Ground and Environmental Investigation Limited

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Land east of Forest Way
Holbeach
Lincolnshire
PE12 7FE

Phase 1 Contamination Risk Assessment

On behalf of Des Ford



Document Reference: 26-1158 April 2026

Site: Land east of Forest Way, Holbeach, Lincolnshire, PE12 7FE

Document Reference No: 26-1158

Quality Management

Authorised by:	 Marc Pearson BSc MSc MIEnvSc - Director
Date	April 2026
Revision	0
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Ground and Environmental Investigation Ltd is a specialist geo-environmental consultancy and ground investigation company operating nationally.

Our approach to all of projects is to provide our clients with cost-effective solution to potential geo-environmental hazards, essential considerations before site acquisition, or prior to final development scheme design.

We offer a full range of geo-environmental services from initial due diligence site assessments through to engineering and ground remediation design.

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1 INTRODUCTION

Ground and Environmental Investigation Ltd (GEI) was commissioned by Des Ford to undertake a Phase 1 Contamination Risk Assessment on a proposed development site on land to the east of Forest Way, Holbeach, Lincolnshire, PE12 7FE.

The proposed redevelopment of the site comprises the construction of 2no residential properties with private gardens, and car parking.

The purpose of the Phase 1 Contamination Risk Assessment is to provide a preliminary risk assessment identifying any potential contamination arising from the site's former and current use, and any risks which may arise from such contamination. In addition, a conceptual model of the site will show the relationship between any sources of contamination, potential receptors, and the pathways for any contamination on site.

2 SITE LOCATION AND LAYOUT

The site is situated to the south of Wignal's Gate and east of Forest Way, at approximate Grid Reference TF 347 245 and occupies an area of approximately 0.06 hectares.

A site walkover was undertaken by a suitably qualified member of GEI on the 14th April 2026. At the time of the walkover the site comprised a well-kept undeveloped grassed area.





No visual or olfactory evidence of significant contamination was noted. Healthy vegetation was noted as growing to the boundaries of the field with no indications of phytotoxic stress.

The site was surrounded by the following land uses:

- To the north, further grassed area, an electrical substation, Wignal's Gate beyond which are residential properties;

- To the west, the site is bound by Forest Way, beyond which are residential properties;
- To the south, the site is bound by residential properties of Forest Way; and
- To the east, the site is bound by residential properties of Hall Gate.

3 SITE HISTORY

A map search was carried out for the site and extracts of the following Ordnance Survey maps were obtained covering the period between 1887 and 2026.

These are presented in Appendix 1, and the relevant historic details are summarised as follows:

Mapping Date Range	On Site	Surrounding Area
1888 - 1888	The majority of the site is a portion of a larger field, likely in agricultural production. The northern boundary of the site crosses through a property which extends a few meters into the site area.	Wignal's Gate is present to the northern boundary. The surrounding land use is given over to agricultural use with scattered residential properties. A small pond is mapped approximately 20m to the southwest.
1904	No significant development is noted on site.	No significant development is noted in the surrounding area.
1931 - 1932		Scattered residential development has occurred in the vicinity of the site.
1950		No significant development is noted in the surrounding area.
1969	The property to the north is no longer mapped.	An electrical substation is mapped approximately 10m to the north. Further residential development has occurred in the vicinity of the site.
1982	No significant development is noted on site.	No significant development is noted in the surrounding area.
1986		
1991		Significant residential development has occurred from approximately 100m to the northeast.
1995		

Mapping Date Range	On Site	Surrounding Area
2003		No significant development is noted in the surrounding area.
2015		
2025		Forest Way and associated properties have been constructed adjacent to the western site boundary.

The historical aerial photography from 1999 to 2021 does not indicate any further significant development on site or in the surrounding area with the exception of the construction of the adjacent Forest Way between the 2018 and 2021 photographs.

4 PLANNING HISTORY

A review was undertaken of the South Holland District Council planning database on the 14th April 2026 as part of the review of the site history.

No additional potentially contaminative uses have been identified from the planning history.

5 ENVIRONMENTAL SETTING

5.1 GEOLOGY

Reference to the British Geological Survey online geological map of the area indicates that the geology underlying the site comprises superficial Tidal Flat Deposits over solid geology of the West Walton Formation.

The geological memoir for the area described these strata as follows:

Tidal Flat Deposits

Tidal flat deposits, including mud flat and sand flat deposits, form extensive nearly horizontal marshy land in the intertidal zone that is alternately covered and uncovered by the rise and fall of the tide. They consist of unconsolidated sediment, mainly mud and/or sand. They may form the top surface of a deltaic deposit.

West Walton Formation

Calcareous mudstone, silty mudstone and siltstone, with subordinate fine-grained sandstones and argillaceous limestone (cementstone) or siltstone nodules; typically rhythmic alternations of dark grey, silty mudstone (rich in fine-grained shell and plant

material) with pale grey mudstone; ooidal, and in some cases coralline marls and limestones developed locally (including Elsworth Rock Member; Upware Limestone Member).

5.2 GROUNDWATER

Reference to the British Geological Survey 1:50,000 scale Aquifer Designation Dataset, shows the site to be set upon Unproductive strata with respect to the superficial deposits and the solid geology.

Unproductive Strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

The site is not situated within an Environment Agency-designated Groundwater Source Protection Zone.

5.3 RADON

Reference to the National Radiological Protection Board's "Radon Atlas of England and Wales" indicated that the property is not situated within a Radon Affected Area (less than 1% of homes are estimated to be at or above the Action Level of 200 Bq/m^3). No radon protective measures are necessary in the construction of new dwellings or extensions.

5.4 OTHER ENVIRONMENTAL INFORMATION

Reference was made to the Groundsure environmental database, extracts from which are provided in Appendix 2. Relevant information relating to the sites environmental sensitivity is summarised as follows:

Dataset		**On site**	**Nearest significant off-site feature**
Past Land Use	Historical industrial land uses	None	324m southeast. Nurseries.
	Historical energy features	None	9m north. Electricity Substation.
Waste and landfill	Historical Landfill (EA/NRW Records)	None	368m northwest. Household waste.
	Waste exemptions	None	29m north. Burning waste in the open.
Industrial Land Use	Recent industrial land use	None	11m north. Electricity Substation.
Hydrology and Hydrogeology	Surface Water Abstractions	None	874m east. Spray Irrigation – Direct.
	Groundwater Abstractions	None	None within 2000m.
	Potable Abstractions	None	None within 2000m.

Dataset		On site	Nearest significant off-site feature
	Source Protection Zones	None	None within 500m.
	Water Network	None	10m east. Drain.
Geological	Potential for Collapsible Ground Stability Hazards	Negligible	
	Potential for Compressible Ground Stability Hazards	Moderate	
	Potential for Ground Dissolution Stability Hazards	Negligible	
	Potential for Landslide Ground Stability Hazards	Very low	
	Potential for Running Sand Ground Stability Hazards	Moderate	
	Potential for Shrinking or Swelling Clay Ground Stability Hazards	Low	
	Artificial and Made Ground (10K)	None	No records within 500m.

6 CONTAMINATION RISK ASSESSMENT

This risk assessment has been undertaken with due regard to the advice relating to groundwater as provided in the Environment Agency's "Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources", the advice provided in the Contaminated Land (England) Regulations 2000, and the associated statutory guidance. The guidance defines contaminated land as any land that is in such a condition that by reason of substances in, on or under the land:

- significant harm is being caused or there is a significant possibility of such harm being caused; or

- pollution of controlled water is being or is likely to be caused.

This definition is based on the principles of risk assessment defined as a combination of the probability (or frequency) of occurrence of a defined hazard and the magnitude (including the seriousness) of the consequences. Central to the risk assessment process is the concept of pollutant linkage, that is a linkage between a contaminant and a receptor by means of a pathway.

Statutory definitions relating to pollution linkage.	
Contaminant	"a substance which is in, on or under the land and which has the potential to cause harm or to cause pollution of controlled waters."
Receptor	"a living organism, a group of living organisms, and ecological system or a piece of property" which meets given criteria. "controlled waters which are, or could be, polluted by a contaminant".
Pathway	"one or more routes or means by, or through, which a receptor: • is being exposed to, or affected by, a contaminant, or • could be so exposed or affected".

The relationship between these components is discussed below in order to identify the existence of any source-pathway-receptor linkage on the site, and hence the potential risks associated with any contamination.

The significance of the risks to the receptors/targets identified is based on an evaluation of the potential pathways between the contaminant source and receptors based on an end use comprising a residential with plant uptake development.

Potential receptors/targets at the site and in the area in which the site is located include:

- future users and the public.
- construction/maintenance workers.
- groundwater resources; and
- underground services in and around the site.

