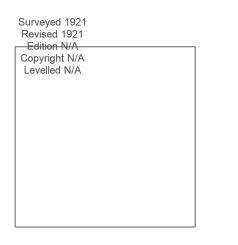
Production date: 25 May 2022





Middle - BM Solar

Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 212907	4_5
County Series	Ν
1921	
1:2,500	
1:2,500	S
	GSIP-2022-12757-10509_LS_4 444649, 212907 County Series 1921 1:2,500

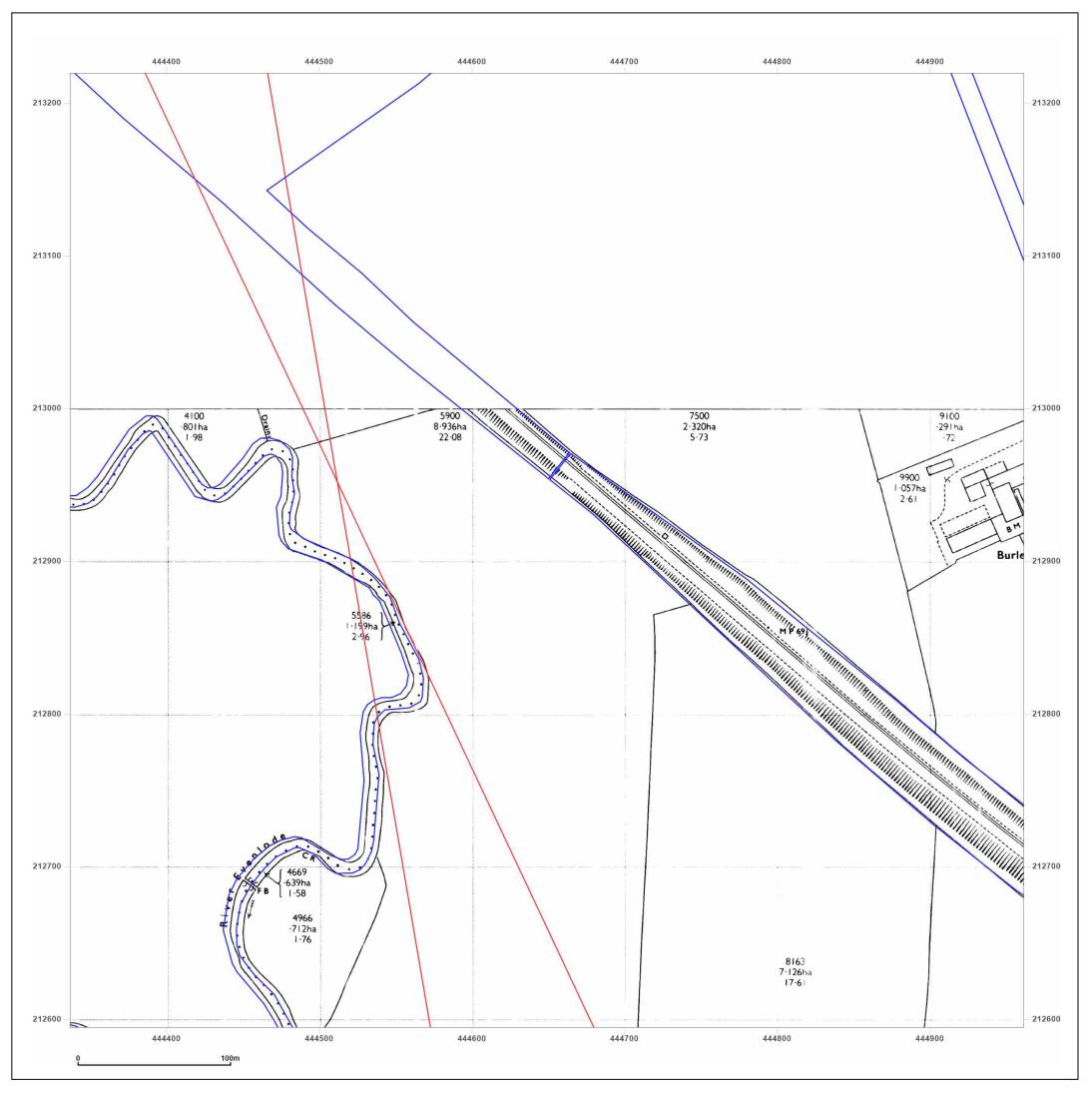




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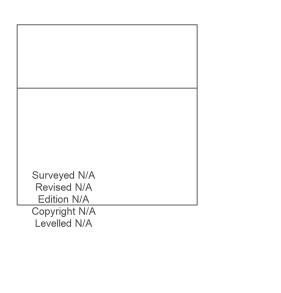
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 212907	5
Map Name:	National Grid	N
Map date:	1974	
Scale:	1:2,500	
Printed at:	1:2,500	S

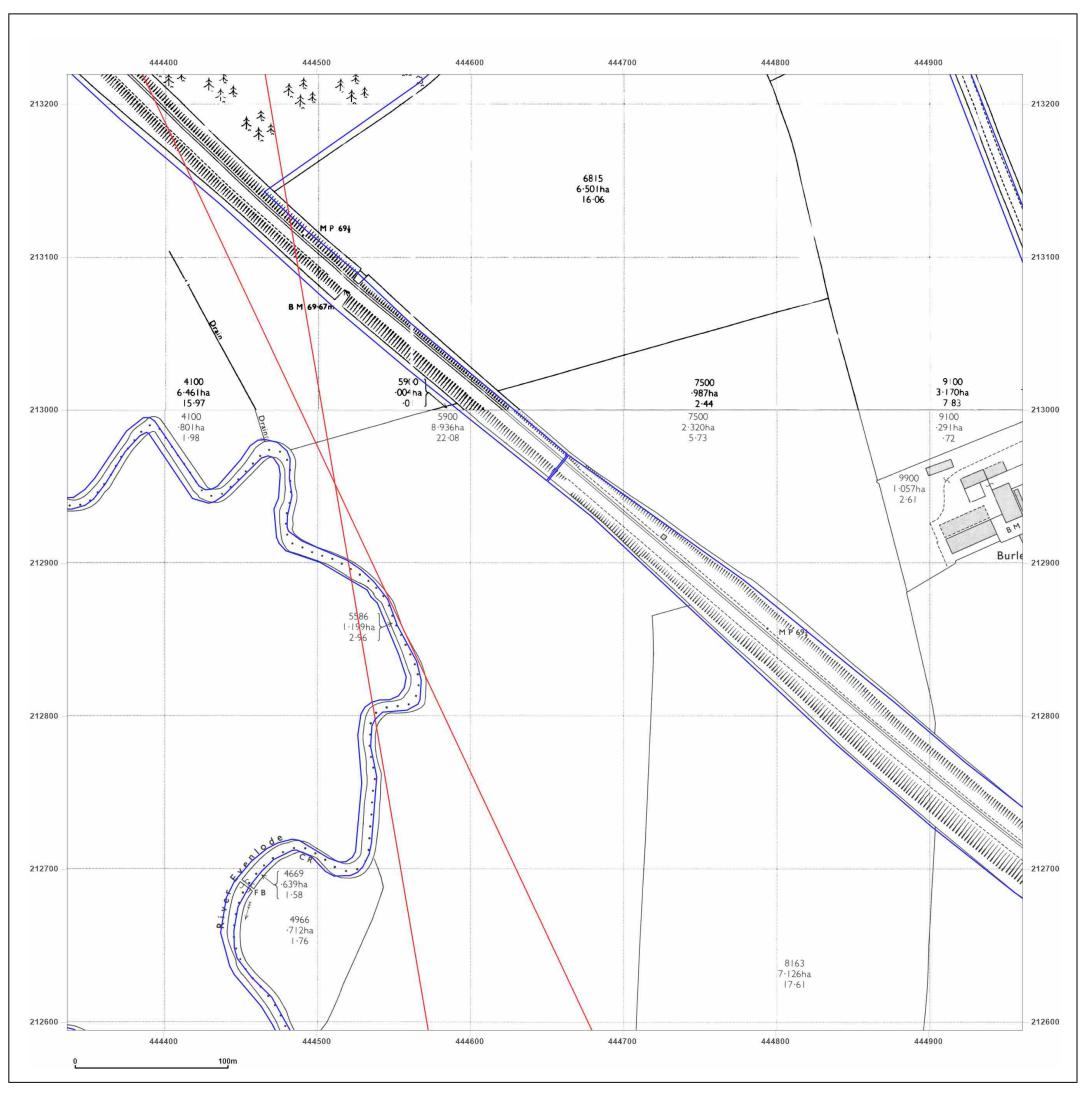




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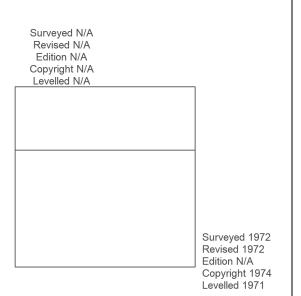
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 212907	_5
Map Name:	National Grid	Ν
Map date:	1974-1975	
Scale:	1:2,500	Ψ
Printed at:	1:2,500	S

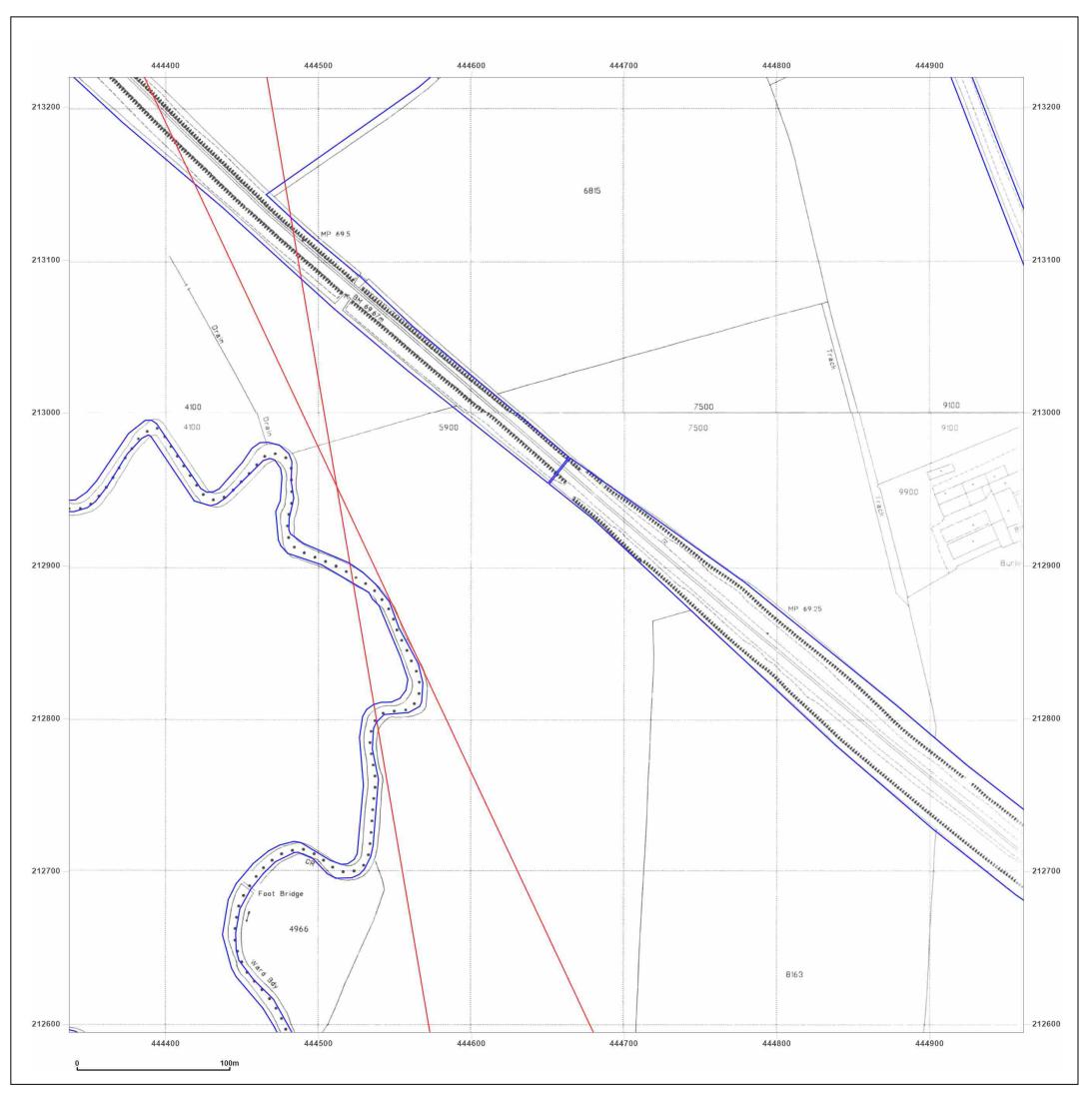




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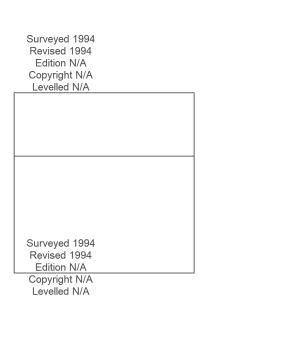
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Site Details:

Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_4 444649, 212907	_5
Map Name:	National Grid	Ν
Map date:	1994	w F
Scale:	1:2,500	
Printed at:	1:2,500	S

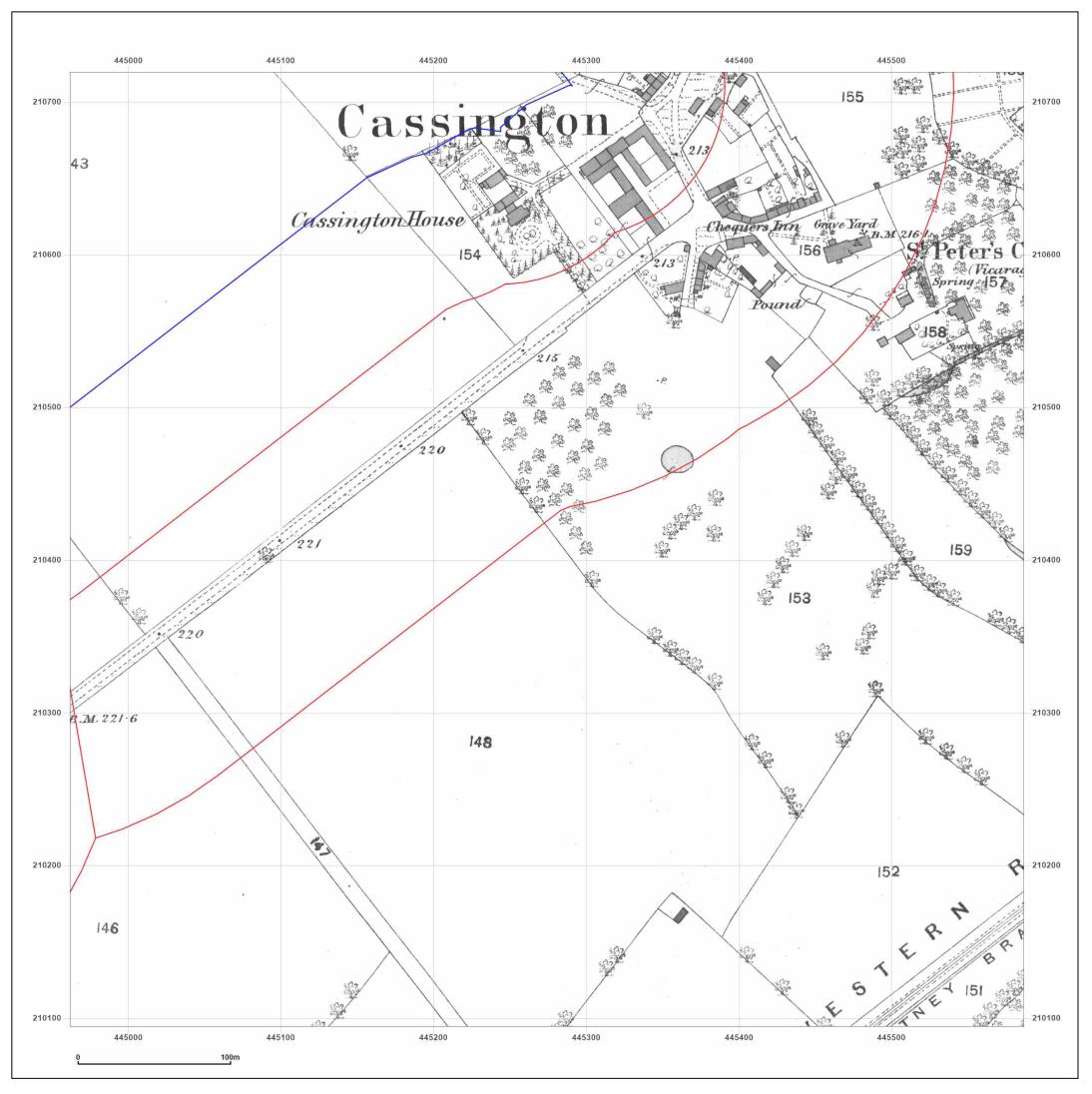




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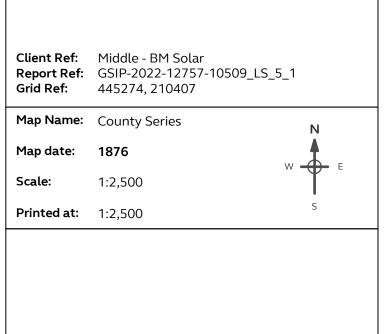
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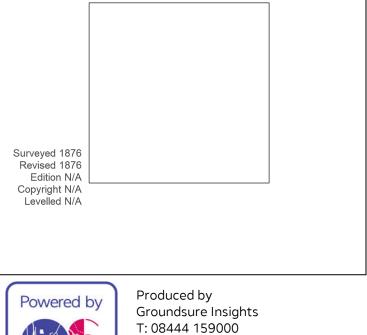
Production date: 25 May 2022





Middle - BM Solar



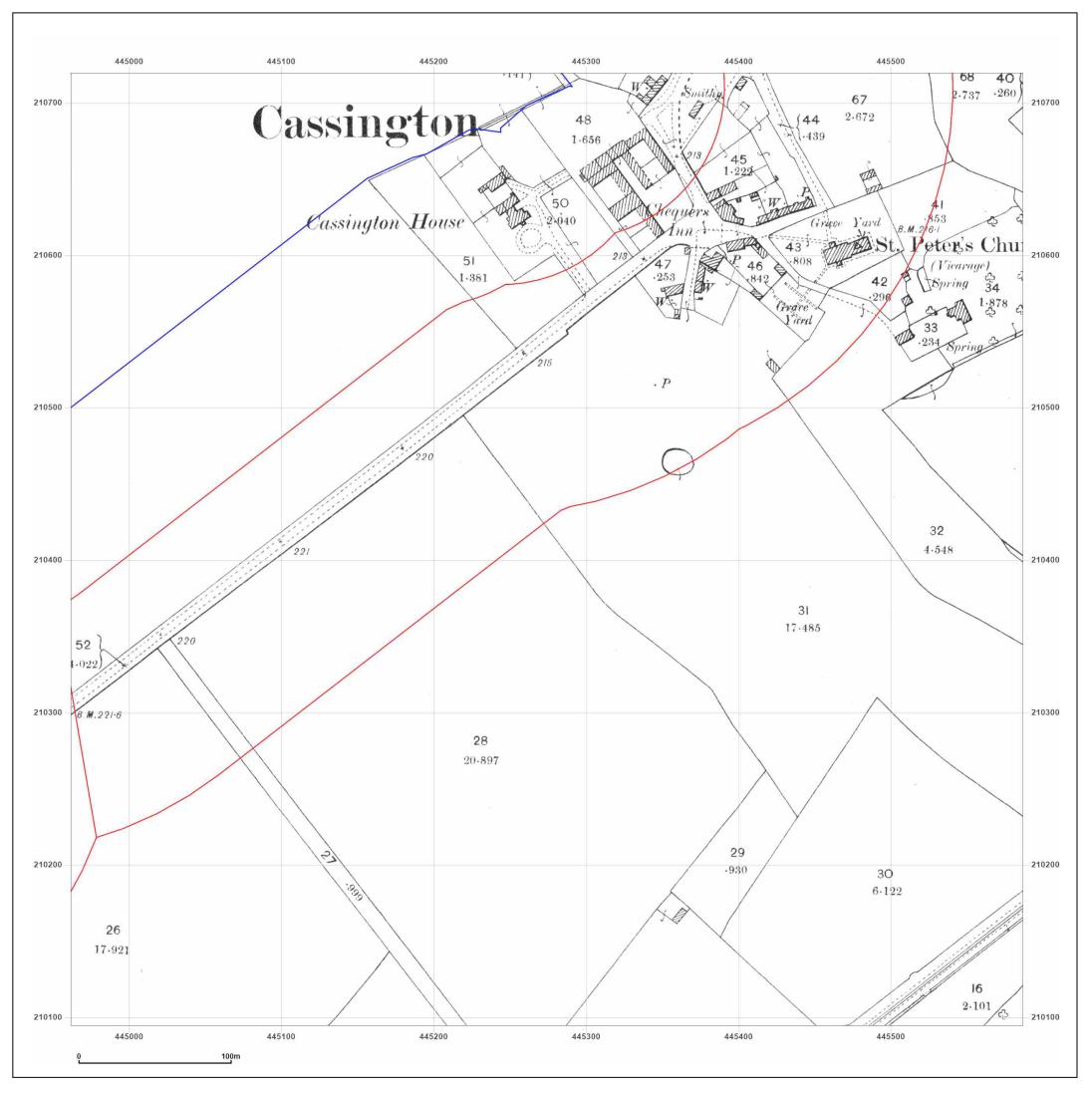


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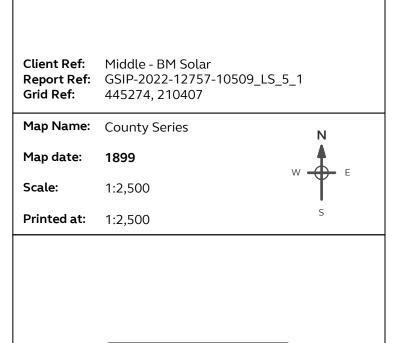
W: www.groundsure.com

