

STUART GUY CONSULTING



Stage One Environmental Desk Study of

Plot 5, Highstock Lane, Gedney Hill

Spalding, Lincolnshire, PE12 0QG

27th March 2020

REPORT NUMBER 20-02-01

**Stuart Guy Consulting
5 Willow Heights
Cradley Heath
West Midlands
B64 7PL**

**tel 0121 602 3515
mobile 07785 117172
e-mail sgc@sgconsult.co.uk**

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Report number 20-02-01

Date 27th March 2020

Environmental Risk Assessment of Plot 5, Highstock Lane

Gedney Hill, Spalding, Lincolnshire, PE12 0QG

Non - technical Summary

The site (~0.09 ha) is in a rural area with fields and buildings along some of the roads. The Sitecheck Data report relevant to the SGC desk study risk assessment of September 2019 concluded that no significant risk of harm to the occupiers of that site or to the environment was present. The present desk study concentrated on the area to the east of plot 5, much of which was included in the Sitecheck Data report of September 2019. The whole area is level and flat with ditches flowing along some field boundaries. The development plan is build a single dwelling with a moderately sized garden on this plot.

The underlying geology is that of largely impermeable bedrock with slightly permeable soils on top. A walk around the area east of the site found that no sources of potential contamination exist. A check on the area to the west confirmed that nothing had changed except that construction had started on the site assessed in September 2019. Therefore, the risk of harm to the environment and to the occupiers of plot 5 from any potential sources of contamination is not significant and the risk is acceptable.

No further investigation is necessary for this development.

Stage One Environmental Desk Study of Plot 5, Highstock Lane

Gedney Hill, Spalding, Lincolnshire, PE12 0QG

Planning Application No. H07-0284-19

1. Scope of the Risk Assessment

1.1 Under instructions from Adam Mayer of D Brown Building Contractors Ltd, Seas End Road, Moulton Loosegate, Spalding, Lincs, PE12 6JX, , I have prepared this risk assessment based on the following:

A Sitecheck Data Report dated 6th September, 2019, reference SCD_217166468_1_1, which was originally obtained for the desk study relating to a site about 70 m to the east, SGC report 19-09-01, dated 12th September 2019 (see Figure 1)

BGS map of the site for bedrock and superficial deposits identification

A visit to the site on 4th March 2020

1.2 The purpose of this report is to assess whether this site, or potential contaminants from adjacent sites, could present a significant risk of harm to the occupiers of the site or to the environment.

2 Sitecheck Data Report + Google Satellite Image + BGS data

2.1 The Sitecheck Data report searches features that are recorded on maps or in trade directories of the surrounding area and points to features that may be of concern. As with all automated systems, this tends to identify many features that are not relevant and therefore interpretation of the results is required.

2.2 The Google satellite image (Figure 1) shows that site is in part of a field, in a rural area with very few houses along the road and fields in close proximity.

2.3 Under current land use for the site, nothing is noted.

2.4 Under current land use for the surrounding area, eight discharge consents are marked from just across Highstock Lane, about 70 m to the northwest, and to about 400 m to the southwest, road haulage services are noted at about 230 m to the west and garage services are marked at about 280 m to the south.

2.5 Under historical land use for the site, nothing is noted.

2.6 Under historical land use for the surrounding area, tanks are noted at about 260 m to the southwest and unknown filled ground is marked at about 100 m to the north, which is probably an old stream or ditch.

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2.7 The BGS geology map shows that the site is on clay bedrock which is largely impermeable and the superficial deposits are sand and silt. The nearest surface water feature is the Highstock drain that flows at about 30 m to the west of the site.

2.8 Radon above the action level affects < 1 % of homes and no radon protection measures are recommended.

2.9 In summary, the site is in part of a field, in a rural setting with few houses along the road and open fields very near. Two sources of potential contamination were identified within 250 m of the site.

3 Site Visit on 4th March 2020

3.1 The site was visited when it was mainly sunny with broken thin cloud. The site is part of a field that is on Highstock Lane and the whole area is flat and level. The area to the west of the site was risk assessed for potential contamination in September 2019 (SGC report 19-09-01 dated 12/09/19). That desk study found very few sources of potential contamination and concluded that the risk of harm to the environment and to the occupants of the development site to the west was not significant and the risk was acceptable. Therefore, this site visit will focus on the area to the east of the Highstock drain.

3.2 The site is part of a ploughed field, south of Highstock Lane and near the Highstock Drain to the west (photos 1, 2 and 3) where a block of six plots has planning permission for residential development. On the northern side of Highstock Lane to the east of this plot, construction of a few dwellings has started (photo 4). Further along Highstock Lane, to the east is a small collection of buildings at or near the cross road with Mole Drove. The public House that was at the cross road has been converted for residential use, whilst the other buildings near to it have no sign of significant commercial activity. All the buildings were very clean with no rubbish in the front or to the side. Beyond the buildings were fields

3.3 A walk around the area found the area noted that the site investigated in September 2019 is now being developed. No other changes were found in the area of the first investigation.

4. Conceptual Model

4.1 The site (~0.09 ha) is in a rural area with fields and buildings along some of the roads in the area. The Sitecheck Data report relevant to the desk study risk assessment of September 2019 conclude that no significant risk of harm to the occupiers of the site or the environment was present. The present desk study concentrated on the area to the east of plot 5, much of which was included in the Sitecheck Data report of September 2019. This is a very rural area and a walk around the area near to the site confirmed that no sources of potential contamination exist.

4.2 The site is level and flat, the ground under the site is largely impermeable and the nearest surface water features are the ditches flowing along the field boundaries. This plan is for construction of a single residential dwelling.