6.1 CONTAMINANT SOURCES

The site was noted as being predominantly undeveloped since the earliest available mapping (1887). No development has occurred at the site throughout its history with the exception of a small portion of an adjacent building to the north between the late 1800 and mid-1900s.

A modern electrical substation is present to the north of the site that would not be considered to be a potential significant source of Polycyclic Chlorinated Biphenyls (PCBs).

It is not considered that the surrounding land use is likely to have caused significant contamination to the site.

The environmental data, historic data or the site walkover did not indicate the presence of any further significant sources of contamination in the areas of the site proposed for residential development.

6.2 RISK TO HUMAN HEALTH

Potential sources of significant concentrations of toxic metals or organic contamination were not identified during the historical map survey, data review or overview of the site. Therefore, the risks to human health from these contaminants is considered to be low.

As such it is considered that the soils on site would be unlikely to pose a risk of significant harm to human health.

6.3 RISKS TO WATER RESOURCES

The site is underlain by Unproductive strata with respect to the superficial deposits and the solid geology. The site is not located within a Source Protection Zone.

Due to the absence of any clear onsite contamination sources the risk to water resources is considered to be low.

6.4 RISKS TO PLANTS

Potential sources of significant concentrations of phytotoxic metals were not identified during the historical map survey, data review or walkover of the site. Healthy vegetation was noted as growing with no indications of phytotoxic stress. As such the risk to plants is low and further investigation is deemed unnecessary.

6.5 RISKS TO BUILDINGS & SERVICES

Given the absence of significant sources of ground contamination, it is considered that the risks to developed buildings and services are low. This assumption is made based upon the absence of any clear onsite contamination with regard to both the walkover survey, environmental data review and the historical maps.

6.6 GAS ASSESSMENT

A household waste landfill site is mapped approximately 375m to the northwest of the site, due to the distance and the type of geology in the vicinity, the landfill is not considered to represent a potential source of ground gas risk to the development.

The historical mapping and environmental data do not indicate any significant gas sources on site or in the surrounding area. Therefore, it is considered that the risk from gas is low, and further investigation is not required.

7 PRELIMINARY CONCEPTUAL SITE MODEL

A Preliminary Conceptual Site Model (PCSM) is a system diagram identifying contaminant sources, routes of exposure (pathways), and which receptors are affected by contaminants moving along those pathways.

The model is produced to identify the zones of the site with different potential contaminations characteristics (e.g. whether contaminants in the soil are likely to be on the surface or at depth, distributed over an entire area or in localised 'hot spots').

The PCSM presented in the table below is based on the findings of the desk study and site walkover.

Source	Pollutant		Pathway	Hazard		Receptor	Observations/ Recommendations	Assessed Risk
Contaminated ground	Metals (i.e. arsenic, copper, cobalt lead), and organic compounds.	➔	Direct contact, ingestion, and inhalation.	Health risks including skin irritation.	➔	Humans: site workers and future occupants.	No potential sources of significant contamination identified on site.	Low
			Ingestion.	Consumption of homegrown produce.	➔	Humans – future site users.		Low
			Uptake by plants.	Phytotoxic effects.	➔	Soft landscaped areas / plants.	No potential sources of contamination identified on site.	Low
			Surface run off from hardstanding areas.	Lateral movement to surface watercourses.	➔	Aquatic resources, ecology and subsequent users including humans.	No sources of mobile contamination observed at surface.	Low
			Leaching/ Dispersion.	Downward migration to groundwater.	➔	Aquatic resources – Groundwater abstractions wells / surface waters.	No sources of mobile contamination observed at surface.	Low
			Direct contact	Aggressive chemical attack	➔	Building structures and services	No potential sources of contamination identified on site.	Low
Liquid contaminant sources	Diesel, Petrol and Oils. .	➔	Direct contact; ingestion, inhalation.	Health risks including skin irritation. Lateral and vertical migration of contaminants.	➔	Humans: site workers and future occupants. Groundwater and surface water.	No potential sources of contamination identified on site.	Low
Landfill, Made ground	Ground gases (CO_2, CH_4)		Inhalation and ingress into buildings	Asphyxiation and explosions		Buildings/ humans/ future site users	No significant potential sources of contamination identified on site or in the vicinity.	Low
Redundant Waste, Demolition Waste			Dermal Contact/ingestion. Potential for migration via surface water run-off	Health Risks		Humans: Site Workers	Any unwanted waste on site is to be removed from site during site preparatory works and disposed of in	Low

Source	Pollutant	Pathway	Hazard	Receptor	Observations/ Recommendations	Assessed Risk
					accordance with current legislation. Normal health and safety precautions.	

8 CONCLUSIONS AND RECOMMENDATIONS

This Phase 1 Contamination Risk Assessment has been undertaken on land east of Forest Way, Holbeach, PE12 7FE.

The purpose of the Contamination Risk Assessment was to provide a preliminary assessment of contamination issues based on current Contaminated Land Legislation with regards to a residential with plant uptake end use.

- At the time of this report, the site comprised an area of undeveloped land.
- The geology underlying the site comprises superficial Tidal Flat Deposits over solid geology of the West Walton Formation.
- The site is underlain by a Unproductive strata with respect to the superficial deposits and the solid geology.
- The site is not located within a Source Protection Zone.
- The site was noted as being predominantly undeveloped since the earliest available mapping (1887) with the exception of a small portion of an adjacent building to the north between the late 1800 and mid-1900s. No significant development has occurred at the site throughout its history.
- It is not considered that the surrounding land use is likely to have caused significant contamination to the site.
- No further evidence of potential significant ground contamination on site or in the surrounding area was identified during the historical map search, environmental data review or site walkover.
- The risks to human health, water resources, plants, and buildings and services are considered to be low in the absence of any identifiable sources of ground contamination.

Based on the principles and definitions outlined under section 57 of the Environment Act 1995, the site would not be considered “Contaminated Land” based on a residential with plant uptake end use. No further investigation is required across the site.

APPENDIX 1

HISTORICAL MAPS

Map Insight

Site details:	39, WIGNALS GATE, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7HR
Client ref:	26-1158
Report ref:	GS-TPR-2Q2-H3P-GZH
Grid ref:	534691.51, 324493.54
Production date:	14 April 2026

Map name:	County Series
Map date:	1888
Scale:	1:2,500
Printed at:	1:2,500

N
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Date: 1888
Surveyed: 1888
Revised: 1888

Date: 1888
Surveyed: 1888
Revised: 1888

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info@groundsure.com
01273 257 755

534400 534500 534600 534700 534800 534900 535000

324800 324700 324600 324500 324400 324300 324200

250m
100m
108m
250m

1890 11·351
1891 ·383
1892 5·479
1893 7·232
1894 ·629
1895 4·971
1896 26·173
1918 ·220
1919 1·826
1920 1·730
1921 2·490
1922 1·101
1927 5·030
1928 2·600
1936 4·103
1937 5·865
1938 3·924
1939 3·688
1940 2·700
1941 3·507
1942 5·273
1971 1·703

12·1 B.M. 13·0 1882 ·137
Spalding T.M.P.
Beech Cottage
Signals Gate
Main Drain
Holbeach Drove
Sluice House

0m 100m

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Map legend available at:
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Site details:	39, WIGNALS GATE, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7HR
Client ref:	26-1158
Report ref:	GS-TPR-2Q2-H3P-GZH
Grid ref:	534691.51, 324493.54
Production date:	14 April 2026

Map name:	County Series
Map date:	1904
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1904
Surveyed: 1904
Revised: 1904

Date: 1904
Surveyed: 1904
Revised: 1904

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Client ref:	26-1158
Report ref:	GS-TPR-2Q2-H3P-GZH
Grid ref:	534691.51, 324493.54
Production date:	14 April 2026

Map name:	County Series
Map date:	1931-1932
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1931
Surveyed: 1931
Revised: 1931

Date: 1932
Surveyed: 1932
Revised: 1932

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324800 324700 324600 324500 324400 324300 324200

250m
100m
100m
250m

Walnut Villa
Beach Cottage
Hall
MIDLAND & GREAT NO

0m 100m

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Client ref:	26-1158
Report ref:	GS-TPR-2Q2-H3P-GZH
Grid ref:	534691.51, 324493.54
Production date:	14 April 2026

Map name:	National Grid
Map date:	1969
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1969
Surveyed: 1968
Revised: 1968
Copyright: 1969
Levelled: 1965

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Report ref:	GS-TPR-2Q2-H3P-GZH
Grid ref:	534691.51, 324493.54
Production date:	14 April 2026

Map name:	National Grid
Map date:	1982
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1982
Surveyed: 1981
Revised: 1981
Copyright: 1982
Levelled: 1965