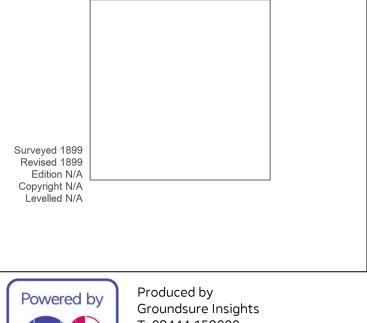
Production date: 25 May 2022





Middle - BM Solar

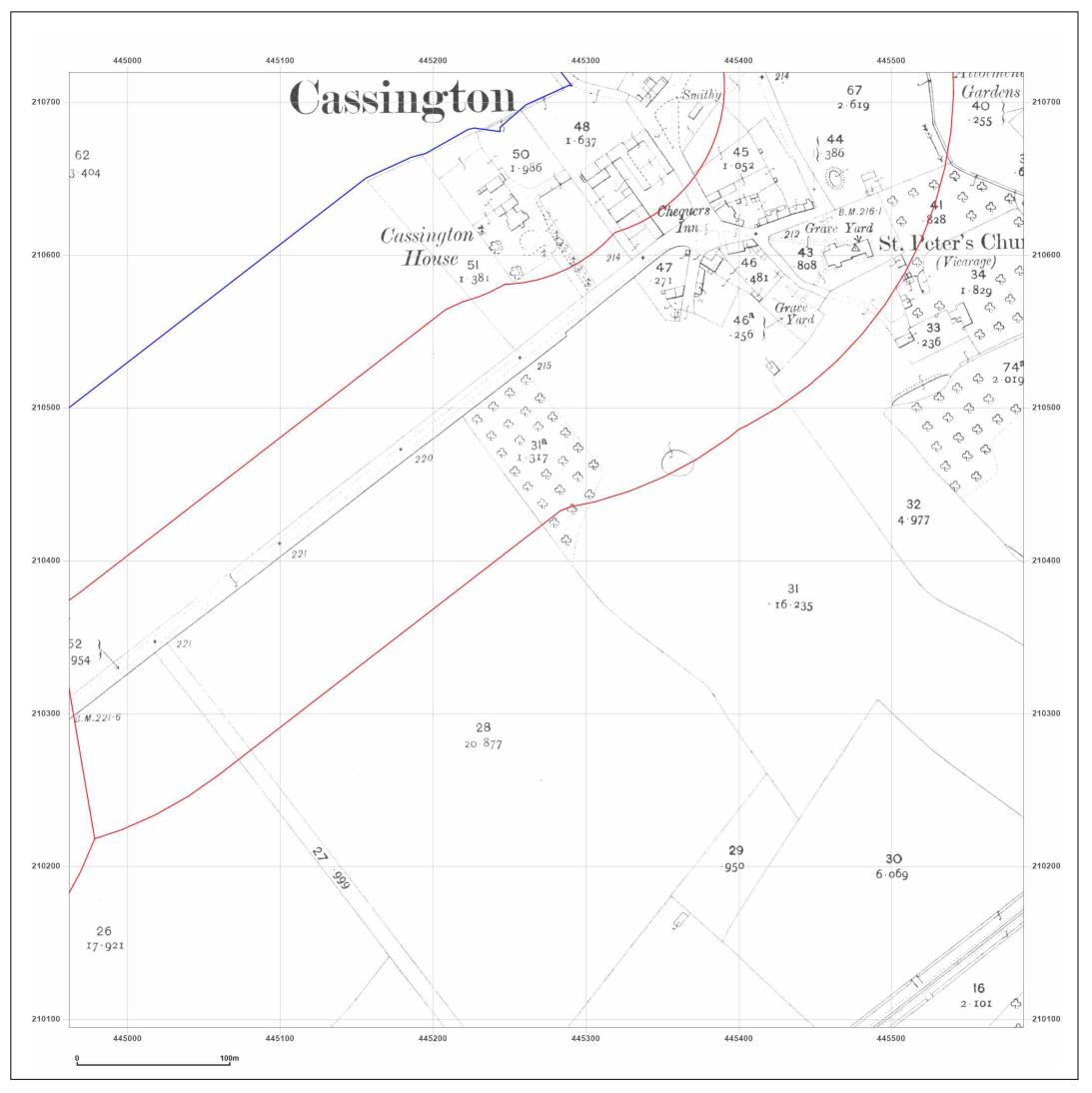




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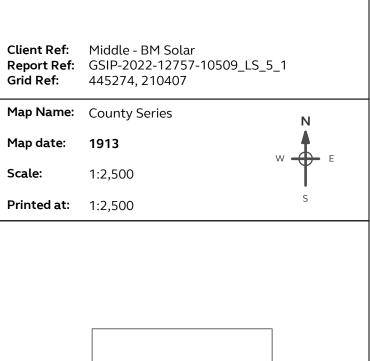
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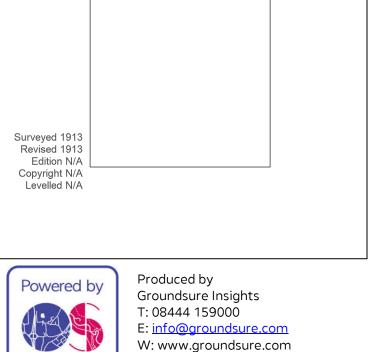
Production date: 25 May 2022





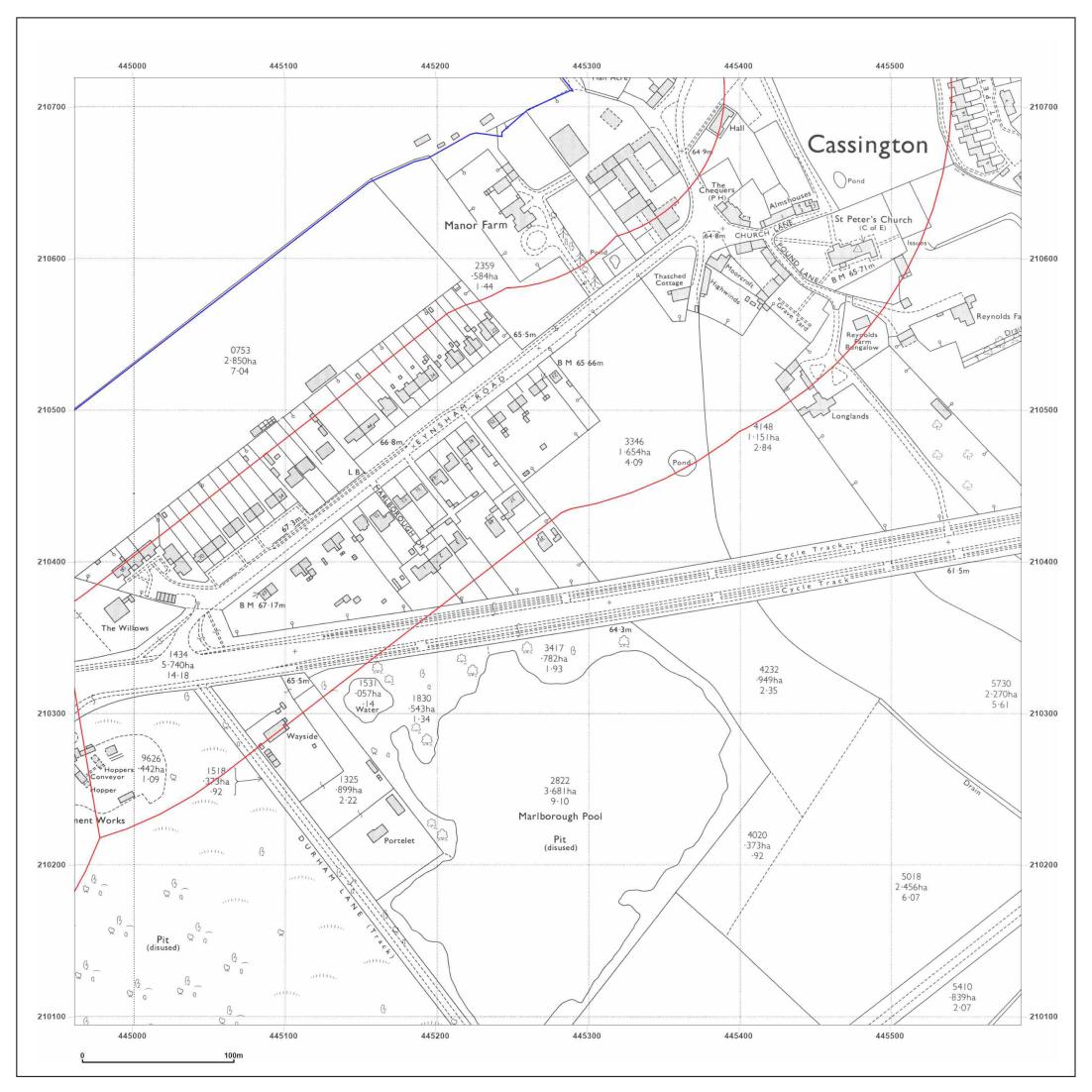
Middle - BM Solar





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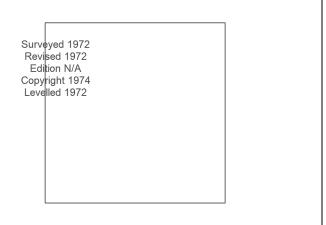
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_5 445274, 210407	5_1
Map Name:	National Grid	N
Map date:	1974	W F
Scale:	1:2,500	
Printed at:	1:2,500	S

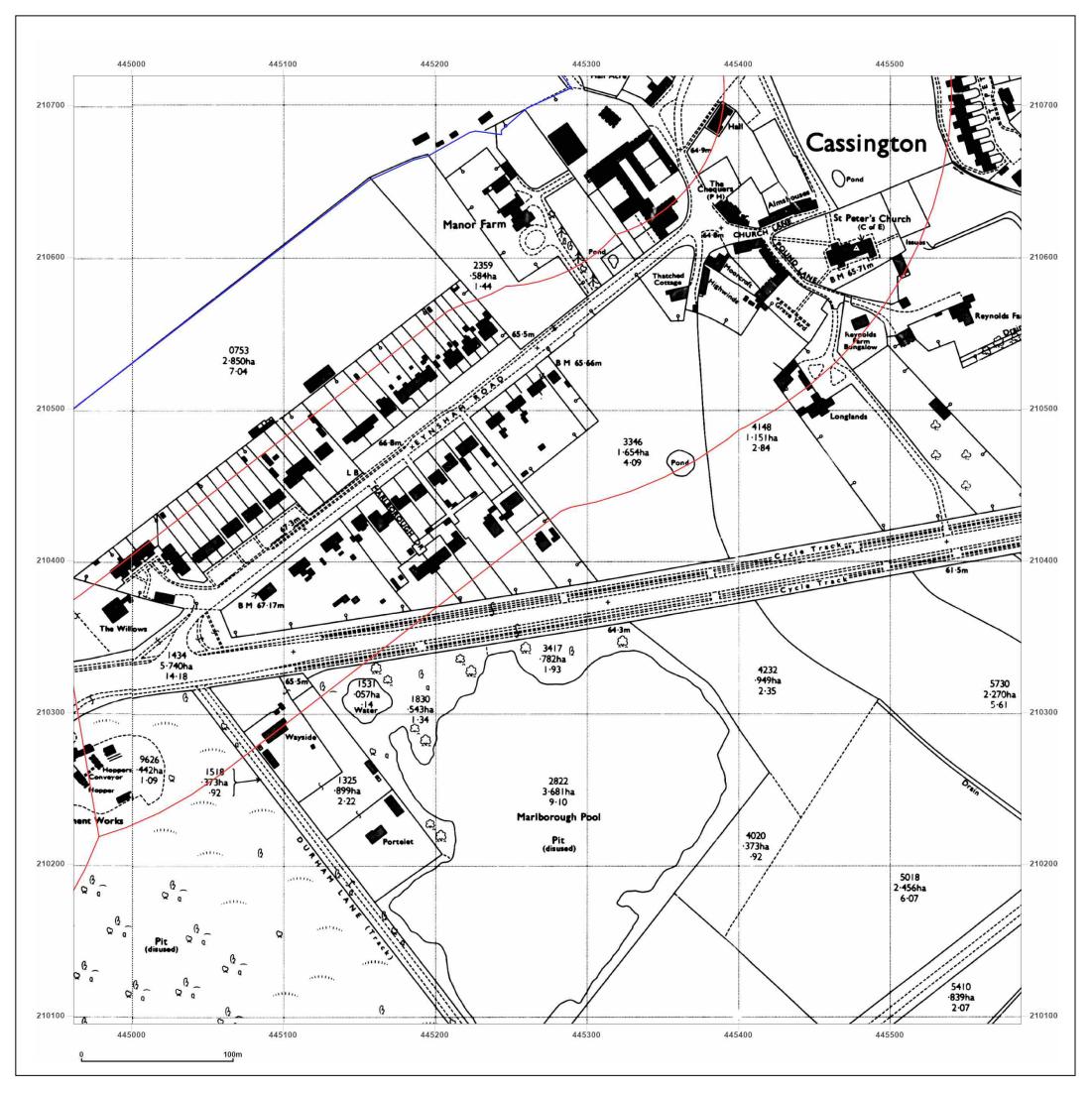




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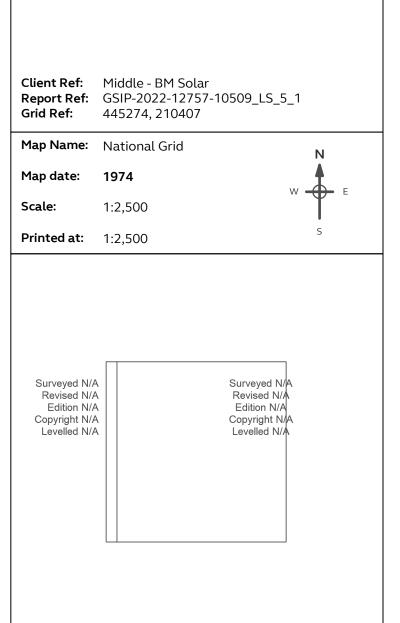
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Production date: 25 May 2022





Middle - BM Solar

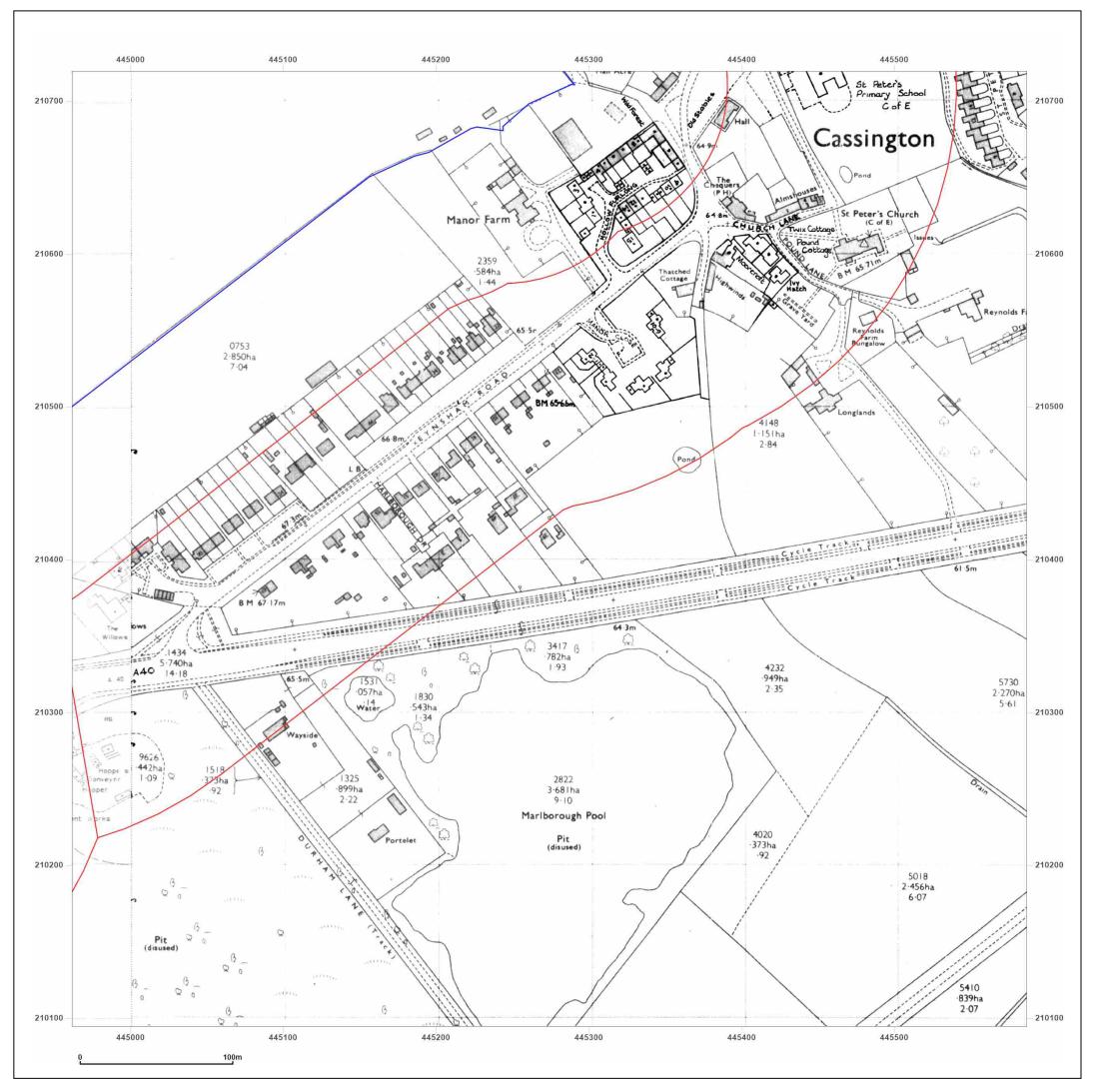




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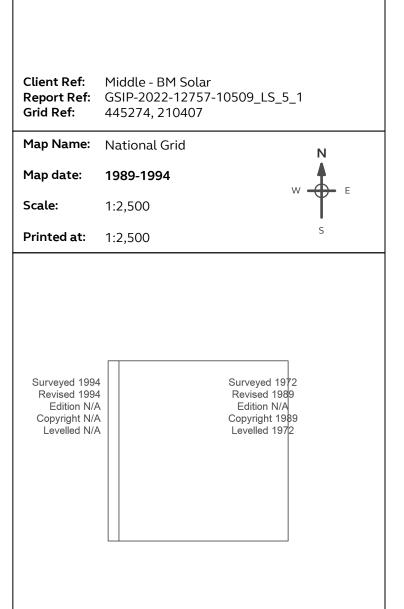
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Production date: 25 May 2022





Middle - BM Solar

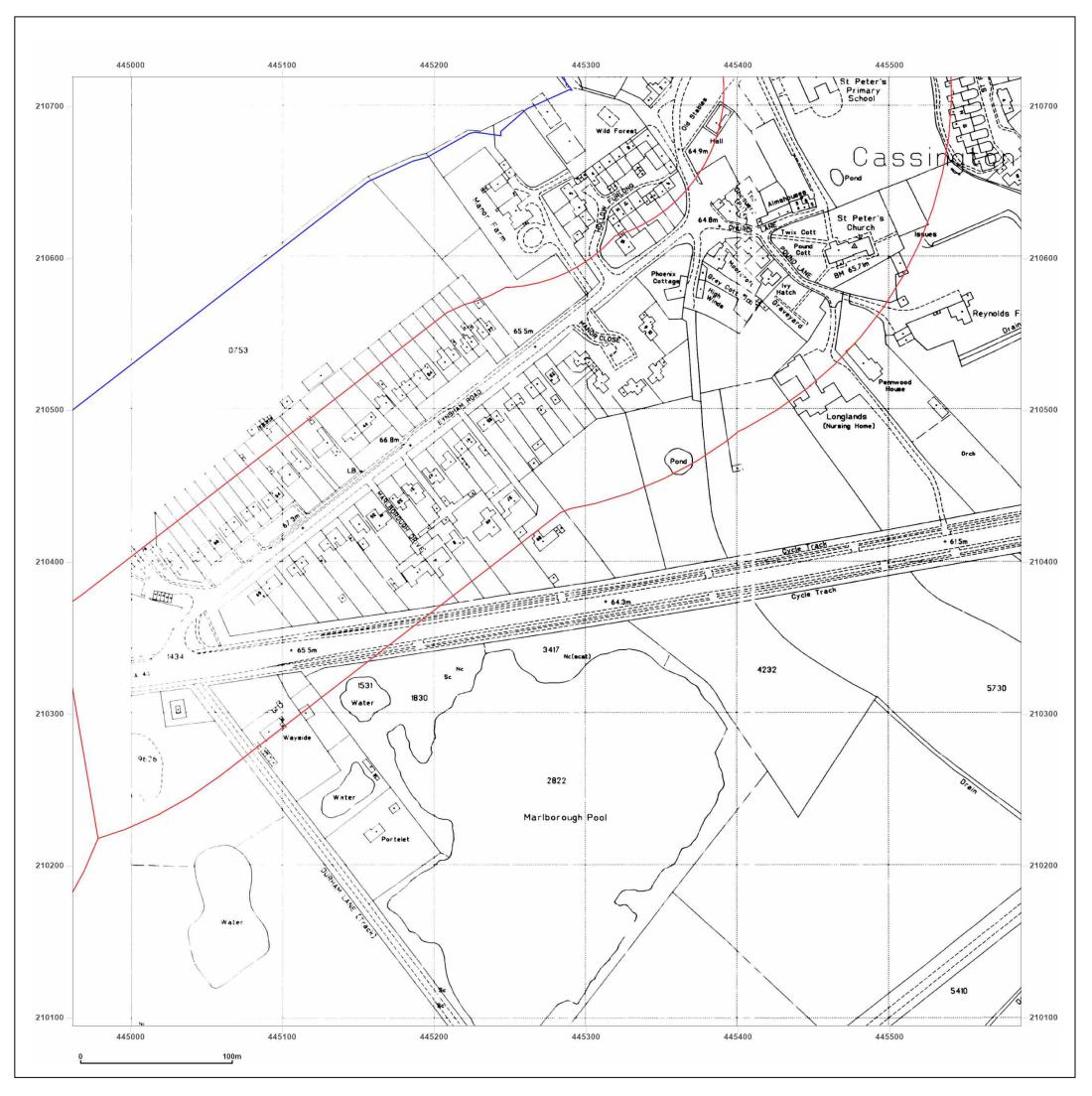




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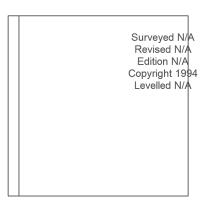
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_5_1 445274, 210407
Map Name:	National Grid N
Map date:	1994 w 🖡 E
Scale:	1:2,500
Printed at:	1:2,500 ^s

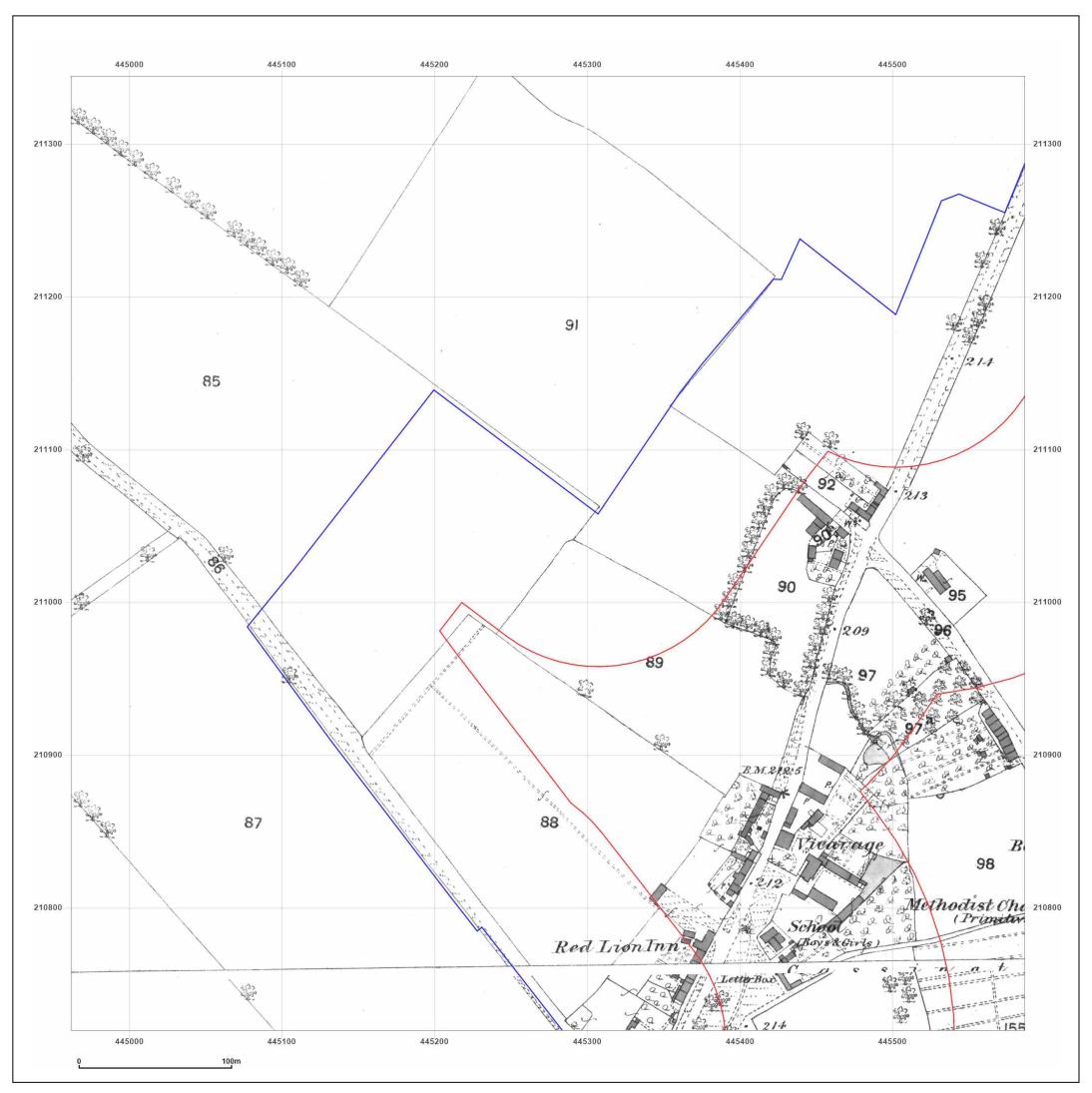




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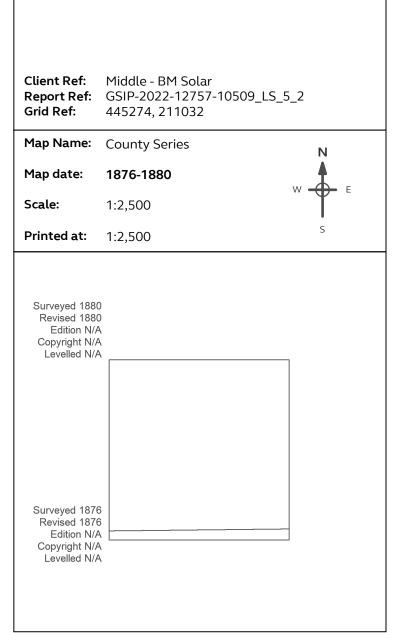


