

**Environmental Desk Study  
Old Station Yard  
Meldreth  
Royston  
Cambridgeshire  
SG8 6JR**

**Prepared for:**

**Trustees of the GoGold Pension Fund  
C/O GoCold Ltd  
Station Yard  
High Street  
Meldreth  
Royston  
SG8 6JR**

**EPS Project:** UK09.0788

**Date Issued:** October 2009

**Author:** [Redacted] **Reviewed / Authorised:** [Redacted]



**Environmental Protection Strategies Ltd**

7B, Caxton House, Broad Street  
Cambourne, Cambridgeshire, CB23 6JN  
Tel: 01954 710666  
Fax: 01954 710677  
[info@epstrategies.co.uk](mailto:info@epstrategies.co.uk)

## EXECUTIVE SUMMARY

*In August 2009, Environmental Protection Strategies Ltd (EPS) was commissioned by the Trustees of the GoCold Pension Fund C/O GoCold Ltd to complete a Phase I Desk Study of the property at Old Station Yard, Meldreth, Royston, Cambridgeshire, SG8 6JR (the 'site'). This report presents the findings, conclusions and recommendations of the Environmental Desk Study (Phase I) for the site, undertaken to support a planning application for proposed redevelopment works, which include partial demolition of the existing factory at the site and construction of a number of new buildings.*

*The purpose of this study is to evaluate the potential pollutant linkages that may be active at the site in its current condition, or could become active in future, and to determine if any action is required to investigate them further or to break them.*

*The site is located in the southern area of the village of Meldreth, Cambridgeshire, around national grid reference 555655, 262477. The site is irregular in shape, measuring a total surface area of approximately 5,200m<sup>2</sup> and lies at an approximate topographic elevation of 22m above ordnance datum; the site itself is relatively level. The site lies in an area of mixed land use with residential properties to the northwest, a railway line and road to the southeast and southwest and a plastic injection-moulding company is located to the north-east. The site itself is currently occupied by a factory building used for the production and distribution of ice cream. The remaining site area is laid to concrete and tarmac hardstanding used for car-parking and parking of site delivery vehicles.*

*Geological maps of the area indicate that the site lies on the West Melbury Marly Chalk Member of the Lower Chalk formation. Groundwater vulnerability maps of the area class this geology as Major Aquifer; however the site does not lie within a source protection zone for groundwater abstraction. The closest surface watercourse is an unnamed drain, located 130m to the northeast and examination of public databases had shown that the site does not lie within an area prone to flooding.*

*Through examination of historic maps of the area, it has been established that the site was in use as a railway siding from the late 1800s. The maps indicate that at a time between 1952 and 1972, the site was redeveloped to form a works in the western area and a coal yard in the eastern area; little change to the site layout was shown on the most recent maps (2008). A number of historical and current potentially contaminative land uses have been identified in the wider surrounding area, including the railway line adjacent to the east of the site and an engineering works and vehicle servicing garage.*

*A conceptual model was developed which identified plausible pollutant linkages associated with the potential presence of contaminants within shallow soil, derived from the historic industrial use of the site. If present these contaminants have potential to pose risks to future users of the site and adjacent sites (primarily through volatilisation to indoor and outdoor air) and to the underlying major aquifer. It has been recommended that initially the potential presence of pollutant linkages are further assessed through intrusive investigation comprising the drilling of a number of shallow boreholes across the site and inspection and sampling of shallow soils. It is recommended that gas / groundwater monitoring standpipes are installed at the site to allow for immediate and, if necessary, on-going groundwater monitoring.*

*A copy of this report should be provided to the Environmental Health Department of South Cambridgeshire District Council and the Environment Agency for inclusion into their land quality records and so that the proposed scope of works can be agreed prior to commencement.*

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## **1 INTRODUCTION**

In August 2009, Environmental Protection Strategies Ltd (EPS) was commissioned by the Trustees of the GoCold Pension Fund C/O GoCold Ltd to complete a Phase I Desk Study of the property at Old Station Yard, Meldreth, Royston, Cambridgeshire, SG8 6JR (the 'site'); see Figure 1.

This report presents the findings, conclusions, and recommendations of the Environmental Desk Study (Phase I) for the site, undertaken to support a planning application for proposed redevelopment works which includes partial demolition of the existing factory at the property and construction of a number of new commercial buildings.

### **1.1 Background**

An Environmental Desk Study comprises the first stage of any environmental assessment, the purpose of which is to determine what potentially contaminative activities may have occurred at the property or the surrounding area which may pose an environmental risk to site users or the surrounding environment, either at present or in the future.

The method used in this investigation to assess the environmental risk posed is based on the concept of 'pollutant linkage', which considers the following three factors:

<b>Source</b>	The location from which an environmentally hazardous / contaminative substance is (or was) derived.
<b>Receptor</b>	An environmentally sensitive object or condition e.g. person, property, controlled water, or ecological system, which may be present now or in future.
<b>Pathway</b>	A route or mechanism via which a source could come into contact with a receptor to cause significant harm.

If all three factors are identified, there is the potential for a 'pollutant linkage' to be active, which could result in significant harm being caused to the environment or human health.

### **1.2 Objectives**

The purpose of this desk study is to evaluate the potential pollutant linkages that may be active at the site in its current condition, or could become active in future, and to determine if any action is required to investigate them further or to break them.

This is achieved by carrying out the following activities:

- Examining the site history - late 1800s to present day through collection of historical maps of the area, site records, records held by relevant local authorities, the Environment Agency and review of other information databases.
- Characterising the sites environmental sensitivity through examination of existing geological, hydrogeological, topographical, and historical maps and aerial photographs of the area.
- Identifying Potential Areas of Concern (PAOCs) through a combination of historical map and data review and site inspection together with interview of key site personnel.

- Consideration of any future plans for the site and the effects any proposed changes may have on pollutant linkages over time.
- Development of a site conceptual model and pollutant linkage assessment for the site.

### **1.3 Limitations and Constraints**

The purpose of this report is to present the findings of an Environmental Desk Study conducted at the location(s) specified. When examining the data collected from the investigations made during the assessment, EPS makes the following statements.

If third parties have been contracted / consulted during compilation of this report, the validity of any data they may have supplied, and which are included in the report, have been assessed as far as possible by EPS. However, EPS cannot guarantee the validity of these data.

Whilst it is recognised that information contained within this report may assist relevant and suitability qualified professionals, this report does not provide a geotechnical appraisal of ground conditions with respect to suitability of foundations or future structures nor does it intend to identify a need for any associated geotechnical ground improvement works.

The report has been prepared for the client(s) listed on the report title page. EPS accepts no liability or responsibility for use of, or reliance upon, this report and or the information contained within it by third parties.

No part of this report, or references to it, may be included in published documents of any kind without approval from EPS.

This report and its contents, together with any supporting correspondence or other documentation, remain the property of Environmental Protection Strategies Ltd until paid for in full.

## **2 ENVIRONMENTAL SETTING**

### **2.1 Site Description**

The site is located in the southern area of the village of Meldreth, Cambridgeshire, around national grid reference 555655, 262477 (see Figure 1). The site is irregular in shape, measuring a total surface area of approximately 5,200m<sup>2</sup> and lies at an approximate topographic elevation of 22m above ordnance datum; the site itself is relatively level.

The site is bound to the southeast by a railway line and to the southwest and west by Station Road. The current railway station car-park lies to the north. Land use further to the southeast and southwest comprises agricultural land with agricultural buildings. Residential properties lie further to the north and northeast, approximately 40m from the site. The premises of a plastic injection-moulding company is located immediately to the north-east of the site.

The site itself is currently used by a company that manufactures and supplies ice cream; GoCold. A factory building lies in the south-western quarter of the site, which houses a cold-store, a vehicle loading area and administrative offices. The remaining site area is principally covered by concrete hardstanding with small tarmac areas and is currently used as car-parking, for access and overnight parking of delivery vehicles and for storage of wooden palettes. Soft landscaped areas border the site to the west and southwest. No evidence of onsite storage of fuels was noted during the site walkover. Parts of the main factory building were noted to have asbestos cladding and possibly an asbestos roof; tiles were unbroken and no visible fragments of asbestos were identified on the ground around the buildings.

A plan showing the site location is provided as Figure 1, an annotated site layout plan is included as Figure 2, and an aerial photograph of the site is provided as Figure 3. Selected site photographs are included as Appendix A, and a GroundSure Environmental Data Report is included as Appendix B.

### **2.2 Regional Geology**

Geological maps of the area (British Geological Survey, 1:50,000 Series, Sheet 204 - Biggleswade - Solid and Drift Edition) report the site to be directly underlain by the West Melbury Marly Chalk Member of the Lower Chalk Formation.

An historical borehole record was obtained from the British Geological Survey (BGS) for a borehole reported to have been located in the approximate site centre. The log for the borehole reports approximately 18m of Chalk Marl, overlying approximately 73m of Gault Clay. The Gault Clay is reported to be underlain by Lower Greensand to a total depth approximately 93mbgl, at which point the borehole terminates.

A copy of this log is included as Appendix C.

### **2.3 Regional Hydrogeology**

The Groundwater Vulnerability Map for the area (Environment Agency Sheet 32 - North Essex - 1:100,000) indicates that the underlying geology is classed as Major Aquifer with overlying soils of High (H1) leaching potential.

A search of the EA public database indicates that the site does not lie within a Source Protection Zone (SPZ) for local EA-licensed groundwater abstraction. However, GroundSure records report the presence of two private groundwater abstractions located approximately 320m and 420m to the south, both which are reported to be for 'Farming and Domestic' use.

### **2.4 Regional Hydrology**

The closest surface watercourse is an unnamed drain, located approximately 130m to the northeast. The unnamed drain connects to the River Mel, which is located approximately 260m to the northeast and flows in a generally northerly direction.

The EA does not report on the regular monitoring of water quality of surface waters at locations within 1km of the site.

### **2.5 Flood Risk**

Review of the EA flood zone map indicates that the site lies in Flood Zone 1 as defined under the government Planning Policy Statement 25: *Development and Flood Risk* (PPS25), which is the area with lowest potential risk of flooding from fluvial or tidal sources.

### **2.6 Environmentally Sensitive Areas**

The site and surrounding area is shown to lie within a nitrate vulnerable zone, where groundwater is identified as being at risk from nitrates leaching from agricultural land.

No other sites of environmental significance, including Sites of Special Scientific Interest, Nature Reserves, RAMSAR sites, Environmentally Sensitive Areas, World Heritage Sites, National Parks, Special Areas of Conservation or Special Protection Areas have been identified through inspection of databases within proximity of the site.

### **2.7 Landfill Sites and Sources of Industrial Pollution**

The EA public database does not list the presence of any active or historical landfill sites, EA-licensed industrial activity or significant pollution incidents within 1km of the site.

### **2.8 Current Industrial Sites**

GroundSure records indicate thirteen potentially contaminative current land uses present in the surrounding area. These include the GoCold site itself, a rubber and plastics manufacturer located

adjacent to the site and an engineering services firm and a vehicle servicing and repair garage both located 37m to the west.

## 2.9 Radon

The BGS and Health Protection Agency (HPA) Indicative Atlas of Radon in England and Wales (November 2007) shows the site to lie within a 10km grid section where the percentage of homes above the radon action level is between 0% and 1%.

The joint Building Research Establishment Ltd (BRE) report entitled 'Radon: Guidance on Protective Measures for New Buildings' (2007) reports that the site does not lie within an area where basic or full construction protection methods need to be employed.

## 2.10 Mining

A search of the Coal Authority website has shown that the site is not located in an area that has been subject to mining or related activities such as brine pumping.

## 2.11 Site History

As part of this investigation, a search of historical maps dating back to 1886 was undertaken in order to determine if any previous site activities, or activities in the surrounding area, could have lead to contamination of soil or groundwater. A summary of historical map data from 1886 to 2008 is provided below and a selection of these historic maps and any others examined during the investigation are included in this report as Appendix D. All distances reported are approximate.

Date Map Published	Scale	Site Alterations	Surrounding Area
1886	1:10,560	Railway sidings are shown across the site and a rectangular building is shown against the western site boundary.	Railway lines are running parallel and adjacent to the eastern site boundary. Railway station 70m northeast.
1887	1:2,500	No significant changes.	No significant changes.
1903	1:2,500	An additional railway track shown to run through the site centre.	No significant changes.
1904	1:10,560	No significant changes.	No significant changes.
1947	1:10,560	No significant changes.	No significant changes.
1952	1:10,560	No significant changes.	No significant changes.

<b>Date Map Published</b>	<b>Scale</b>	<b>Site Alterations</b>	<b>Surrounding Area</b>
1974	1:2,500	Rail sidings are no-longer shown. Western half of site labelled a 'works' with rectangular building against western boundary. Eastern half of site labelled a 'coal yard'.	Works adjacent to north-eastern boundary. Electricity substation 150m north.
1978	1:10,000	No significant changes.	No significant changes.
1983	1:2,500	No significant changes.	No significant changes.
1992	1:10,000	No significant changes.	No significant changes.
1994	1:2,500	Onsite works building shown to have extended towards the east.	No significant changes.
2002	1:10,000	No significant changes.	No significant changes.
2008	1:10,000	No significant changes.	No significant changes.
2008	1:2,500	Onsite works building shown to have extended towards the south.	No significant changes.

## 2.12 Redevelopment Proposals

The proposed development plan for the site has been included as Figure 4. Development proposals include partial replacement of the existing central warehouse building with a new cold store and construction of a number of small reception and office buildings. External site areas will be re-surfaced to form car and lorry parking areas.

However, it is understood that existing ground cover at the site will be retained and foundation slabs of new buildings will be constructed on hardstanding topped with a levelling layer of hardcore.

### 3 CONCEPTUAL SITE MODEL

The following section provides a review of the pollutant linkages that may be active at the site through examination of the potential sources that may be present as a result of historic and/or current site activities and where potential interaction between these sources and the identified human / environmental receptors may occur.

#### 3.1 Source Characterisation

The following potential contaminant sources have been identified at the site and in the surrounding area:

Potential Source	Source Description	Principal Contaminants of Concern
Current and Historic Site Use	Potentially contaminative activities associated with former use of site as a works, coal yard and railway land.	VOC, TPH, PAH, Metals
	In-fill material of unknown origin used to level areas during historical redevelopment of the site.	PAH, Metals, TPH
Current & Historic Use of Surrounding Area	Historic and current railway line adjacent to site.	TPH, PAH, Metals
	Injection moulding firm adjacent to the site and nearby engineering and vehicle repair premises.	VOC, TPH, SVOC, Metals, Glycols

VOC Volatile Organic Compounds

TPH Total Petroleum Hydrocarbons

PAH Polycyclic Aromatic Hydrocarbons

SVOC Semi-Volatile Organic Compounds

It is assumed that any asbestos present at the site will be removed and disposed of by licensed contractors in accordance with current regulations, following completion of an appropriate site survey.

#### 3.2 Potential Receptors

A framework for the assessment of risks arising from the presence of contamination in soils has been produced by the Environment Agency and the Department for the Environment, Food and Rural Affairs (DEFRA) and is presented with the report 'Using Science to Create A Better Place: Updated Technical Background to the CLEA Model – Science Report SC050021/SR3'. This guidance document defines a series of standard land-uses, which form the basis for the development of a Conceptual Site Model.

The proposed development plan for the site, indicated on Figure 4, includes construction of commercial buildings and re-surfacing of the site. Therefore the land use (in accordance with Science Report SC050021/SR3) has been considered as:

- Commercial

In view of the environmental setting, current and potential future land use of the site and surrounding sites, the potential receptors for any contaminant impact are discussed below:

<b>Receptor</b>	<b>Site Specific Description</b>
<b>Human</b>	Future site users and site workers involved with the site redevelopment and those working and living in the surrounding area have the potential to be at risk from exposure to potential contaminants of concern (CoCs).
<b>Ground Water</b>	The Lower Chalk, which is reported to underlie the site, is classified as major aquifer with overlying soils of high leaching potential. Although the site does not lie within an SPZ for groundwater abstraction, considering the likely nature of the Chalk geology (i.e. the potential for extensive fracturing), the underlying aquifer must be considered as a sensitive receptor to environmentally mobile site-derived contaminants.
<b>Surface Water Bodies</b>	The closest surface watercourse is an unnamed drain located 130m to the northeast of the site. The principal concern for this site has been determined to be the underlying groundwater; however, if significant impacts to groundwater were to be encountered, then further consideration should be given to the associated risk posed to surface watercourses via lateral migration of contaminants in the subsurface. Impacts from local drainage or lateral migration via shallow utility trenches may also be a factor.
<b>Flora and Fauna</b>	Development plans indicate that provision has been made for areas of soft landscaping around the eastern side of the site. Some of the identified contaminants of concern are known to be phytotoxic and as such the potential for this impact may need to be considered.
<b>Buildings &amp; Infrastructure</b>	The proposed development will include the construction of several new buildings. These future land uses may be adversely affected by the potential presence of certain contaminants within the subsurface, such as sulphate attack on concrete used in building foundations and leaching of organic compounds into buried potable water supply pipes. Although not within the scope of this assessment, any in-filled areas would need to be considered by any future geotechnical appraisal of ground conditions.
<b>Adjacent Land</b>	Nearby properties including residential gardens and agricultural land could also be at risk from potential contaminants found at the site.