4.3 The suggested model of ‘source, pathway, target’ in which all three components have to be present will be considered for this site. In this context, the source will be a potential contaminant, the receptor will be human or environmental and the pathway will be some process whereby mass transfer from source to receptor occurs.

4.4 Possible pollutant linkages:

Contaminant	Pathway	Receptor
No sources of potential contamination were found	None	Occupiers of the dwelling Surface water/aquifer

5 Conclusions and Recommendations

5.1 The SGC Desk Study report 19-09-01, dated 12/09/19, found no sources of potential contamination that could cause significant harm to the occupiers of those houses and to the environment. This single dwelling is just 70 m away to the east from that site and is one plot of six in a field.

5.2 An examination of the fields and residential buildings to the east of plot 5 did not identify any sources of potential contamination. The underlying geology is largely impermeable formations and the superficial soils are only slightly permeable. The area to the west of plot 5 was examined and found to be very similar to that in September 2019, except for start of construction on the site that was assessed in September 2019.

5.3 The risk of harm to the environment and to the occupiers of the houses from the sources of potential contamination is not significant and the risk is acceptable. No further site investigation is necessary for this site.

6 Summary

6.1 The site (~0.09 ha) is in a rural area with fields and buildings along some of the roads in the area. The Sitecheck Data report relevant to the desk study risk assessment of September 2019 concluded that no significant risk of harm to the occupiers of the site or the environment was present. The present desk study concentrated on the area to the east of plot 5, much of which was included in the Sitecheck Data report of September 2019.

6.2 This is a very rural area and a walk around the area east of the site confirmed that no sources of potential contamination exist. A check on the area to the west confirmed that nothing had changed except that construction had started on the site assessed in September 2019. Therefore, the risk of harm to the environment and to the occupiers of the site from any potential sources of contamination is not significant and the risk is acceptable.

6.3 No further investigation is necessary for this development.

6.4 Those workers whose main job it is to grade sites or excavate significant quantities of soil could be subject to cumulative exposure to various substances on many sites and they should wear overalls and gloves, even if the soils do not present a significant risk to the health of the workforce. For example, the presence of water contaminated with Weil's disease is a small probability but working on many sites increases the risk of infection to a worker. Localised contamination from small amounts of chemicals that could have been discarded is an unlikely event, but if heavily discoloured or highly odorous materials are encountered, then appropriate advice should be sought.

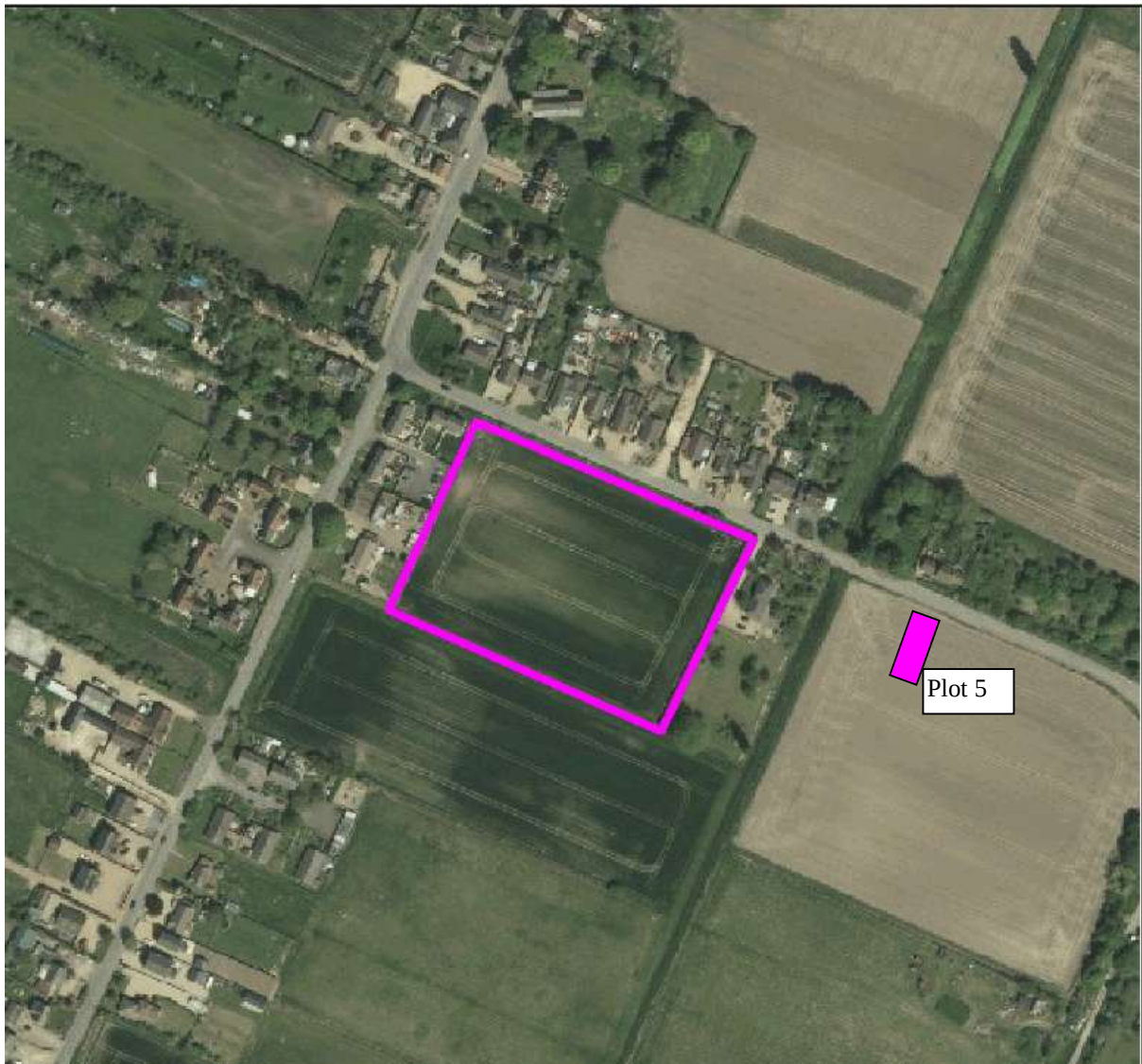
Stuart Guy, BSc, PhD, C Chem, MRSC, C Eng, MIMMM