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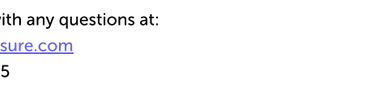
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Map Insight

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Client ref:	26-1158
Report ref:	GS-TPR-2Q2-H3P-GZH
Grid ref:	534691.51, 324493.54
Production date:	14 April 2026

Map name:	National Grid
Map date:	1986
Scale:	1:2,500
Printed at:	1:2,500

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Client ref:	26-1158
Report ref:	GS-TPR-2Q2-H3P-GZH
Grid ref:	534691.51, 324493.54
Production date:	14 April 2026

Map name:	National Grid
Map date:	1991
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1991
Surveyed: 1991
Revised: 1991
Copyright: 1991

Date: 1991
Surveyed: 1991
Revised: 1991
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Report ref:	GS-TPR-2Q2-H3P-GZH
Grid ref:	534691.51, 324493.54
Production date:	14 April 2026

Map name:	National Grid
Map date:	1995
Scale:	1:2,500
Printed at:	1:2,500

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534400 534500 534600 534700 534800 534900 535000

324800 324700 324600 324500 324400 324300 324200

250m
100m
100m
250m

SPALDING ROAD
WIGNALS GATE
BROOME WAY
MAPLE GROVE
MERIDIAN GATE
ORANGE LINE
BM 3.99m
El Sub Sta
+3.4m
+3.0m
Drain
New River (Drain)
Track

0m 100m

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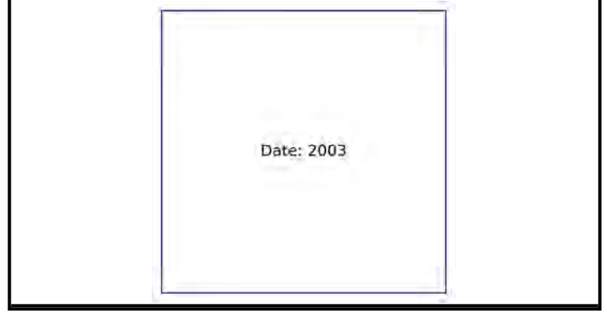
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Map Insight

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Report ref:	GS-TPR-2Q2-H3P-GZH
Grid ref:	534691.51, 324493.54
Production date:	14 April 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

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APPENDIX 2

GROUNDSURE ENVIRO INSIGHT REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

39, WIGNALS GATE, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7HR

Order Details

Date: 14/04/2026

Your ref: 26-1158

Our Ref: GS-FEH-3TG-QBF-I33

Site Details

Location: 534691 324493

Area: 0.06 ha

Authority: South Holland District Council ↗

Site plan



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Quick Links

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OS MasterMap site plan p.14 >

Aerial image p. 9 >

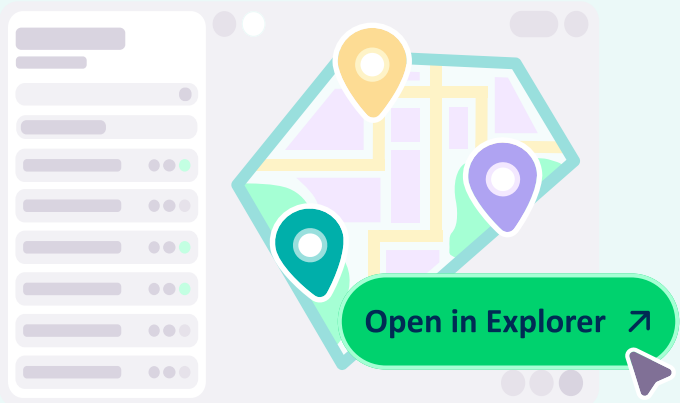
Insight User Guide ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



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Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	0	6	-
16	1.2	Historical tanks	0	0	0	0	-
16 >	1.3 >	Historical energy features >	1	2	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	0	7	-
19	2.2	Historical tanks	0	0	0	0	-
19 >	2.3 >	Historical energy features >	1	6	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	2	-
22	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
23 >	3.7 >	Waste exemptions >	0	4	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	4.1 >	Recent industrial land uses >	0	1	1	-	-
25	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
25	4.3	Current or recent petrol stations	0	0	0	0	-
25	4.4	Electricity cables	0	0	0	0	-
25	4.5	Gas pipelines	0	0	0	0	-

25	4.6	Sites determined as Contaminated Land	0	0	0	0	-
25	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
26	4.8	Regulated explosive sites	0	0	0	0	-
26	4.9	Hazardous substance storage/usage	0	0	0	0	-
26	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
27	4.13	Radioactive Substance Authorisations	0	0	0	0	-
27	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
27	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
27	4.16	Pollutant release to public sewer	0	0	0	0	-
27	4.17	List 1 Dangerous Substances	0	0	0	0	-
28	4.18	List 2 Dangerous Substances	0	0	0	0	-
28	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
28	4.20	Pollution inventory substances	0	0	0	0	-
28	4.21	Pollution inventory waste transfers	0	0	0	0	-
28	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology** >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	**5.1** >	**Superficial aquifer** >	Identified (within 500m)				
31 >	**5.2** >	**Bedrock aquifer** >	Identified (within 500m)				
33 >	**5.3** >	**Groundwater vulnerability** >	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
34	5.5	Groundwater vulnerability- local information	None (within 0m)				
35	5.6	Groundwater abstractions	0	0	0	0	0
36 >	**5.7** >	**Surface water abstractions** >	0	0	0	0	1
36	5.8	Potable abstractions	0	0	0	0	0
36	5.9	Source Protection Zones	0	0	0	0	-
36	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology** >	On site	0-50m	50-250m	250-500m	500-2000m

38 >	6.1 >	Water Network (OS NGD) >	0	1	14	-	-
40 >	6.2 >	Surface water features >	0	1	5	-	-
40 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
40 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
41	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
43	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
43	7.5	Flood Storage Areas	0	0	0	-	-
44	7.6	Flood Zone 2	None (within 50m)				
45 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
46 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
48 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
49	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
49	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
49	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
49	10.4	Special Protection Areas (SPA)	0	0	0	0	0
50	10.5	National Nature Reserves (NNR)	0	0	0	0	0
50	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
50	10.7	Designated Ancient Woodland	0	0	0	0	0
50	10.8	Biosphere Reserves	0	0	0	0	0
51	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51	10.11	Green Belt	0	0	0	0	0

51	10.12	Proposed Ramsar sites	0	0	0	0	0
51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
52	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52 >	**10.16 >**	**Nitrate Vulnerable Zones >**	0	0	0	1	3
53 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
54	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
55	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
55	11.3	National Parks	0	0	0	-	-
55	11.4	Listed Buildings	0	0	0	-	-
56	11.5	Conservation Areas	0	0	0	-	-
56	11.6	Scheduled Ancient Monuments	0	0	0	-	-
56	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
57 >	**12.1 >**	**Agricultural Land Classification >**	Grade 1 (within 250m)				
58	12.2	Open Access Land	0	0	0	-	-
58	12.3	Tree Felling Licences	0	0	0	-	-
58	12.4	Environmental Stewardship Schemes	0	0	0	-	-
58	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
59 >	**13.1 >**	**Priority Habitat Inventory >**	0	0	1	-	-
60	13.2	Habitat Networks	0	0	0	-	-
60	13.3	Open Mosaic Habitat	0	0	0	-	-
60	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
61 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
62	14.2	Artificial and made ground (10k)	0	0	0	0	-

63	14.3	Superficial geology (10k)	0	0	0	0	-
63	14.4	Landslip (10k)	0	0	0	0	-
64	14.5	Bedrock geology (10k)	0	0	0	0	-
64	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	15.1 >	**50k Availability** >	Identified (within 500m)				
66	15.2	Artificial and made ground (50k)	0	0	0	0	-
66	15.3	Artificial ground permeability (50k)	0	0	-	-	-
67 >	15.4 >	**Superficial geology (50k)** >	1	0	0	0	-
68 >	15.5 >	**Superficial permeability (50k)** >	Identified (within 50m)				
68	15.6	Landslip (50k)	0	0	0	0	-
68	15.7	Landslip permeability (50k)	None (within 50m)				
69 >	15.8 >	**Bedrock geology (50k)** >	1	0	0	0	-
70 >	15.9 >	**Bedrock permeability (50k)** >	Identified (within 50m)				
70	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	**Boreholes** >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	16.1 >	**BGS Boreholes** >	0	0	6	-	-
Page	Section	**Natural ground subsidence** >					
73 >	17.1 >	**Shrink swell clays** >	Low (within 50m)				
74 >	17.2 >	**Running sands** >	Moderate (within 50m)				
75 >	17.3 >	**Compressible deposits** >	Moderate (within 50m)				
76 >	17.4 >	**Collapsible deposits** >	Negligible (within 50m)				
77 >	17.5 >	**Landslides** >	Very low (within 50m)				
78 >	17.6 >	**Ground dissolution of soluble rocks** >	Negligible (within 50m)				
Page	Section	Mining and ground workings	On site	0-50m	50-250m	250-500m	500-2000m
80	18.1	BritPits	0	0	0	0	-
80	18.2	Surface ground workings	0	0	0	-	-
80	18.3	Underground workings	0	0	0	0	0
80	18.4	Underground mining extents	0	0	0	0	-