### 3.3 Potential Pathways

Where contaminants may be present in soil, there are a number of potential pathways that enable human receptors to come into contact with or be exposed to them. The most direct pathways, considered under current UK legislation, can be summarised as follows:

- Direct ingestion of contaminated soil
- Ingestion of household dust
- Ingestion of contaminated vegetables
- Ingestion of soil attached to vegetables
- Dermal contact with contaminated soil
- Dermal contact with household dust
- Inhalation of fugitive soil dust
- Inhalation of fugitive household dust
- Inhalation of vapours outside
- Inhalation of vapours inside

Clearly, not all of these potential pathways apply for every standard land-use; the simplest example for exclusions being a commercial / industrial site which is covered by concrete hardstanding. The concrete precludes the direct exposure of humans working at the site to any contaminated soils.

However in addition to direct exposure pathways, a number of physical transport mechanisms / pathways may also exist at a site that allow remote or less accessible contaminants in soil or groundwater to reach human or environmental receptors both at a site and beyond the site boundary. These include the following:

- Downward and lateral movement of contaminants in soil either by gravity or through being 'leached' by percolating rainwater
- Lateral migration of contaminants dissolved in groundwater.
- Direct seepage or leaching of contaminants from soil into subsurface drains or supply pipework.
- Volatilisation of contaminants from groundwater or unsaturated soils into buildings or outdoor air.

Through examination of the standard land use and environmental setting at each site, the presence of pathways and transport mechanisms described above must be considered when assessing whether a pollutant linkage may plausibly be active, and therefore be included in the conceptual site model.

### 3.4 Summary of Plausible Pollutant Linkages

Considering the site history, environmental setting, the current and proposed land use, the plausible pollutant linkages that are considered to require further investigation are summarised in the following table.

Source	Pathway	Receptor
Contaminated soil	Ingestion and inhalation of contaminated soil / soil dust	Construction workers during redevelopment
Contaminated soil	Volatilisation of contaminants to indoor and outdoor air	Construction workers during redevelopment
Contaminated soil	Volatilisation of contaminants to indoor and outdoor air	Current and future site users
Contaminated soil	Ingress / diffusion through permeable potable water supply pipes	Current and future site users
Contaminated soil/groundwater	Off site migration and volatilisation of organic vapours	Adjacent site users
Contaminated soil/groundwater	Off site migration and volatilisation of organic vapours	Surface water
Contaminated soil	Leaching of contaminants through unsaturated soils	Groundwater
Contaminated Groundwater	On-site migration and volatilisation of organic compounds in groundwater	Future Site users
Contaminated soil / groundwater	Direct contact	Buried structures

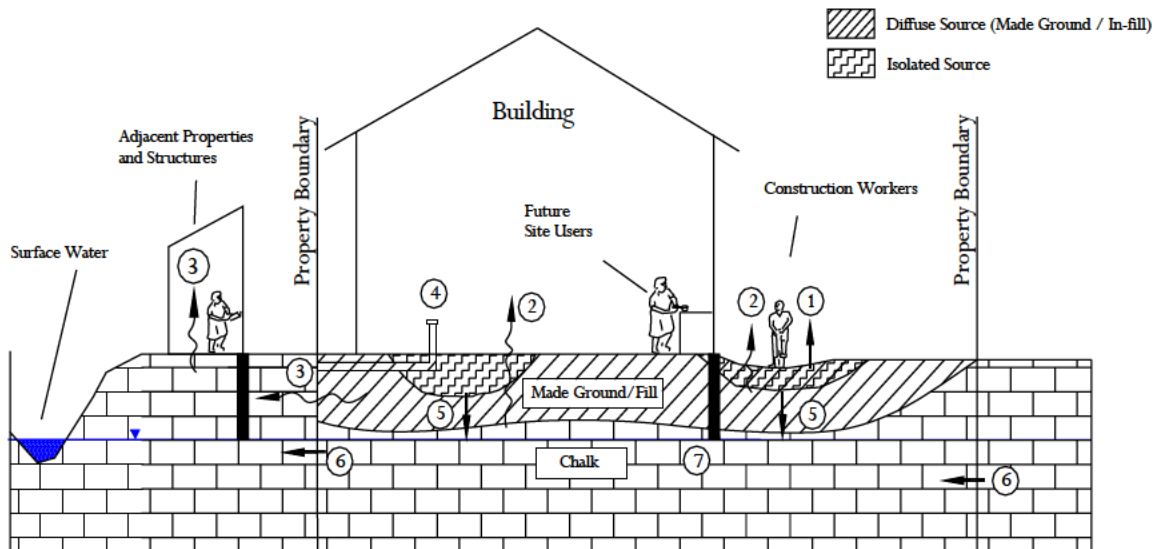
The following comments are made with respect to pollutant linkages which have been also considered through development of the conceptual model, but have not been concluded as 'plausible' – i.e. through which a significant possibility of significant harm could occur to an identified receptor:

- As the proposed redevelopment is for continued commercial use, future site users are assumed to have very little or no direct contact with subsurface soils given that the site is surfaced with hardstanding. Therefore no pathway is identified with past fill materials potentially containing metals, PAHs or other low volatility, low solubility contaminants.

### 3.5 Conceptual Site Model

The diagram on the following page provides a schematic representation of the conceptual site model for the site and includes a summary of the plausible pollutant linkages:

Station Yard, Meldreth - Conceptual Site Model



Potential Pathways:

- |  |   |
|--|---|
| 1 Direct Contact with / Ingestion of Soil (Construction Workers) | 5 Vertical Migration of Contaminants into Underlying Groundwater                              |
| 2 Migration of Organic Vapours to Indoor and Outdoor Air         | 6 Lateral Migration of Contaminants in Groundwater  |
| 3 Off-site Migration of Organic Vapours                          | 7 Direct Contact between Contaminated Soil and / or Groundwater and Subsurface Infrastructure |
| 4 Infiltration to Subsurface Utility Pipes                       |   |

#### **4 CONCLUSIONS & RECOMMENDATIONS**

Through examination of the data collected, this investigation has identified a number of plausible pollutant linkages that have the potential to be active at the site, primarily as a result of the site's historic use as a works, a coal yard and as railway land.

The pollutant linkages which carry the greatest potential risks at this site comprise human health risks associated with exposure of site workers to contaminated soils during the proposed redevelopment, as well as for existing and future site users and adjacent site users/residents through volatilisation to indoor and outdoor air. However the potential risks to groundwater in the underlying major aquifer could also be significant given the subsurface geology. Plausible pollutant linkages associated with the interaction of potentially contaminated soil and/or groundwater and subsurface utilities and structures pose risks which will also require evaluation.

In accordance with the Model Procedures for Management of Land Contamination (Contaminated Land Report 11) the risks identified by this work will require further assessment in order to determine the most appropriate action for this site. A summary of the approach outlined in CLR11, marking the work already completed under the risk assessment phase, is presented as a flow diagram in Figure 5 of this report.

Therefore, in order to determine if contamination is present beneath the site and what action may be needed to control any risks associated with it, EPS recommends that an exploratory intrusive investigation is carried out at the site. The recommended scope of work should comprise excavation of a number of shallow boreholes (up to 6m depth) across the site to determine site specific ground conditions and provide information on shallow soil quality in areas where sources of contamination have been present. Soil gas and groundwater monitoring standpipes should be installed to allow for immediate and, if necessary, on-going gas and groundwater monitoring.

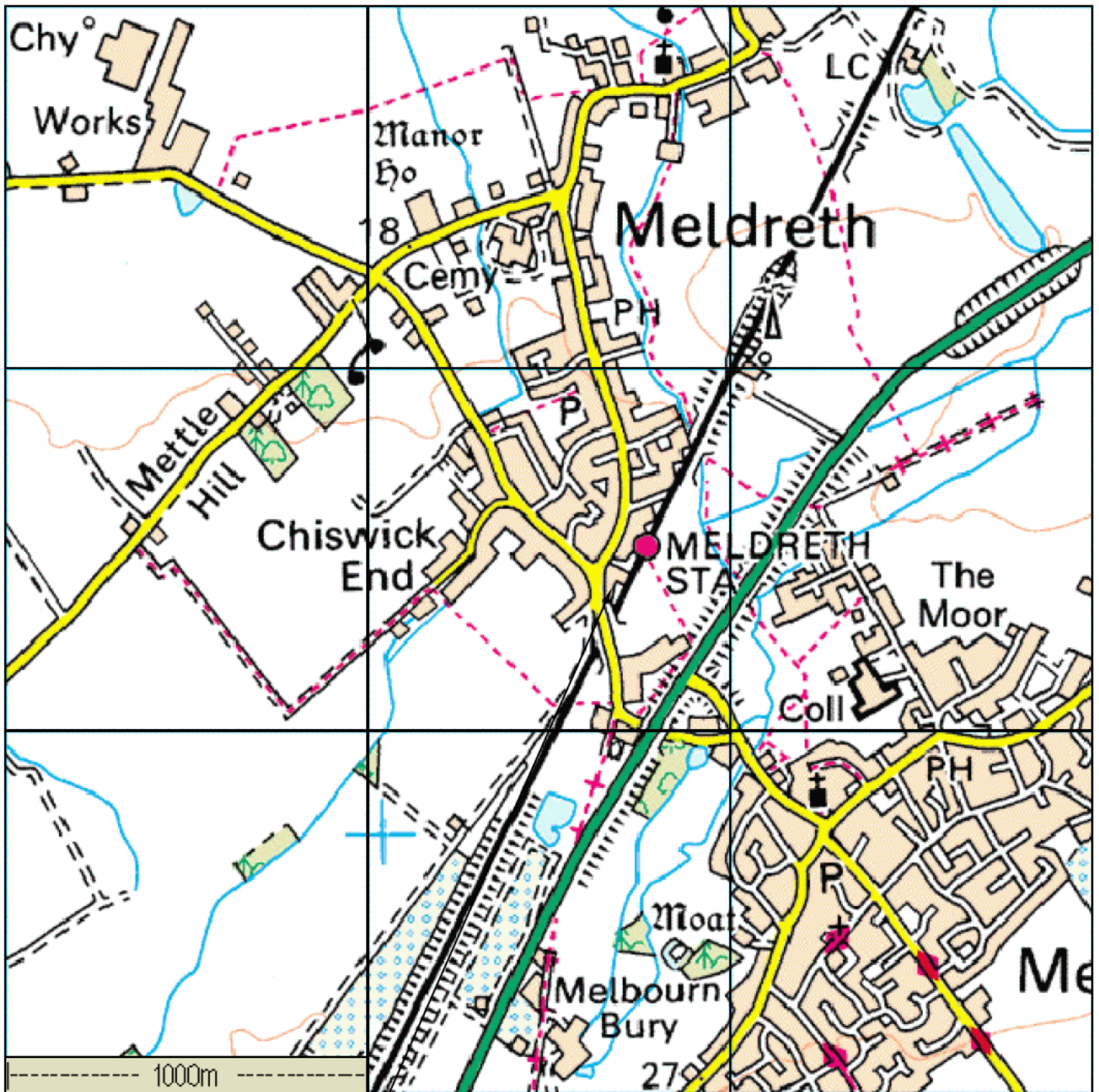
A copy of this report should be provided to the Environmental Health Department of South Cambridgeshire District Council and the Environment Agency for inclusion into their land quality records and so that the proposed scope of works can be agreed prior to commencement.

Environmental Desk Study  
GoCold Ltd,  
Old Station Yard, Meldreth.

**Environmental Protection Strategies Ltd.**

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## **FIGURES**



Approximate Site Location

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Environmental Protection Strategies Ltd

**Title:** Site Location Plan

**Project:** Station Yard, High Street  
Meldreth, SG8 6JR

**Client:** GoCold Ltd.

**Fig No:** 1

**Scale:** As Shown

**Drawn By:** SS **Approved By:** WE

**Job No:** UK09.0788

**Dwg No:** GoCold/Station Yard/0909/01

**Date:** September 2009



Approximate Site Boundary

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Environmental Protection Strategies Ltd