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Figure 1 Google satellite image showing image from Sitecheck Report with original plot of land that was being assessed outlined in purple and plot 5 coloured in purple to the east



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Photo 1 Approximate location of plot 5 of 6 development plots on this field



Photo 2 View from east to plot 5 on this development



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Photo 3 View from east end of development plot towards plot 5 from plot 1



Photo 4 New developments across Highstock Lane



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Date 27th March 2020

Photo 5 Closed Publick House at east end of site



Sitecheck Data

opposite 11 Highstock Lane, Gedney Hill, Spalding, PE12 0QG

Prepared for:

DR S Guy
Stuart Guy Consulting
5 Willow Heights
Cradley Heath
West Midlands
B64 7PL

Report Reference: SCD_217166468_1_1

Report Date: 06-SEP-2019

Customer Reference: 19-09-01

National Grid Reference: 533870 311050

Site Area: 14073 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966
Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
Website: www.sitecheck.co.uk

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	10
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	13
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	16
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	17
This section contains information which may be of use when interpreting the report.	
Useful Contacts	18
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Sensitivity Pathways	Page No.	Reference Number (Map ID)
Extreme Flooding from Rivers or Sea without Defences		
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	15	-
Flooding from Rivers or Sea without Defences		
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	15	-

Sensitivity Environmentally Sensitive Receptors	Page No.	Reference Number (Map ID)
Nearest Surface Water Feature		
Distance: 0m	15	-

Other Factors Geological	Page No.	Reference Number (Map ID)
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	16	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	16	-
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	16	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	16	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: High, Contact Ref: 2	16	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	16	-



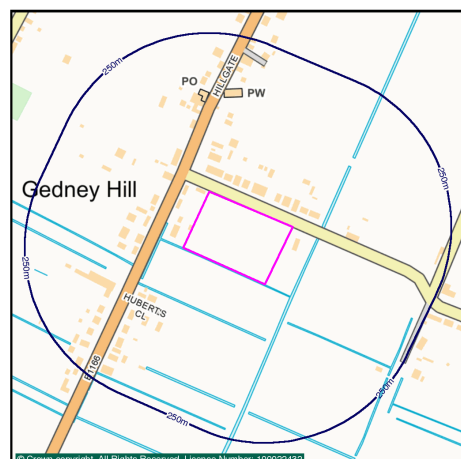
Site
opposite 11 Highstock Lane, Gedney Hill, Spalding, PE12 0QG

Grid Reference
533870, 311050

Report Reference
SCD_217166468_1_1

Customer Reference
19-09-01

Size of Site
14073 m²





Site

opposite 11 Highstock Lane, Gedney Hill, Spalding, PE12 0QG

Grid Reference

533870, 311050

Report Reference

SCD_217166468_1_1

Customer Reference

19-09-01

Size of Site

14073 m²



Current Land Use	On Site	0-250m
Contaminants	0	12
Waste / Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	10
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	0

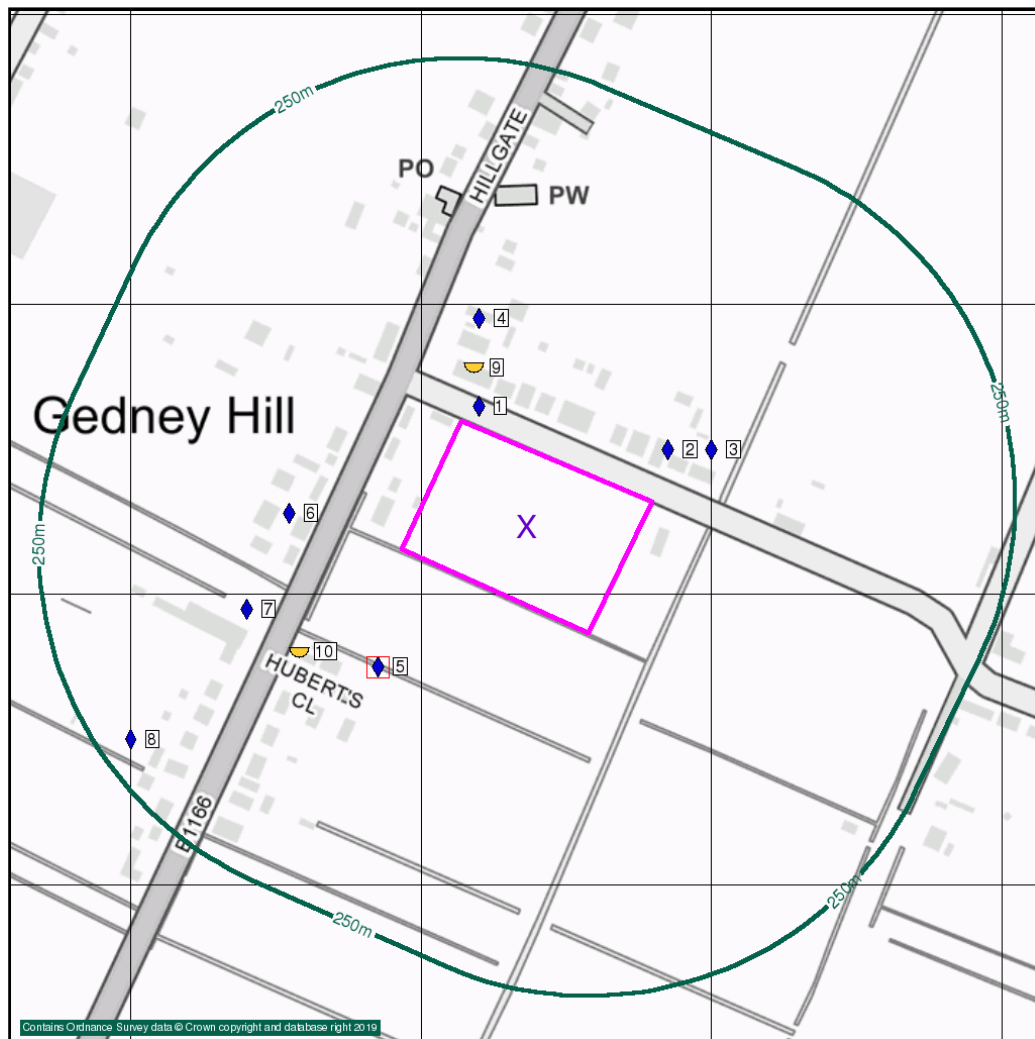
Current Land Use	On Site	0-250m
Contaminants	0	12
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	2
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0