81	18.5	Historical Mineral Planning Areas	0	0	0	0	-
81	18.6	Non-coal mining	0	0	0	0	0
81	18.7	JPB mining areas	None (within 0m)				
81	18.8	The Coal Authority non-coal mining	0	0	0	0	-
82	18.9	Researched mining	0	0	0	0	-
82	18.10	Mining record office plans	0	0	0	0	-
82	18.11	BGS mine plans	0	0	0	0	-
82	18.12	Coal mining	None (within 0m)				
82	18.13	Brine areas	None (within 0m)				
83	18.14	Gypsum areas	None (within 0m)				
83	18.15	Tin mining	None (within 0m)				
83	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
84	19.1	Natural cavities	0	0	0	0	-
84	19.2	Mining cavities	0	0	0	0	0
84	19.3	Reported recent incidents	0	0	0	0	-
84	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon** >					
86 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
88 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	2	0	-	-	-
88	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
88	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
89	22.1	Underground railways (London)	0	0	0	-	-
89	22.2	Underground railways (Non-London)	0	0	0	-	-
89	22.3	Railway tunnels	0	0	0	-	-
89	22.4	Historical railway and tunnel features	0	0	0	-	-
89	22.5	Royal Mail tunnels	0	0	0	-	-

90	22.6	Historical railways	0	0	0	-	-
90	22.7	Railways	0	0	0	-	-
90	22.8	Crossrail 2	0	0	0	0	-
90	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 09/06/2021

Site Area: 0.06ha

Recent site history - 2018 aerial photograph



Capture Date: 06/05/2018

Site Area: 0.06ha

Recent site history - 2015 aerial photograph



Capture Date: 06/04/2015

Site Area: 0.06ha

Recent site history - 2007 aerial photograph



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Capture Date: 10/08/2007

Site Area: 0.06ha

Recent site history - 1999 aerial photograph

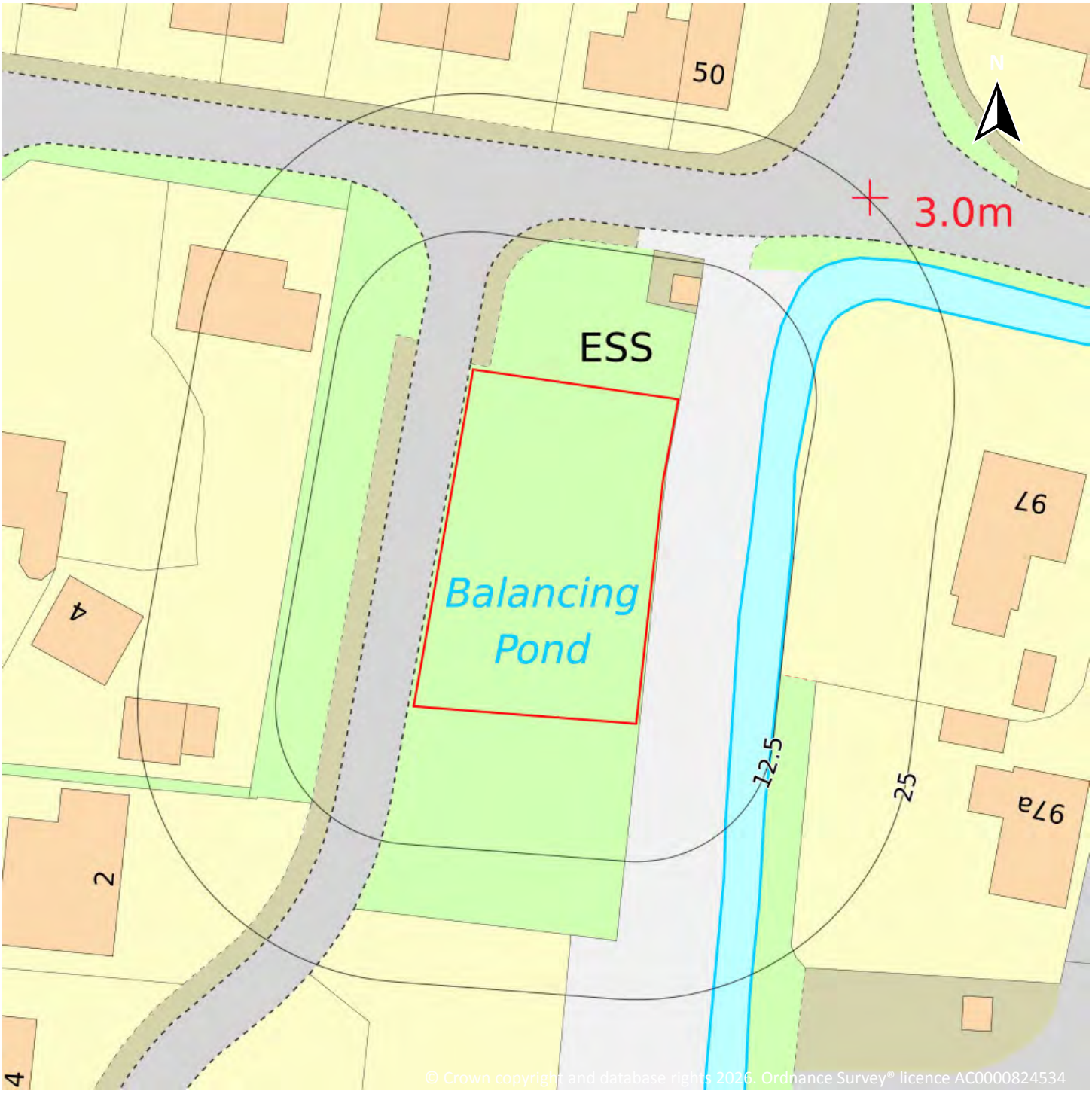


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Capture Date: 18/06/1999

Site Area: 0.06ha

OS MasterMap site plan



Site Area: 0.06ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	6

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	324m SE	Nurseries	1992	2065051

ID	Location	Land use	Dates present	Group ID
1	330m N	Unspecified Heap	1887	2037966
B	333m SE	Nurseries	1971	2056252
2	364m N	Pump House	1992	2041265
3	384m W	Nursery	1971 - 1992	2046709
4	482m E	Burial Ground	1958	2043604

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	0

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	3

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Electricity Substation**	**1982**	**244409**
A	9m N	Electricity Substation	1986 - 1997	245438
A	11m N	Electricity Substation	1969	246029

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.

2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m	7

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
B	324m SE	Nurseries	1992	2065051
1	330m N	Unspecified Heap	1887	2037966
B	333m SE	Nurseries	1971	2056252

ID	Location	Land Use	Date	Group ID
2	364m N	Pump House	1992	2041265
C	384m W	Nursery	1992	2046709
C	384m W	Nursery	1971	2046709
3	482m E	Burial Ground	1958	2043604

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	**0**

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	**7**

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Electricity Substation**	**1982**	**244409**
A	9m N	Electricity Substation	1997	245438
A	9m N	Electricity Substation	1995	245438
A	9m N	Electricity Substation	1991	245438
A	9m N	Electricity Substation	1986	245438
A	9m N	Electricity Substation	1986	245438
A	11m N	Electricity Substation	1969	246029

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (EA/NRW)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	2

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Details		
1	368m NW	Site Address: Main Road, Whaplode, Lincolnshire Licence Holder Address: -	Waste Licence: - Site Reference: RD7-50-01/89, SH-50-01/89, 2500/5051 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -
2	473m NW	Site Address: Main Road, Whaplode, Lincolnshire Licence Holder Address: -	Waste Licence: - Site Reference: SH-49-01/89, RD7-49-01/89, 2500/5063 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	4

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	29m N	52, Wignals Gate, Holbeach, Spalding, Pe12 7hr	WEX133025	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	29m N	52, Wignals Gate, Holbeach, Spalding, Pe12 7hr	WEX275154	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	29m N	52, Wignals Gate, Holbeach, Spalding, Pe12 7hr	WEX403725	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	32m N	52 Wignals Gate Spalding Lincolnshire Pe12 7hr	EPR/SE5040ZK/A001	Disposing of waste exemption	Non-agricultural waste only	Burning waste in the open