**Title:** Site Layout Plan

**Project:** Station Yard, High Street  
Meldreth, SG8 6JR

**Client:** GoCold Ltd

**Fig No:** 2

Scale: NTS

Drawn By: SS | Approved By: WE

Job No: UK09.0788

Dwg No: GoCold/Station Yard/0909/02

Date: September 2009



Approximate Site Location



Environmental Protection Strategies Ltd

**Title:** Aerial Photograph

**Project:** Station Yard, High Street  
Meldreth, SG8 6JR

**Client:** GoCold Ltd.

**Fig No:** 3

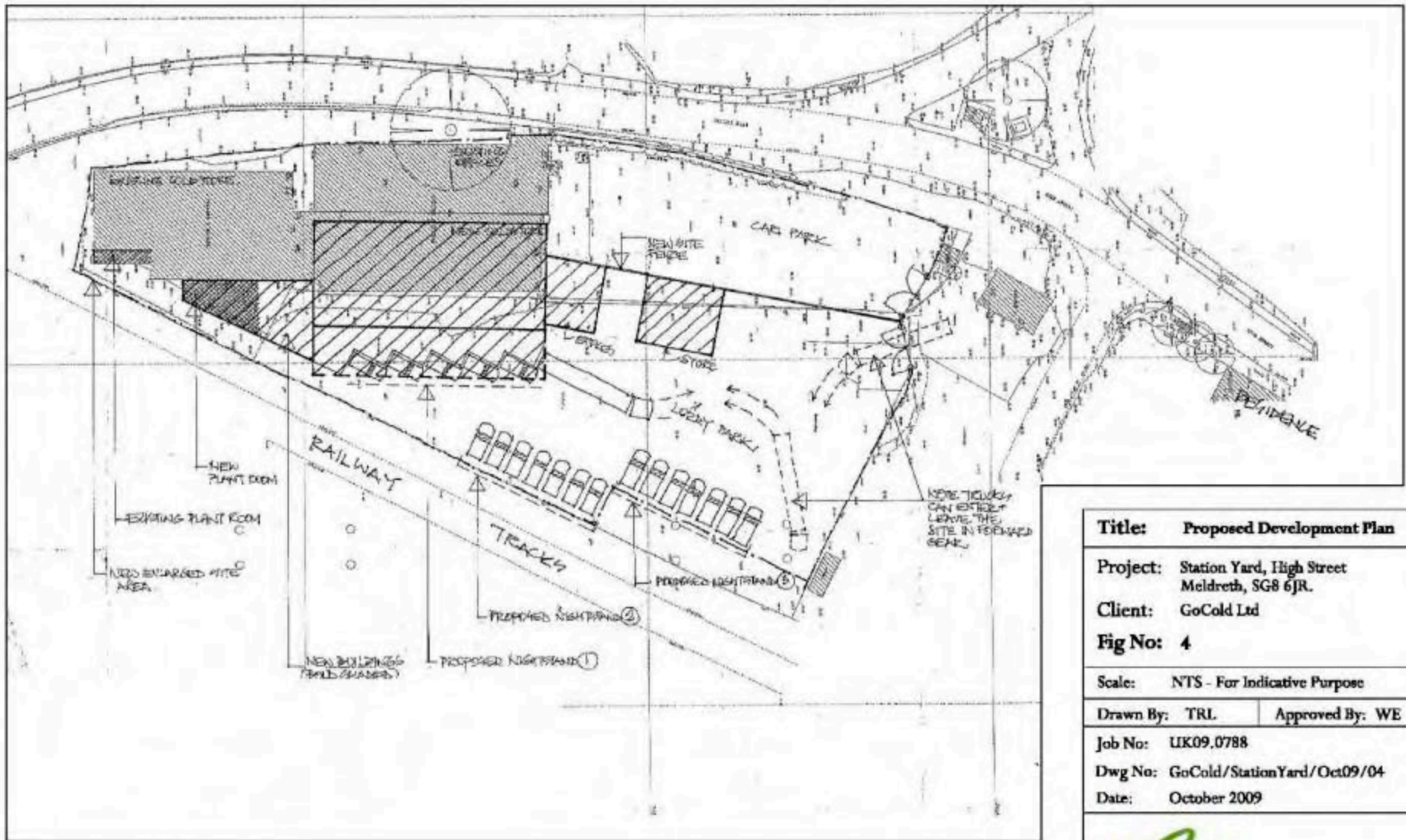
Scale: NTS

Drawn By: SS | Approved By: WE

Job No: UK09.0788

Dwg No: GoCold/Station Yard/0909/03

Date: September 2009



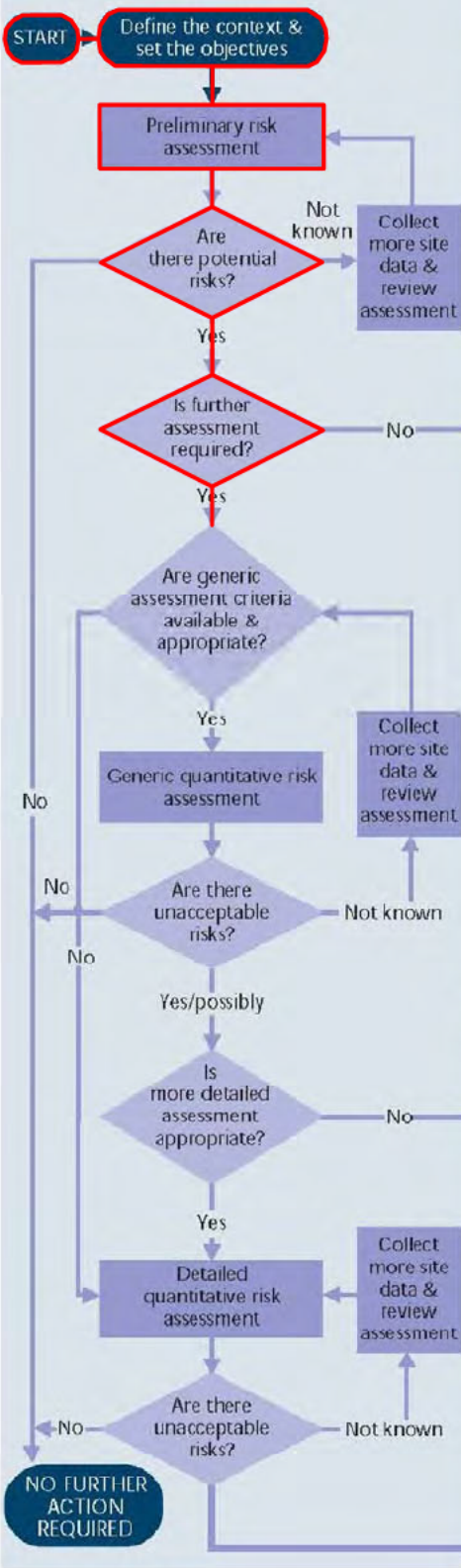
<b>Title:</b>	<b>Proposed Development Plan</b>
<b>Project:</b>	Station Yard, High Street Meldreth, SG8 6JR.
<b>Client:</b>	GoCold Ltd
<b>Fig No:</b>	<b>4</b>
<b>Scale:</b>	NTS - For Indicative Purpose
<b>Drawn By:</b>	TRL
<b>Approved By:</b>	WE
<b>Job No:</b>	UK09.0788
<b>Dwg No:</b>	GoCold/StationYard/Oct09/04
<b>Date:</b>	October 2009

This image has been produced using a proposed site layout plan supplied by the client August 2009.

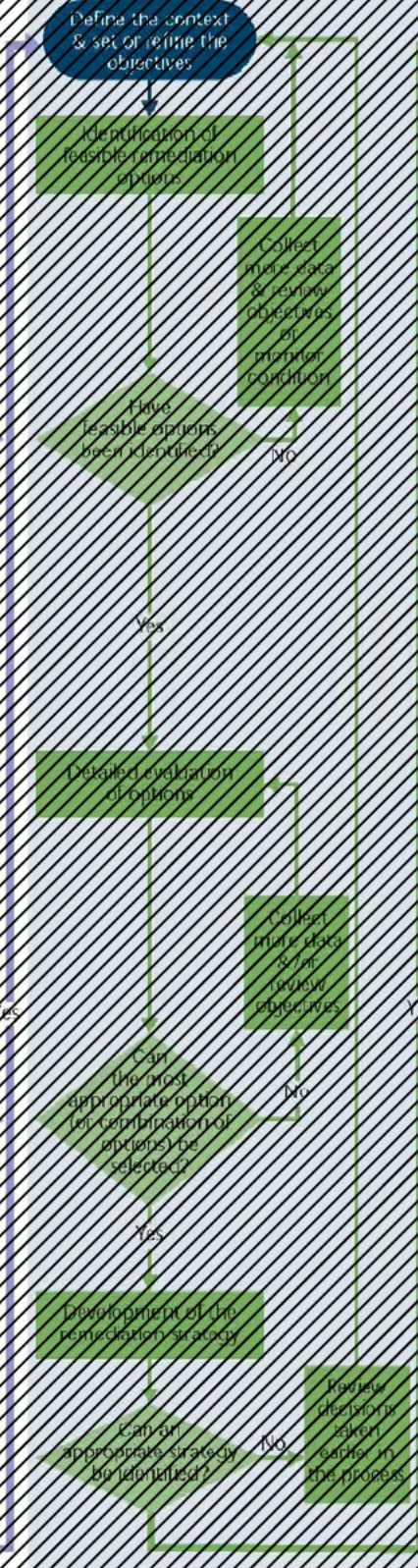


Environmental Protection Strategies Ltd

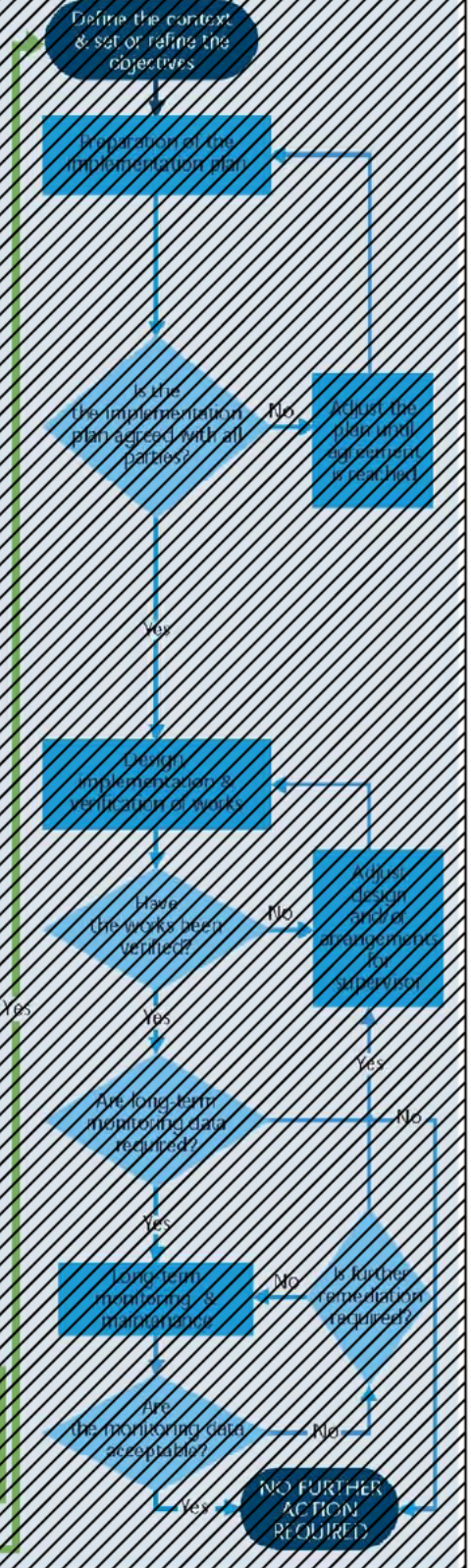
**Risk Assessment**



**Options Appraisal**



**Implementation of the Remediation Strategy**



— Assessment Pathway for Site



**Environmental Protection Strategies Ltd**

**Title:** Site Context - CLR11

**Project:** Station Yard, High Street Meldreth, SG8 6JR.

**Client:** GoCold Ltd

**Fig No:** 5

Scale: n/a

Drawn By: SS Approved By: WE

Job No: UK09.0788

Dwg No: GoCold/StationYard/0909/05

Date: September 2009

Environmental Desk Study  
GoCold Ltd,  
Old Station Yard, Meldreth.

**Environmental Protection Strategies Ltd.**

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# APPENDICES

Environmental Desk Study  
GoCold Ltd,  
Old Station Yard, Meldreth.

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## **APPENDIX A**

### **Selected Site Photographs**



**Key:**



Approximate photograph location and direction

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**Environmental Protection Strategies Ltd**

**Title:** Photograph Locations

**Project:** Station Yard, High Street  
Meldreth, SG8 6JR

**Client:** GoCold Ltd

**Appendix A**

Scale: NTS - For Indicative Purpose

Drawn By: TRL | Approved By: WE

Job No: UK09.0788

Dwg No: GoCold/StationYard/0909/AppA

Date: September 2009

<p>1: Image showing the north-western site area.</p>	<p>2. Image showing the eastern half of the site.</p>
	
<p>3. Image showing the eastern half of the site.</p>	<p>4. Image showing south-eastern site area with the GoCold factory to the right of the image.</p>
	
<p>5. Image showing the central site area and GoCold buildings in the background.</p>	<p>6. Image showing the current interior of the GoCold factory.</p>
	

Environmental Desk Study  
GoCold Ltd,  
Old Station Yard, Meldreth.

Environmental Protection Strategies Ltd.

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## **APPENDIX B**

### **GroundSure Environmental Data Report**

# GroundSure Envirolnsight

**Address:** GoCold Ltd, Station yard, High Stret, Meldreth, Royston, SG8 6JR

**Date:** Sep 7, 2009

**GroundSure Reference:** CMAPS-CM-34105-6091-070909EDR

**Your Reference:** 6091

**Client:** CENTREMAPS



**Brought to you by CENTREMAPS**

# Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.  
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**Site Name:** GoCold Ltd, Station yard, High Stret, Meldreth, Royston, SG8 6JR

**Grid Reference:** 537652,245382

# Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
----------------	---	--	--	--	--	--

1. Authorisations, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
--	---------	------	--------	---------	----------	-----------

## 1.1 Industrial Sites Holding Licences and/or Authorisations

Records of IPC Authorisations	0	0	0	0	-	-
Records of IPPC Authorisations	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of LAPPC Authorisations	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	1	3	-	-
Records of Planning Hazardous Substance Consents	0	0	0	0	-	-

## 1.2 Records of COMAH and NIHHS sites

	0	0	0	0	-	-
--	---	---	---	---	---	---

## 1.3 Environment Agency Recorded Pollution Incidents

National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-

## 1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

	0	0	0	0	-	-
--	---	---	---	---	---	---

## 1.5 Planning Hazardous Substance Enforcements

	0	0	0	0	-	-
--	---	---	---	---	---	---

2. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
-----------------------------------	---------	------	--------	---------	----------	-----------

## 2.1 Landfill Sites

Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	1
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0

## 2.2 Landfill and Other Waste Sites Findings

Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency (REGIS) Waste Sites	0	0	0	0	1	2

3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
----------------------	---------	------	--------	---------	----------	-----------

3.1 Current Industrial Sites Data	3	3	7	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	1	-	-

3 3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-
---	---	---	---	---	---	---

4. Geology	Description
4 1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
4 2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
4 3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section Source: Scale: 1:50,000 BGS Sheet 204	
* This includes an automatically generated 50m buffer zone around the site	

5. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
5 1 Environment Agency Groundwater Vulnerability and Soil Classification						
Is a Minor Aquifer present on site?	No	-	-	-	-	-
Is a Major Aquifer present on site?	Yes	-	-	-	-	-
Are there any Soil Classification records present on site?	Yes	-	-	-	-	-
5 2 Groundwater Abstraction Licences (within 1000m of the study site)	0	0	0	2	4	-
5 3 Surface Water Abstraction Licences (within 1000m of the study site)	0	0	0	1	0	-
5 4 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
5 5 Are there any Source Protection Zones within 500m of the study site?			No			
5 6 River Quality						
Is there any Environment Agency information on river quality within 500m of the study site?	No	No	No	Yes	-	-
5 7 Main Rivers within 500m of the study site	0	0	0	0	-	-
5 8 Surface water features within 250m of the study site	No	No	Yes	-	-	-

6. Flooding	Description
6 1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
6 2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	Yes
6 3 Are there any Flood Defences within 250m of the study site?	No
6 4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6 5 Are there any areas used for Flood Storage within 250m of the study site?	No
6 6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Moderately High
6 7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderately High

7. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-1500
7 1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7 2 Records of National Nature Reserves (NNR)	0	0	0	0	-	-
7 3 Records of Local Nature Reserves (LNR)	0	0	0	0	-	-
7 4 Records of Special Areas of Conservation (SAC)	0	0	0	0	-	-
7 5 Records of Special Protection Areas (SPA)	0	0	0	0	-	-
7 6 Records of Ramsar sites	0	0	0	0	-	-
7 7 Records of World Heritage Sites	0	0	0	0	-	-
7 8 Records of Environmentally Sensitive Areas	0	0	0	0	-	-
7 9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	-	-
7 10 Records of National Parks	0	0	0	0	-	-

7 1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7 11 Records of Nitrate Sensitive Areas	0	0	0	0	-	-
7 12 Records of Nitrate Vulnerable Zones	1	0	0	0	-	-

## 8. Natural Hazards

8 1 What is the maximum risk of natural ground subsidence? Negligible

## 9. Mining

9 1 Are there any coal mining areas within 75m of the study site? No

9 2 What is the risk of subsidence relating to shallow mining within 150m of the study site? Negligible

9 3 Are there any brine affected areas within 75m of the study site? No

# Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client. The document contains the following sections:

## 1. Authorisations, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

## 2. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

## 3. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

## 4. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

## 5. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

## 6. Flooding

Provides information on surface water flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

## 7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites. These searches are conducted using radii of up to 500m.

## 8. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence.

---

## 9. Mining

Provides information on areas of coal and shallow mining.

## 10. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, GroundSure provide a free Technical Helpline (01273 819700) for further information and guidance.

### Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

**All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.**

# 1. Authorisations, Incidents and Registers Map



## Authorisations, Incidents and Registers Legend

Enabled by



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- |  |                    |  |                               |  |                                       |
|--|--------------------|--|-------------------------------|--|---------------------------------------|
|  | Site Outline       |  | Recorded Pollution Incident   |  | IPPC & IPC Authorisations             |
|  | Search Buffers (m) |  | Dangerous Substances (List 1) |  | LAPPC Authorisations                  |
|  |                    |  | Dangerous Substances (List 2) |  | COMAH / NIHHS Sites                   |
|  |                    |  | Water Industry Referrals      |  | Sites Determined as Contaminated Land |
|  |                    |  | Licensed Discharge Consents   |  | Hazardous Substance Consents          |
|  |                    |  | Red List Discharge Consents   |  | Hazardous Substance Enforcements      |
|  |                    |  | RAS 3 & 4 Authorisations      |  |                                       |

# 1. Authorisations, Incidents and Registers

## 1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

**Records of IPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**Records of IPPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0**

Database searched and no data found.

**Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0**

Database searched and no data found.

**Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

**Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

**Records of LAPPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0**

Database searched and no data found.

**Records of Licensed Discharge Consents within 500m of the study site: 4**

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details			
1	79.0	W	537540, 245340	Address	Valley Farm, Meldreth, Royston, Herts, SG8 6JP	Receiving Water Status	Groundwater Deemed Groundwater Regs
				Effluent Type	Agriculture - Arable Farming	Authorisation	
				Permit Number	GWCLF30520	Issue date	1/8/2000
				Permit Version	1	Effective Date	31/3/1999
						Revocation Date	-

2A	436 0	NE	537900, 245800	Address Melbourn Stw, The Moor, Melbourn, Royston, Herts, SG8 6ED Effluent Type Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Perm t Number AW1NF934 Perm t Version 9	Receiving Water Mel Brook Leading To R Rhee Status Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date - Effective Date 1/4/2009 Revocation Date -
3A	436 0	NE	537900, 245800	Address Melbourn Stw, The Moor, Melbourn, Royston, Herts, SG8 6ED Effluent Type Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Perm t Number AW1NF934 Perm t Version 9	Receiving Water Mel Brook Leading To R Rhee Status Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date - Effective Date 1/4/2009 Revocation Date -
4A	436 0	NE	537900, 245800	Address Melbourn Stw, The Moor, Melbourn, Royston, Herts, SG8 6ED Effluent Type Sewage Discharges - Unspecified - Water Company Perm t Number AW1NF934 Perm t Version 9	Receiving Water Mel Brook Leading To R Rhee Status Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date - Effective Date 1/4/2009 Revocation Date -

**Records of Planning Hazardous Substance Consents within 500m of the study site** **0**

Database searched and no data found.