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Site Details:

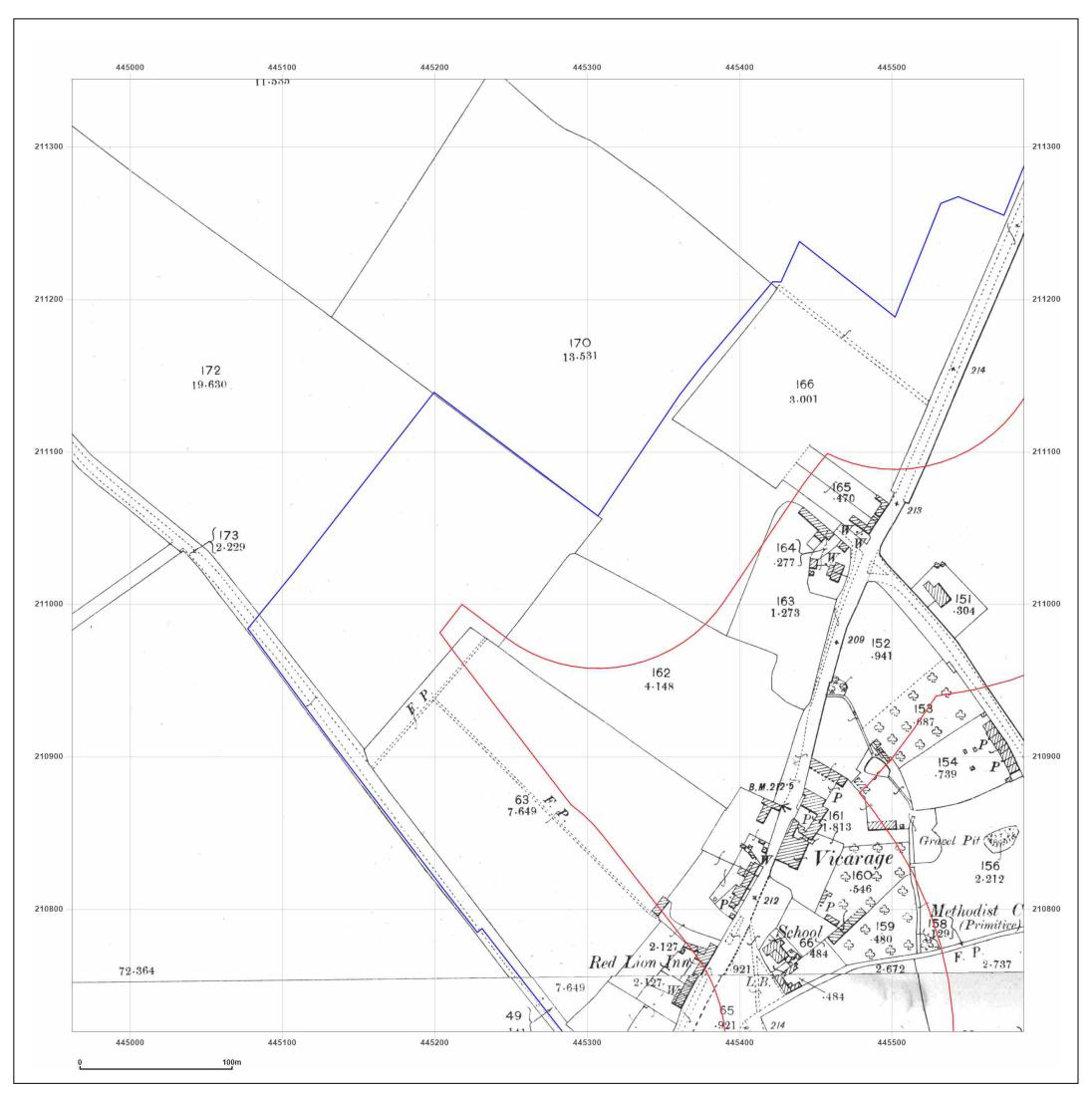
Middle - BM Solar





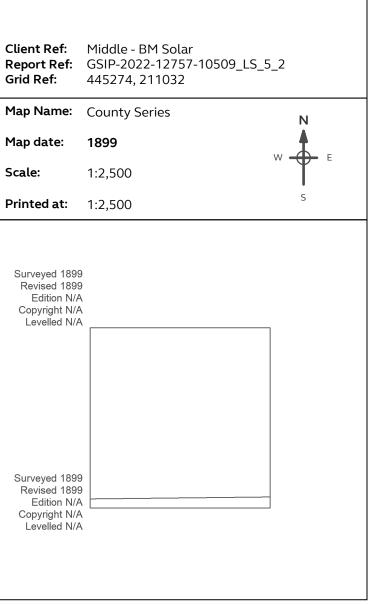
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Production date: 25 May 2022





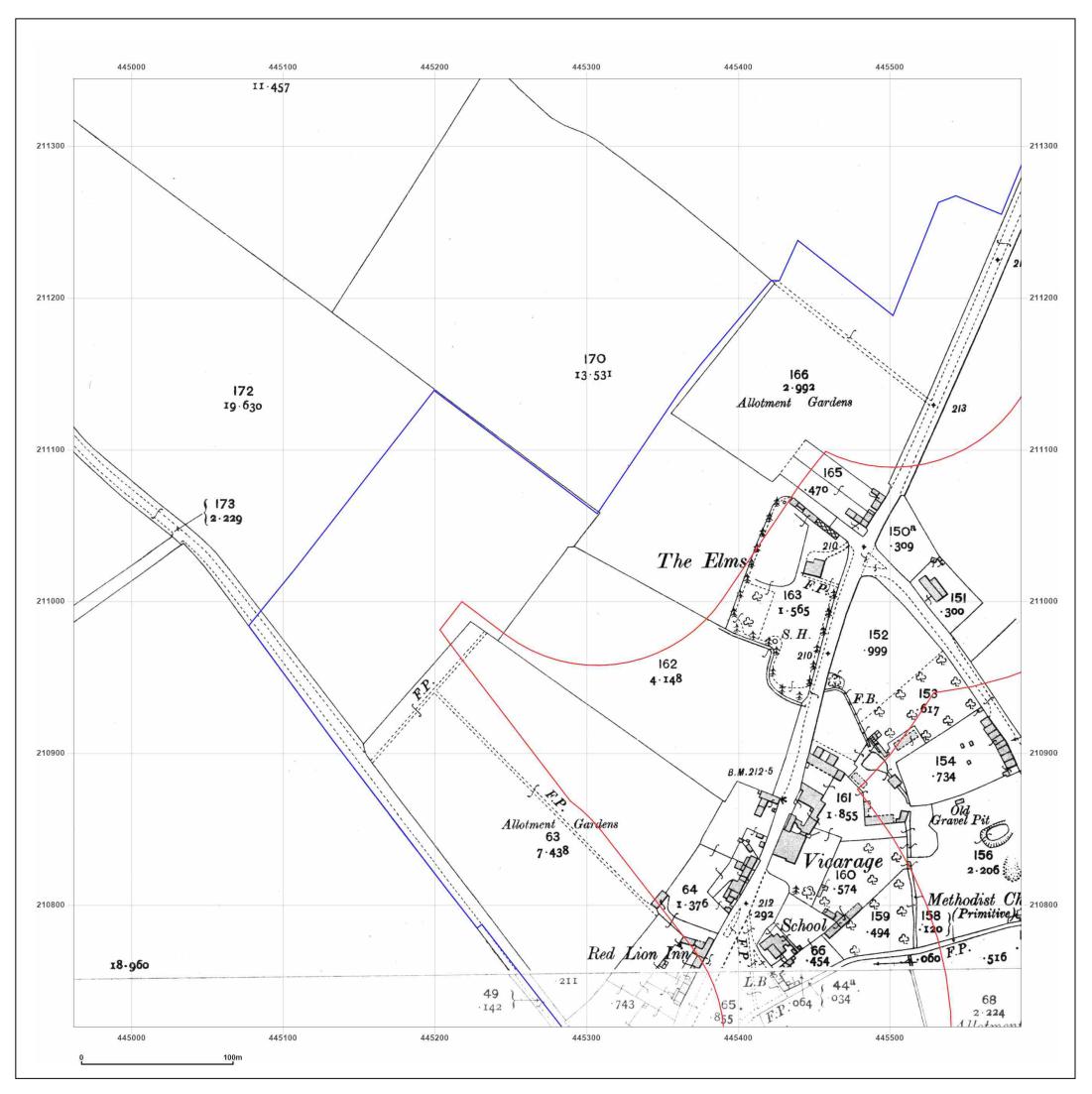
Middle - BM Solar





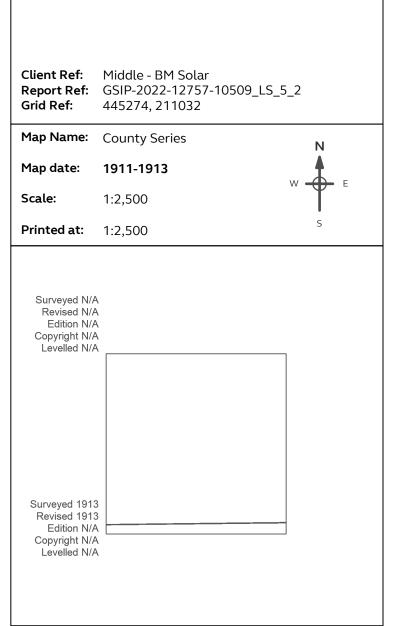
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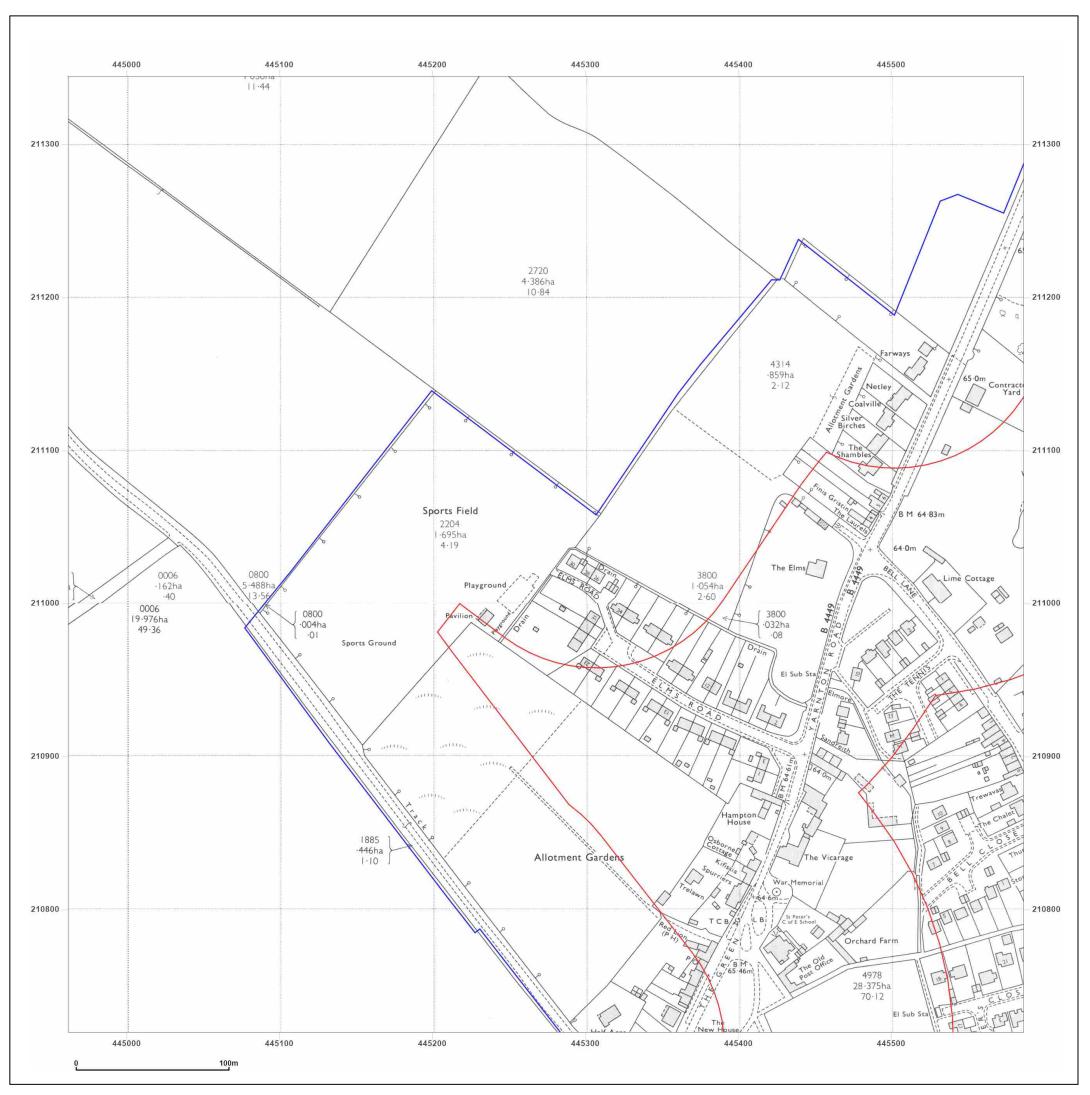




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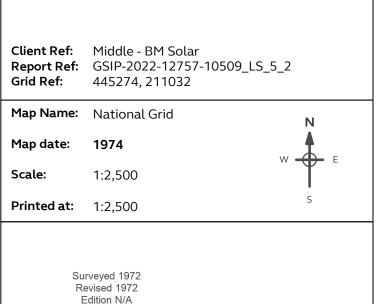
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Middle - BM Solar



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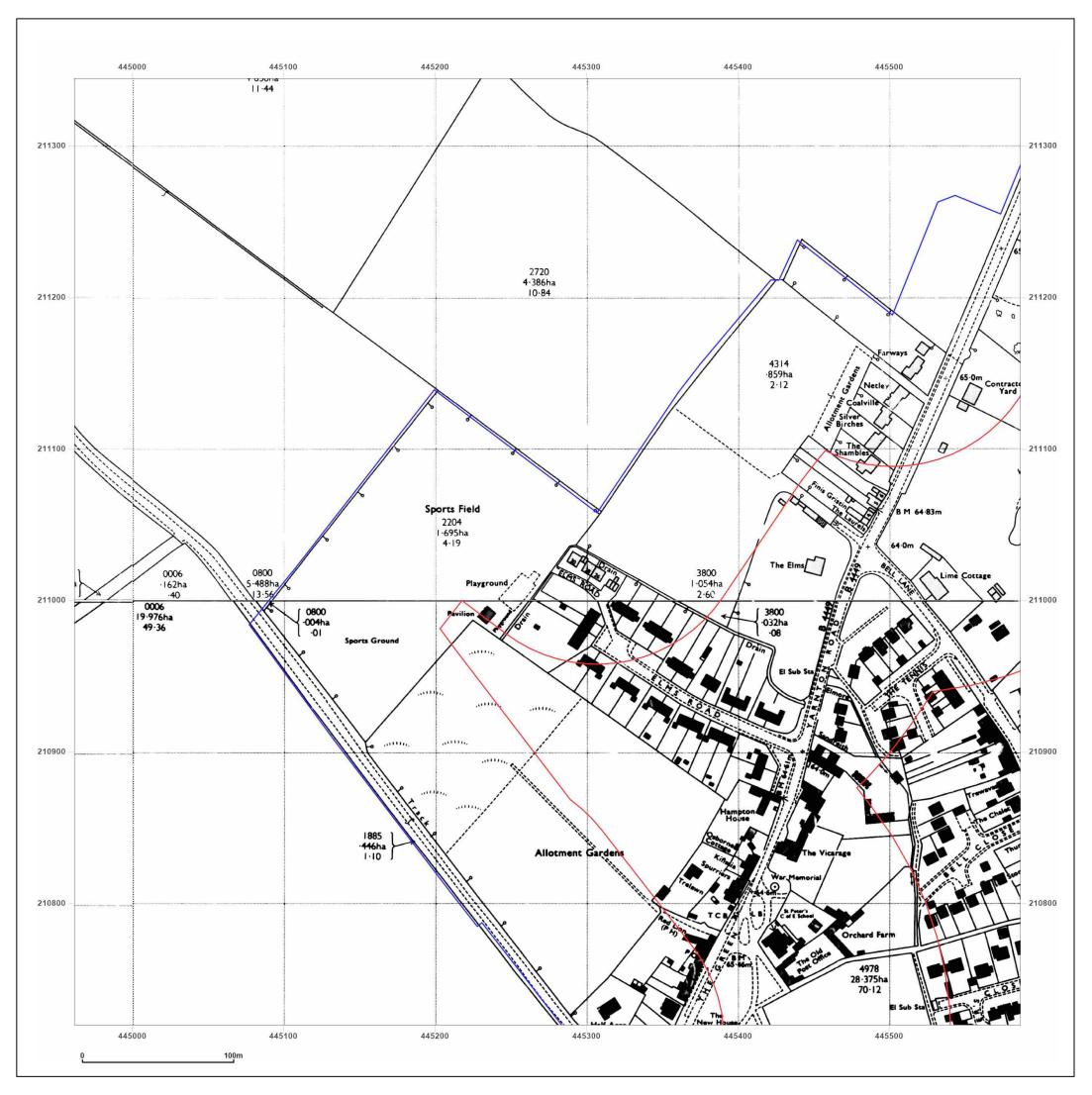
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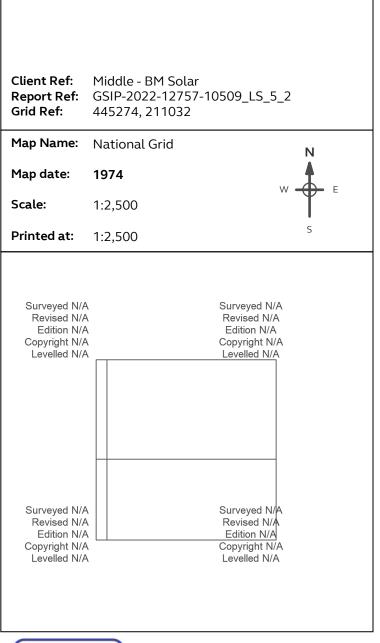
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Middle - BM Solar

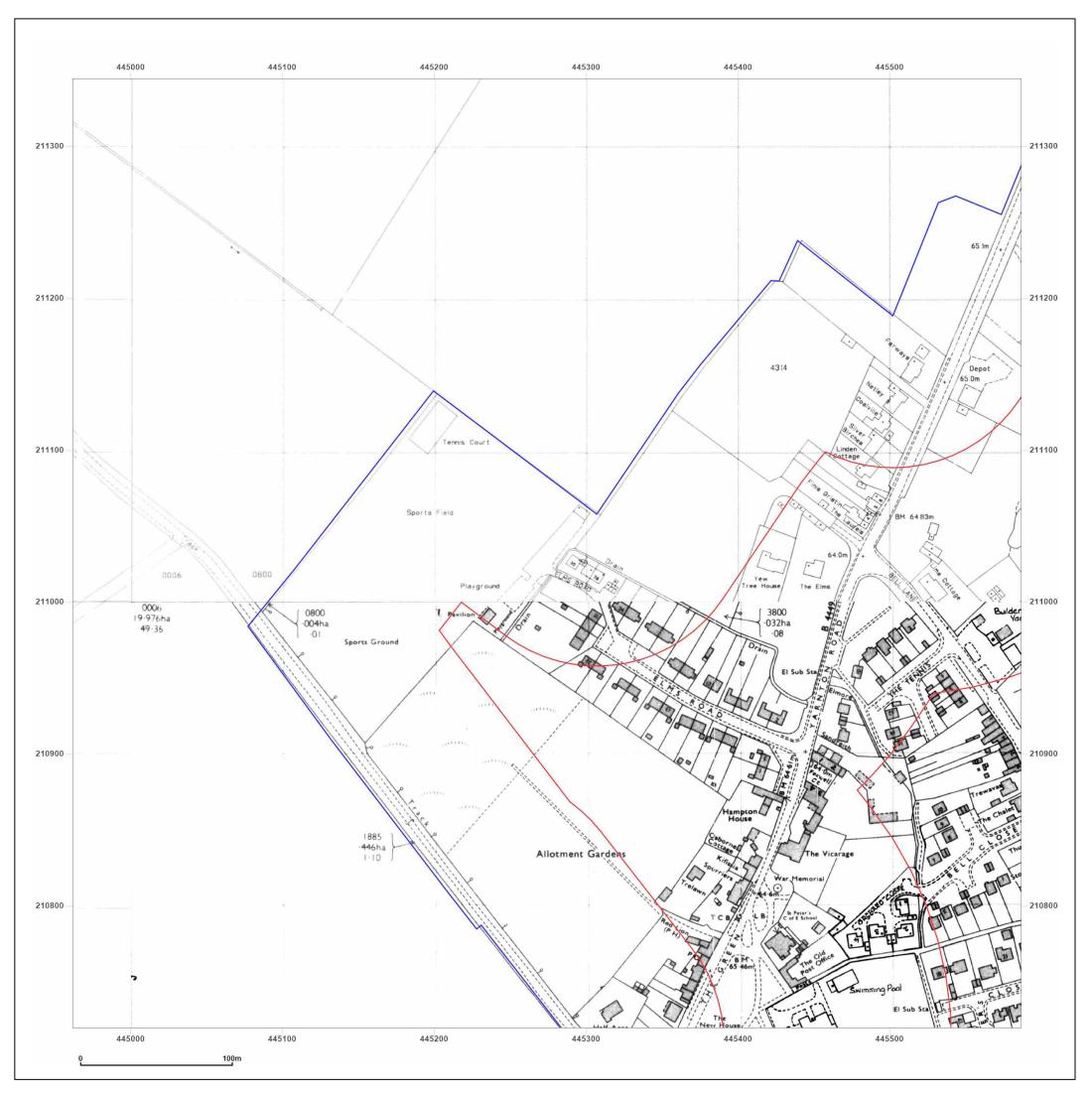


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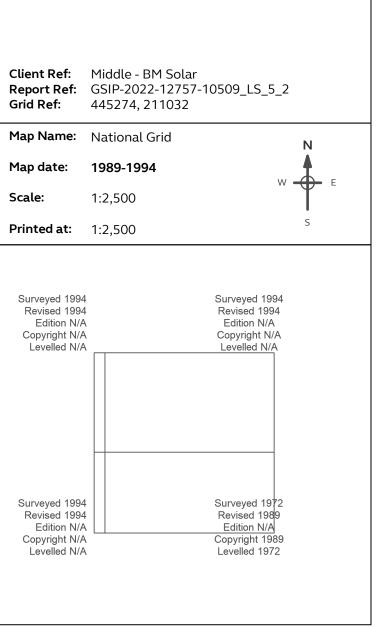
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Middle - BM Solar