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 24 >**

ID	Location	Company	Address	Activity	Category
1	11m N	Electricity Sub Station	Lincolnshire, PE12	Electrical Features	Infrastructure and Facilities
2	205m NW	Electricity Sub Station	Lincolnshire, PE12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.12 Licensed pollutant release (Part A(2)/B)

Records within 500m	0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Licensed Discharges to controlled waters

Records within 500m	0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution Incidents (EA/NRW)

Records within 500m	0

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.20 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.22 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 29 >**

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	297m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	490m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m **3**

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 31 >**

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	297m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	490m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 33 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	**Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, Unproductive Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: <300mm/year**	**Vulnerability: Unproductive Aquifer type: Unproductive Thickness: >10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures**

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	1

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 35 >**

ID	Location	Details	
-	874m E	Status: Historical Licence No: AN/033/0053/028 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: DRAIN IN WHITTLESEY & DISTRICT IDB Data Type: Line Name: P & L Hayes (Farms) Limited Easting: 535535 Northing: 300683	Annual Volume (m^3): 10480 Max Daily Volume (m^3): 1090.8 Original Application No: - Original Start Date: 20/05/2011 Expiry Date: 31/03/2025 Issue No: 7 Version Start Date: 25/04/2019 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS NGD)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS NGD)

Records within 250m	15

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 38 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
3	10m E	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	New River

ID	Location	Type of water feature	Ground level	Permanence	Name
4	77m E	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	New River
A	92m E	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	129m E	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	142m SE	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	165m SE	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	168m W	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	175m SE	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	185m NW	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	197m SE	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	219m NW	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	238m S	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	238m S	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	New River
D	245m NW	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
E	246m SE	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	6

Covering rivers, streams and lakes (some overlap with OS NGD Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 38 >**

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 38 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Whaplode River**	**GB205031055495**	**Welland Lower**	**Welland**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 38 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	566m NE	River	Whaplode River	GB205031055495 ↗	No longer applicable	Does not require assessment	Moderate	2022

This data is sourced from the Environment Agency and Natural Resources Wales.