## 1.2 Dangerous or Hazardous Sites

**Records of COMAH & NIHHS sites within 500m of the study site:** **0**

Database searched and no data found.

## 1.3 Environment Agency Recorded Pollution Incidents

**Records of National Incidents Recording System, List 2 within 250m of the study site:** **0**

Database searched and no data found.

**Records of National Incidents Recording System, List 1 within 250m of the study site:** **0**

Database searched and no data found.

## 1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990<sup>1</sup>

**How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?** **0**

Database searched and no data found.

## 1.5 Planning Hazardous Substance Enforcements

**Records of planning hazardous substance enforcements within 500m of the study site:** **0**

Database searched and no data found.

<sup>1</sup>Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

## 2. Landfill and Other Waste Sites Map

NW

NE

W

E

SW

SE



### Landfill & Other Waste Sites Legend

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- |                    |                                       |                                     |
|--------------------|---------------------------------------|-------------------------------------|
| Site Outline       | E.A. Active Landfill                  | Operational Waste Treatment Licence |
| Search Buffers (m) | E.A. Historic Landfill (Area Data)    | Closed Waste Treatment Licence      |
|                    | E.A. Historic Landfill (Point Data)   | REGIS Waste Licence                 |
|                    | BGS / DoE Survey Landfill             | Operational Landfill                |
|                    | Local Authority Landfill (Area Data)  | Closed Landfill                     |
|                    | Local Authority Landfill (Point Data) |                                     |

## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

**Records from Environment Agency landfill data within 1000m of the study site: 0**

Database searched and no data found.

**Records of operational landfill sites sourced from Landmark within 1000m of the study site: 0**

Database searched and no data found.

**Records of Environment Agency historic landfill sites within 1500m of the study site: 1**

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details	
Not shown	1394 0	S	538000,243900 0	Site Address Melbourn, Back Lane, Melbourn	Licence Issue 02-Jan-1974 Licence Surrendered
				Waste Licence Yes Site Reference LS 929	Licence Hold Address - Operator -
				Waste Type - Regis Reference -	

**Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 0**

Database searched and no data found.

**Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0**

Database searched and no data found.

**Records of Local Authority landfill sites within 1500m of the study site: 0**

Database searched and no data found.

### 2.2 Other Waste Sites

**Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 0**

Database searched and no data found.

**Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0**

Database searched and no data found.

**Records of Environment Agency (REGIS) waste sites within 1500m of the study site: 3**

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details
----	----------	-----------	-----	---------

Not shown	920 0	SW	537200,244500	<p>Site Address Station Road, Meldreth, Royston, Herts</p> <p>Type Household, Commercial and Industrial transfer stations</p> <p>Size ← 25000 tonnes</p> <p>Regis Licence Number ROL001</p> <p>Operator T P Rolt</p> <p>Surrendered Date -</p> <p>Waste Management licence No 70220</p> <p>Annual Tonnage 0 0</p>	<p>Issue Date 14/12/1993</p> <p>Expiry Date -</p> <p>Effective Date -</p> <p>Status Issued</p> <p>Mod fied -</p> <p>Site Name T P Rolt - Meldreth</p> <p>Cancelled Date -</p> <p>Correspondence Address -, Melbourn Plant &amp; Building Sups, 7, New Road, Melbourn, Royston, Herts, SG8 6BX</p>
Not shown	1431 0	SE	538200,244000	<p>Site Address Saxon Way Treatment Works, Unit 6, Saxon Way, Melbourn, Royston, Herts, SG8 6DN</p> <p>Type Physical treatment facilities</p> <p>Size ← 25000 tonnes</p> <p>Regis Licence Number SAX001</p> <p>Operator Saxon Refining Ltd</p> <p>Surrendered Date 01/10/1999</p> <p>Waste Management licence No 70210</p> <p>Annual Tonnage 0 0</p>	<p>Issue Date 07/04/1995</p> <p>Expiry Date -</p> <p>Effective Date -</p> <p>Status Surrendered</p> <p>Mod fied -</p> <p>Site Name Saxon Refining - Saxon Way Treatment Works</p> <p>Cancelled Date -</p> <p>Correspondence Address -, Un t 6, Saxon Way, Melbourn, Royston, Herts, SG8 6DN</p>
Not shown	1431 0	SE	538200,244000	<p>Site Address Saxon Way Treatment Works, Unit 6, Saxon Way, Melbourn, Royston, Herts, SG8 6DN</p> <p>Type Physical treatment facilities</p> <p>Size Unknown</p> <p>Regis Licence Number SAX001</p> <p>Operator Saxon Refining Ltd</p> <p>Surrendered Date 01/10/1999</p> <p>Waste Management licence No 70210</p> <p>Annual Tonnage 0 0</p>	<p>Issue Date 07/04/1995</p> <p>Expiry Date -</p> <p>Effective Date -</p> <p>Status Surrendered</p> <p>Mod fied -</p> <p>Site Name Saxon Refining - Saxon Way Treatment Works</p> <p>Cancelled Date -</p> <p>Correspondence Address -, Un t 6, Saxon Way, Melbourn, Royston, Herts, SG8 6DN</p>

# 3. Current Land Use Map



**Current Land Use Legend**



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- Site Outline
- Current Industrial Sites
- Petrol & Fuel Sites
- Underground High Pressure Oil & Fuel Pipelines
- Search Buffers (m)

## 3. Current Land Uses

### 3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

13

The following records are represented as points on the Current Land Uses map.

ID	Distance	Direction	Company	Address	Activity	Category
1A	0 0	On Site	Gocold Ltd	Station Yard, High Street, Meldreth, Royston, SG8 6JR	Dairy Products	Foodstuffs
2A	0 0	On Site	B H M Plastics Ltd	Station Yard, High Street, Meldreth, Royston, SG8 6JR	Rubber and Plastics	Industrial Products
3A	0 0	On Site	Works	-	Unspecified Works Or Factories	Industrial Features
4	7 0	NE	Works	-	Unspecified Works Or Factories	Industrial Features
5B	37 0	W	P B H Engineering	1, Whitecroft Road, Meldreth, Royston, SG8 6NE	Precision Engineers	Engineering Services
6B	37 0	W	Station Garage	1, Whitecroft Road, Meldreth, Royston, SG8 6NE	Vehicle Repair and Servicing	Repair And Servicing
7	83 0	W	Farmount Weather System Engineering Company Ltd	1, Whitecroft Road, Meldreth, Royston, SG8 6ND	Industrial Engineers	Engineering Services
8	88 0	NE	Meldreth Station	-	Railway Stations, Junctions and Halts	Transport Access Points
9	118 0	SE	Halls Electrical Mechanical Engineers	Valley Farm 1, Station Road, Meldreth, Royston, SG8 6JP	Electrical and Electronic Engineers	Engineering Services
10C	149 0	NE	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
11C	155 0	NE	Seppi	28, High Street, Meldreth, Royston, SG8 6JU	Plate Makers, Print Finishers and Type Setters	It, Advertising, Marketing And Media Services
12	195 0	S	South Cambs Motors	7, Station Road, Meldreth, Royston, SG8 6JP	Vehicle Repair and Servicing	Repair And Servicing
13	245 0	NW	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities

### 3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance	Direction	NGR	Company	Address	LPG	Status
14	334 0	NE	537912, 245664	Obsolete	Meldreth Motor Company, 84, High Street, High Street, Meldreth, Royston, Hertfordshire, SG8 6LB	Not Applicable	Obsolete

### 3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.

## 4. Geology

### 4.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

---

### 4.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

---

### 4.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

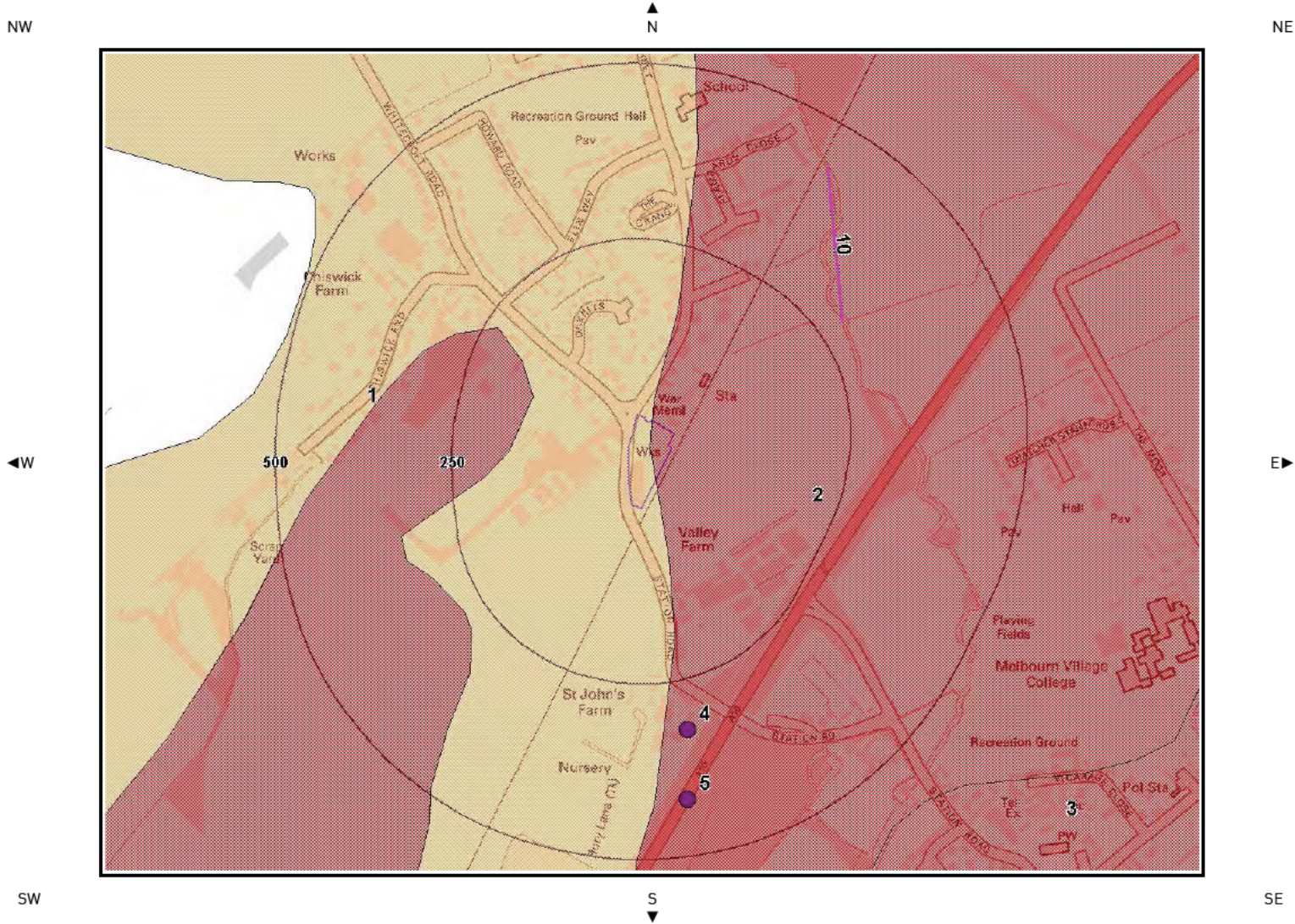
LEX Code	Description	Rock Type
WMCH-CHLK	WEST MELBURY MARLY CHALK FORMATION	CHALK
TTST-CHLK	TOTTERNHOE STONE MEMBER	CHALK

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

---

For more detailed geological and ground stability data please refer to the "GroundSure GeolInsight" Available from our website

# 5. Hydrogeology and Hydrology - Aquifer and Abstraction Licence Map



### Hydrogeology and Hydrology Legend

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- Site Outline
- Search Buffers (m)
- Minor Aquifer - Low Leaching Potential
- Minor Aquifer - Intermediate Leaching Potential
- Minor Aquifer - High Leaching Potential
- Major Aquifer - Low Leaching Potential
- Major Aquifer - Intermediate Leaching Potential
- Major Aquifer - High Leaching Potential
- Main River
- Groundwater Abstraction Licence
- Surface Water Abstraction Licence

# 5b. Hydrogeology and Hydrology - SPZ and Potable Water Abstraction Map

NW

NE

W

E

SW

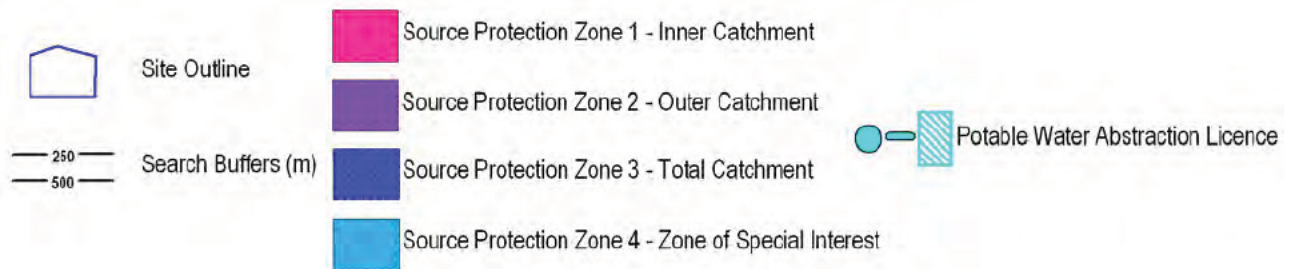
SE



## Hydrogeology and Hydrology Legend



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## 5. Hydrogeology and Hydrology

### 5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

Yes

The following groundwater information is represented as polygons on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	Classification
1	0 0	On Site	Major Aquifer/Intermediate Leaching Potential
2	0 0	On Site	Major Aquifer/High Leaching Potential

### 5.2 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	NGR	Details
4	321 0	S	537700,245000	Licence No 6/33/30/*G/0047 Details General Farming & Domestic Direct Source Ground Water Source Of Supply Point Borehole Nw Of Melbourn Data Type Point Original Application No Original Start Date 1/6/1966 Expiry Date - Issue No 100 Version Start Date 1/6/1966 Version End Date -
5	420 0	S	537700,244900	Licence No 6/33/30/*G/0098 Details General Farming & Domestic Direct Source Ground Water Source Of Supply Point Well Nw Of Melbourn Data Type Point Original Application No Original Start Date 1/5/1966 Expiry Date - Issue No 100 Version Start Date 1/11/1969 Version End Date -
Not shown	630 0	S	537500,244700	Licence No 6/33/30/*G/0236 Details Spray Irrigation - Direct Direct Source Ground Water Source Of Supply Point Seepage Pit At Melbourn Data Type Point Original Application No Original Start Date 13/5/2005 Expiry Date 31/3/2015 Issue No 1 Version Start Date 13/5/2005 Version End Date -
Not shown	630 0	S	537500,244700	Licence No 6/33/30/*G/0236 Details Spray Irrigation - Direct Direct Source Ground Water Source Of Supply Point Seepage Pit At Meldreth Data Type Point Original Application No Original Start Date 13/5/2005 Expiry Date 31/3/2015 Issue No 1 Version Start Date 13/5/2005 Version End Date -
Not shown	630 0	S	537500,244700	Licence No 6/33/30/*G/0217 Details Spray Irrigation - Anti Frost Direct Source Ground Water Source Of Supply Point Seepage Pit At Meldreth Data Type Point Original Application No Original Start Date 1/2/1995 Expiry Date 30/9/2004 Issue No 100 Version Start Date 1/2/1995 Version End Date -
Not shown	630 0	S	537500,244700	Licence No 6/33/30/*G/0217 Details Spray Irrigation - Direct Direct Source Ground Water Source Of Supply Point Seepage Pit At Meldreth Data Type Point Original Application No Original Start Date 1/2/1995 Expiry Date 30/9/2004 Issue No 100 Version Start Date 1/2/1995 Version End Date -

### 5.3 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer and Abstraction Licence Map:

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ID	Distance	Direction	NGR	Details		
10	286 0	NE	537900,245800	Licence No	6/33/30/*S/0043	Application No
				Details	Spray Irrigation - Direct	Original Start Date
				Direct Source	Surface Water Source Of Supply	1/2/1967
				Point	River Mell Se Of Meldreth	Expiry Date
				Data Type	Line	-
						Issue No
						100
						Version Start Date
						1/3/1987
						Version End Date
						-

## 5.4 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? **No**

Database searched and no data found.