Historical Land Use	On Site	0-250m
Contaminants	0	5
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	0	1
Potentially Contaminative Industrial Uses (Past Land Use)	0	0
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	4

Sensitivity	On Site	0-250m
Pathways and Receptors	3	0
Pathways		
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	1	0
Flooding from Rivers or Sea without Defences	1	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0

Sensitivity	On Site	0-250m
Pathways and Receptors	3	0
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	1	0
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	0
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

Other Factors	On Site	0-250m
Geological	8	0
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	0	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	0
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	1	0
Potential for Landslide Ground Stability Hazards	1	0
Potential for Running Sand Ground Stability Hazards	1	0
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0
Non Coal Mining Areas of Great Britain	0	0



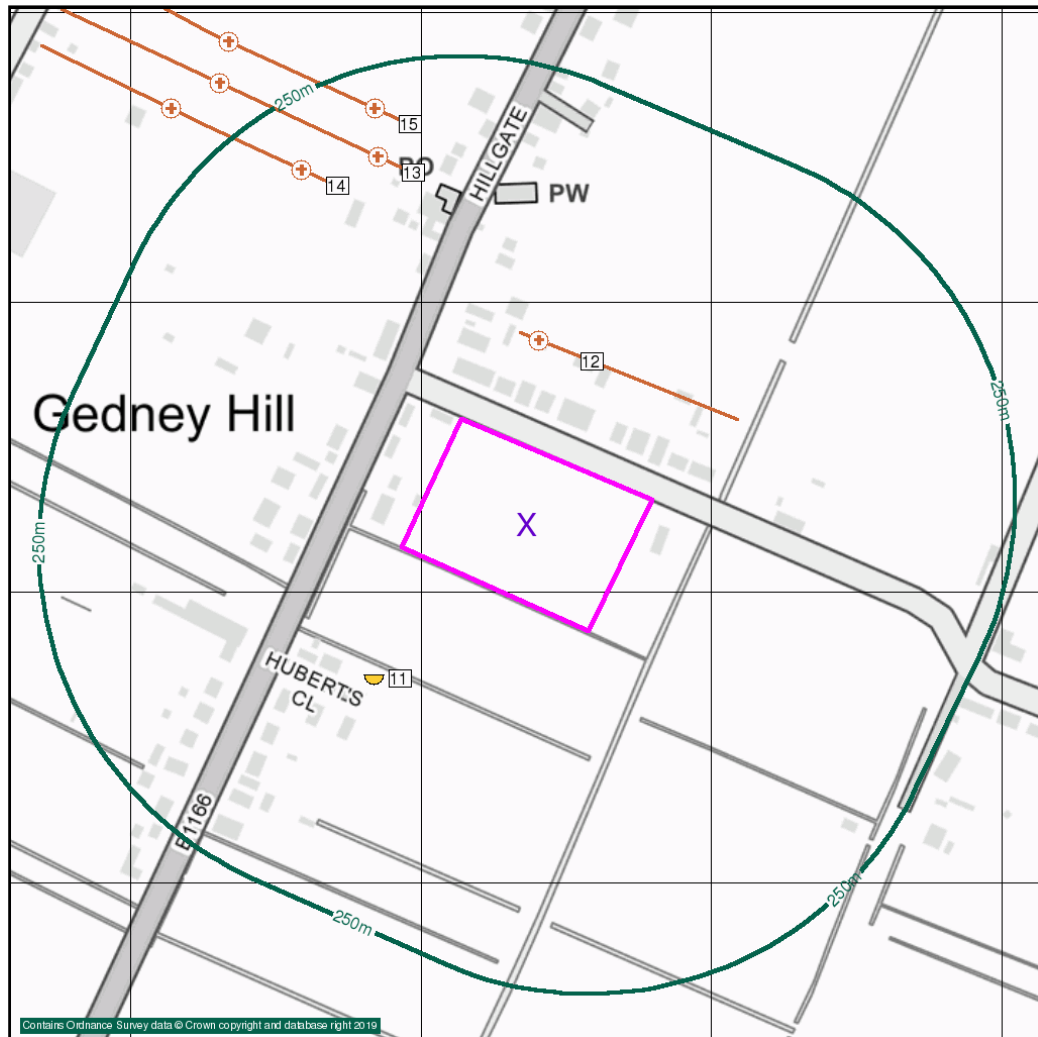
General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
Site Boundary Search Buffer Bearing Reference Point Reference Number Miscellaneous BGS Recorded Mineral Site Potentially Contaminative Use Potentially Contaminative Use	BGS Recorded Landfill Site Licensed Waste Management Facilities (Landfill) Local Authority Recorded Landfill Site Registered Waste Transfer Site Registered Waste Treatment or Disposal Site Registered Landfill Site Point Location of Registered Landfill Site	BGS Recorded Landfill Site (Point) Licensed Waste Management Facilities (Location) Local Authority Recorded Landfill Site (Point) Registered Waste Transfer Site (Point) Registered Waste Treatment or Disposal Site (Point) Registered Landfill Site Potential Landfill Buffer Local Authority Pollution Prevention and Control Enforcement Planning Hazardous Substance Enforcement Prosecution Relating to Authorised Processes Enforcement and Prohibition Notice Substantiated Pollution Incident Register Prosecution Relating to Controlled Waters	COMAH Planning Hazardous Substance Consent Explosive Site NHHS Industrial Processes Integrated Pollution Control Integrated Pollution Prevention Control Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control	Local Authority Pollution Prevention and Control Contaminated Land Register Entry or Notice (Point) Contaminated Land Register Entry or Notice Registered Radioactive Substance Discharge Consents Discharge Consent Water Industry Act Referral