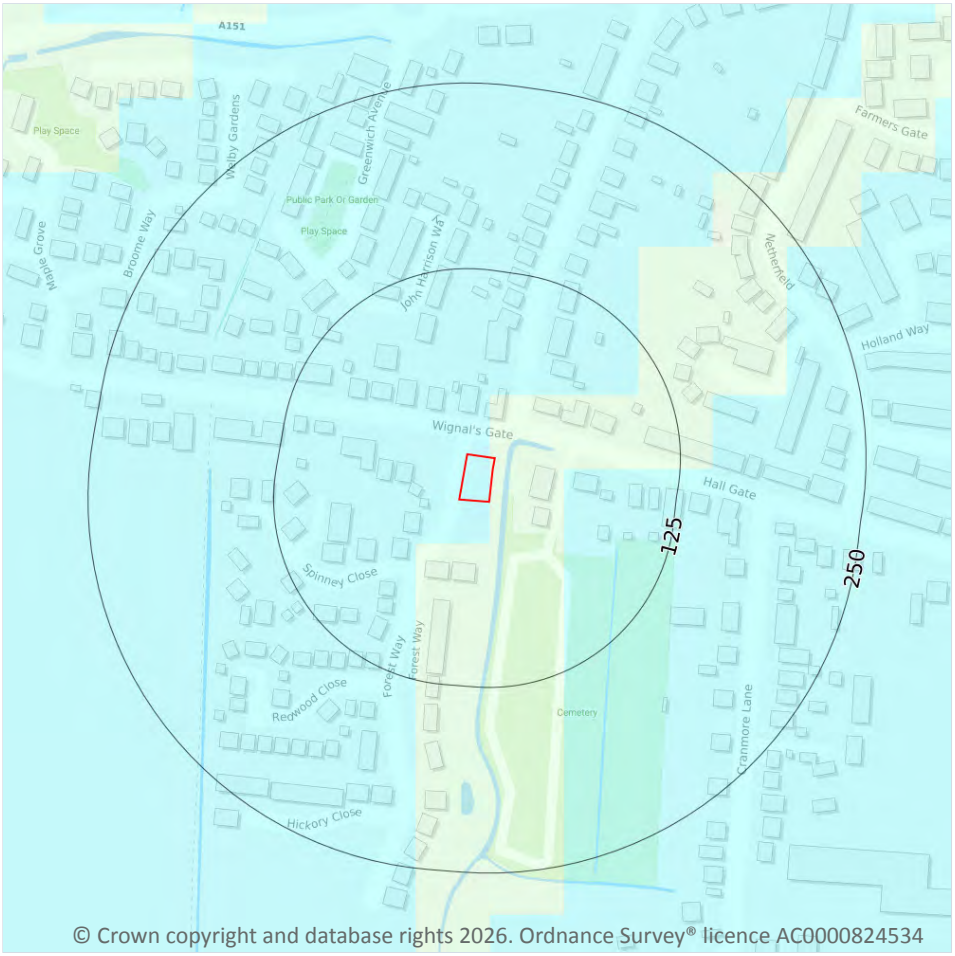
6.5 WFD Groundwater bodies

Records on site	0

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	2

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on **page 42 >**

Distance	Flood risk category
On site	**Low**
0 - 50m	Low

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

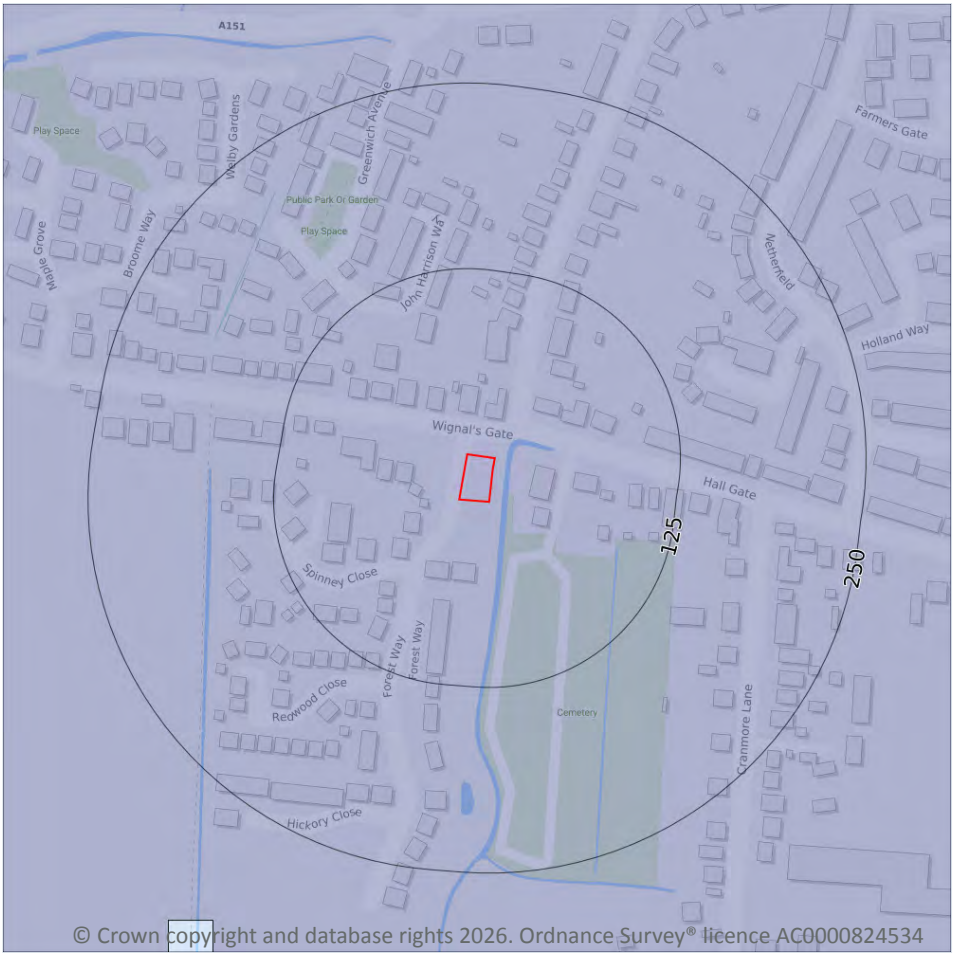
7.5 Flood Storage Areas

Records within 250m	**0**

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m	1

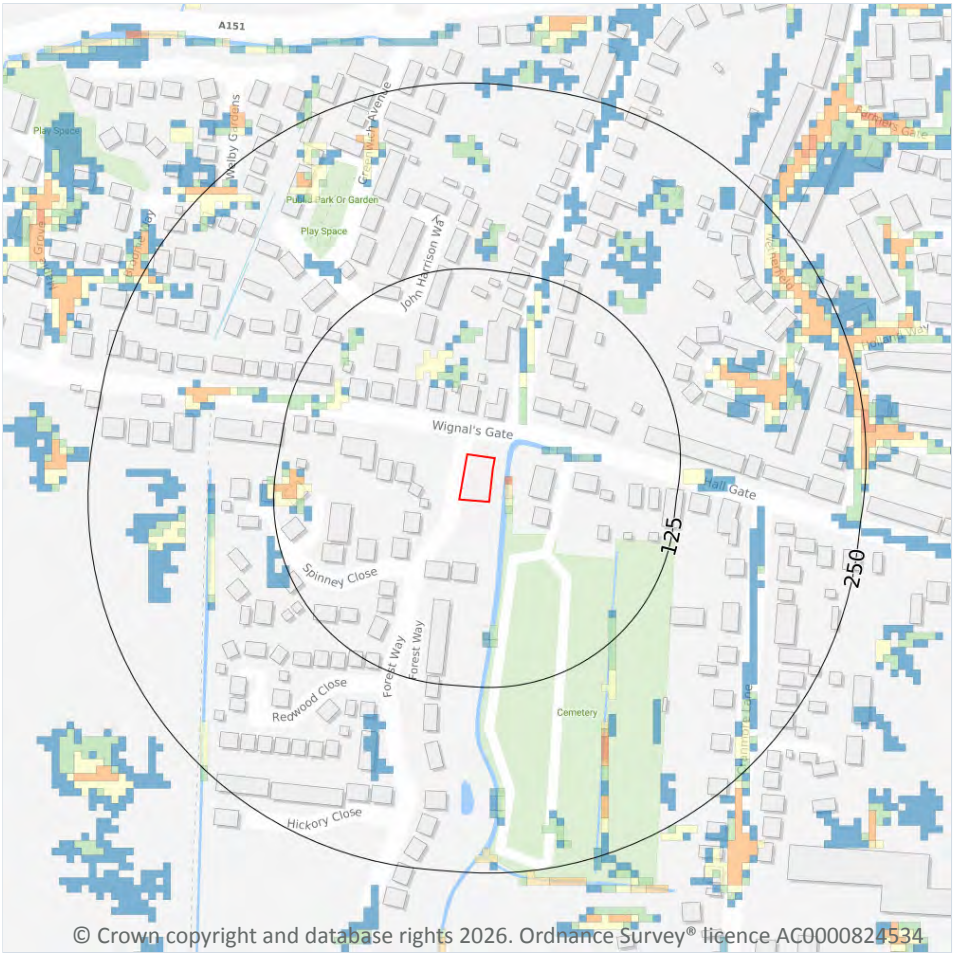
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 42 >**

Location	Type
On site	**Zone 3 - (Fluvial /Tidal Models)**

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 46 >**

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 48 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

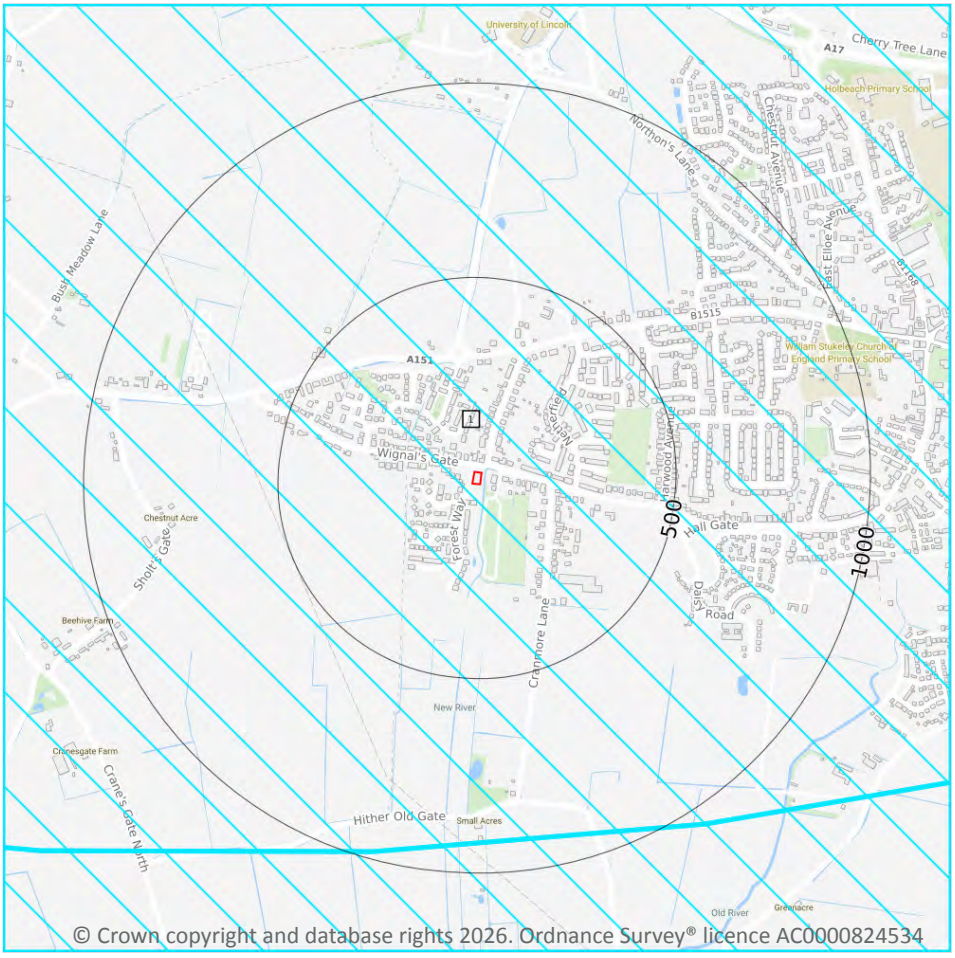
Records within 2000m	4

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
303m N	Whaplode River NVZ	Surface Water	824	Existing
587m W	Whaplode River NVZ	Surface Water	824	Existing
1472m N	Whaplode River NVZ	Surface Water	824	Existing
1587m N	Whaplode River NVZ	Surface Water	824	Existing

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 53 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000000050&notes=&location=537394,328095%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

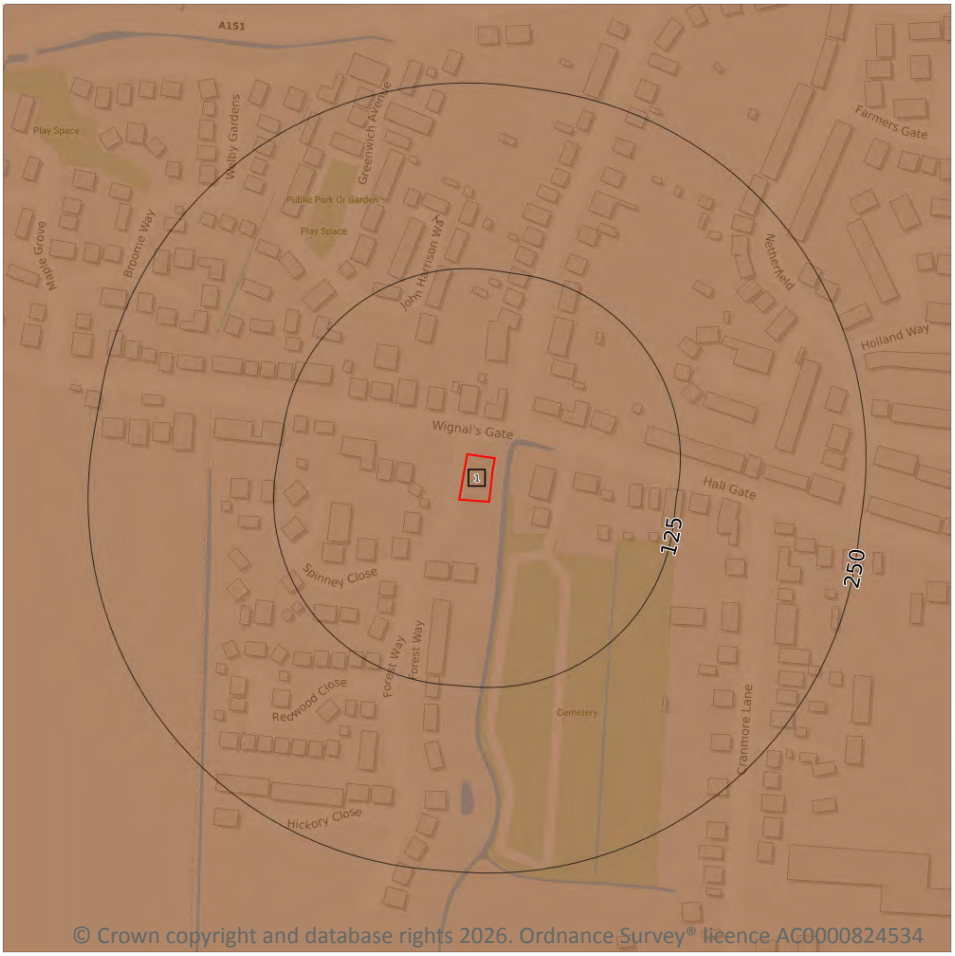
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 57 >**