## 5.5 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? **No**

Database searched and no data found.

## 5.6 River Quality

Is there any Environment Agency information on river quality within 500m of the study site? **Yes**

The following river quality records are not represented on mapping:

Distance	Direction	River	Reach		Chemical Grade	Biological Grade
257 0	E	Mel	Melbourn Road	Railway Bridge	B	A
457 0	NE	Mel	Railway Bridge Meldreth	River Rhee	B	C

## 5.7 Main Rivers

Are there any Main Rivers within 500m of the study site? **No**

Database searched and no data found.

## 5.8 Surface Water Features

Are there any surface water features within 250m of the study site? **Yes**

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features w thin 250m of the study s te	No	No	Yes


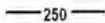






# 6. Surface Water Flood Map



**Surface Water Flood Legend**



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-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Zone 2 Floodplain
-  Zone 3 Floodplain
-  Flood Storage Area
-  Area Benefiting from Flood Defences
-  Flood Defences

## 6. Flooding

### 6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?** **Yes**

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance	Direction	Update	Type
1	250.0	NE	17-Jun-2009	Zone 2 - (Fluvial)

### 6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?** **Yes**

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance	Direction	Update	Type
5	250.0	NE	17-Jun-2009	Zone 3 - (Fluvial)

### 6.3 Flood Defences

**Are there any Flood Defences within 250m of the study site ?** **No**

### 6.4 Areas benefiting from Flood Defences

**Are there any areas benefiting from Flood Defences within 250m of the study site?** **No**

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

### 6.5 Areas used for Flood Storage

**Are there any areas used for Flood Storage within 250m of the study site?** **No**

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

---

## 6.6 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site?

Yes

---

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Moderately High

Guidance: Where moderately high groundwater flooding susceptibility is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

---

## 6.7 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

Moderately High

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### Notes:

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a fivefold scale - Low, Moderately Low, Moderate, Moderately High and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

# 7. Designated Environmentally Sensitive Sites Map



### Designated Environmentally Sensitive Sites Legend

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- Site Outline
- 250
- 500
- SAC
- SPA
- Areas of Outstanding Natural Beauty
- SSSI
- Ramsar
- Nitrate Sensitive Areas
- NNR
- LNR
- National Parks
- World Heritage Sites
- Environmentally Sensitive Areas

## 7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 500m of the study site?	Yes
<b>Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of National Nature Reserves (NNR) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Special Areas of Conservation (SAC) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Special Protection Areas (SPA) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Ramsar sites within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Local Nature Reserves (LNR) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of World Heritage Sites within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Environmentally Sensitive Areas within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of National Parks (NP) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Nitrate Sensitive Areas within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Nitrate Vulnerable Zones within 500m of the study site:</b>	<b>1</b>

The following Nitrate Vulnerable Zone records produced by DEFRA are not represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	NVZ Name	Data Source
	0 0	On Site	No place name provided	DEFRA

## 8. Natural Hazards Findings

### 8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a GroundSure Geolinsight. Available from our website. The following information has been found:

#### 8.1.1 Shrink Swell

**What is the maximum Shrink-Swell\* hazard rating identified on the study site?**

**Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

**Hazard**

Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

#### 8.1.2 Landslides

**What is the maximum Landslide\* hazard rating identified on the study site?**

**Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

**Hazard**

No indicators for slope instability identified. No special actions required to avoid problems due to landslides. No special ground investigation required and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

#### 8.1.3 Soluble Rocks

**What is the maximum Soluble Rocks\* hazard rating identified on the study site?**

**Null - Negligible**

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

#### 8.1.4 Compressible Ground

**What is the maximum Compressible Ground\* hazard rating identified on the study site?**

**Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

**Hazard**

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

#### 8.1.5 Collapsible Rocks

**What is the maximum Collapsible Rocks\* hazard rating identified on the study site?**

**Null - Negligible**

No indicators for collapsible deposits identified; No special actions required to avoid problems due to collapsible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with collapsible deposits.

#### 8.1.6 Running Sand

**What is the maximum Running Sand\* hazard rating identified on the study site?**

**Negligible**

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The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

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No indicators for running sand identified No special actions required to avoid problems due to running sand No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand

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\* This indicates an automatically generated 50m buffer and site.

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## 9. Mining

### 9.1 Coal Mining

**Are there any coal mining areas within 75m of the study site?** **No**

Database searched and no data found.

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### 9.2 Shallow Mining

**What is the hazard of subsidence relating to shallow mining on-site (including a 150m buffer) ?** **Negligible**

Guidance: Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth.

---

### 9.3 Brine Affected Areas

**Are there any brine affected areas within 75m of the study site?** **No**

Database searched and no data found.

---

# 10. Contacts

## CENTREMAPS

Telephone: 01886 832972  
groundsure@centremaps.co.uk  
CENTREMAPS, Brockamin House, Leigh, Worcester, London, WR6 5JU

Directors: M C Walker, MInst C.E.S., C M Walker,  
S J Hawkins BSc (Hons), S E Stewart BSc (Hons)  
Registered No. 1890261 Registered in England and Wales  
Registered Company: Laser Surveys Limited  
Brockamin House, Leigh, Worcester, WR6 5JU.

## British Geological Survey (England & Wales)

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk  
Web: www.bgs.ac.uk  
BGS Geological Hazards Reports and general geological enquiries

## Environment Agency

National Customer Contact Centre  
PO Box 544  
Rotherham  
S60 1BY  
Tel: 08708 506 506  
Web: www.environment-agency.gov.uk  
Email: enquiries@environment-agency.gov.uk

## Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ  
Tel: 01235 822622 www.hpa.org.uk/radiation  
Radon measures and general radon information and guidance

## The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848. DX 716176 Mansfield 5  
www.coal-authority.co.uk  
Coal mining reports and related enquiries

## Ordnance Survey

Romsey Road  
Southampton SO16 4GU  
Tel: 08456 050505

## Local Authority

Authority: South Cambridgeshire District Council  
Phone: 08450 450 500  
Web: www.scambs.gov.uk  
Address: South Cambridgeshire Hall, Cambourne Business Park,  
Cambourne, Cambridge, CB3 6EA

## Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW  
Tel: 01252 845444

centremapslive.com  
the mapping portal from Laser Surveys



## Acknowledgements

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028]. This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

## Standard Terms and Conditions

### 1 Definitions

In these conditions unless the context otherwise requires

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services

"Commission" means an order for Consultancy Services submitted by a Client

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items

"Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with condition 11

"Client" means the party that submits an Order or Commission

"Data Provider" means any third party providing Content to GroundSure

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ

"Home Information Pack" means a combination of reports required when selling a residential property

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site

"Order Website" means online platform via which Orders may be placed

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide

"Risk Screening Report" means one of GroundSure's risk screening reports such as GroundSure Homebuyers, GroundSure Home Environmental GroundSure SiteGuard, GroundSure Screening, GroundSure Review, GroundSure Developer Review, or any other risk screening report available from GroundSure

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site

"Site" means the landsite in respect of which GroundSure provides the Services

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure

### 2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website

### 3 The Client's obligations

3.1 The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract)

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party, but such third party cannot rely on the same unless expressly permitted under condition 4

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password

### 4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to use the information contained in the Report, Mapping or in a report prepared by GroundSure in respect of or arising out of the Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in conditions 4.2 and 4.3

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. For the avoidance of doubt, such persons shall include any entity necessary under the Housing Act 2004 (as amended). Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in condition 7 shall apply

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report

4.4 Save as set out in conditions 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report shall not except as permitted herein or by separate agreement with GroundSure (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping

4.6 Notwithstanding condition 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party

### 5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgement) at the rate of five per cent per annum above the Bank of England base rate from time to time

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute

### 6 Intellectual Property

6.1 Subject to the provisions of condition 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property

6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party

6.3 Data Providers may enforce any breach of condition 6.1 against the Client or Beneficiary

### 7 Liability

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- 7 1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or wilful default
- 7 2 Save as otherwise set out in these conditions, any information provided by one party ('Disclosing party') to the other party ('Receiving Party') shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party
- 7 3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time
- 7 4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification
- 7 5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed
- 7 6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract
- 7 7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide
- 7 8 Subject to the provisions of condition 7 3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content
- 7 9 Subject to the provisions of clause 7 1 notwithstanding anything to the contrary contained elsewhere in the Contract, and irrespective of whether multiple parties make use of the same Services, the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £5 million per claim or series of connected claims
- 7 10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service The Client shall use GroundSure's internet ordering service at its own risk GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service
- 7 11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them save for where a Risk Screening Report comprises part of a Home Information Pack
- (i) the Data Providers set out in the relevant User Guide shall be responsible for the quality and accuracy of the data supplied by them; and
  - (ii) where GroundSure makes an assessment of a Site to determine if it is likely to fall within Part III(A) of the Environmental Protection Act 1990, GroundSure shall be responsible for the interpretation of any Content provided by a Data Provider subject to the limitations set out in these terms and conditions
- 7 12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content
- 7 13 Subject to the provisions of clause 7 1, GroundSure shall not be liable for any losses [whether direct or indirect] and including [but not limited to] loss of profit caused by the suspension or reduction of activity on a Site, business interruption, all third party off-Site claims or any loss in value of a Site, loss of goodwill, loss of business opportunity or other similar losses alleged to be sustained by the Client, the Beneficiary or any third party
- 7 14 GroundSure undertakes for the duration of the liability periods referred to in conditions 7 4 and 7 5 to maintain professional indemnity insurance in respect of its liabilities in respect of the Contract for £5 million in the aggregate which amount shall first include the whole of any sum payable for death or personal injury provided such insurance is readily available at commercially viable rates or for a lesser amount to be agreed with the Client should the cost of such insurance become commercially unviable GroundSure shall produce evidence of such insurance if requested by the Client A greater level of cover may be available upon request and agreement with the Client
- 8 GroundSure right to suspend or terminate
- 8 1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good
- 8 2 GroundSure may additionally terminate the Contract immediately on written notice in the event that
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the due date for payment; or
  - (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
  - (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
  - (iv) the Client breaches any material term of the Contract (including, but not limited to, the obligations in condition 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach
- 9 Client's Right to Terminate and Suspend
- 9 1 Subject to condition 10 2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services
- 9 2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping This does not affect the Beneficiary's statutory rights
- 10 Consequences of Withdrawal, Termination or Suspension
- 10 1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control
- 10 2 In the event of termination/suspension of the Contract under conditions 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract
- 11 General
- 11 1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms
- 11 2 GroundSure reserves the right to amend these terms and conditions No variation to these terms shall be valid unless signed by an authorised representative of GroundSure
- 11 3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof
- 11 4 Save as expressly provided in conditions 4 2, 4 3, 6 3 and 11 5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract
- 11 5 The Secretary of State for Communities and Local Government acting through Ordnance Survey, may enforce breach of conditions 6 1 or 11 1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999
- 11 6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
  - (ii) fire, storm, flood, tempest or epidemic;
  - (iii) Acts of God or the public enemy;
  - (iv) riot, civil commotion or war;
  - (v) strikes, labour disputes or industrial action;
  - (vi) acts or regulations of any governmental or other agency;
  - (vii) suspension or delay of services at public registries by Data Providers; or
  - (viii) changes in law
- 11 7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address
- 11 8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post
- 11 9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties
- 11 10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired
- 11 11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts
- 11 12 If the Client or Beneficiary has a complaint about the Services, notice should be given in writing to the Compliance Officer at GroundSure who will respond in a timely manner

Environmental Desk Study  
GoCold Ltd,  
Old Station Yard, Meldreth.

Environmental Protection Strategies Ltd.

---

## **APPENDIX C**

### **Historic British Geological Survey Borehole Log**

3764 4537 TL 34/28

# RECORD OF WELL (SHAFT OR BORE)

204  
133  
TL 34 NE 28

At Windmill Pump L.N.E.R. Station

Town or Village Meldreth

County Carbs. Six-inch quarter sheet

For Mr. \_\_\_\_\_

Exact site of well 1000 yds S. by W. of Holy Trinity Church

(Attach a tracing from a map, or a sketch-map, if possible.)

Level of ground surface above sea-level (O.D.) c 75 feet.

Is well-top at ground level? \_\_\_\_\_ If not, state how far above ; \_\_\_\_\_ feet below ; \_\_\_\_\_ feet.

Shaft 17 ft., diameter \_\_\_\_\_ ft. Details of headings \_\_\_\_\_

Bore 130 ft.; diameter of bore: at top 4 ins.; at bottom \_\_\_\_\_ ins.

Lengths, diameters, perforations, etc., of lining tubes \_\_\_\_\_

Water struck at depths, below well-top, of (feet) \_\_\_\_\_

TEST DETAILS ( Rest-level of water \_\_\_\_\_ ft. above below well-top. Suction at \_\_\_\_\_ ft. Yield on \_\_\_\_\_ hours' days' Month \_\_\_\_\_ pumping \_\_\_\_\_ gallons per \_\_\_\_\_ (max. capacity of pump \_\_\_\_\_ g.p.h.), Year \_\_\_\_\_ with depression of \_\_\_\_\_ feet. Recovery to \_\_\_\_\_ in \_\_\_\_\_ mins. hours.

WORKING CONDITIONS ( Rest-level of water in \_\_\_\_\_ (month), \_\_\_\_\_ (year), \_\_\_\_\_ ft. above below well-top. Highest " in \_\_\_\_\_ (month), \_\_\_\_\_ (year), \_\_\_\_\_ ft. above below " Lowest " in \_\_\_\_\_ (month), \_\_\_\_\_ (year), \_\_\_\_\_ ft. above below " Suction at \_\_\_\_\_ ft. Rate of pumping \_\_\_\_\_ galls. per \_\_\_\_\_ for \_\_\_\_\_ hours per day. with average depression of \_\_\_\_\_ ft. Recovery to \_\_\_\_\_ in \_\_\_\_\_ mins. hours

Quality of water (attach copy of analysis if available) \_\_\_\_\_

Well made by \_\_\_\_\_ Date of well \_\_\_\_\_

Information from Engineers Dept. L.N.E.R.

### ADDITIONAL NOTES.

Windmill Pump  
Plot on Carbs. 5814/10  
July  
1904

### LOG OF STRATA OVERLEAF.

GEOLOGICAL SURVEY AND MUSEUM,  
SOUTH KENSINGTON,  
LONDON, S.W.7.

Date received.	G.S.M. Office File No.	1" N.S. Map No.	1" O.S. Map No.	Site marked (use symbol) on 1" Map.	on 6" Map.

(17208) W142901/0877 10,000 2/41 A.F.E.W.Ltd. Cp.686

2  
1

204 TL34/30  
TL34 NE 28  
133

MELDRETH

B. Railway Station.

Communicated by F. J. CARVER (Whaddon).

Water overflows.

[Chalk Marl] White clay, to coprolites	... 60	} 305 feet.
[Gault] Blue clay	... 240	
[Lower Greensand] Rock	... about 5	

Surface 6.75 00

Cambs 58 NE

Water Supply of  
Cambs., Hunts.  
& Rutland.