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: South Holland District Council, - Has no landfill data to supply, Contact Ref: 4	-	On Site	NE
Name: Lincolnshire County Council, - Had landfill data but passed it to the relevant environment agency, Contact Ref: 3	-	On Site	NE

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Fenbank Builders, Highstock Road, Gedney Hill, Spalding, Unknown Discharge, Reference: Prnlf02220, Version: 1, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	1	0-250m	N
Mr R A East, Plot 8 High Stock Lane Gedney Hill, Spalding, Lincolnshire, Unknown Discharge, Reference: Pr5lf5483, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	2	0-250m	NE
Mr R A East, Plot 9 Highstock Lane Gedney Hill, Spalding, Lincs, Pe12 0qg, Unknown Discharge, Reference: Pr5lf5545, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	3	0-250m	NE
Fenbank Builders, Plot 1 Hillgate Street, Gedney Hill, Spalding, Unknown Discharge, Reference: Prnlf02229, Version: 1, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	4	0-250m	N
South Holland D.C., Sewage Treatment Wrks, Hillgate Council Housing Est., Gedney Hill, Sewage Discharge, Reference: Pr5nf457, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	5	0-250m	SW
South Holland D.C., Huberts Close Gedney Hill, Spalding, Lincolnshire, Pe12 0nj, Sewage Discharge, Reference: Prnnf02910, Version: 2, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	5	0-250m	SW
South Holland D.C., Huberts Close Gedney Hill, Spalding, Lincolnshire, Pe12 0nj, Sewage Discharge, Reference: Prnnf02910, Version: 1, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	5	0-250m	SW
Manoroak Homes Ltd, Sycamore View Gedney Hill, Spalding, Lincs, Pe12 0nq, Sewage Discharge, Reference: Prnnf12454, Version: 1, Status: Authorisation revoked, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	6	0-250m	W
Mr B Fowler, Whitehouse Farm Station Road, Gedney Hill, Spalding, Pe12 0np, Sewage Discharge, Reference: Prnnf18006, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	7	0-250m	W

Contaminants	Ref No.	Search Buffer	Direction
Discharge Consents			
Discharge Consents			
Mr. D.J. Seaton, House At Mole Drove Gedney Hill, Spalding, Lincs, Unknown Discharge, Reference: Pr5lf3818, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	8	0-250m	SW

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Trevor E Fisher, 27, Hillgate, Gedney Hill, Spalding, Lincolnshire, PE12 0NN, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	0-250m	N
Central Garage, 1, Huberts Close, Gedney Hill, Spalding, Lincolnshire, PE12 0NJ, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	0-250m	SW



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General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number		

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977	11	0-250m	SW

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1959	12	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1959	13	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1959	14	0-250m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1959	15	0-250m	N