ID	Location	Classification	Description
1	On site	Grade 1	**Excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

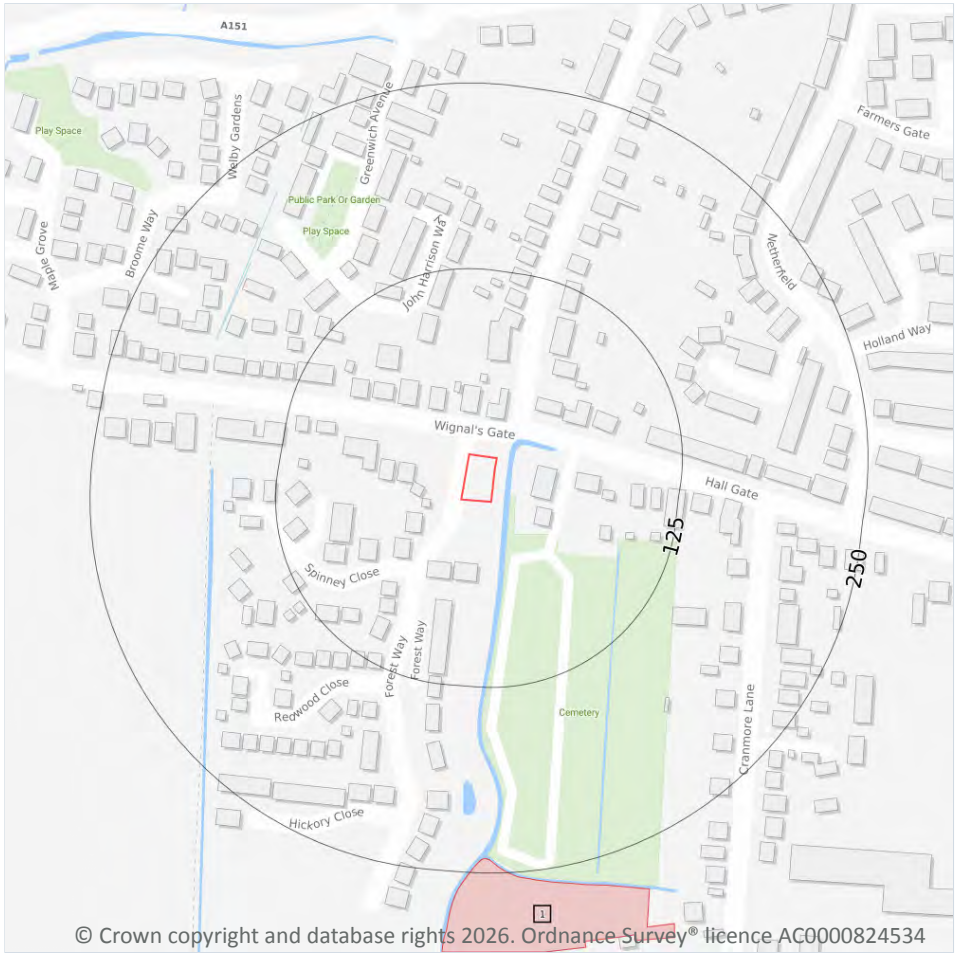
12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



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Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks
Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	1

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 59 >**

ID	Location	Main Habitat	Other habitats
1	240m S	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 61 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**No coverage**	**No coverage**	**No coverage**	**NoCov**

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m	0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

This data is sourced from the British Geological Survey.

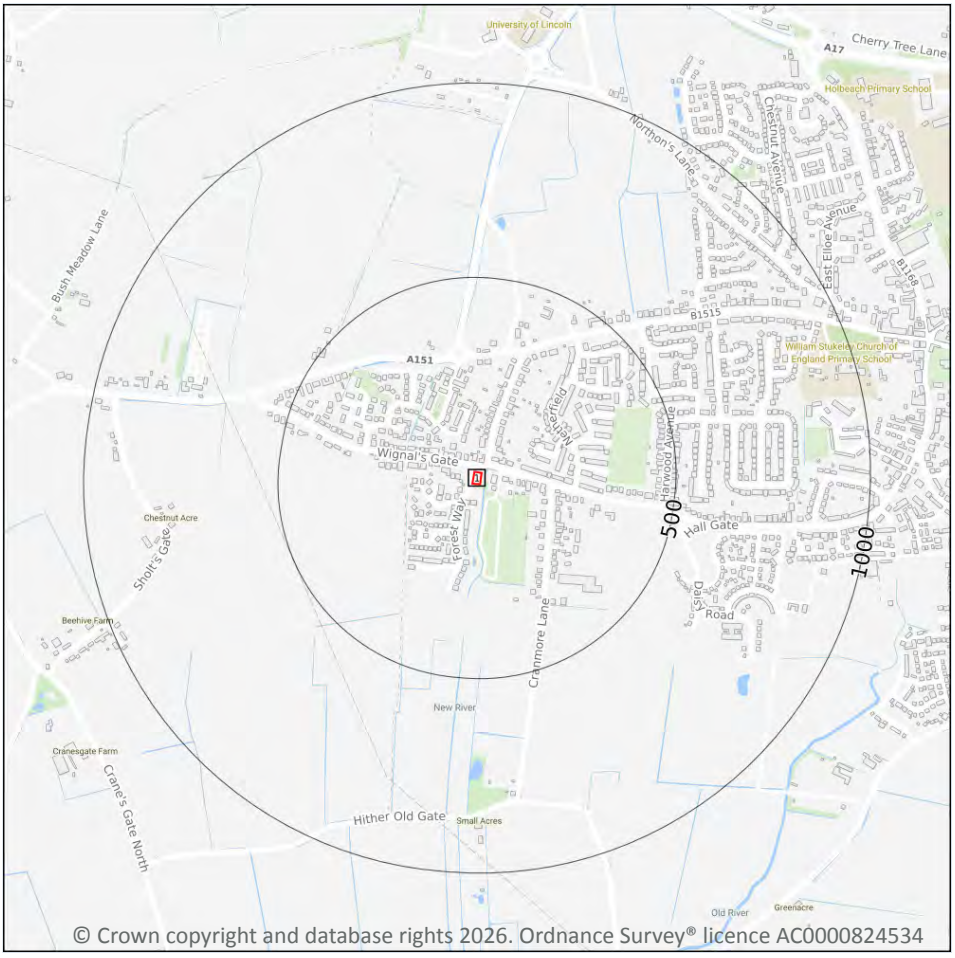
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 65 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**EW144_spalding_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

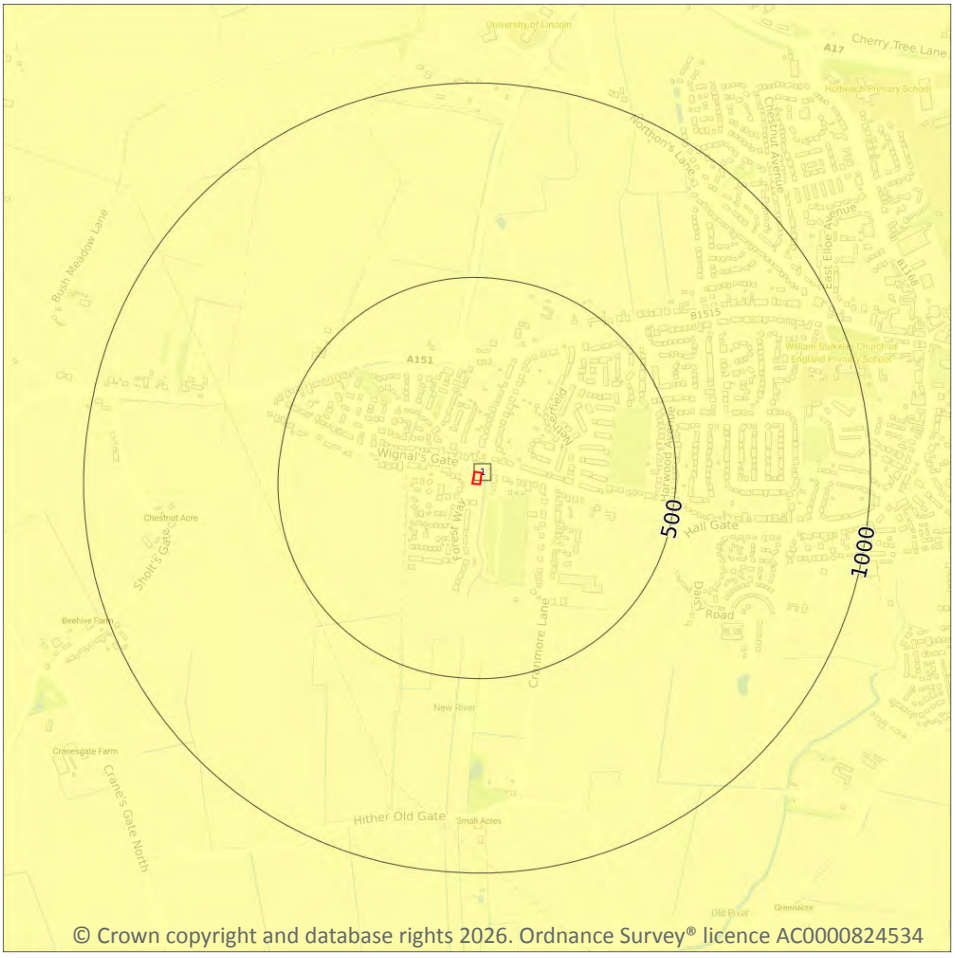
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m	1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 67 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TFD-XCZ**	**Tidal flat deposits**	**Clay and silt**