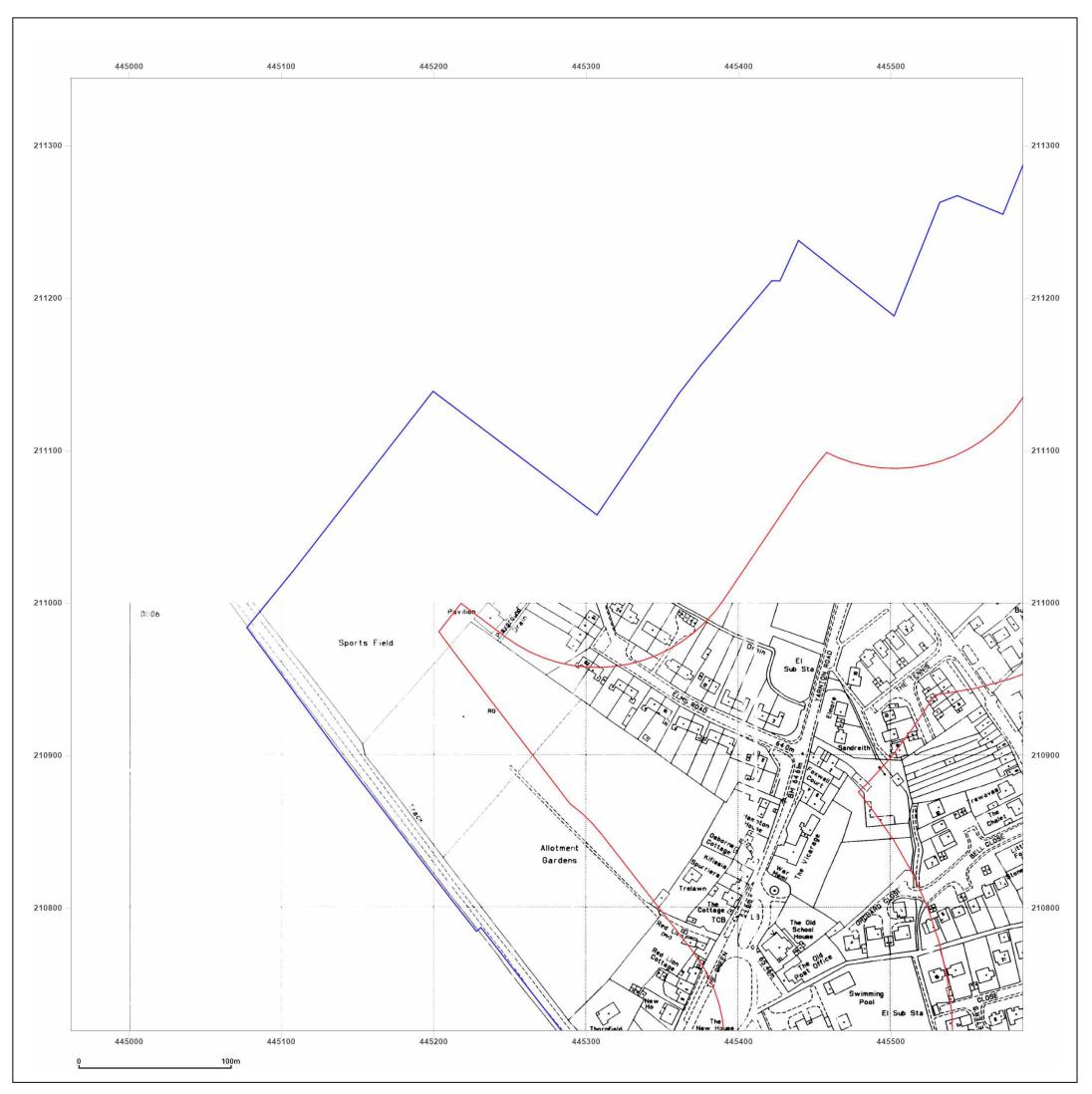




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Middle - BM Solar

	Middle - BM Solar GSIP-2022-12757-10509_LS_5_2 445274, 211032
Map Name:	National Grid N
Map date:	1994 w
Scale:	1:2,500
Printed at:	1:2,500 ^S

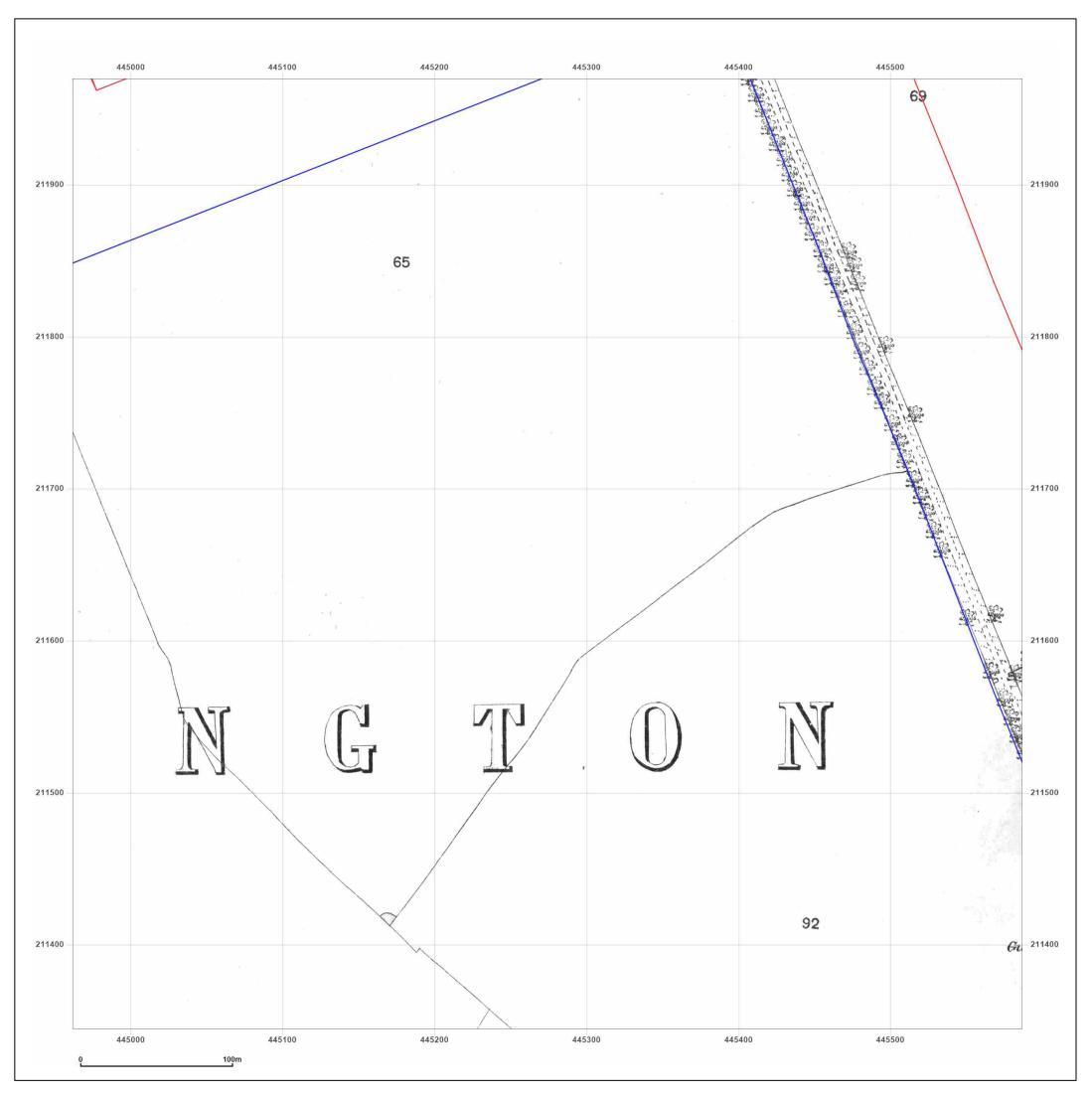
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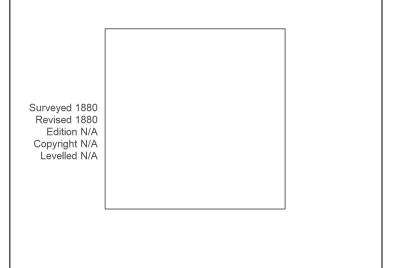
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_5 445274, 211657	5_3
Map Name:	County Series	Ν
Map date:	1880	
Scale:	1:2,500	
Printed at:	1:2,500	S

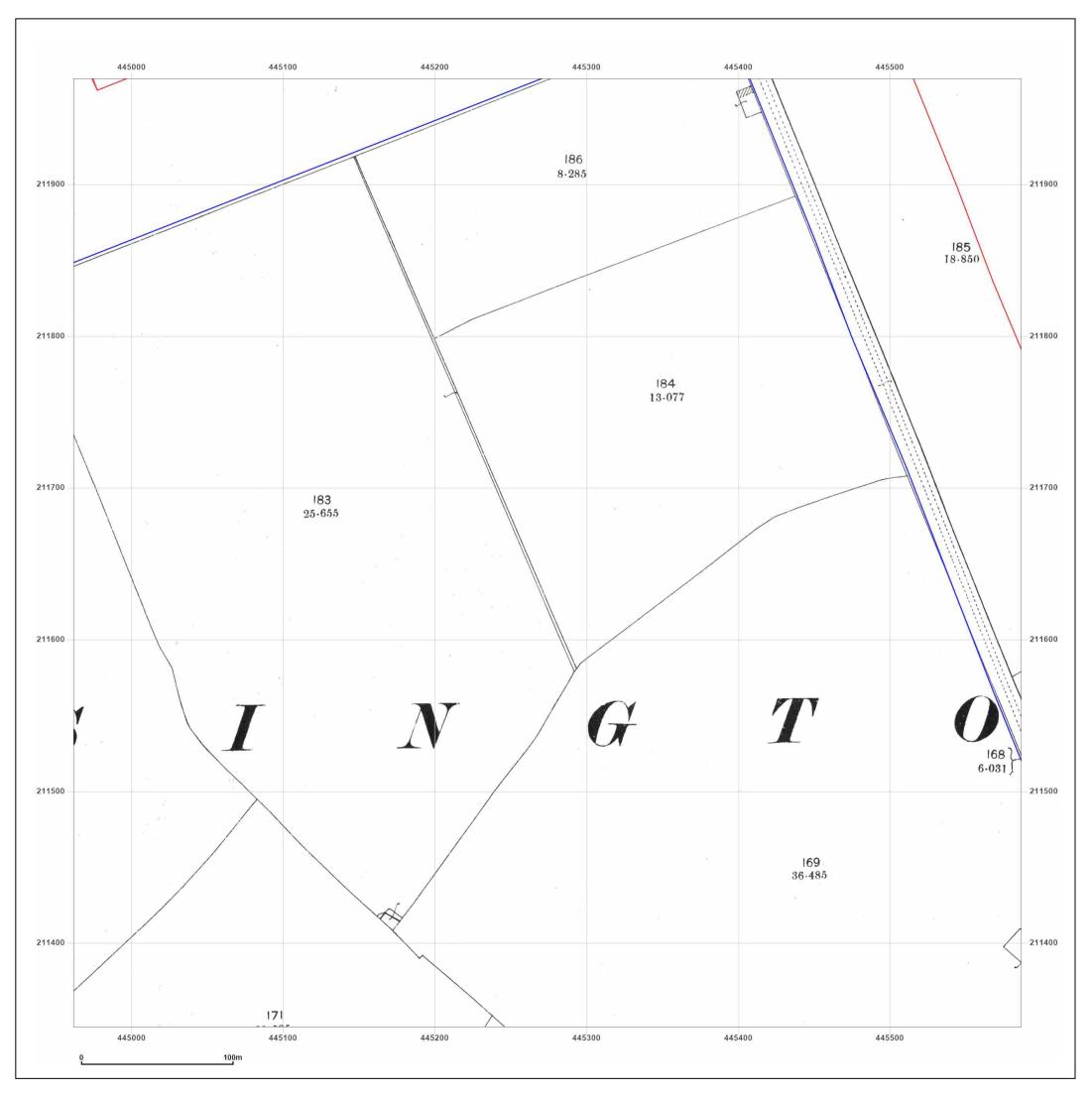




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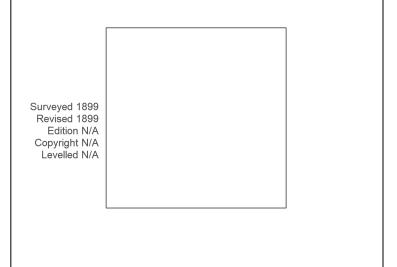
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_5_3 445274, 211657
Map Name:	County Series N
Map date:	1899 w
Scale:	1:2,500
Printed at:	1:2,500 ^S

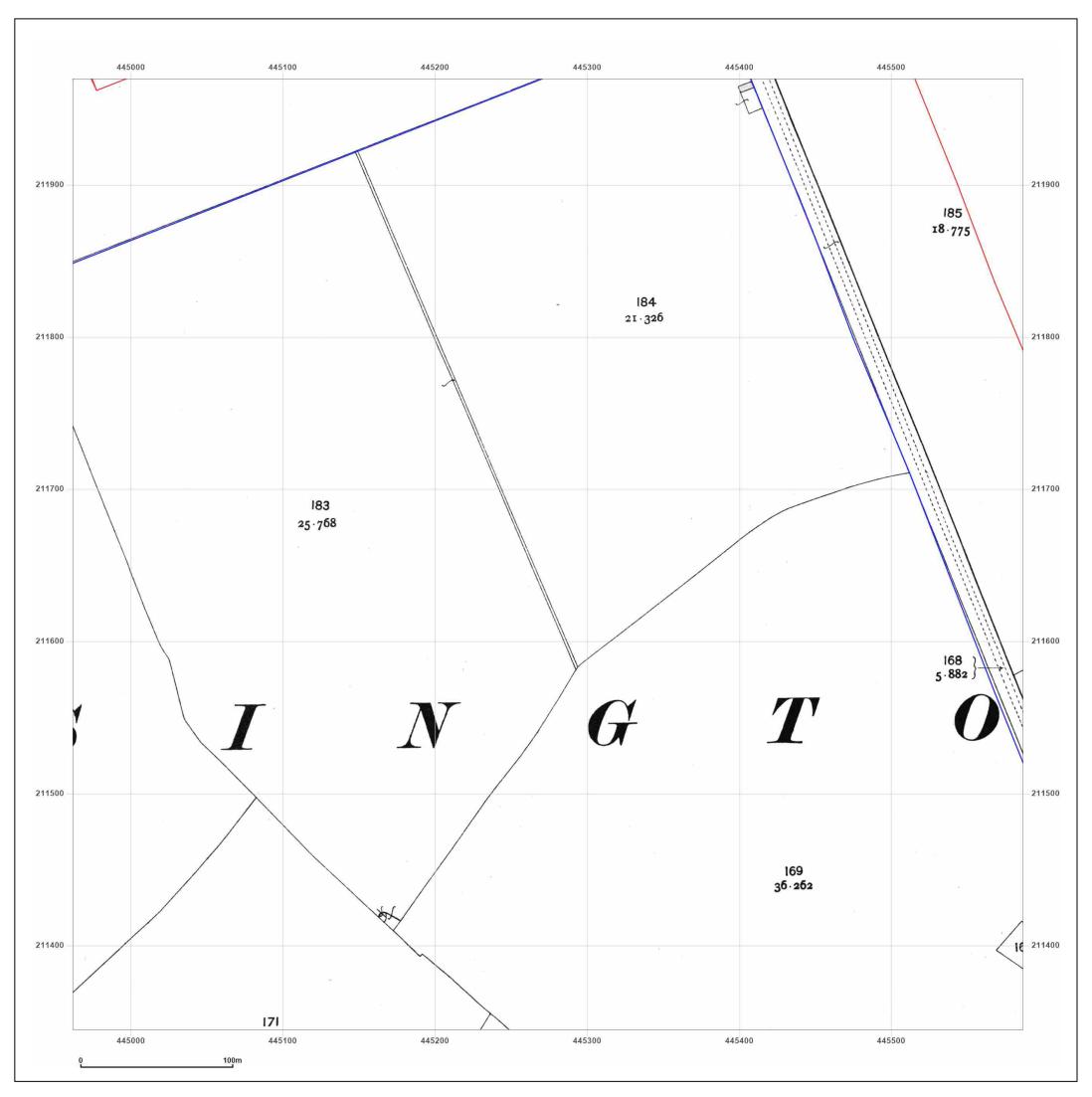




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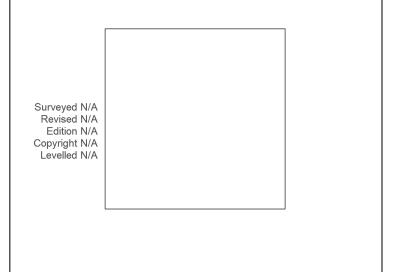
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_5 445274, 211657	5_3
Map Name:	County Series	N
Map date:	1911	
Scale:	1:2,500	
Printed at:	1:2,500	S

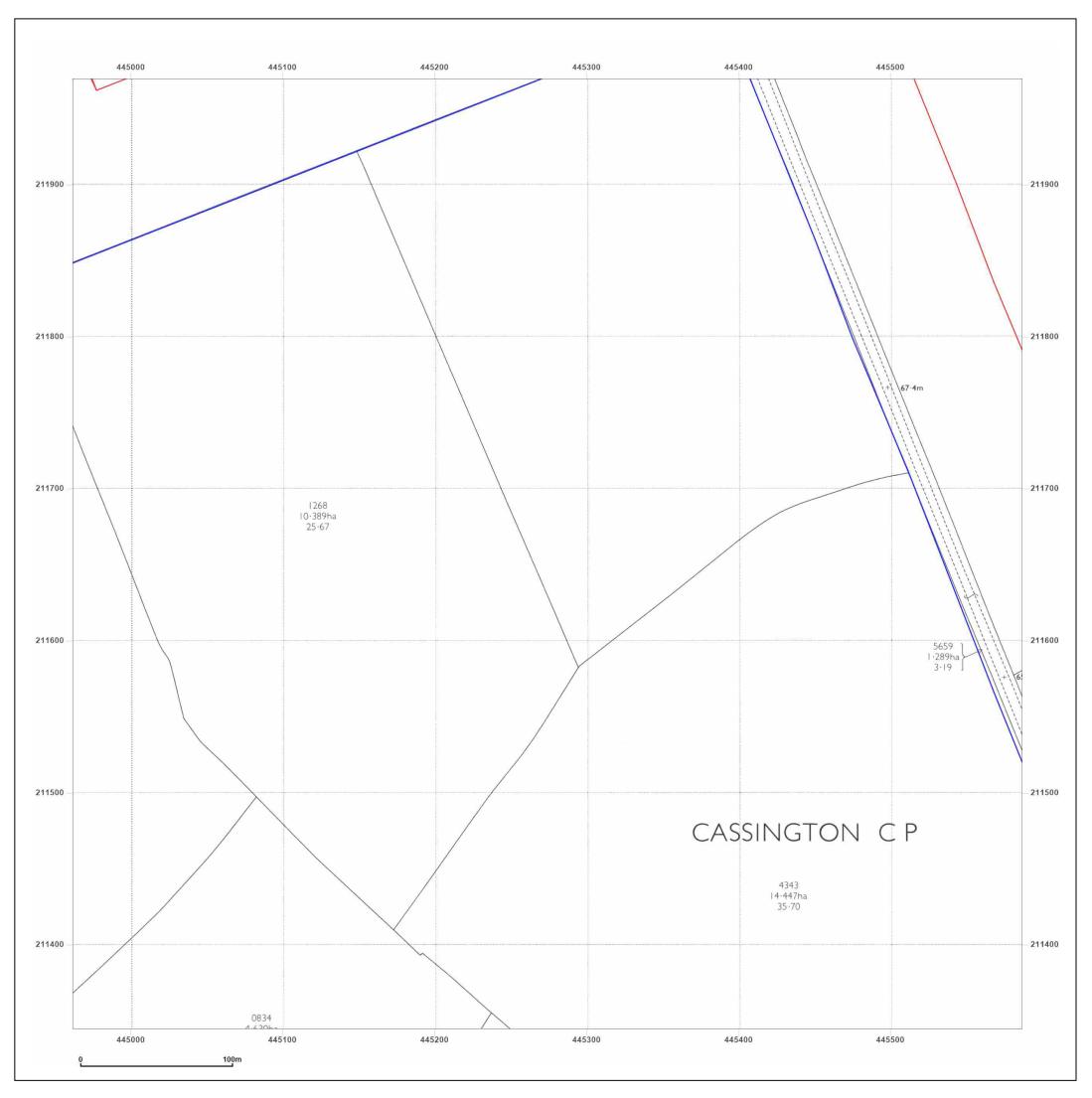




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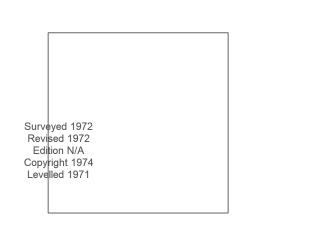
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_5_3 445274, 211657
Map Name:	National Grid N
Map date:	1974
Scale:	1:2,500
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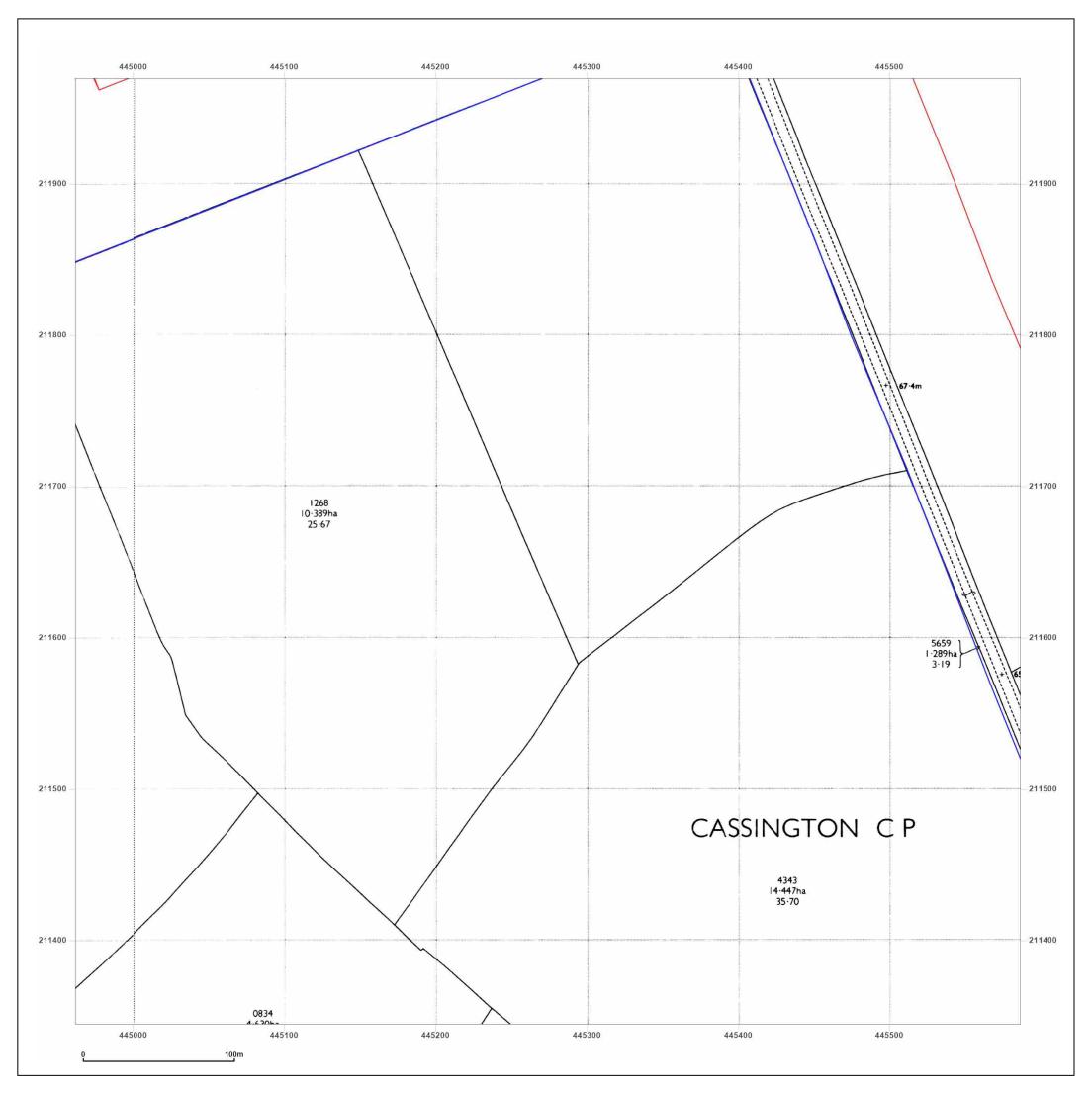