Map Details

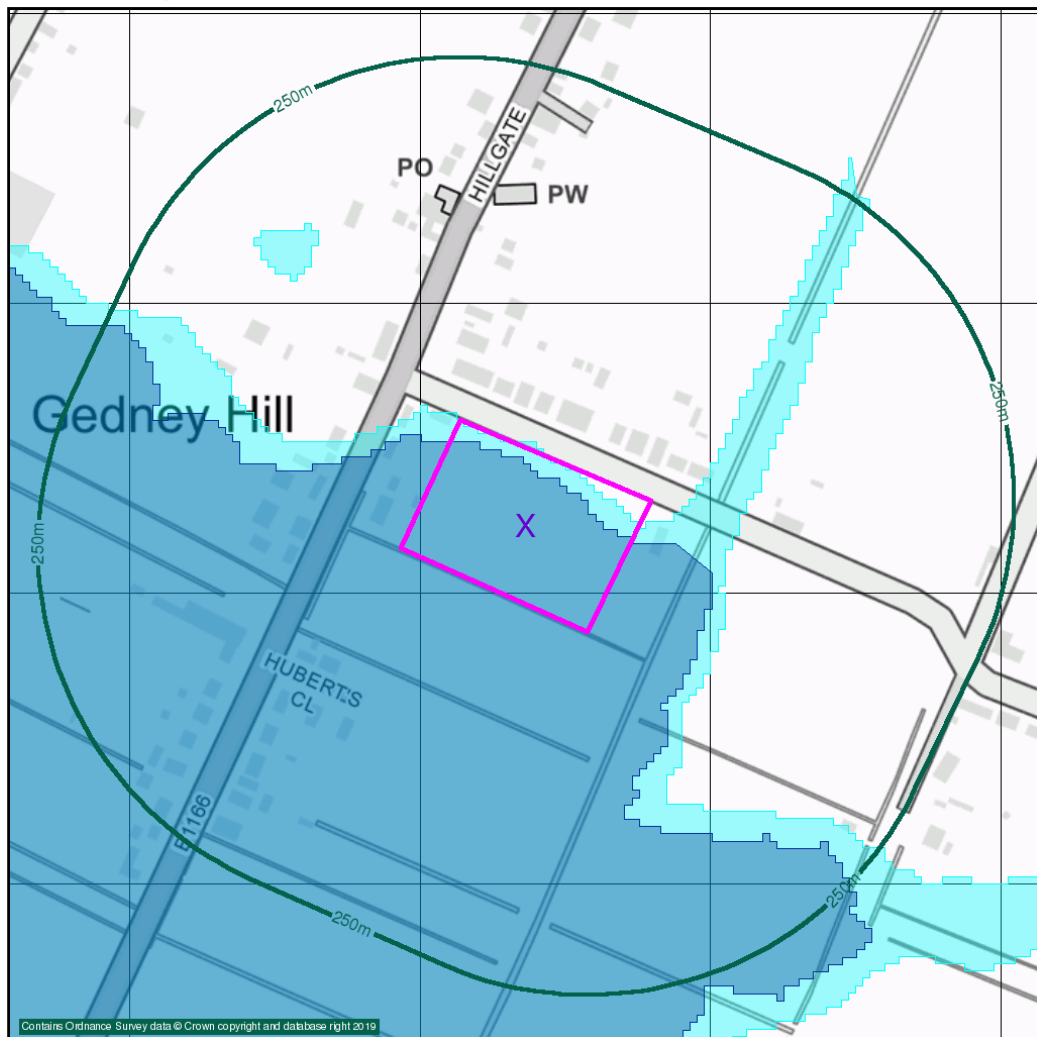
The following maps have been analysed for Historical Tanks and Energy Facilities

1:2,500	Mapsheet	Published
Ordnance Survey Plan	TF3311	1976
Ordnance Survey Plan	TF3310	1977

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

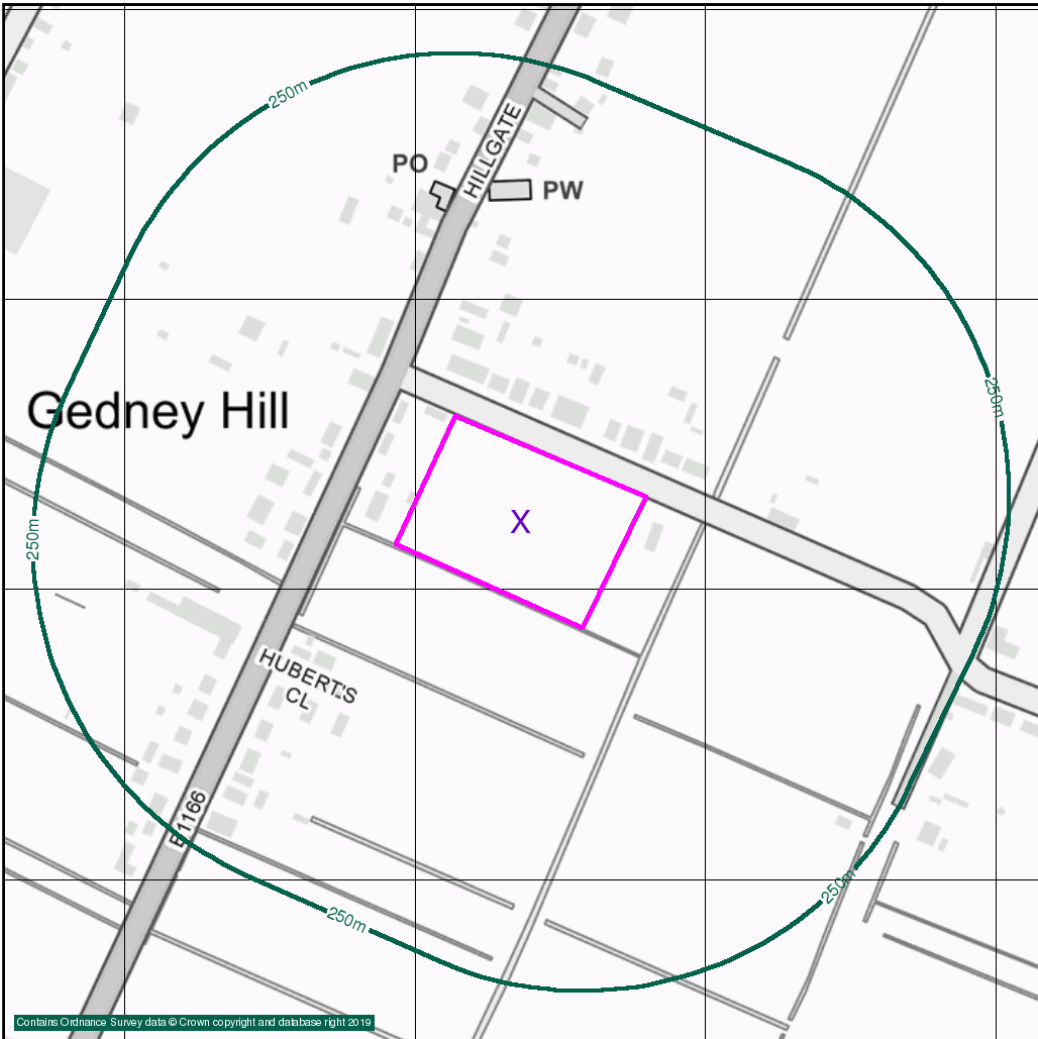
1:10,000	Mapsheet	Published
Ordnance Survey Plan	TF31SW	1981
1:10,560	Mapsheet	Published
Lincolnshire	149_SW	1890
Cambridgeshire & Isle Of Ely	003_SW	1892
Cambridgeshire & Isle Of Ely	003_SW	1904
Lincolnshire	149_SW	1905
Cambridgeshire & Isle Of Ely	003_SW	1952
Lincolnshire	149_SW	1952
Ordnance Survey Plan	TF31SW	1959