Page 32



## **APPENDIX D**

### **A Selection of Historic Maps**

# Ordnance Survey® Historical Mapping Extract

www.centremaps.live.com

**Site Details:**

GoCold Ltd, Station yard, High  
Stret, Meldreth, Royston, SG8  
6JR

**Client Ref:** 6091  
**Report Ref:** CMAPS-CM-34105-6091-070909HIS  
**Grid Ref:** 537652, 245382

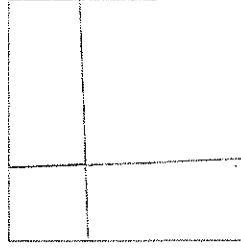
**Map Name:** County Series

**Map date:** 1885-1886

**Scale:** 1:10,560

**Printed at:** 1:10,560

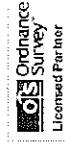
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Revised 1986  
Edition NA  
Copyright NA  
Levelled NA



Surveyed 1885  
Revised 1885  
Edition NA  
Copyright NA  
Levelled NA



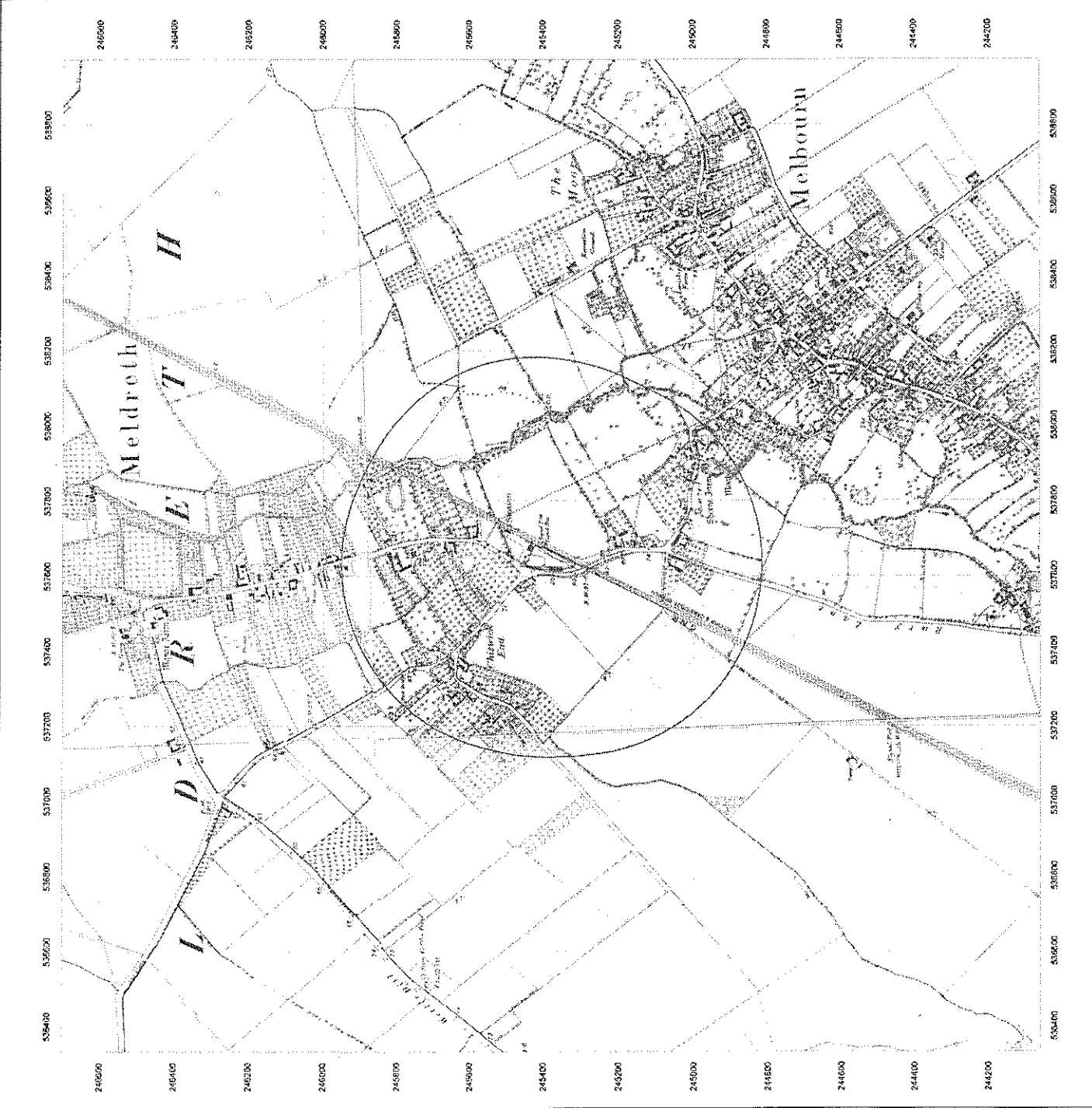
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6JR

Client Ref: 6091  
Report Ref: CMAPS-CM-34105-6091-070909HIS  
Grid Ref: 537652, 245382

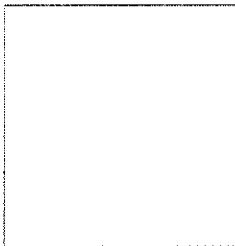
Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1503  
Revised 1503  
Edition NA  
Copyright NA  
Levelled NA



Ground

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archive. www.groundsure.com

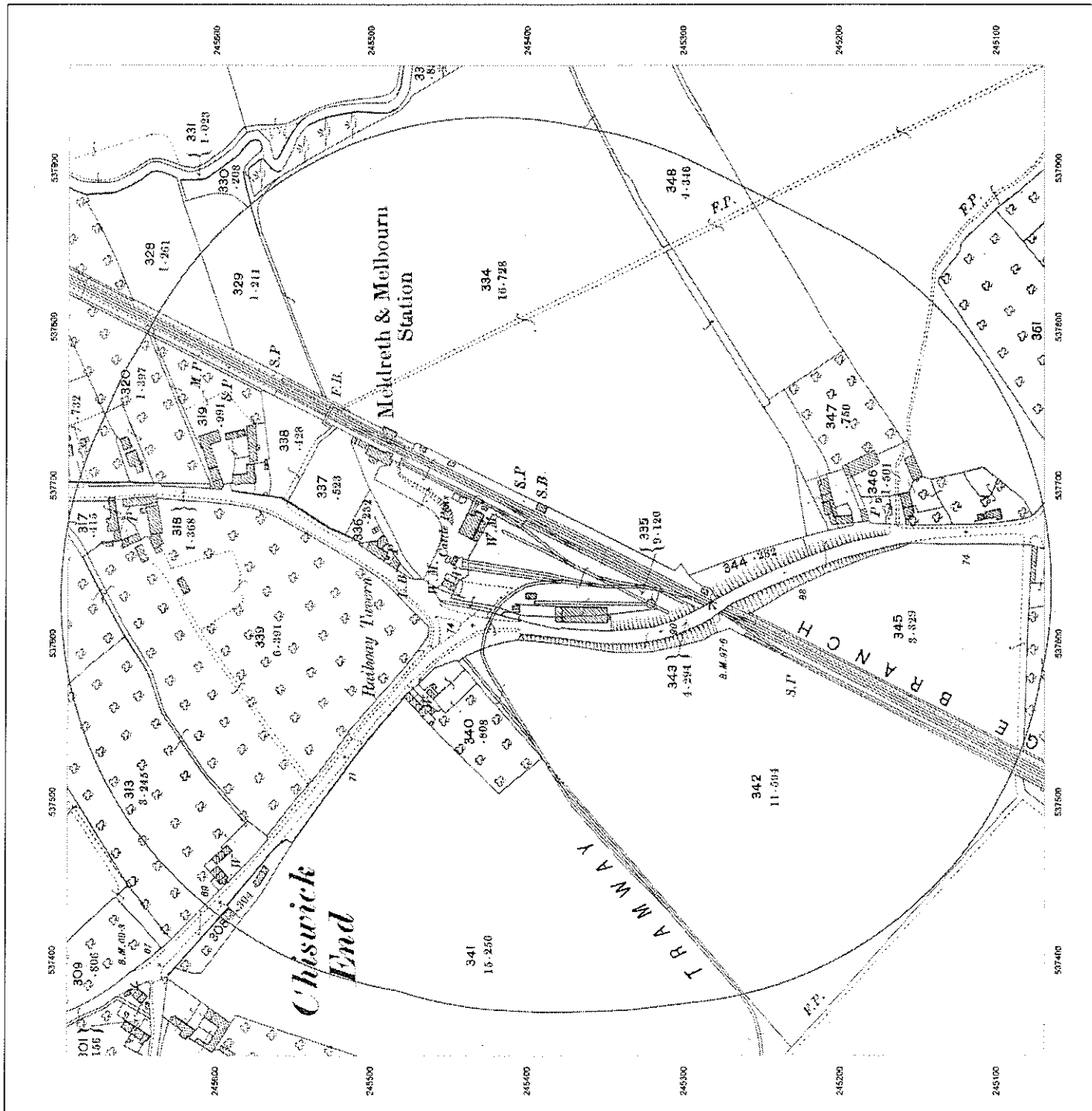


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Report Ref: CMAPS-CM-34105-6091-070909HIS  
Grid Ref: 537652, 245382

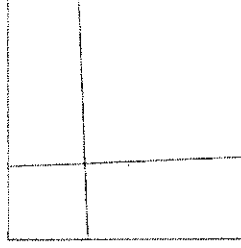
Map Name: County Series

Map date: 1901-1904

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1885  
Revised 1901  
Edition NA  
Copyright NA  
Levelled NA



Surveyed 1885  
Revised 1901  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1885  
Revised 1901  
Edition NA  
Copyright NA  
Levelled NA



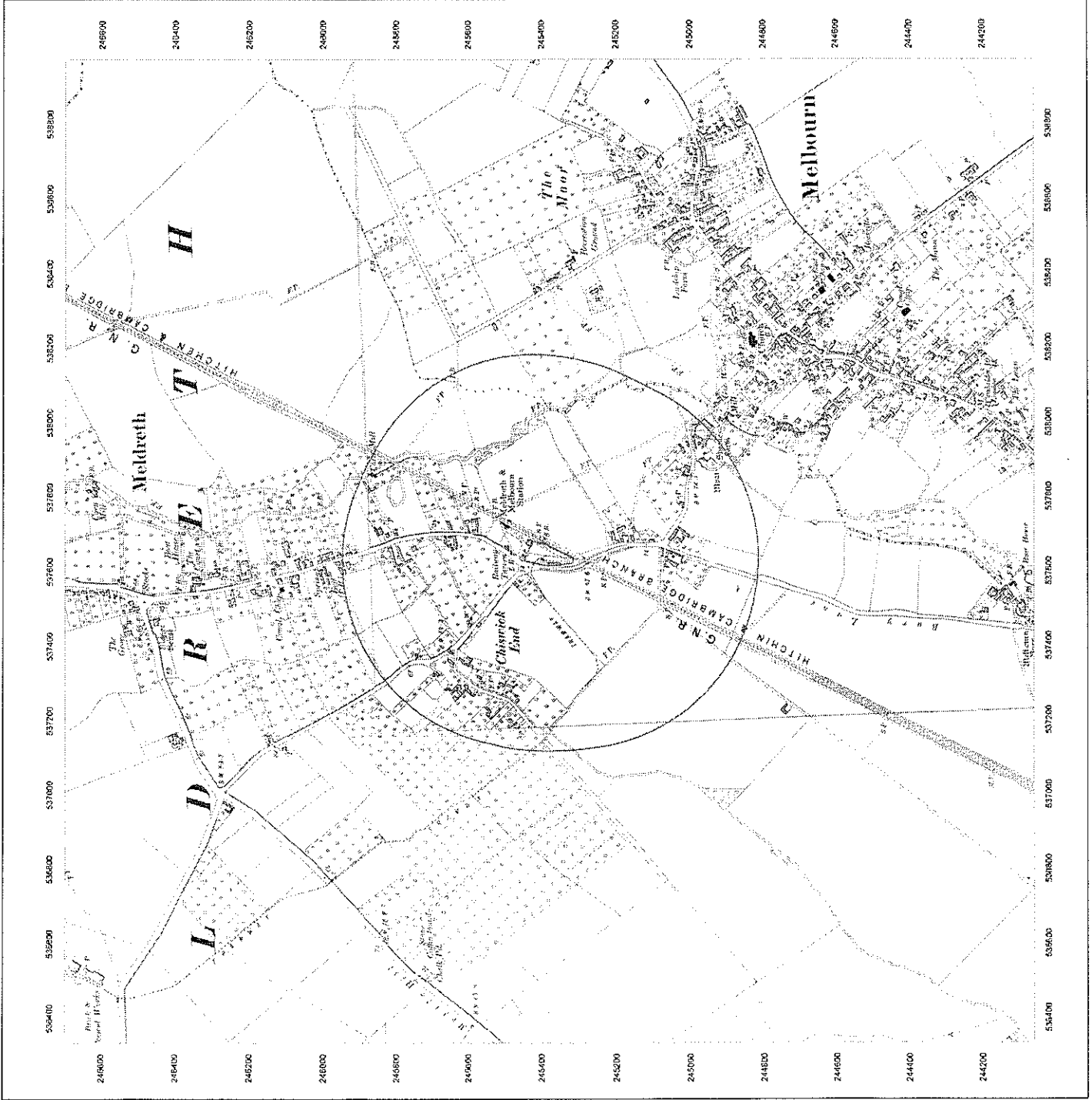
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Report Ref: CMAPS-CM-34105-6091-070909HIS  
Grid Ref: 537652, 245332

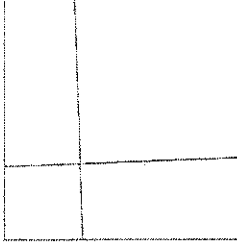
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Printed at: 1:10,560

Surveyed 1885  
Revised 1848  
Edition NA  
Copyright NA  
Levelled NA



Surveyed 1885  
Revised 1947  
Edition NA  
Copyright NA  
Levelled NA

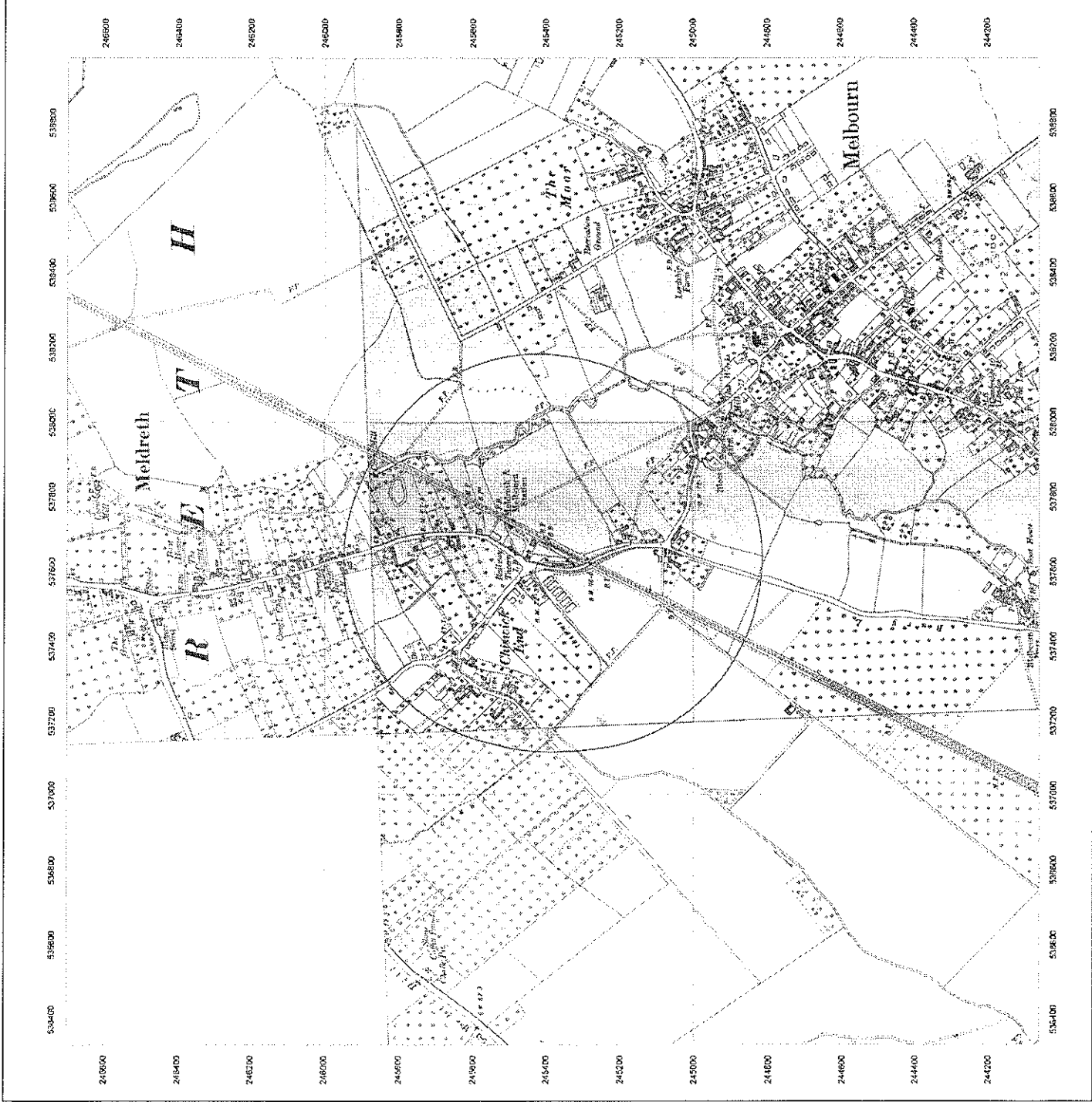
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Client Ref: 6091  
Report Ref: CMAPS-CM-34105-6091-070909HIS  
Grid Ref: 537652, 245382

Map Name: Provisional

Map date: 1952

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1952  
Revised 1952  
Edition NA  
Copyright NA  
Lavailed NA