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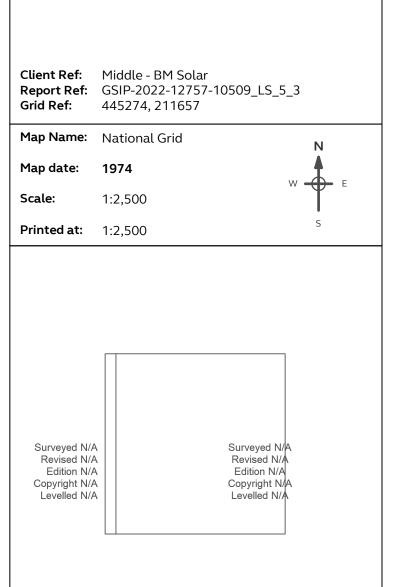
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Production date: 25 May 2022





Middle - BM Solar

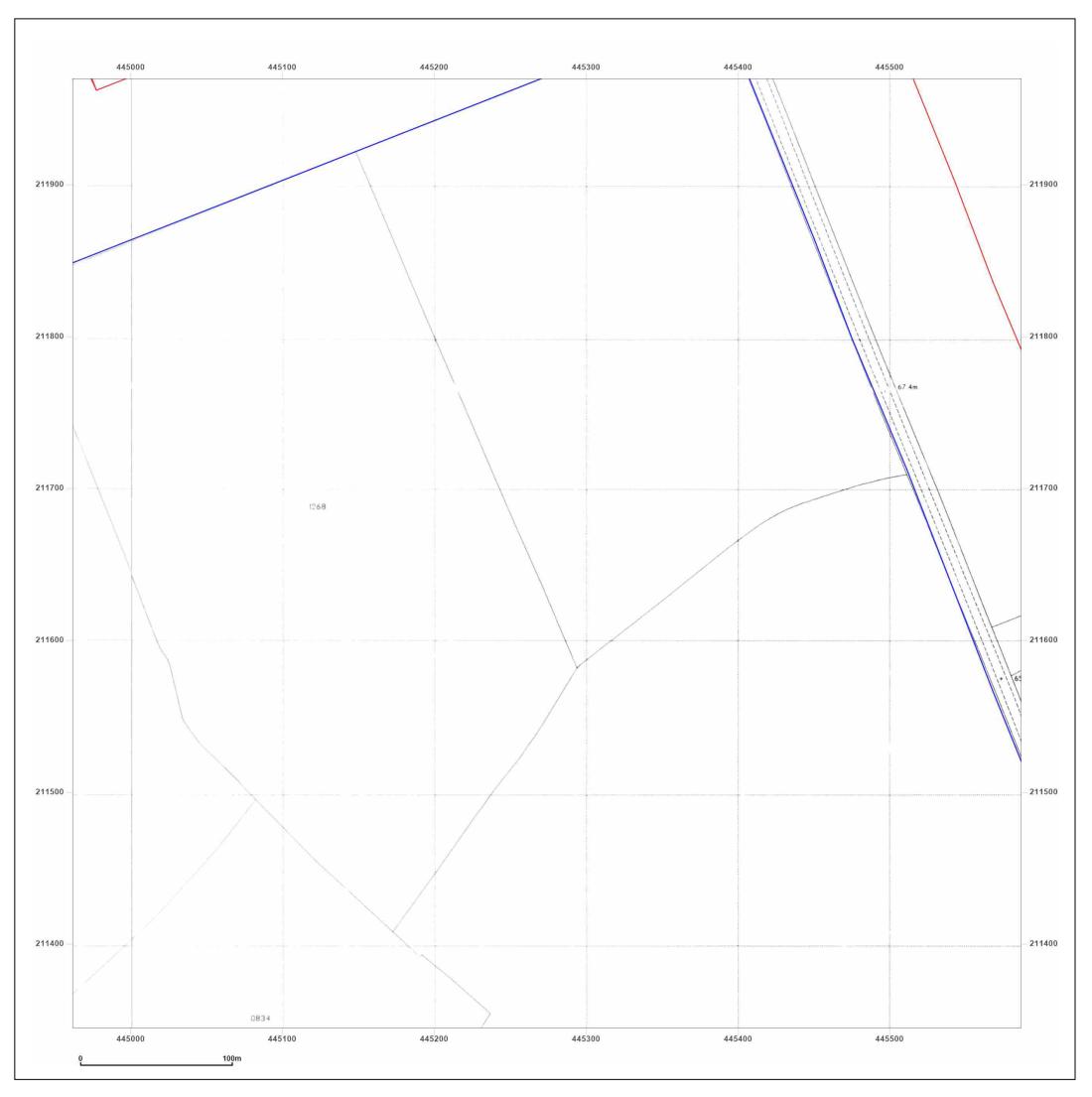




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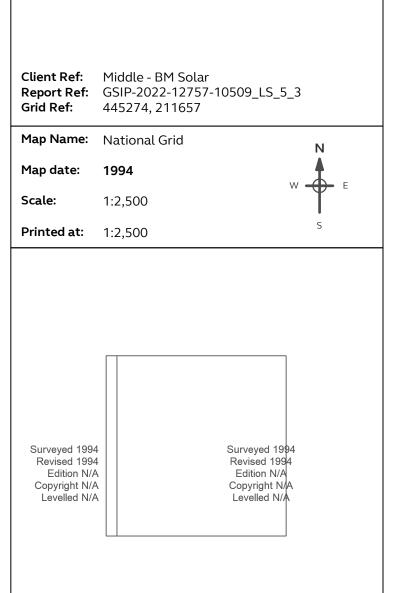
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Middle - BM Solar

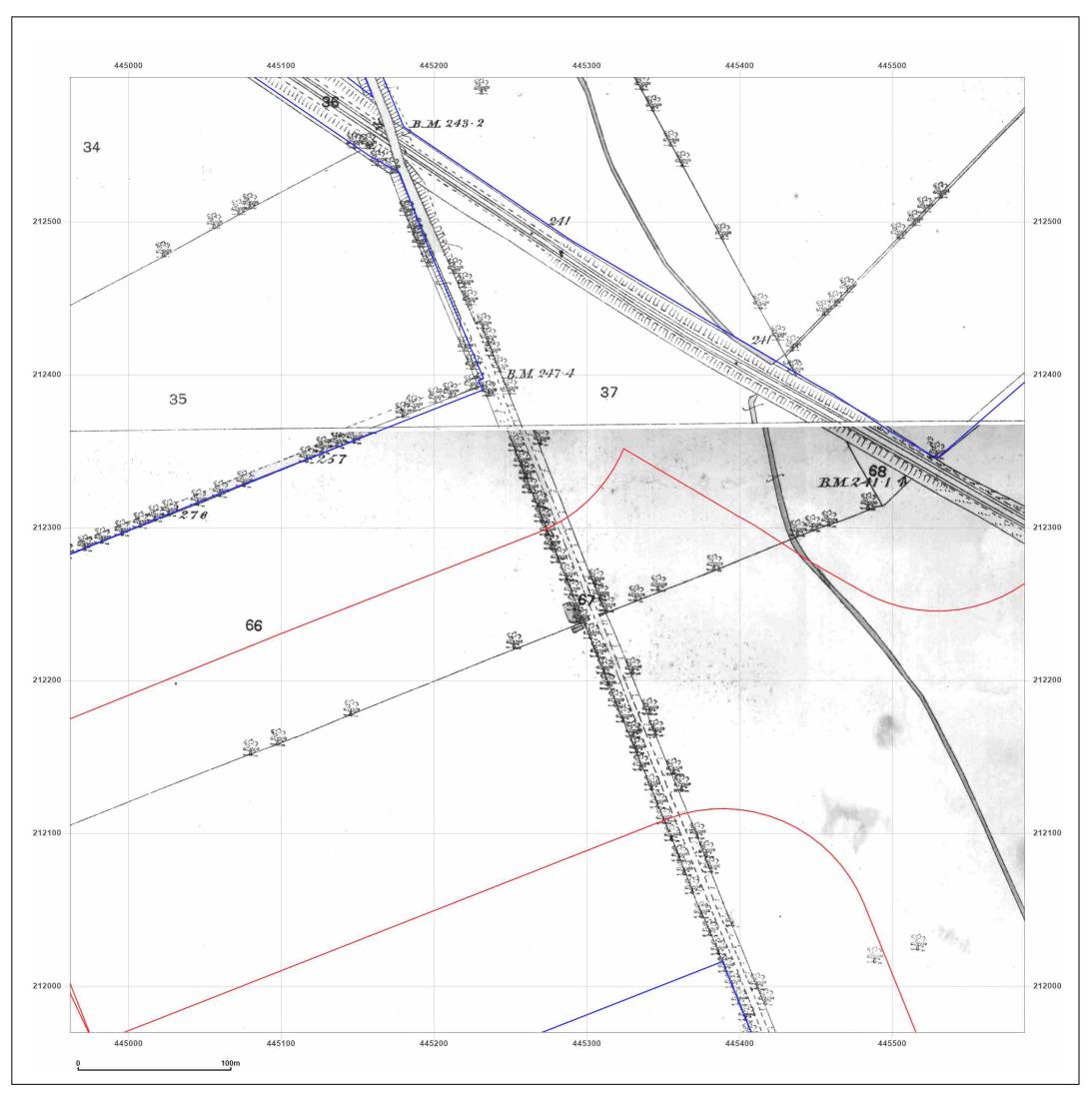




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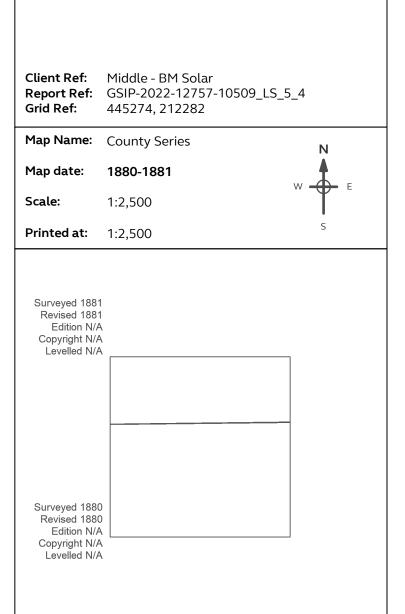
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Production date: 25 May 2022





Middle - BM Solar

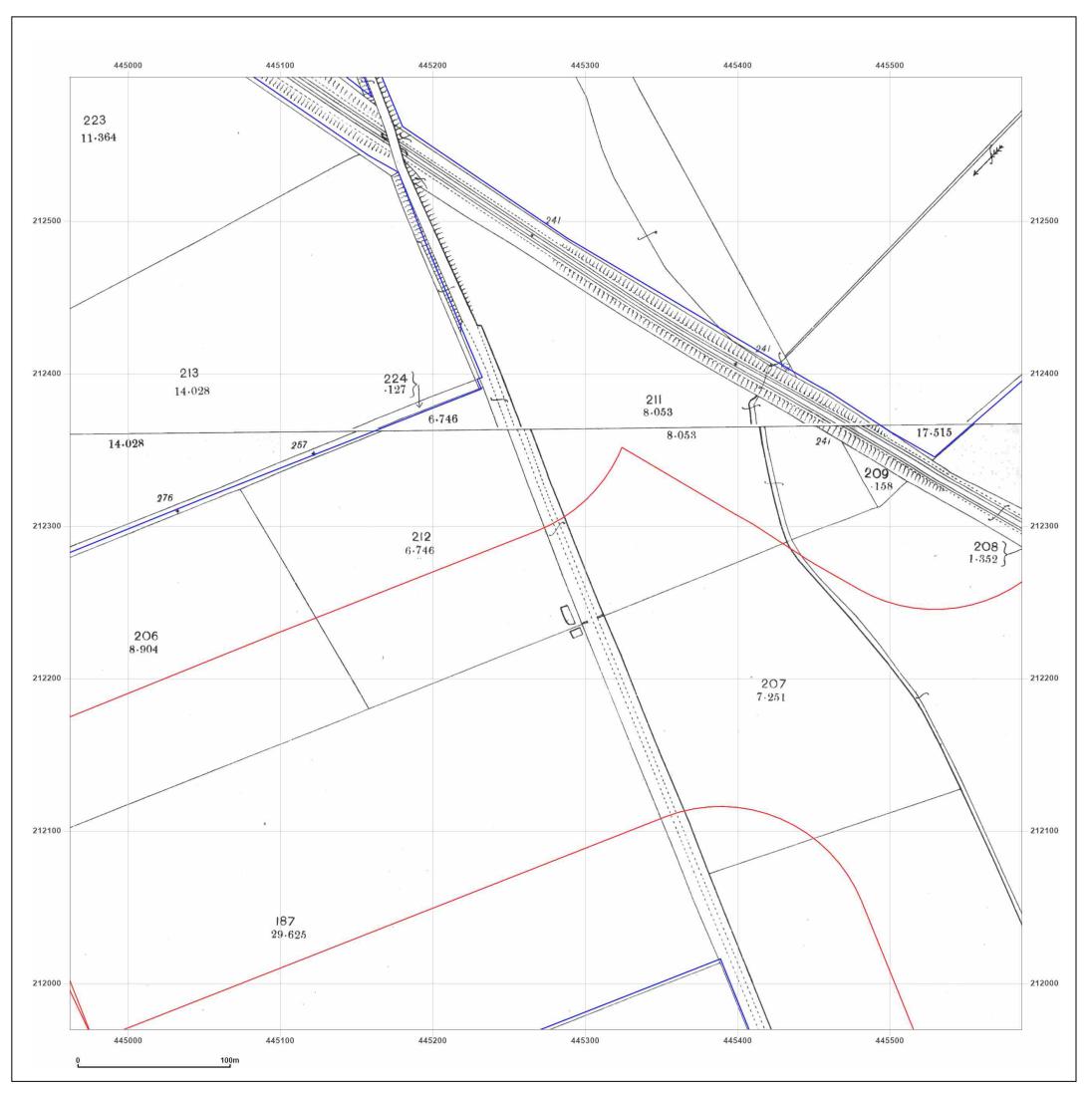




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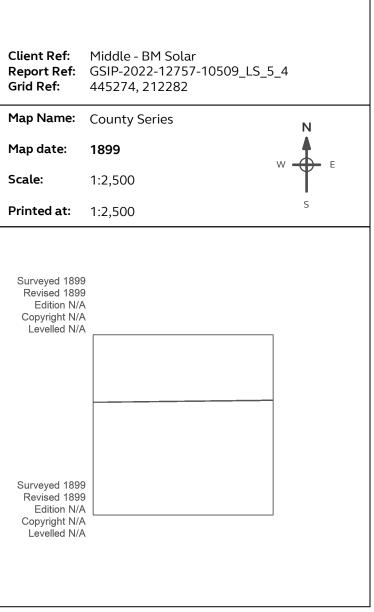
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Middle - BM Solar

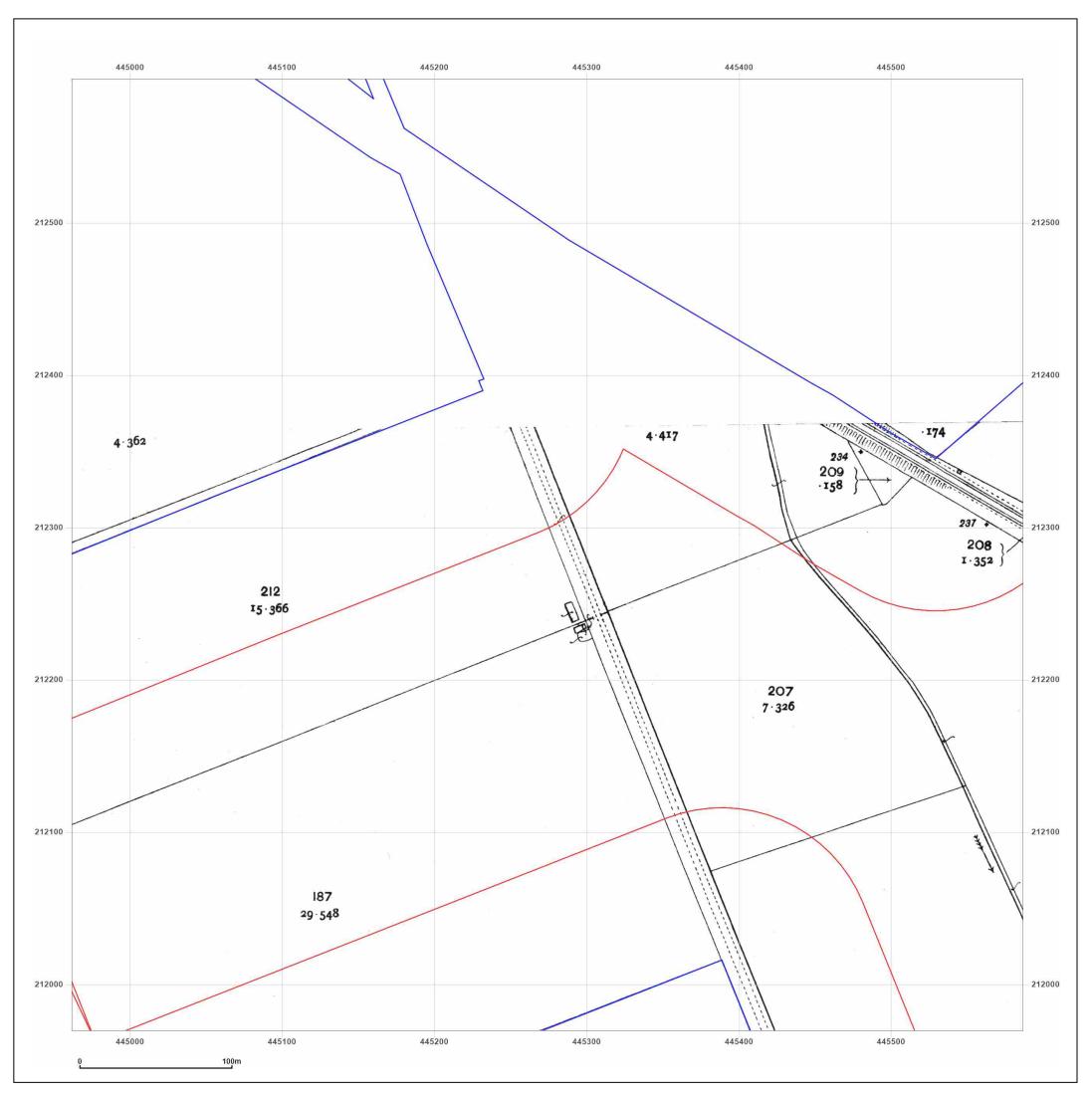




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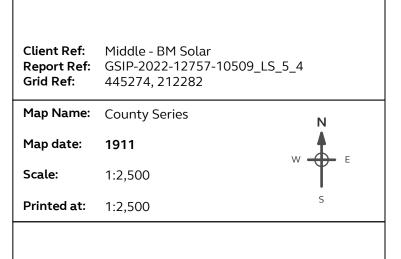
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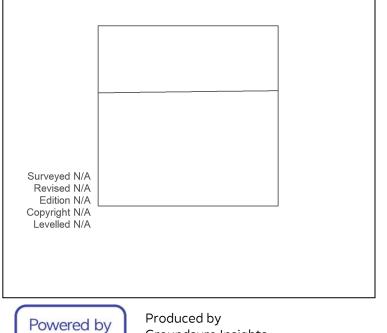
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Middle - BM Solar