Flood Map



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	
Search Buffer	Flood Water Storage Areas	Flooding from Rivers or Sea without Defences (Zone 3)	
Bearing Reference Point	Flood Defences		
Reference Number			

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
- Site Boundary - Search Buffer - Bearing Reference Point - Reference Number	- Area of Outstanding Natural Beauty - Environmentally Sensitive Area - Local Nature Reserve - Marine Nature Reserve - National Nature Reserve - Ramsar Site	- Site of Special Scientific Interest - Special Area of Conservation - Special Protection Area - Nearest Surface Water Feature - Water Abstractions - Forest Park - National Park - National Scenic Area

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Extreme Flooding from Rivers or Sea without Defences			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	On Site	NE
Flooding from Rivers or Sea without Defences			
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	On Site	NE
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 0m	-	On Site	SW

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
No Hazard		-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	NE
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	NE
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 2	On Site	NE
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	On Site	NE
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	NE
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	NE
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: High Contact Ref: 2	On Site	E
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low Contact Ref: 2	On Site	NE

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

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Contact Names and Addresses

1 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 03708 506 506

enquiries@environment-agency.gov.uk

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

2 British Geological Survey Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

3 Lincolnshire County Council

4th Floor
City Hall
Lincoln
Lincolnshire
LN1 1DN

Telephone 01522 552222
Fax 01522 552288

PublicRelations@lincolnshire.gov.uk
www.lincolnshire.gov.uk

4 South Holland District Council Environmental Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

www.sholland.gov.uk

Other Contacts

Landmark Information Group Limited

Legal and Financial
Imperium
Imperial Way
Reading
Berkshire
RG2 0TD

Telephone 0844 844 9966
Fax 0844 844 9980

info@landmarkinfo.co.uk
www.landmarkinfo.co.uk



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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- Conduct business in an honest, fair and professional manner.
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TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

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STUART GUY CONSULTING

Report number 19-09-01

Date 12th September 2019

Environmental Risk Assessment of land opposite 11 Highstock Lane

Gedney Hill, Spalding, Lincolnshire, PE12 0QG

Non - technical Summary

The site (~1.4 ha) comprises one field located in a rural setting with no commercial or industrial businesses nearby. Residential buildings are located to the north and west of the site with other residential buildings on some of the roads in the village. The whole area is level and flat, with ditches flowing along the northern and southern boundaries. The development plan is to construct a row of houses on the road with large gardens.

The underlying geology is that of impermeable bedrock with very slightly permeable soils on top. The field has ditches at the northern and southern boundary that flow into a drain to the east. The whole area has many ditches and drains to remove surface water, which indicates that most of the surface is only very slightly permeable. Therefore the risk of harm to the environment from any sources of contamination is not significant and the risk is acceptable.

The Sitecheck Data report identified three sources of potential contamination with risks to human health, road haulage services, garage services and unknown infilled land (ditches). The location of the first was just a residential property, the second was not where indicated, but a lot further away, and the latter involved very small amounts of fill which have been incorporated into agricultural fields. Therefore, the risk of harm from any of the potential sources of contamination is not significant and the risk is acceptable.

No further investigation is necessary for this development.

Stage One Environmental Desk Study of land opposite 11 Highstock Lane

Gedney Hill, Spalding, Lincolnshire, PE12 0QG

Planning Application No. H07-1178-18

1. Scope of the Risk Assessment

1.1 Under instructions from Des Ford of D Brown Building Contractors Ltd, Seas End Road, Moulton Loosegate, Spalding, Lincs, PE12 6JX, , I have prepared this risk assessment based on the following:

A Sitecheck Data Report dated 6th September, 2019, reference SCD_217166468_1_1.

BGS map of the site for bedrock and superficial deposits identification

A visit to the site on 8th September 2019

1.2 The purpose of this report is to assess whether this site, or potential contaminants from adjacent sites, could present a significant risk of harm to the occupiers of the site or to the environment.

2 Sitecheck Data Report + Google Satellite Image + BGS data

2.1 The Sitecheck Data report searches features that are recorded on maps or in trade directories of the surrounding area and points to features that may be of concern. As with all automated systems, this tends to identify many features that are not relevant and therefore interpretation of the results is required.

2.2 The Google satellite image (Figure 1) shows that site is in a rural area with houses along the roads and fields in close proximity.

2.3 Under current land use for the site, nothing is noted.

2.4 Under current land use for the surrounding area, eight discharge consents are marked from just across Highstock Lane to about 240 m to the southwest, road haulage services are noted at about 20 m to the northwest and garage services are marked at about 120 m to the south.

2.5 Under historical land use for the site, nothing is noted.

2.6 Under historical land use for the surrounding area, tanks are noted at about 100 m to the south and unknown filled ground is marked at about 60 m to the north and at about 190 m, 200 m and 210 m to the northwest, all of which are old streams or ditches

2.7 The BGS geology map shows that the site is on clay bedrock which is impermeable and the superficial deposits are sand and silt. The nearest surface water features are streams that flow along the northern and southern boundaries.