Surveyed 1952  
Revised 1952  
Edition NA  
Copyright NA  
Lavailed NA



Ground



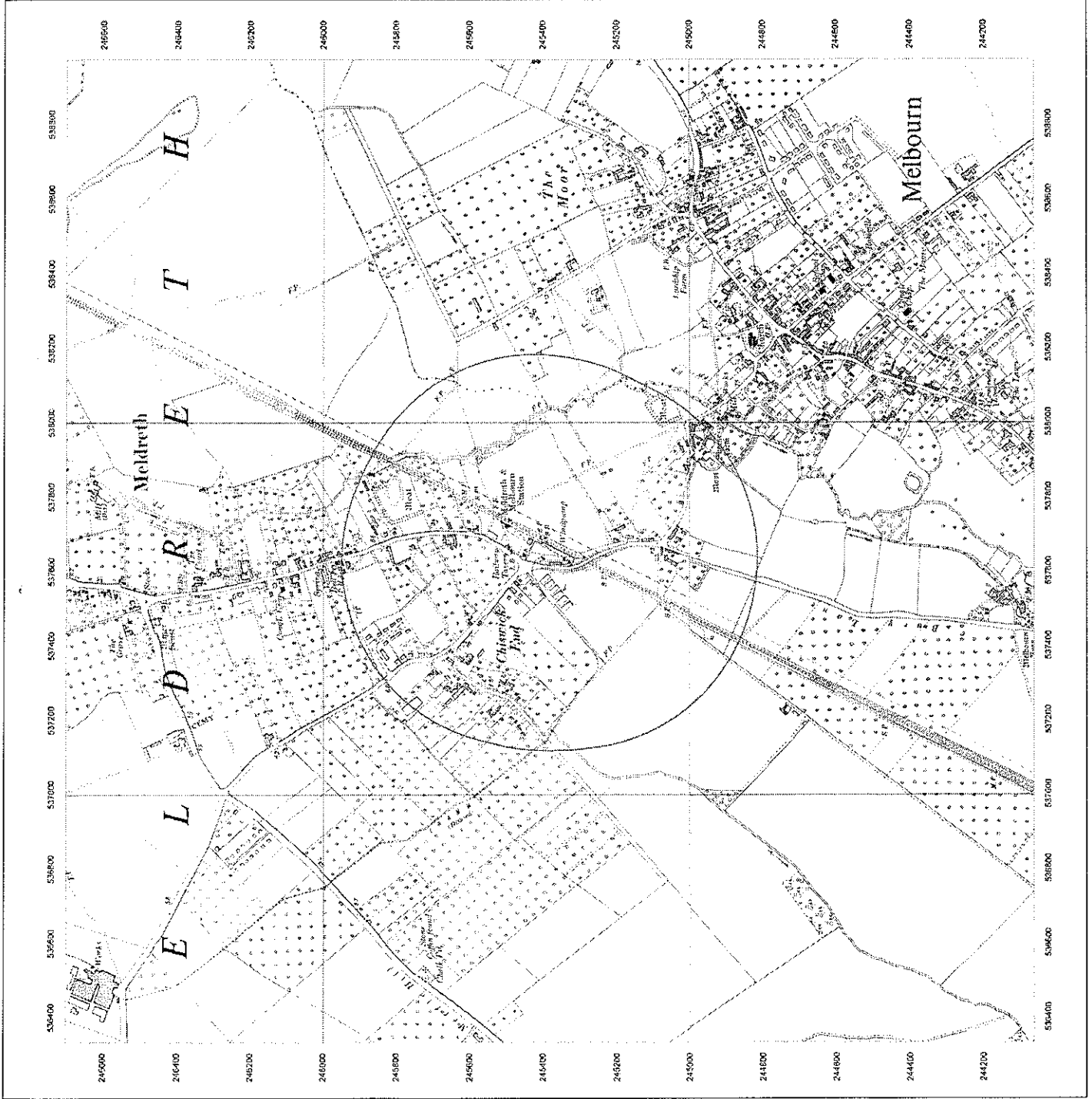
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Report Ref: CMAPS-CM-34105-6091-070909HIS  
Grid Ref: 537652, 245382

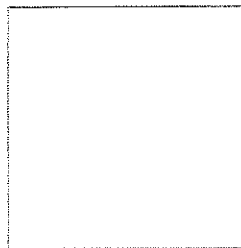
Map Name: National Grid

Map date: 1974

Scale: 1:2,500

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Surveyed 1974  
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Edition RA  
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Levelled 1965



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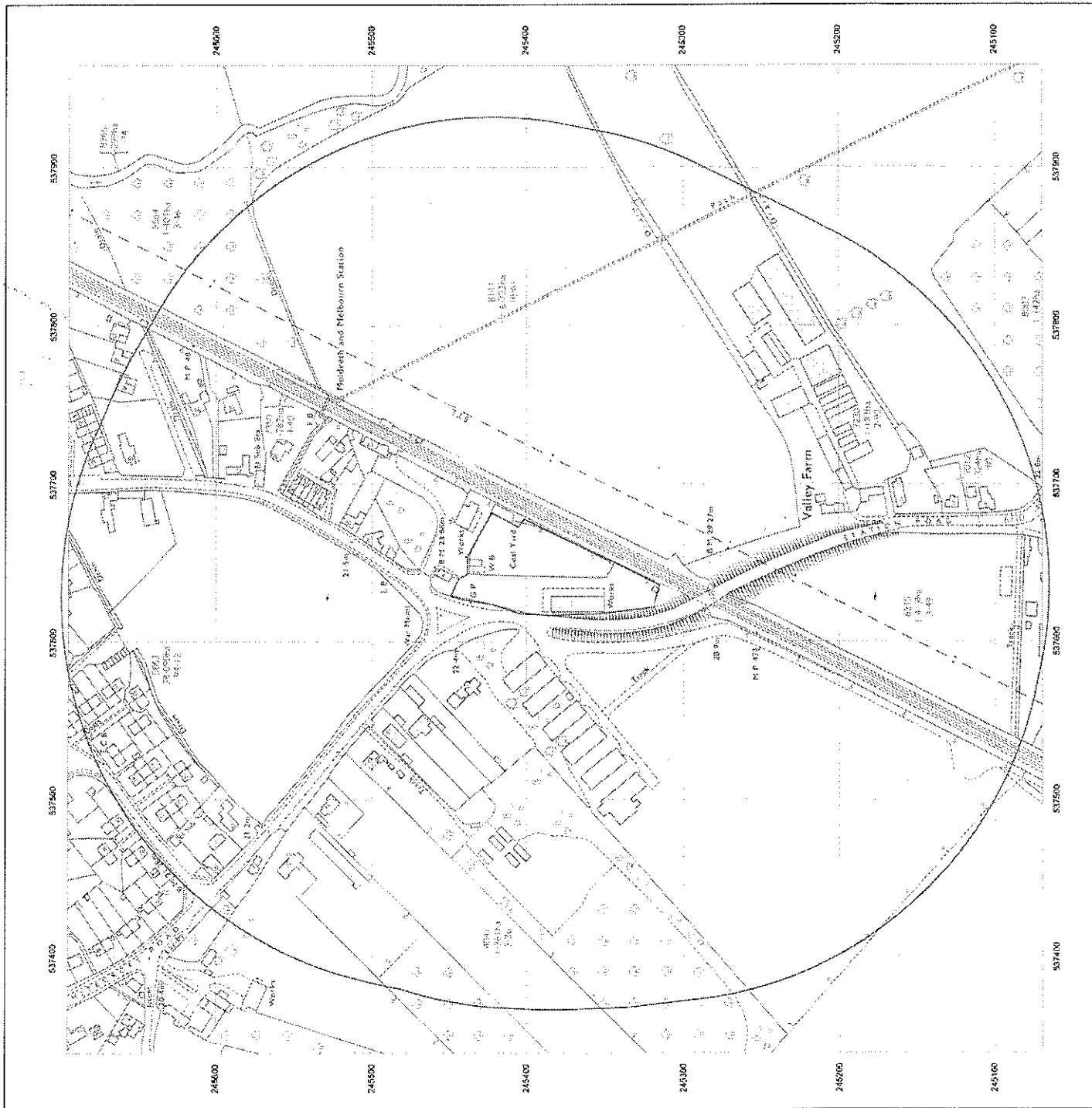


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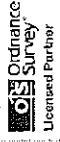
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Copyright N/A  
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Surveyed 1973  
Revised 1973  
Edition N/A  
Copyright N/A  
Levelled N/A



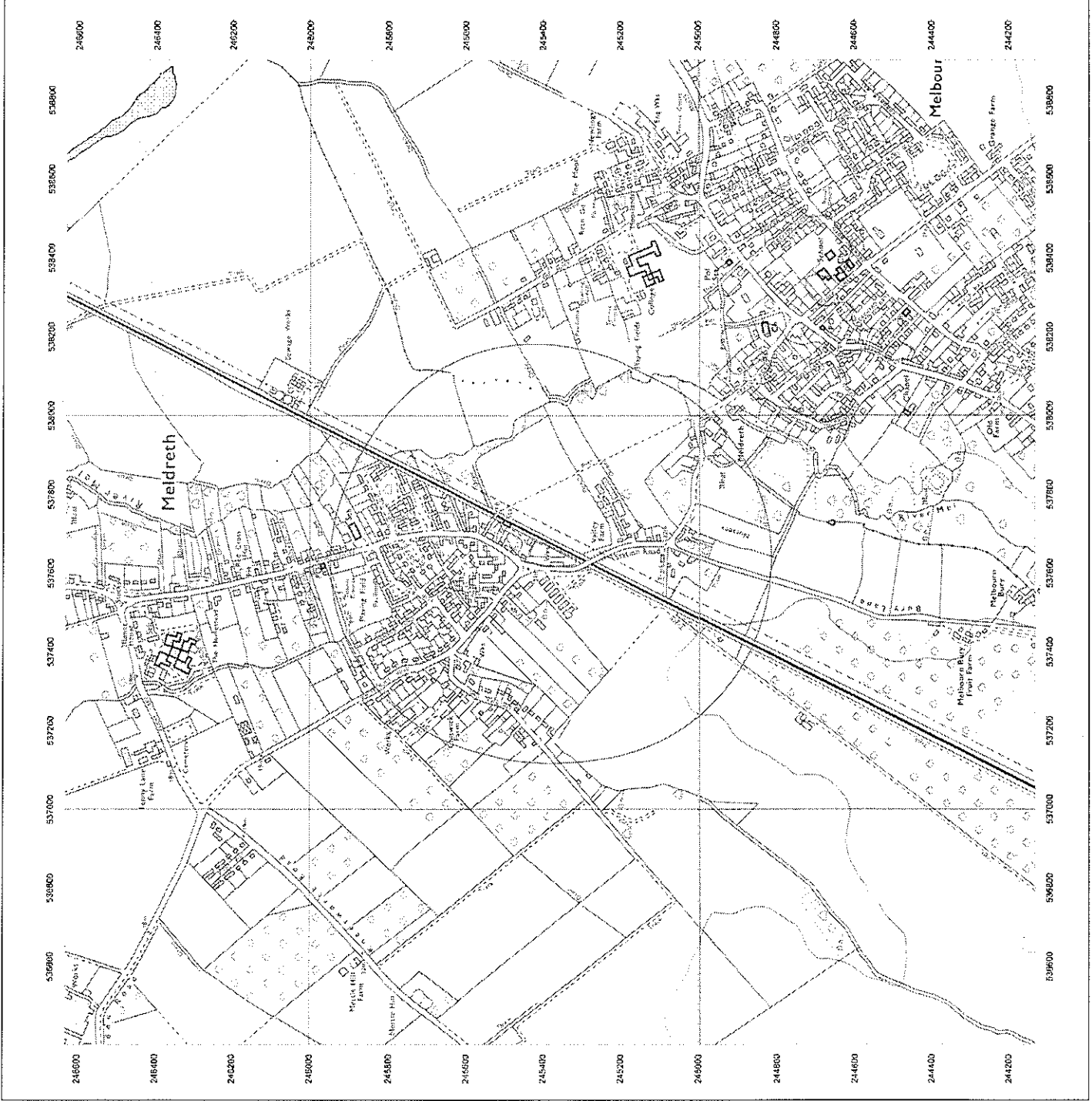
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Client Ref: 6091  
Report Ref: CMAPS-CM-34105-6091-070909HIS  
Grid Ref: 537652, 245382

Map Name: National Grid

Map date: 1983

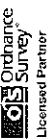
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Revised ?  
Edition NA  
Copyright 1983  
Levelled 1965



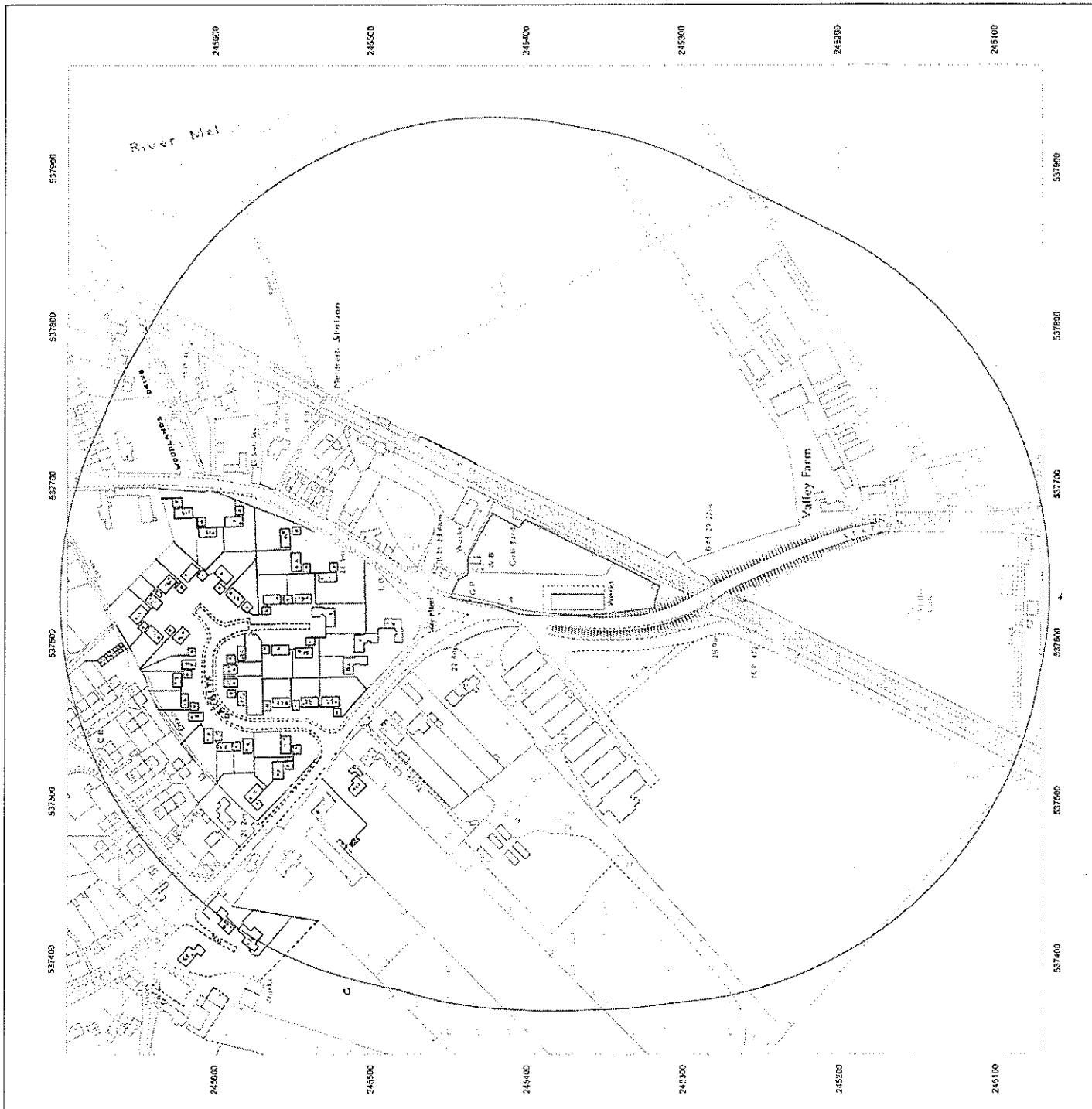
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**Client Ref:** 6091  
**Report Ref:** CMAPS-CM-34105-6091-070909HIS  
**Grid Ref:** 537652, 245382

**Map Name:** National Grid

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**Printed at:** 1:10,000

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 Revised 1992  
 Edition NA  
 Copyright IMA  
 Levelling NA