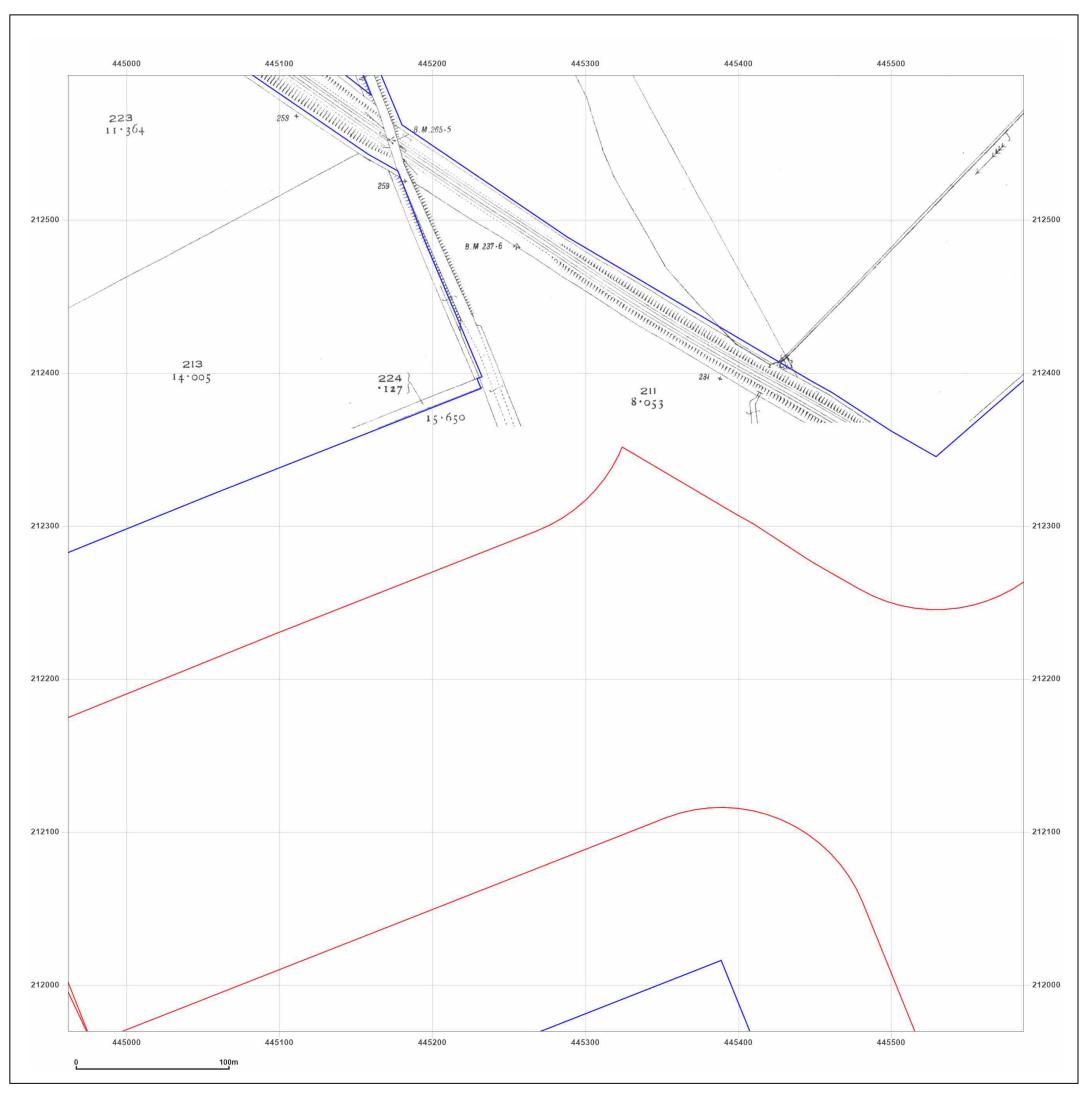




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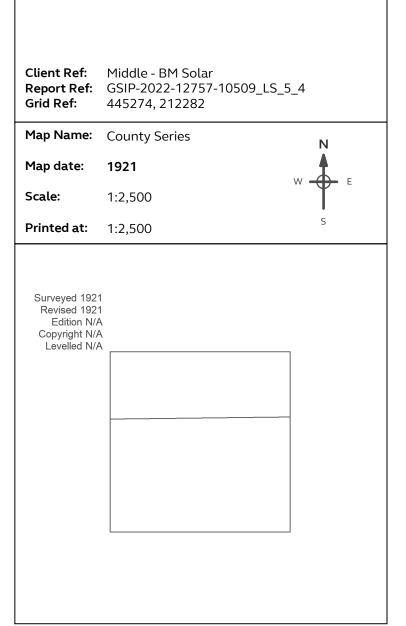


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Site Details:

Middle - BM Solar

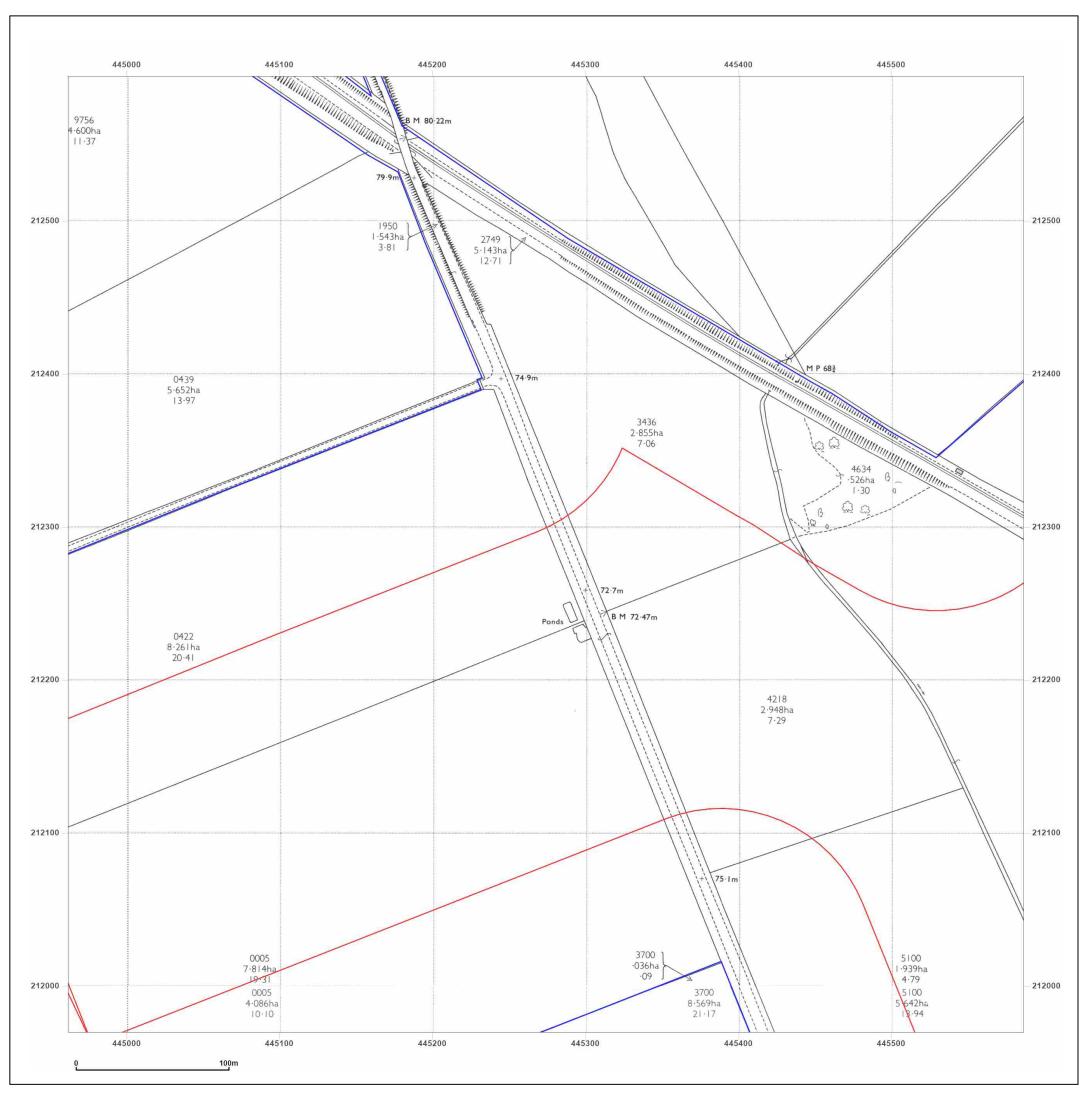




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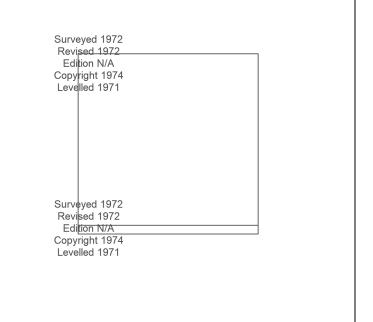
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Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_5_ 445274, 212282	_4
Map Name:	National Grid	Ν
Map date:	1974	w f
Scale:	1:2,500	T I
Printed at:	1:2,500	S

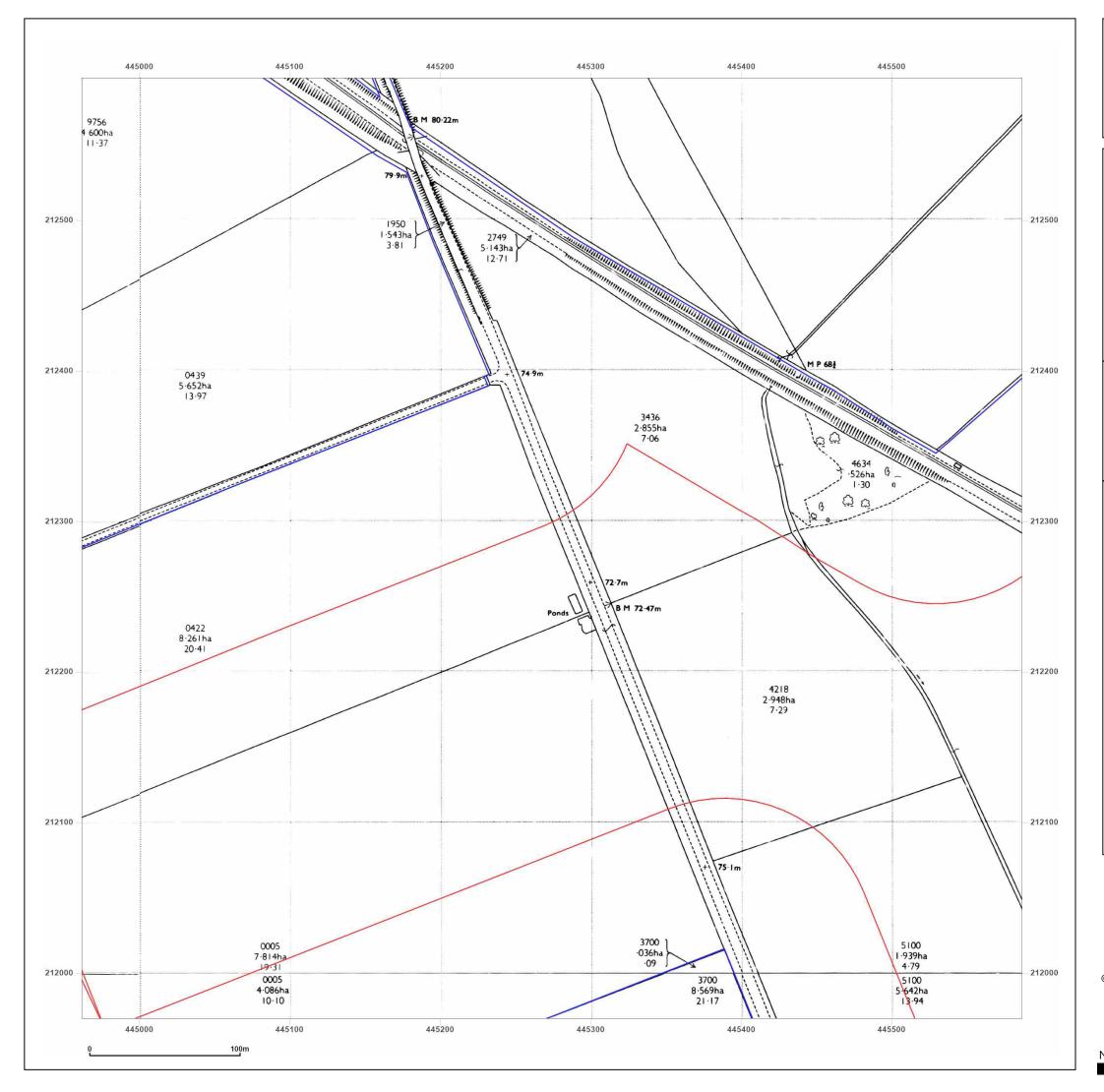




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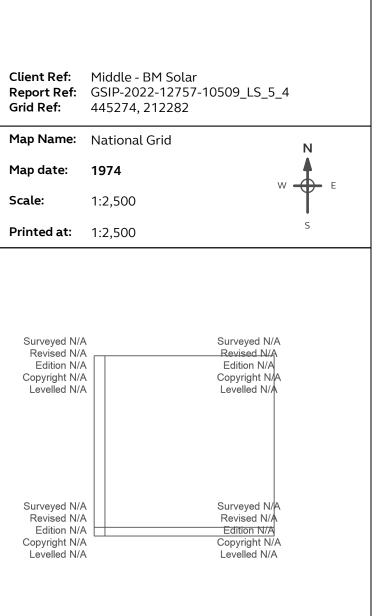
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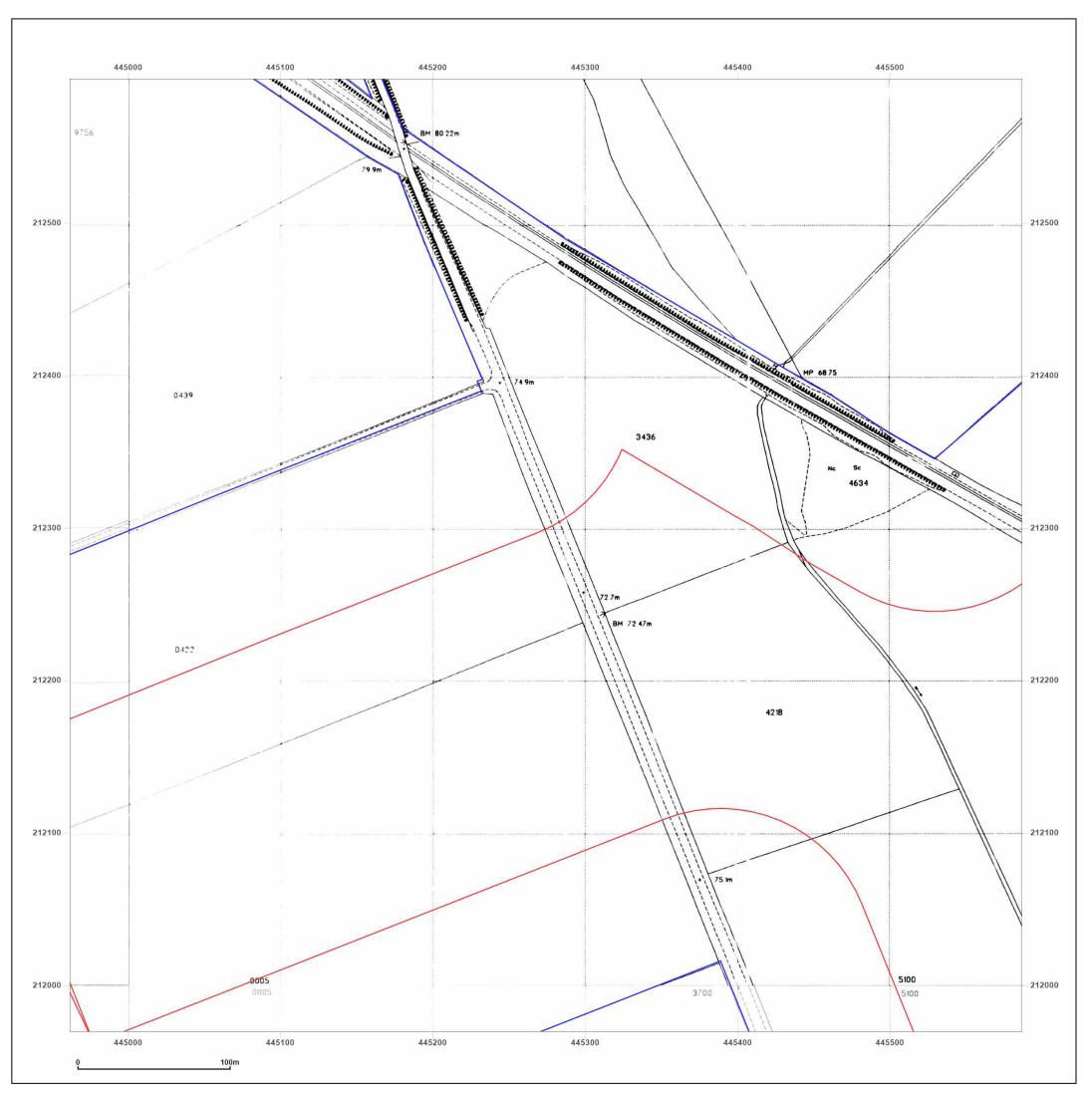
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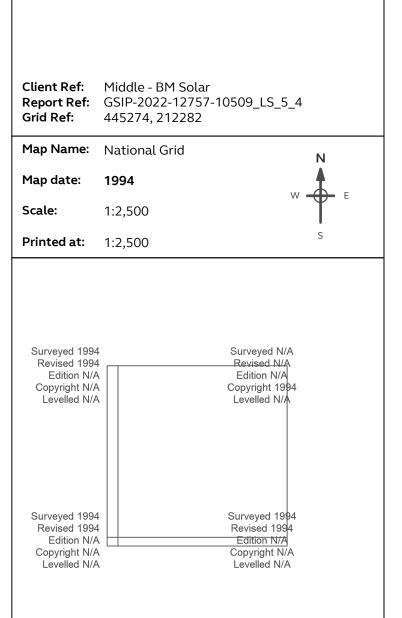
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Production date: 25 May 2022





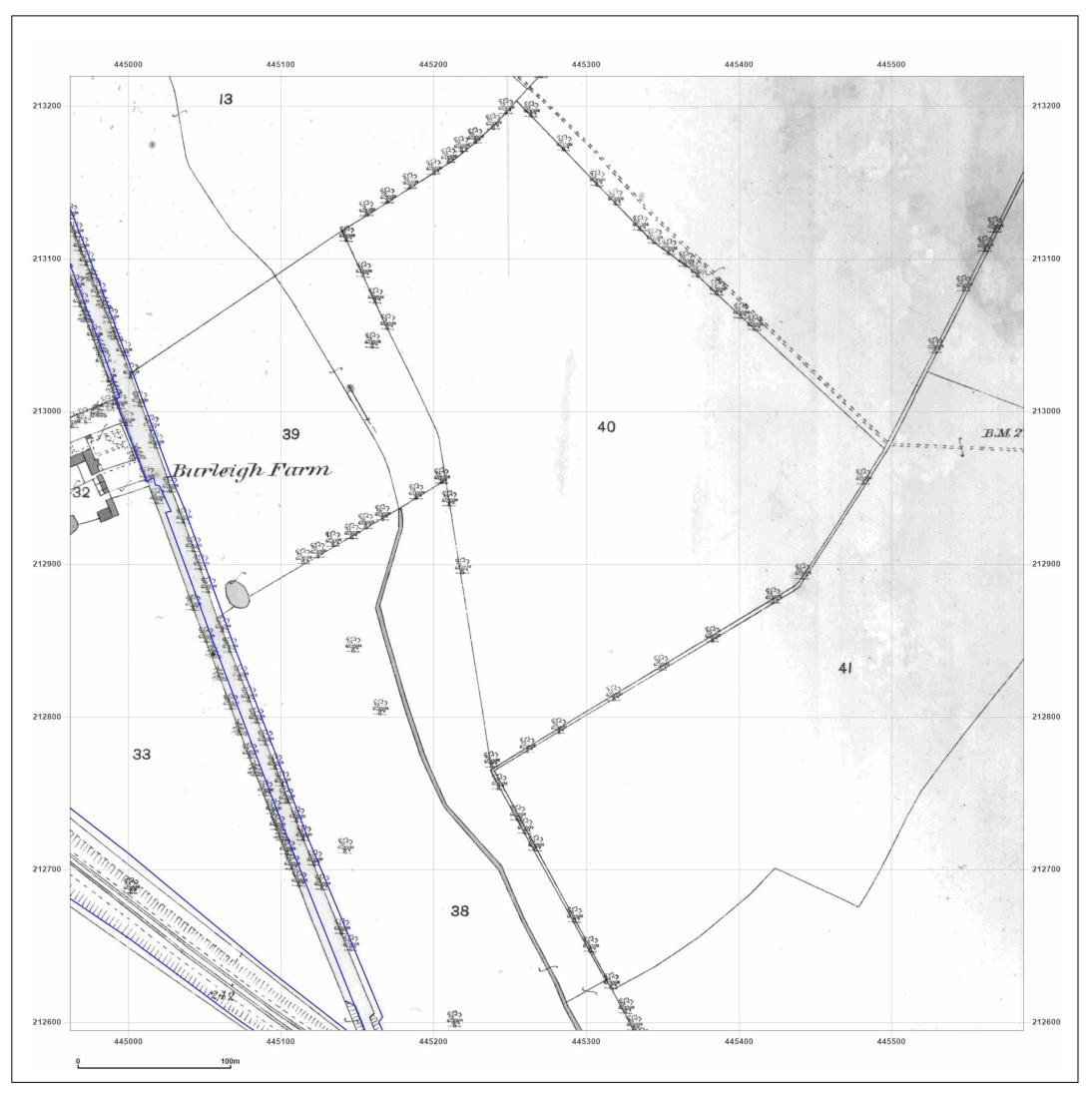
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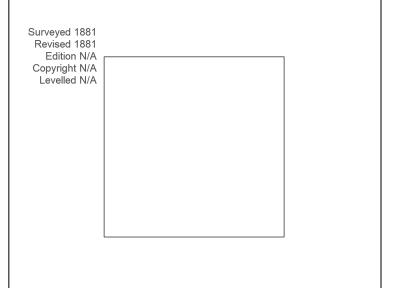
Production date: 25 May 2022





Middle - BM Solar

Client Ref: Report Ref: Grid Ref:	Middle - BM Solar GSIP-2022-12757-10509_LS_ 445274, 212907	5_5
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Map date:	1881	
Scale:	1:2,500	Ϋ́Ϋ́Γ
Printed at:	1:2,500	S

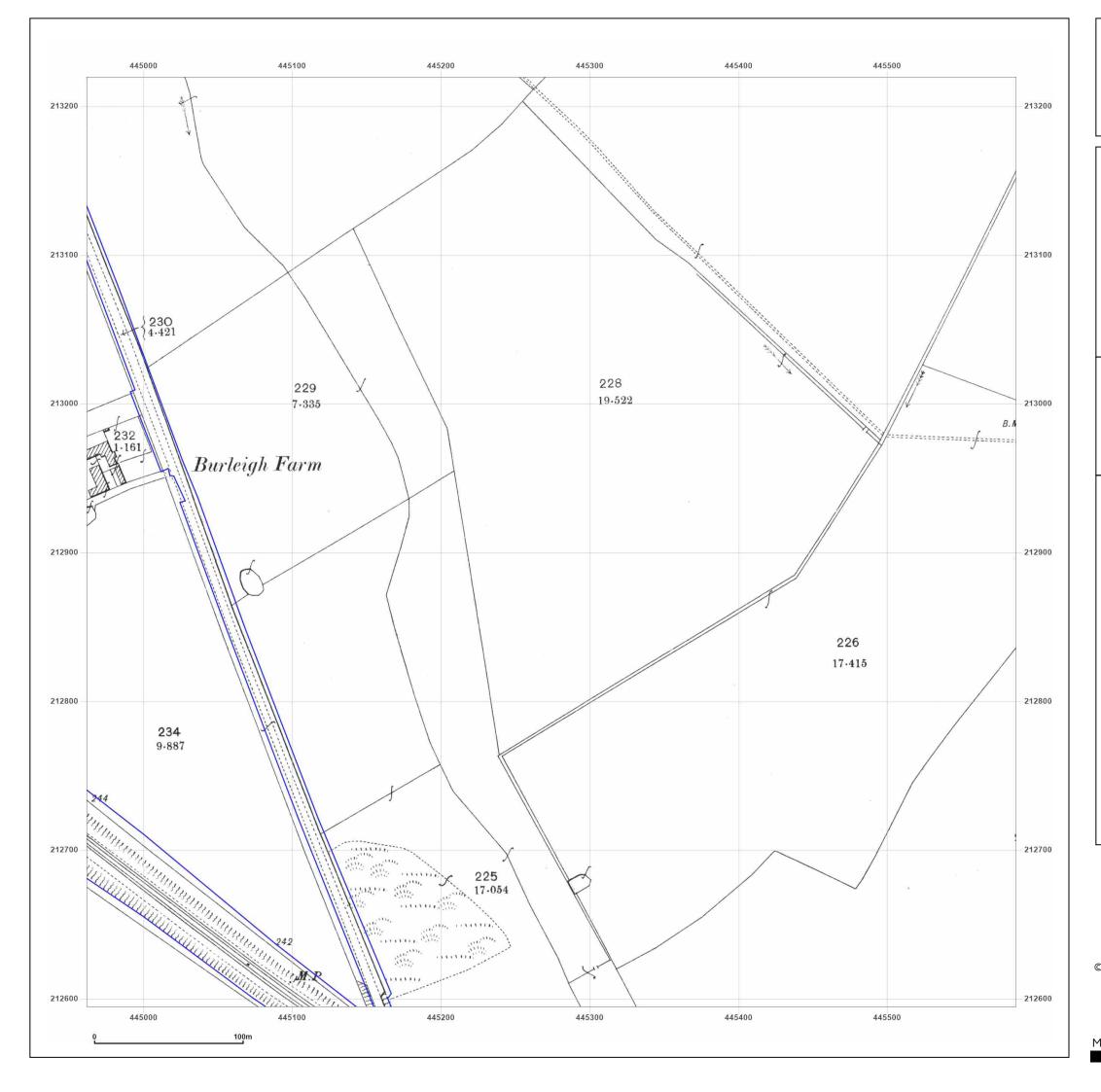




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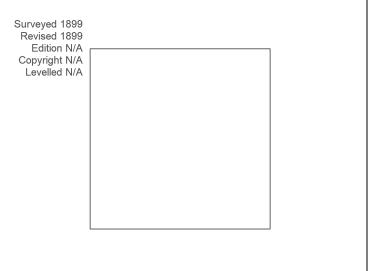
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Middle - BM Solar