2.8 Radon above the action level affects < 1 % of homes and no radon protection measures are recommended.

2.9 In summary, the site is in a mainly rural setting with houses along some of the roads and open fields very near. Three sources of potential contamination were identified.

3 Site Visit on 8th September 2019

3.1 The site was visited when it was mainly sunny with broken thin cloud. The site is a field that is adjacent to Highstock Lane and the whole area is flat and level. Two ditches are on site (photos 1 and 2) flowing from the western boundary along the northern and southern boundaries into the Highstock drain near the eastern boundary. Both ditches were dry on the day of the visit and the surface of the field was covered in hard dry clay (photo 3). The field had been harvested some time ago leaving stubble from a cereal crop. A walk around the field did not find any evidence for deposition of rubbish or of oily materials. One of the houses on the western boundary (the fronts are on Station Road) had building materials in the back garden (photo 4). The front of that house showed that it was being refurbished, so only building materials for the house were on site.

3.2 The road haulage services marked on the Sitecheck data report was just a residential building (photo 5) on the corner of Highstock Lane and Station Road with no other buildings or hard standing for haulage vehicles. This could just be the registered address of the business with no actual vehicles on site. A walk to where the garage services were marked near to Hubert's Close in the Sitecheck Data report did not find any trace of such a business. On further investigation, it was found located at the southern end of the village on Station Road more than 250 m from the site.

3.3 A walk around the area found the church and a very small graveyard at about 170 m from the site to the northwest. The ditches that had been filled were not visible in the fields nor were they discernible on the Google satellite map. No other features were found that involved potentially contaminating processes and there were no signs of waste being tipped on any of the fields or road verges. The whole area was drained by a series of ditches and drains, indicating that the impermeable bedrock and silty soil extended over a large area.

4. Conceptual Model

4.1 The site (~1.4 ha) is in a rural area with fields and buildings along some of the roads in the village. The Sitecheck Data report listed three potential sources of contamination, that of the road haulage site, the garage services and the unknown fill in former ditches. A walk around the area near to the site confirmed that no other sources of potential contamination appeared to exist.

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4.2 The site is level and flat, the ground under the site is largely impermeable and the nearest surface water feature are the ditches flowing along the northern and southern boundaries. The development plan has changed over time and the latest one is to build a single row of houses fronting onto Highstock Lane.

4.3 The suggested model of 'source, pathway, target' in which all three components have to be present will be considered for this site. In this context, the source will be a potential contaminant, the receptor will be human or environmental and the pathway will be some process whereby mass transfer from source to receptor occurs.

4.4 Possible pollutant linkages:

Contaminant	Pathway	Receptor
Hydrocarbons and metals from lorries at the road haulage business and from the garage services	Lateral migration of hydrocarbons and maybe metals in saturated soils	Occupiers of the houses Groundwater
Landfill gases from rotting organic matter in the filled ditches	Lateral migration of gases into the new development	Occupiers of the houses

5 Conclusions and Recommendations

5.1 The Sitecheck Data report identified three sources of potential contamination, that of haulage services, garage services and unknown filled ground (streams). There is a church and small graveyard, but that is some distance away from the site and any mobile contamination has to migrate across gardens and Highstock Lane.

5.2 The haulage services does not exist as an operation as there is only a residential property at that point and no hard standing, whilst the garage services are not at the location in the Sitecheck Data report but rather at the outskirts of the village, a very long way from the development site. The infilled ground is not identifiable as it is now farmed for crops, as well as being some distance from this site. An examination of the fields and the surrounding residential buildings did not identify any other sources of potential contamination. The underlying geology is impermeable formations and the superficial soils are only very slightly permeable.

5.3 The risk of harm to the environment and to the occupiers of the houses from the sources of potential contamination is not significant and the risk is acceptable. No further site investigation is necessary for this site.

6 Summary

6.1 The site (~1.4 ha) comprises one field located in a rural setting with no commercial or industrial businesses nearby. Residential buildings are located to the north and west of the site

with other residential buildings on some of the roads in the village. The area is flat with ditches flowing along the northern and southern boundaries. The development plan is to construct a row of houses on the roadside with large gardens.

6.2 The Sitecheck Data report identified three sources of potential contamination, road haulage services, garage services and unknown infilled land (ditches). The location of the first was just residential property, the second was not where indicated, but a lot further away and the latter involved small amounts of fill which have been incorporated into agricultural fields. Therefore, the risk of harm to the environment and to the occupiers of the site from any of the potential sources of contamination is not significant and the risk is acceptable.

6.3 No further investigation is necessary for this development.

6.4 Those workers whose main job it is to grade sites or excavate significant quantities of soil could be subject to cumulative exposure to various substances on many sites and they should wear overalls and gloves, even if the soils do not present a significant risk to the health of the workforce. For example, the presence of water contaminated with Weil's disease is a small probability but working on many sites increases the risk of infection to a worker. Localised contamination from small amounts of chemicals that could have been discarded is an unlikely event, but if heavily discoloured or highly odorous materials are encountered, then appropriate advice should be sought.

Stuart Guy, BSc, PhD, C Chem, MRSC, C Eng, MIMMM

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Figure 1 Google satellite image showing fields and houses near to the site



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Photo 1 Ditch adjacent to Highstock Lane, just been cleared of vegetation



Photo 2 Ditch on southern boundary adjacent to an open field



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Photo 3 View from eastern boundary showing hard dry clay on the surface



Photo 4 Rear of house on Station Road with building materials on site



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Photo 5 House on site of road haulage services from Station Road