Surveyed 1983  
 Revised 1998  
 Edition NA  
 Copyright IMA  
 Levelling NA



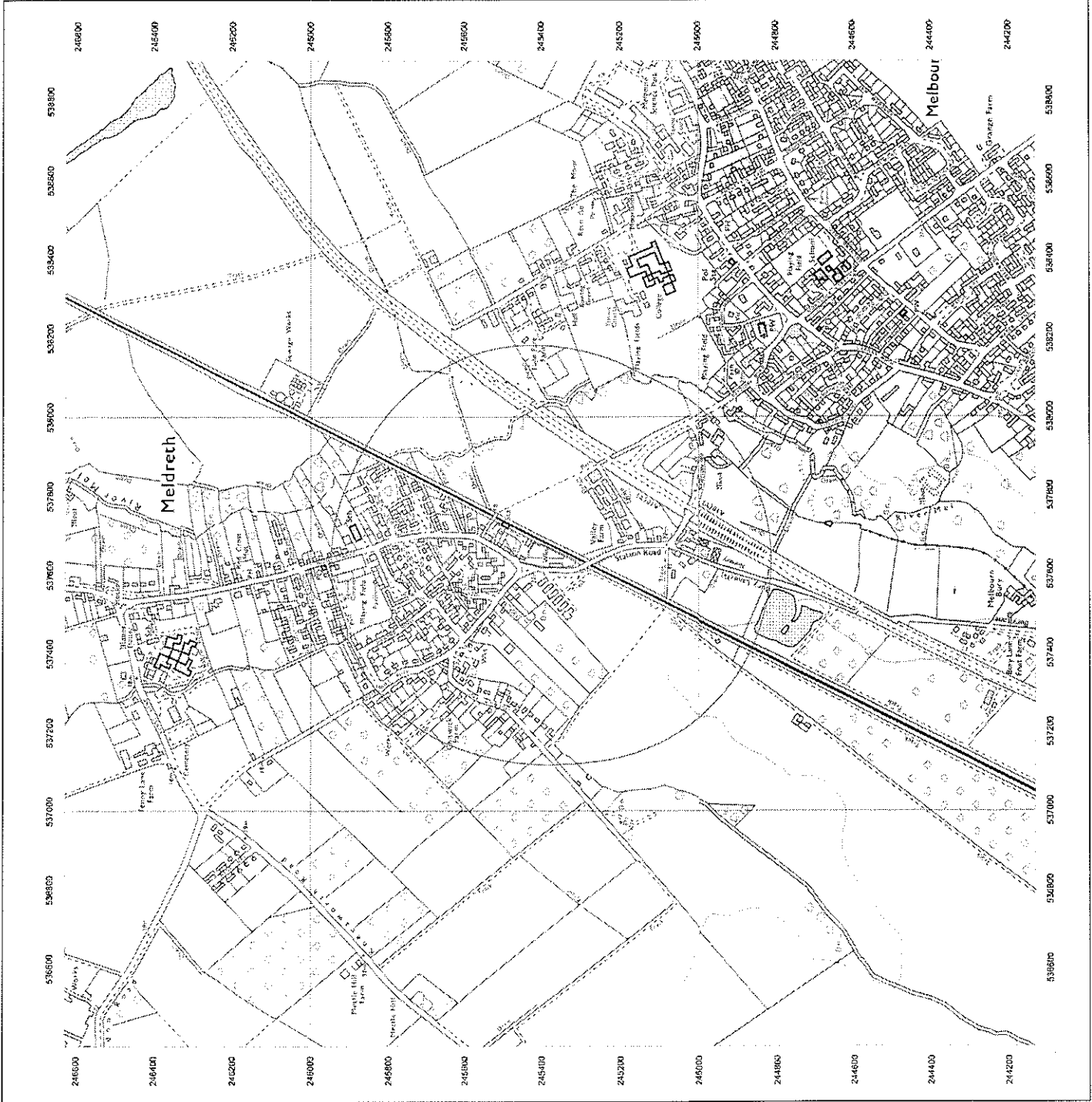
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Report Ref: CMAPS-CM-34105-6091-070909HIS  
Grid Ref: 537652, 245382

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500

Surveyed ?  
Reviewed ?  
Edition NA  
Copyright NA  
Levelled NA

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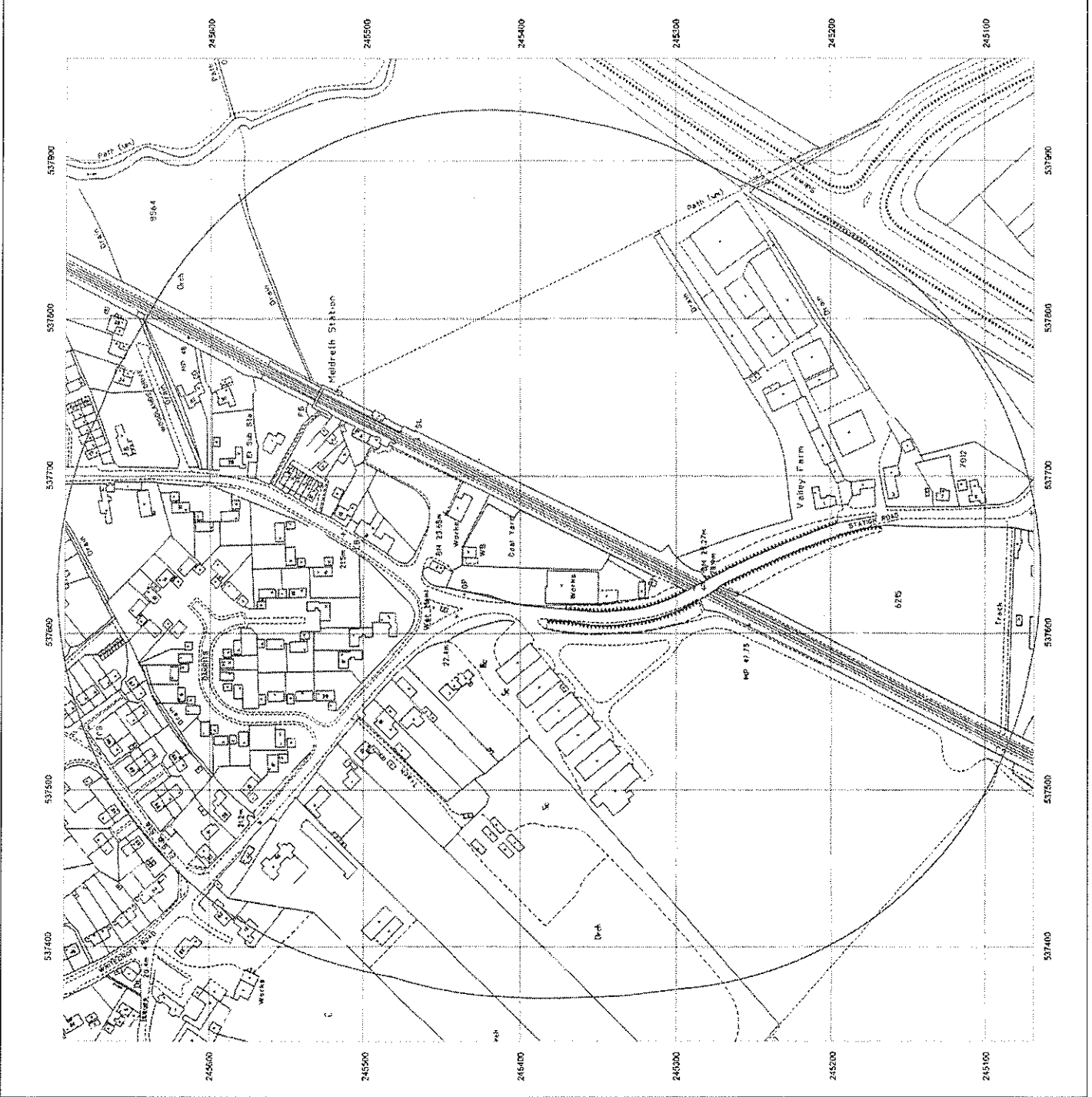
GroundSure

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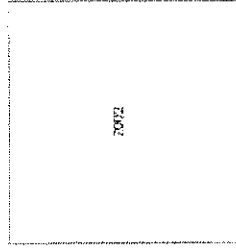
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Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



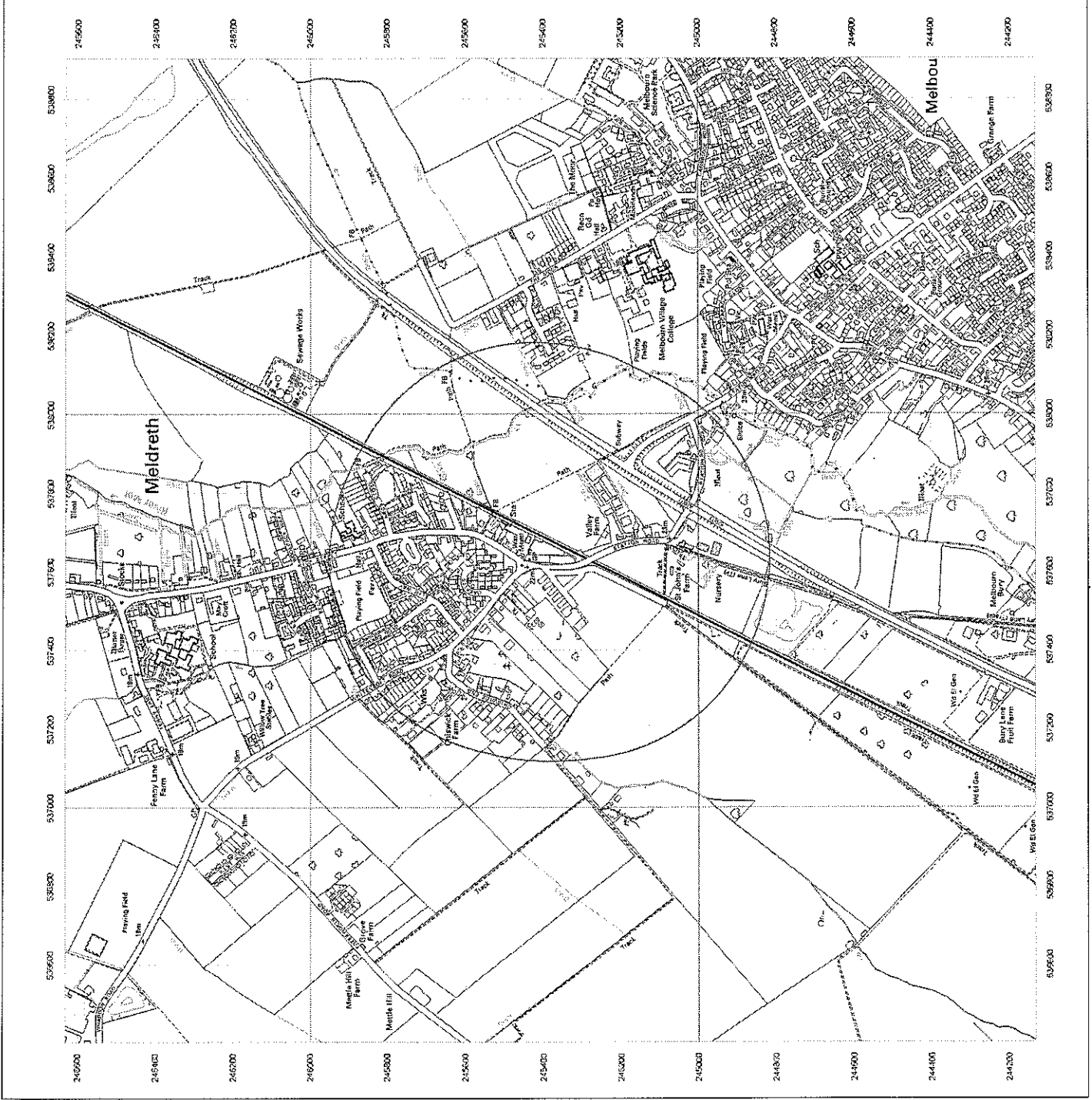
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6JR

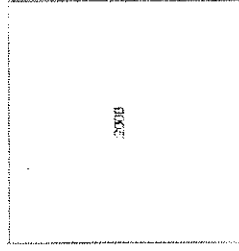
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Grid Ref: 537652, 245382

Map Name: National Grid

Map date: 2008

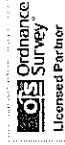
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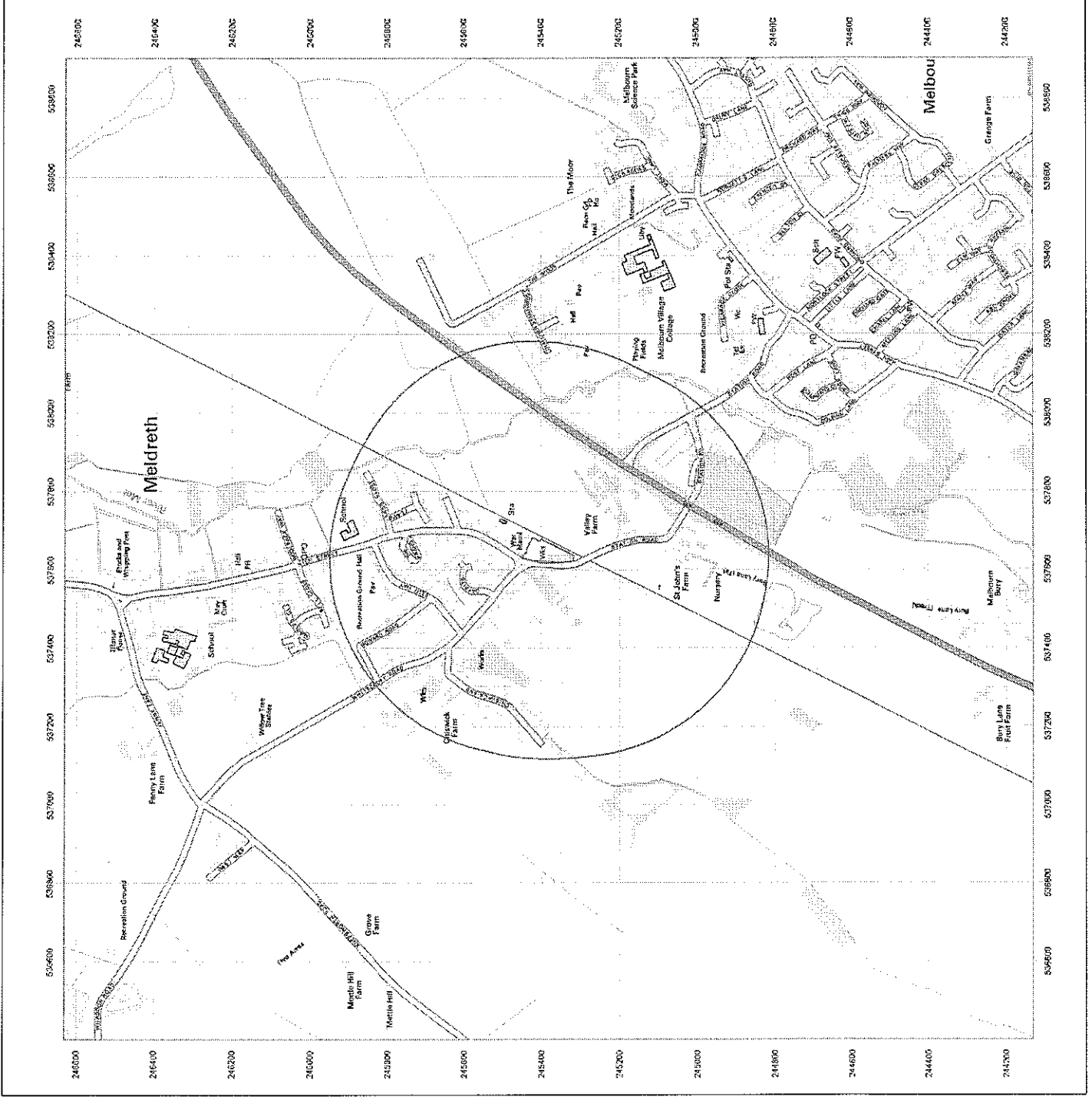
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Stret, Meldreth, Royston, SG8  
6JR

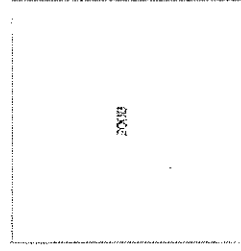
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Map date: 2008

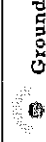
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Printed at: 1:2,500



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Production date: 07 September 2009