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Map date:	1899	W F
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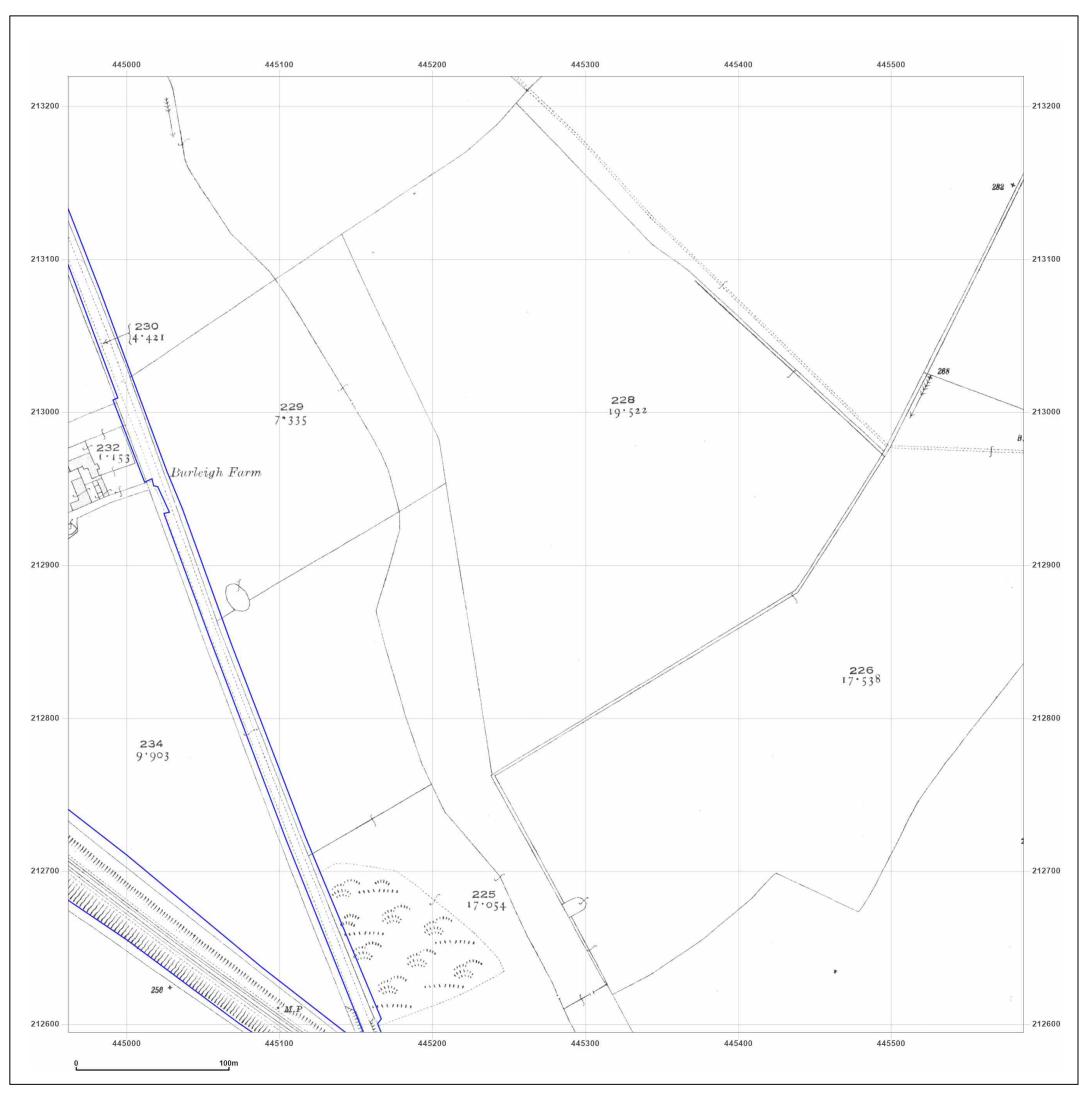




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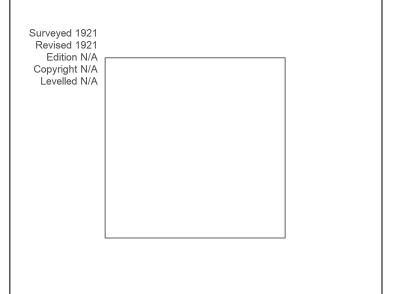
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Site Details:

Middle - BM Solar

•	Middle - BM Solar GSIP-2022-12757-10509_LS_ 445274, 212907	5_5
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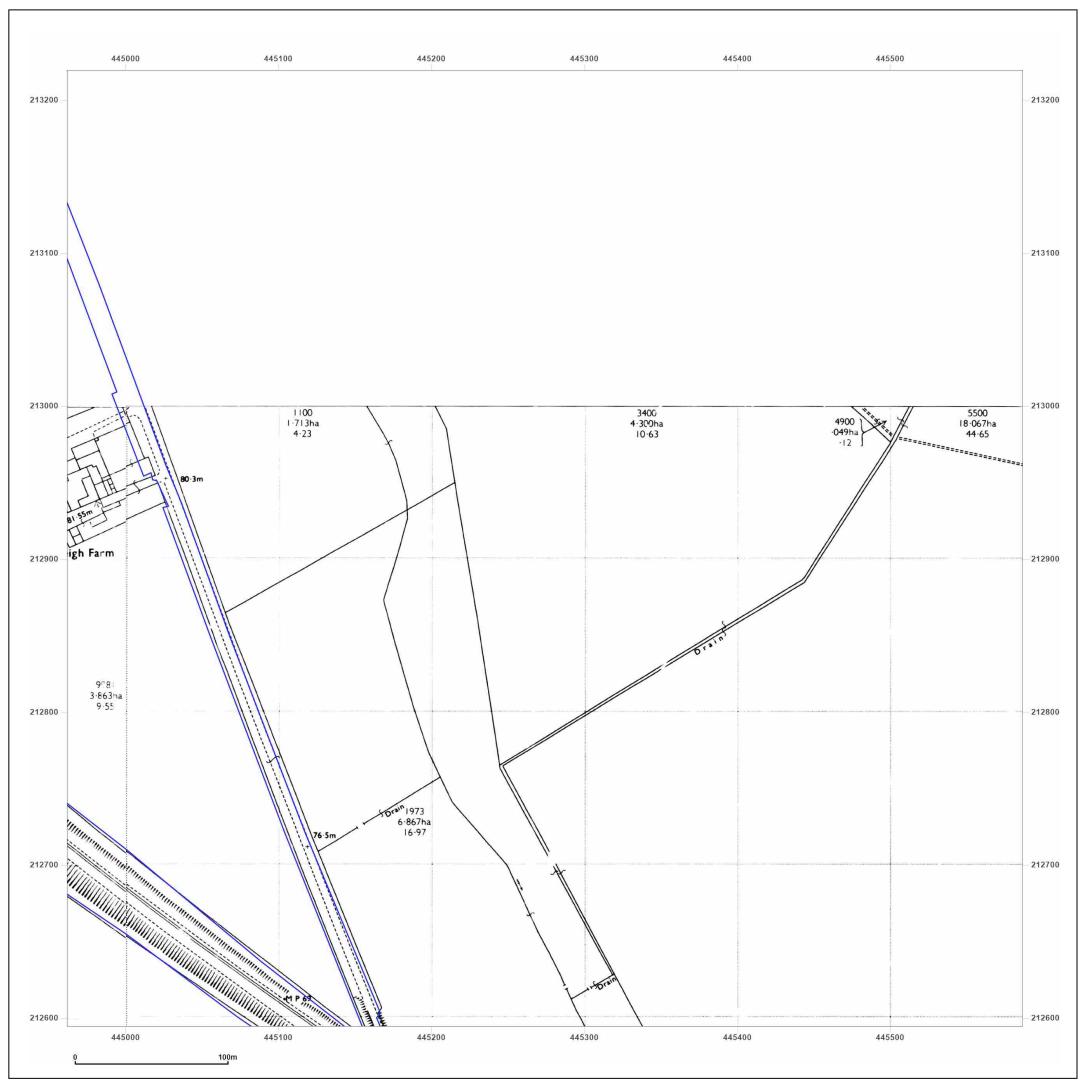




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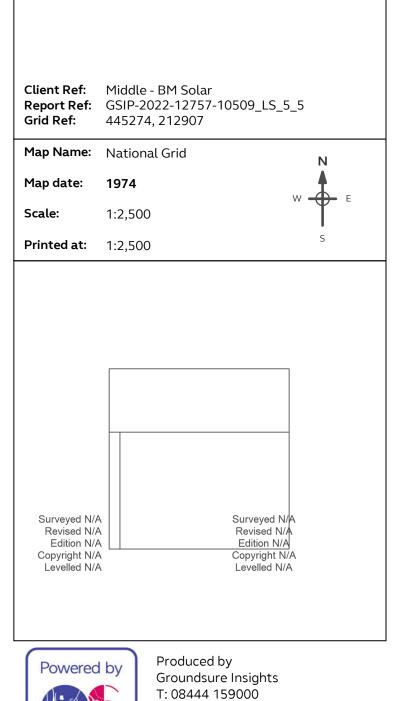
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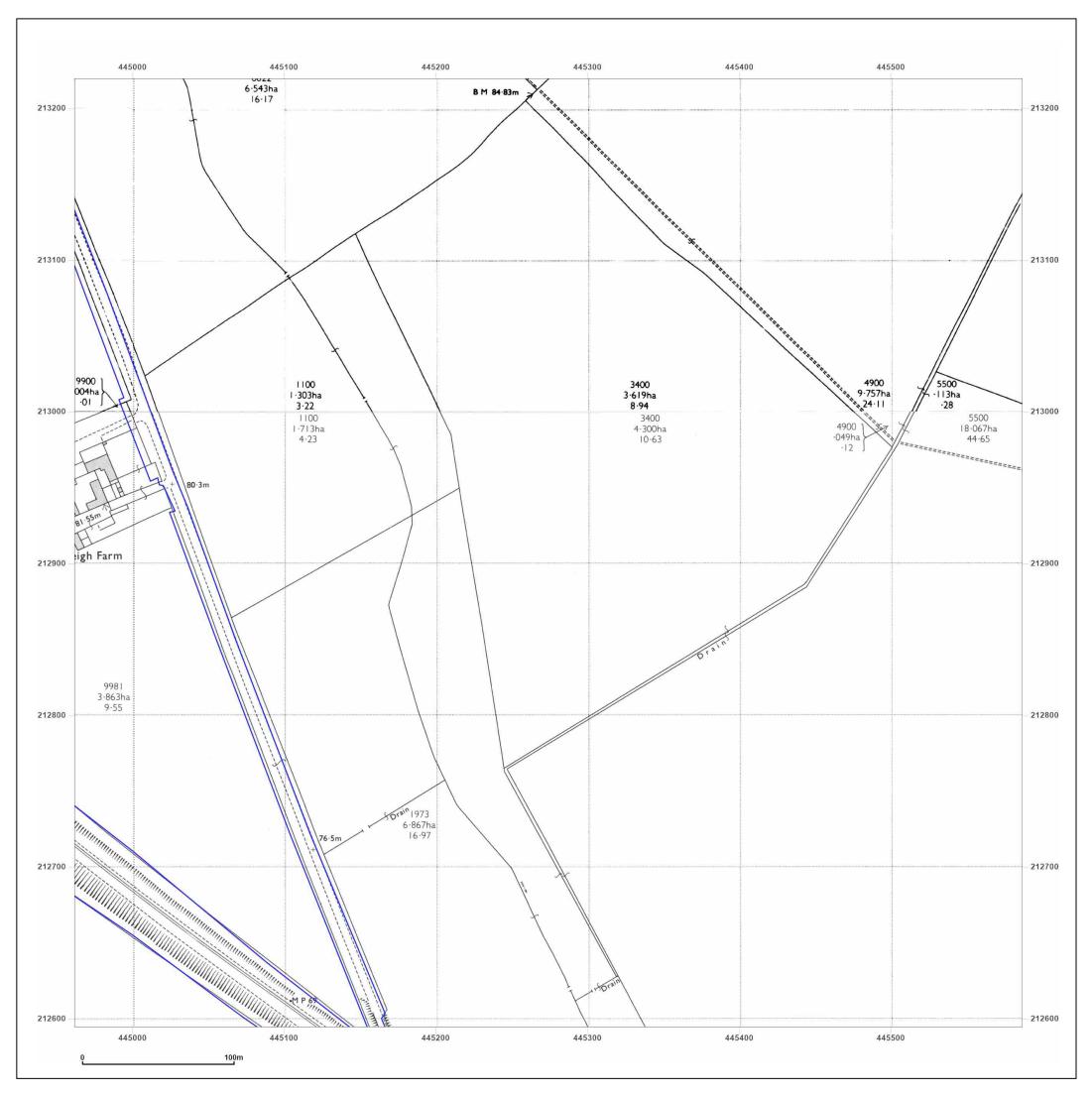
Middle - BM Solar



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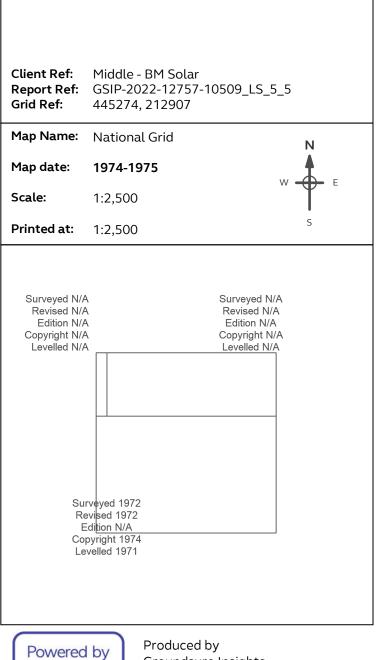
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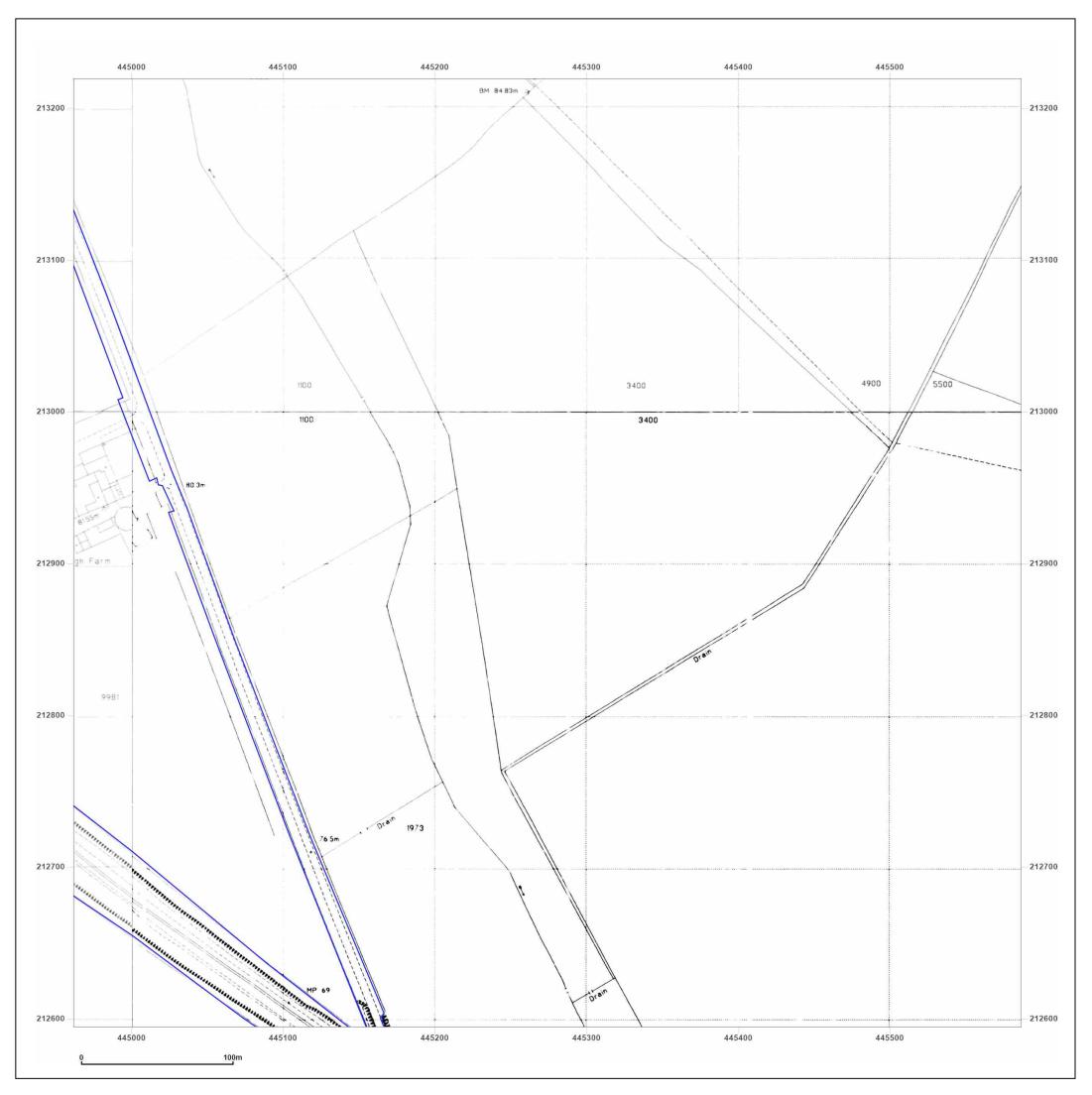
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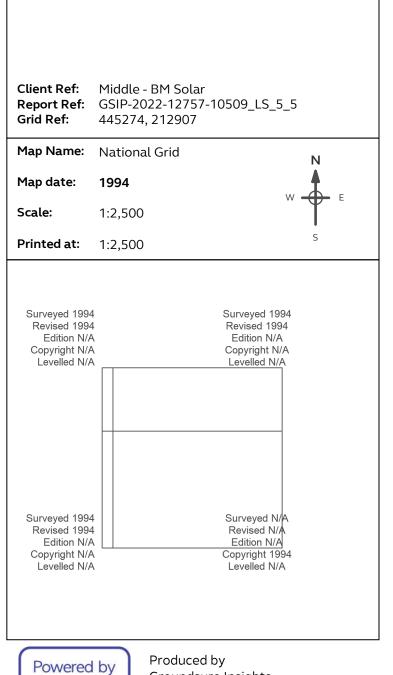
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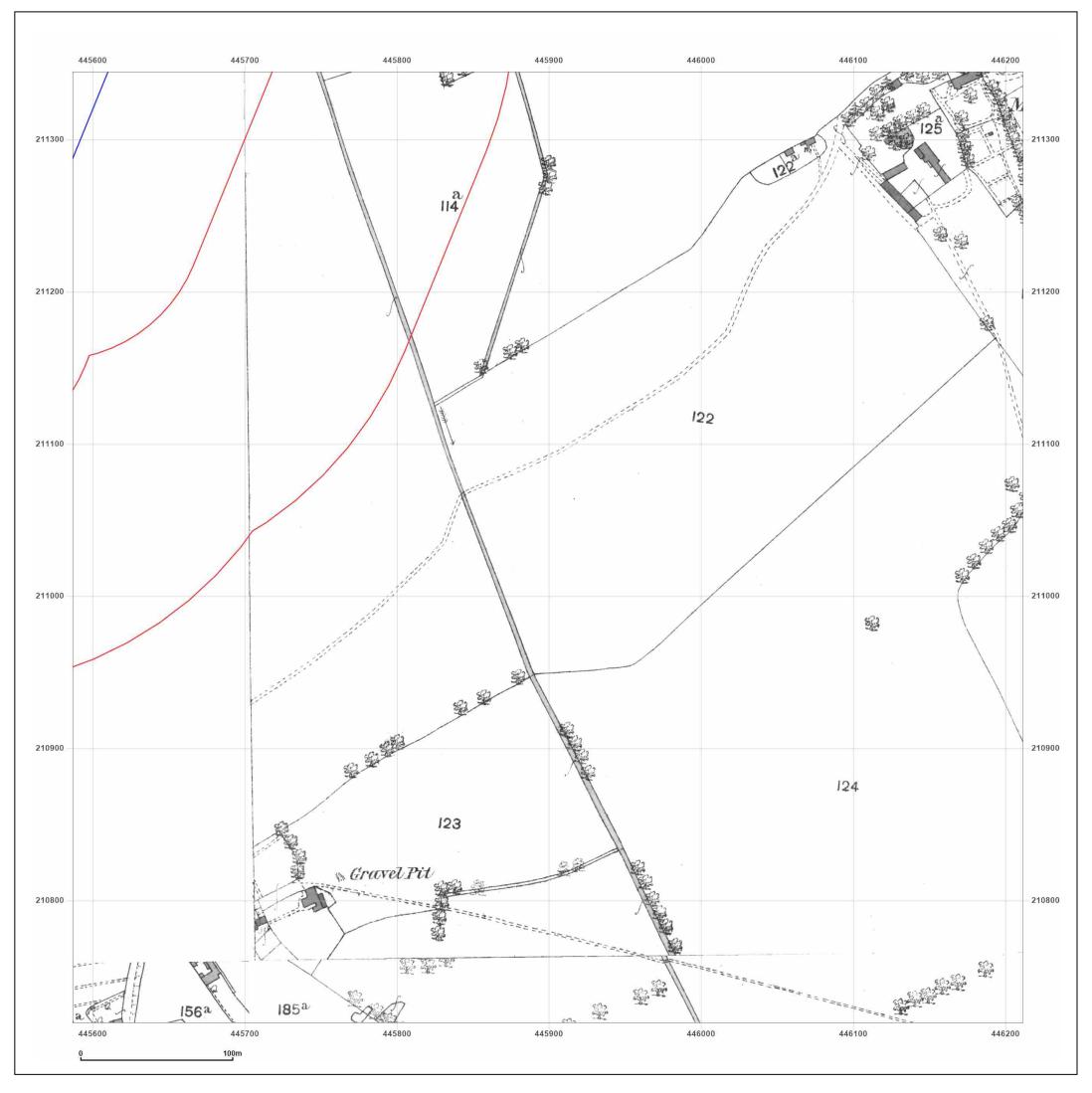
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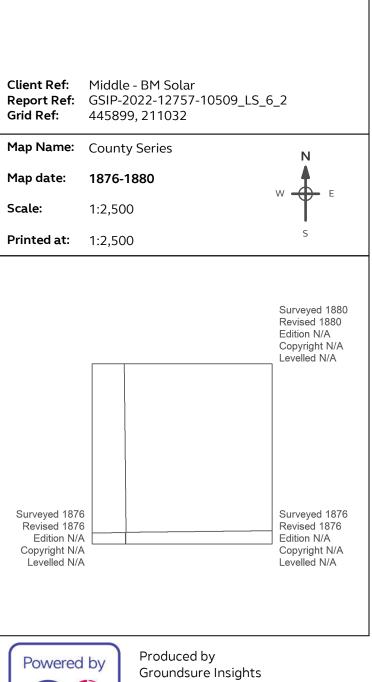
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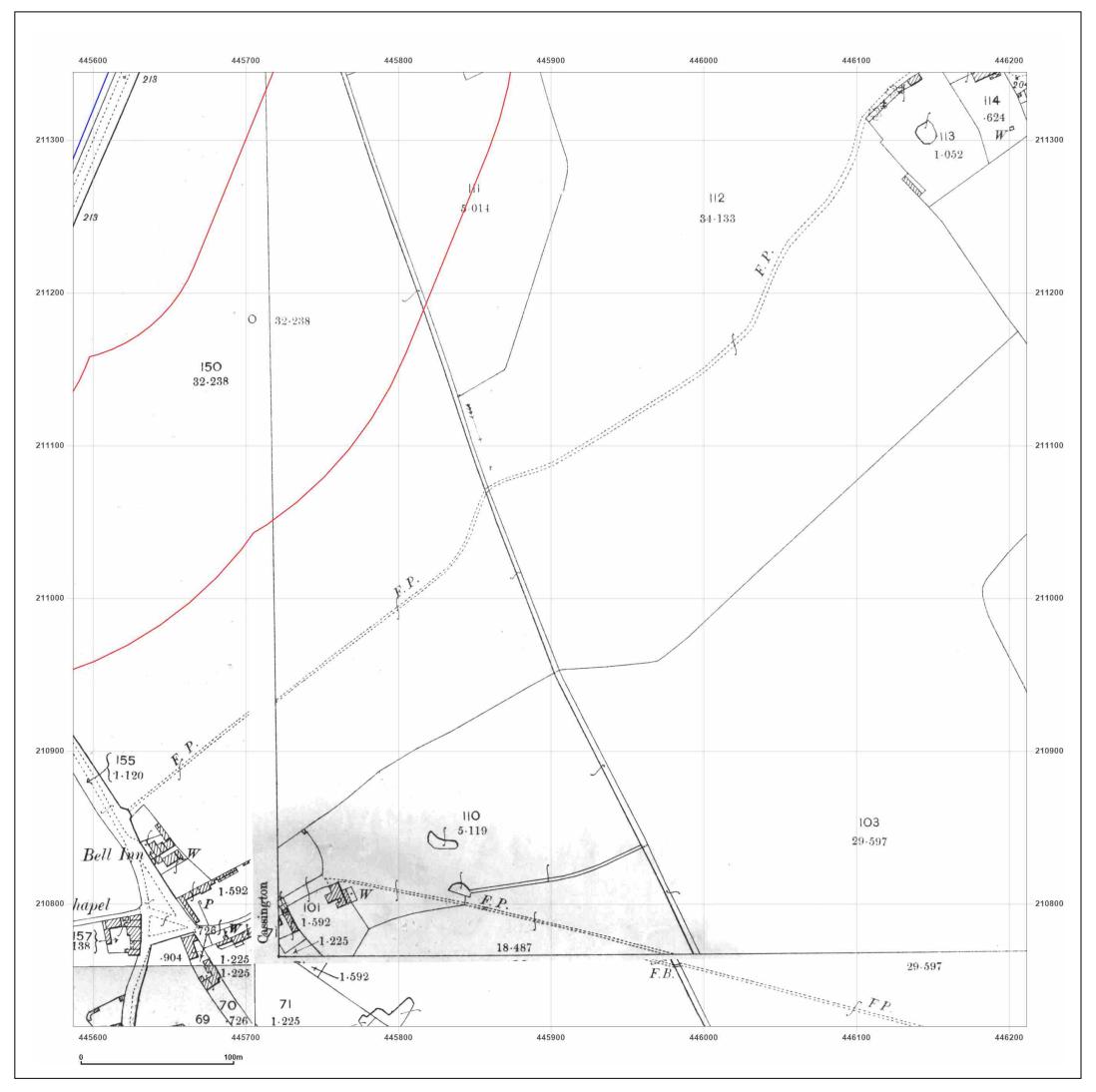
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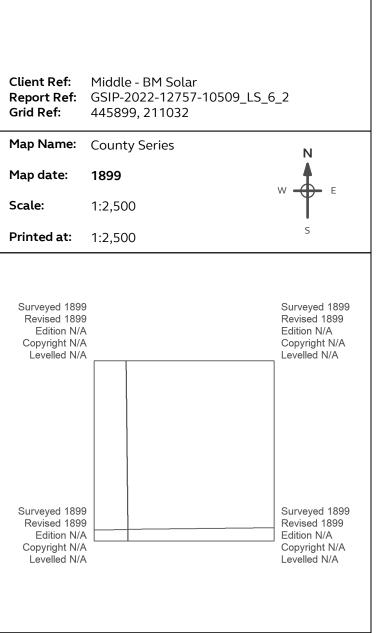
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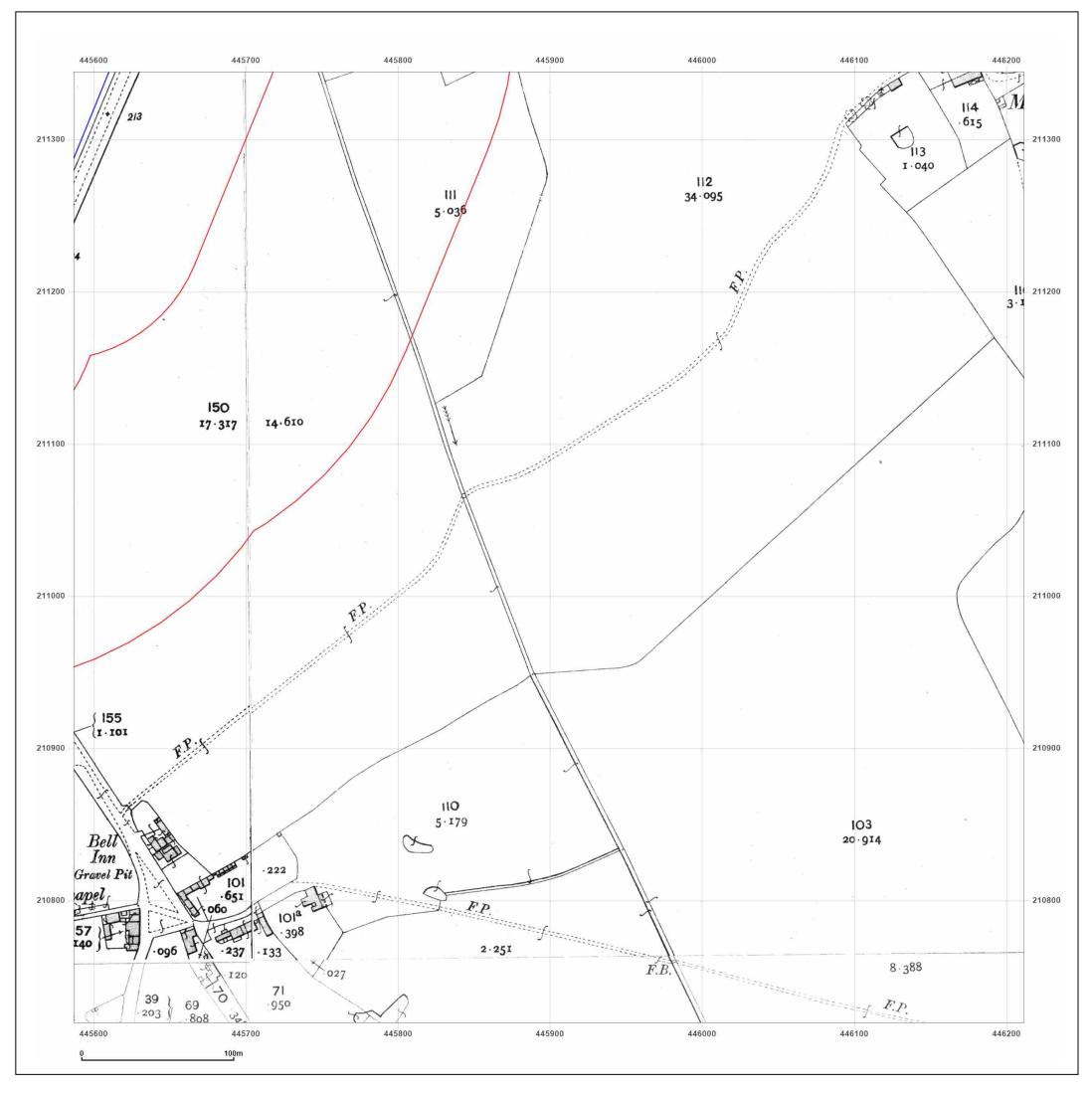
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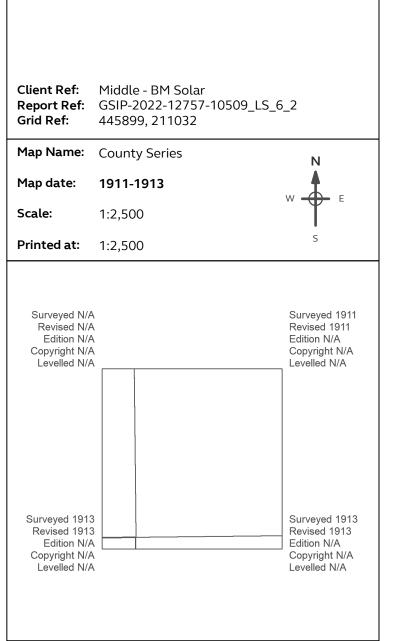


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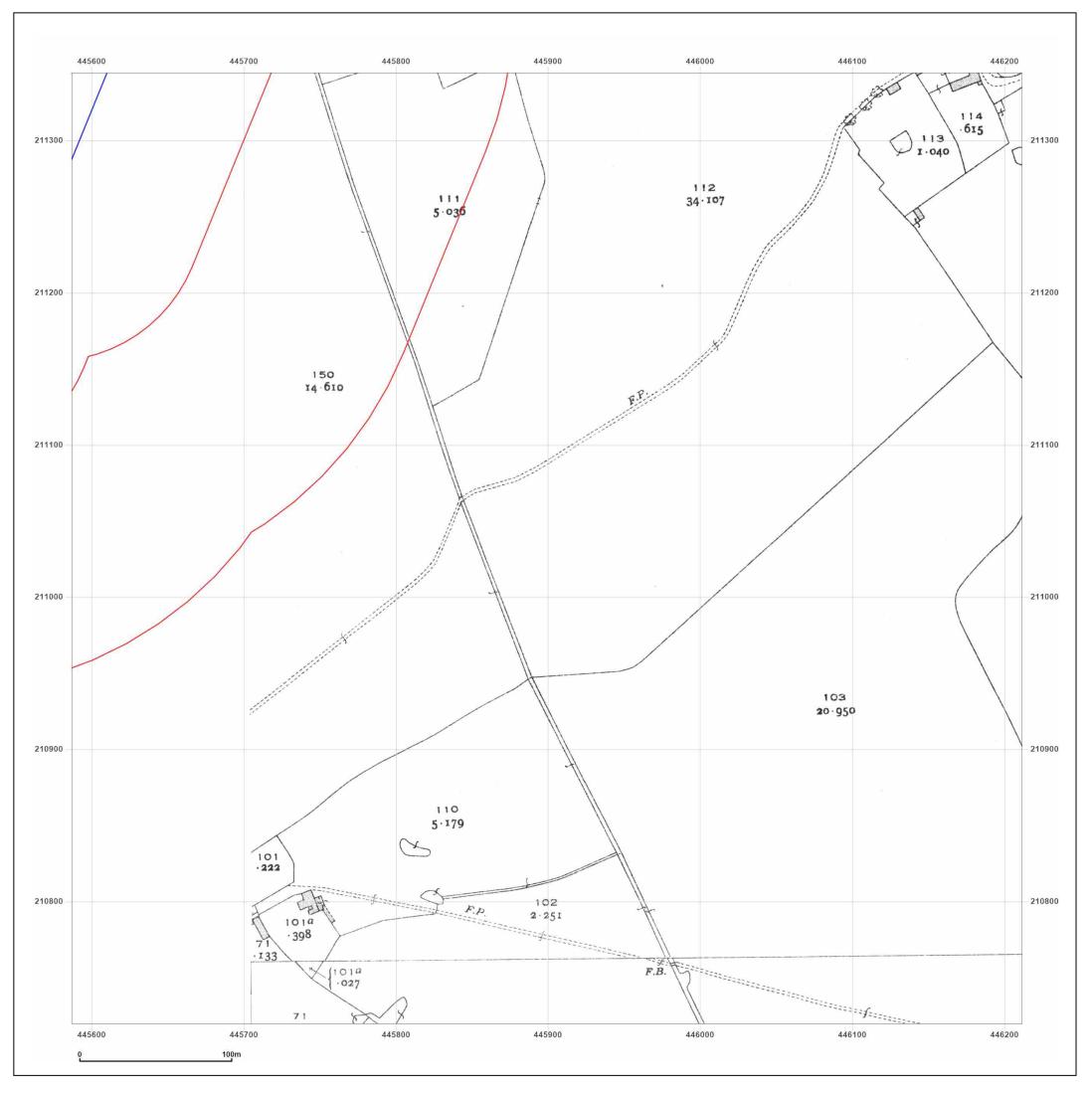
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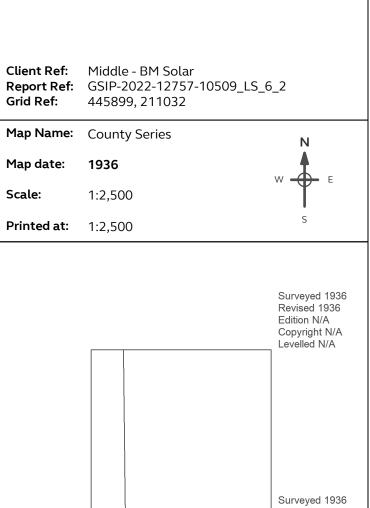
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Middle - BM Solar



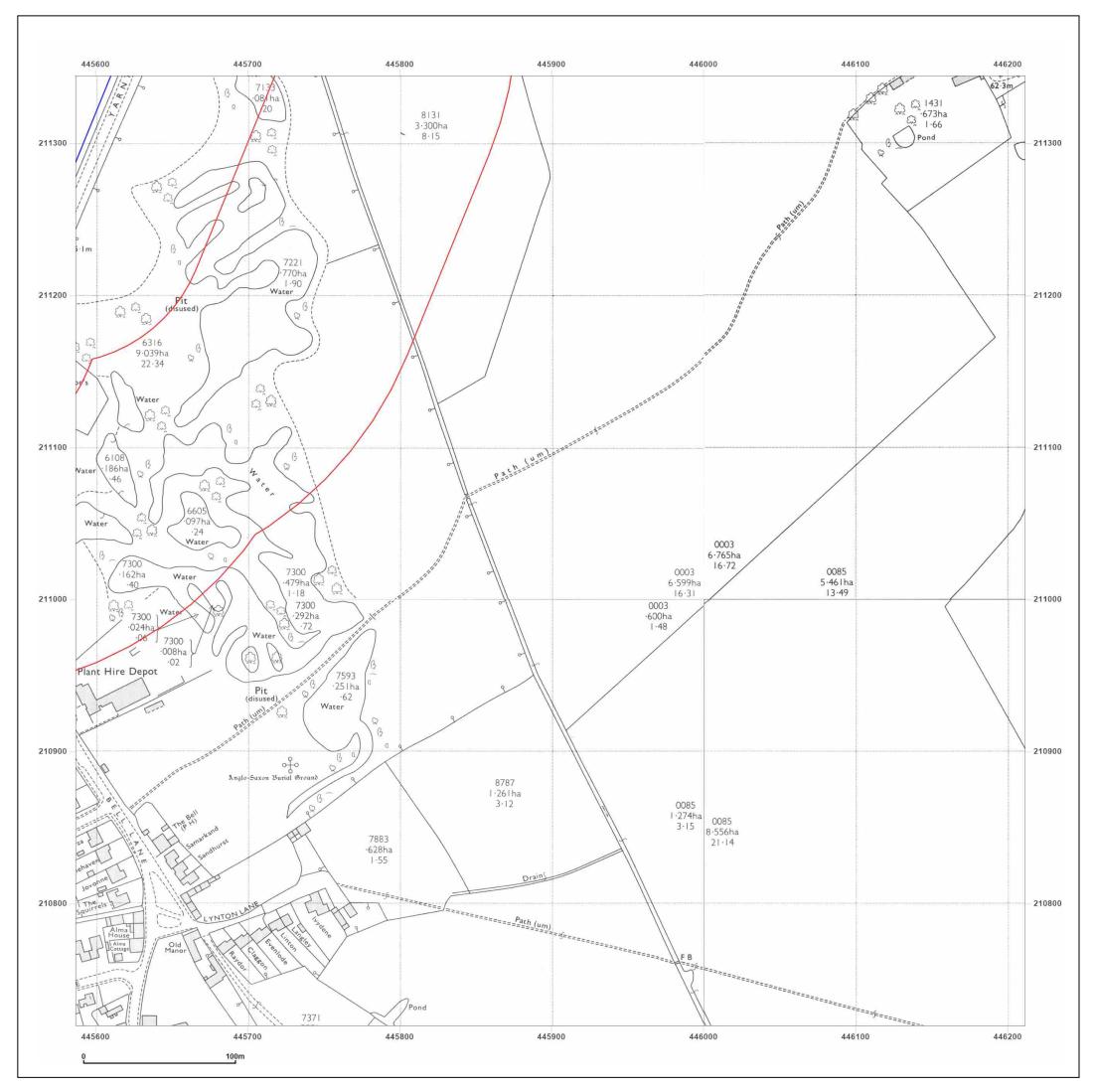
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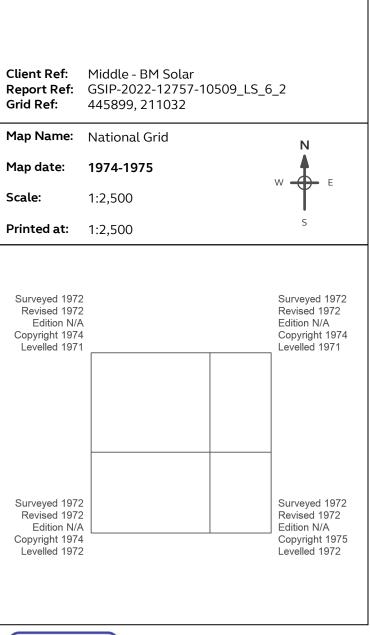
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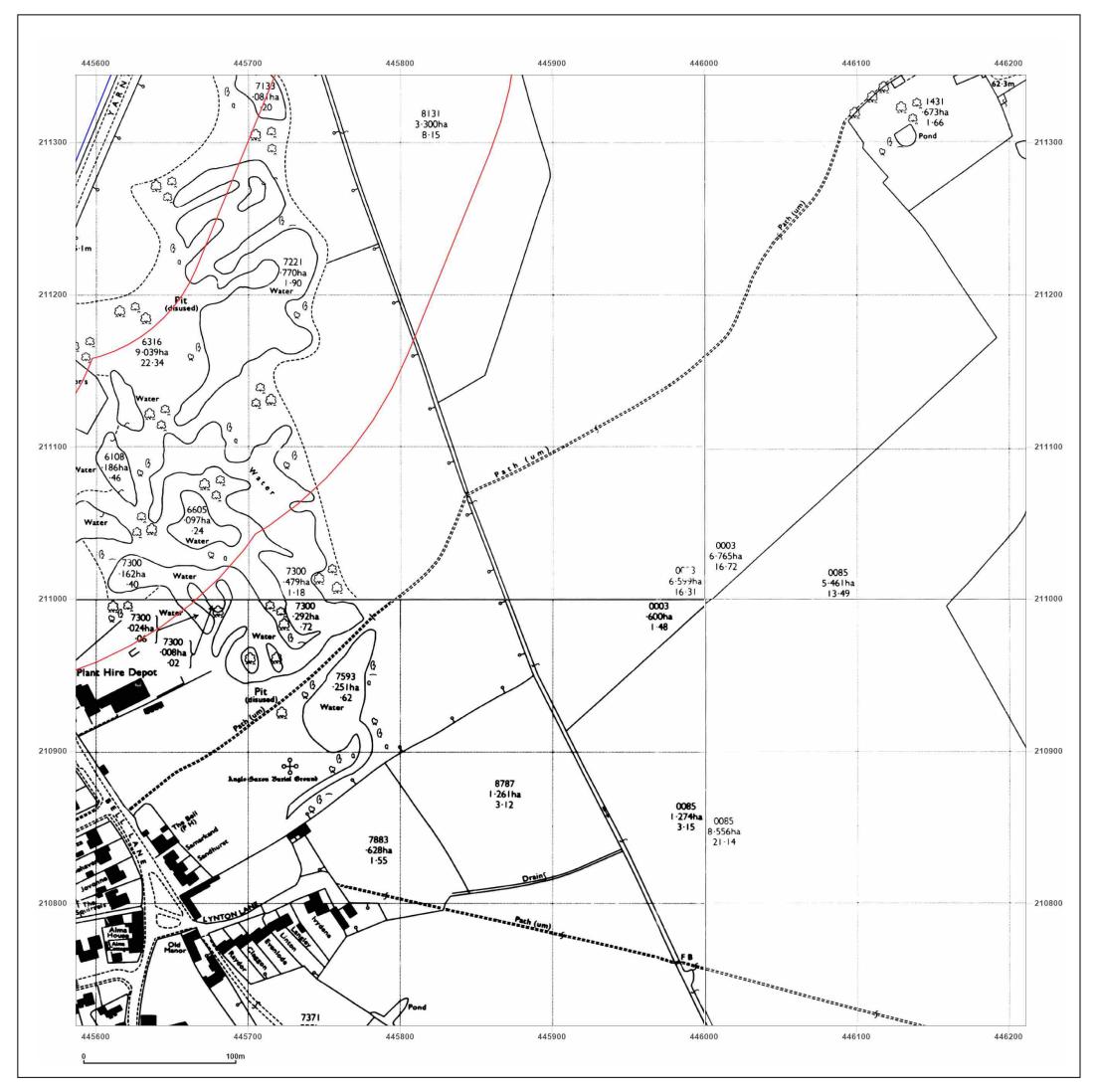




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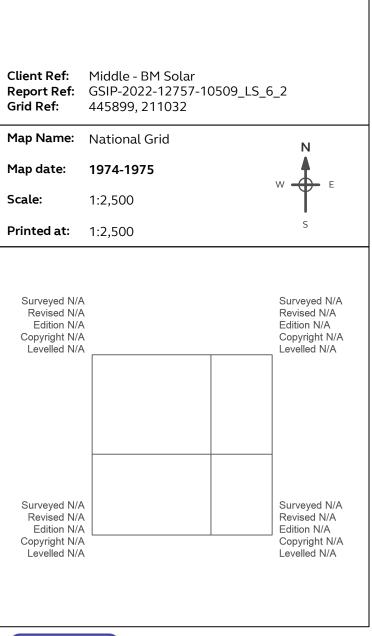
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