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Low**	**Very Low**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

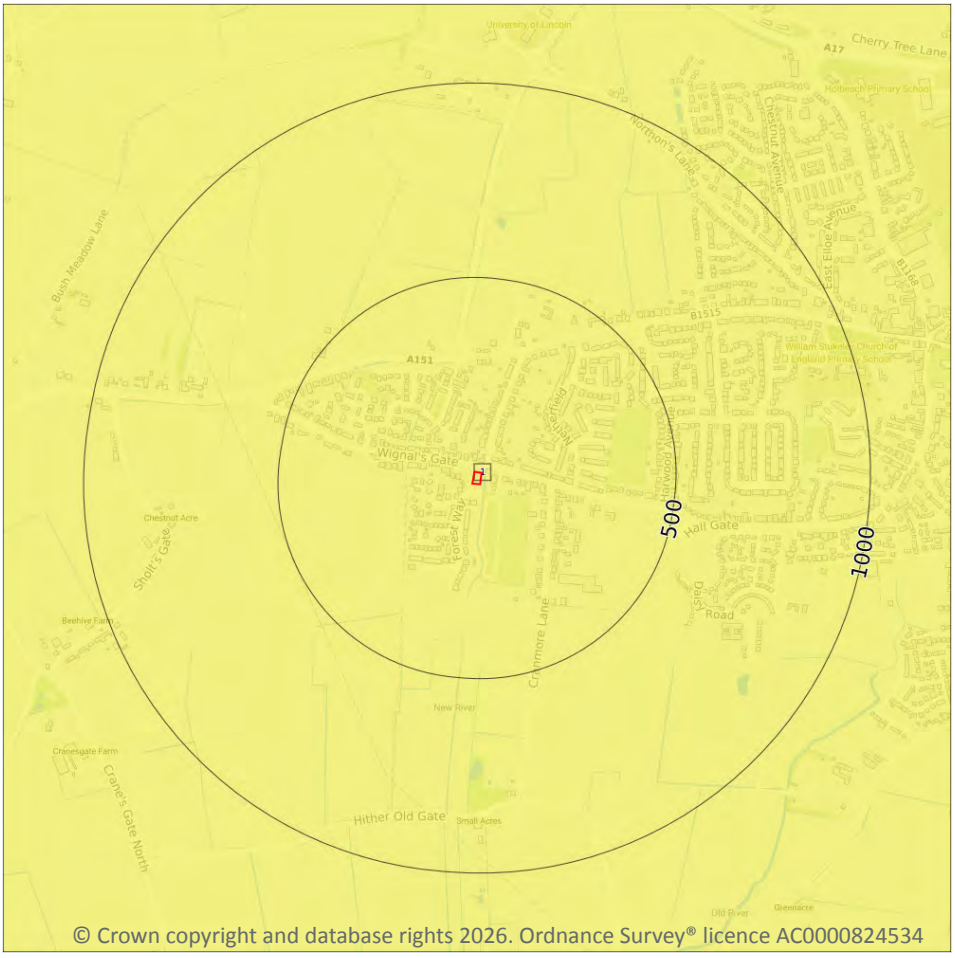
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m	1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 69 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WWB-MDSI**	**West Walton Formation-Mudstone and siltstone**	**Oxfordian**

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Very Low**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

16 Boreholes



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Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m	6

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

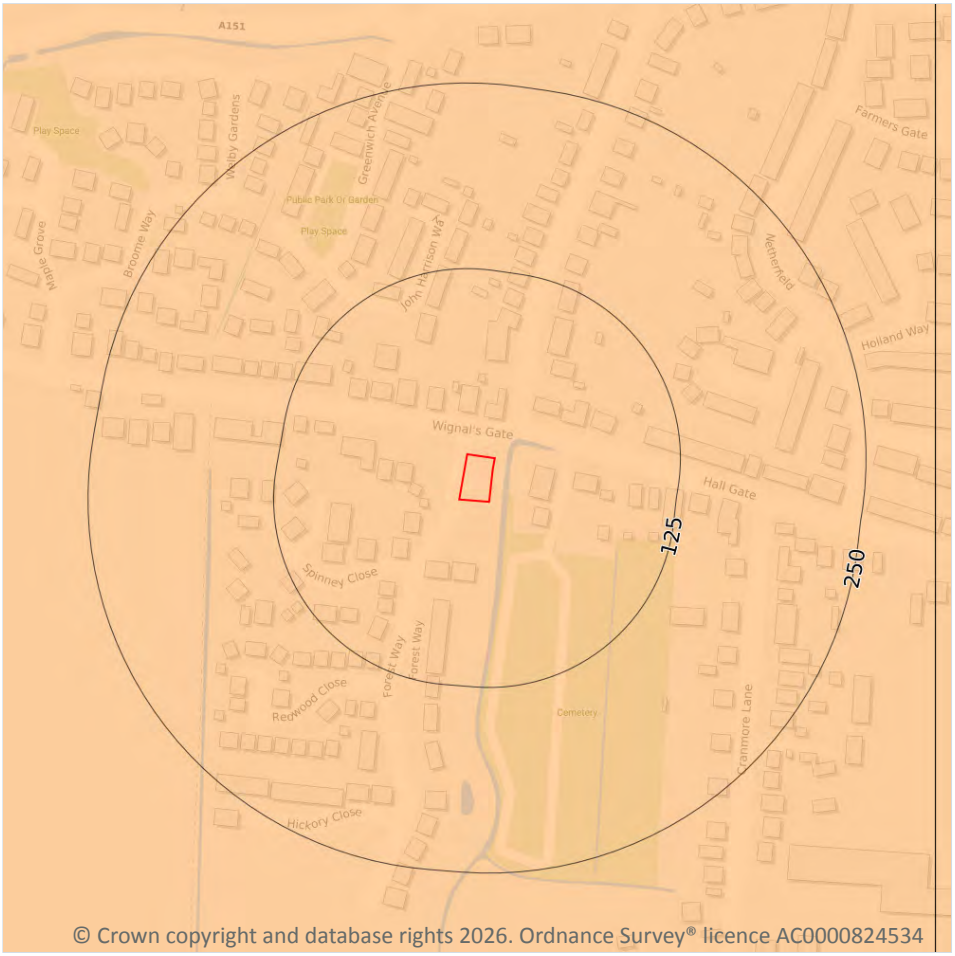
Features are displayed on the Boreholes map on **page 71 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	137m SE	534770 324360	WIGNALLS GATE HOLBEACH BH5	2.1	N	15043308 ↗
2	160m S	534670 324320	WIGNALLS GATE HOLBEACH TP4	2.1	N	15043306 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	168m NW	534578 324640	WIGNALS GATE HOLBEACH LINCOLNSHIRE TP 4	1.5	N	18118292 ↗
4	177m SW	534570 324340	WIGNALLS GATE HOLBEACH TP1	2.6	N	15043298 ↗
5	197m NW	534570 324670	WIGNALS GATE HOLBEACH LINCOLNSHIRE TP 3	1.5	N	18118289 ↗
6	215m N	534623 324716	WIGNALS GATE HOLBEACH LINCOLNSHIRE TP 2	1.5	N	18118287 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

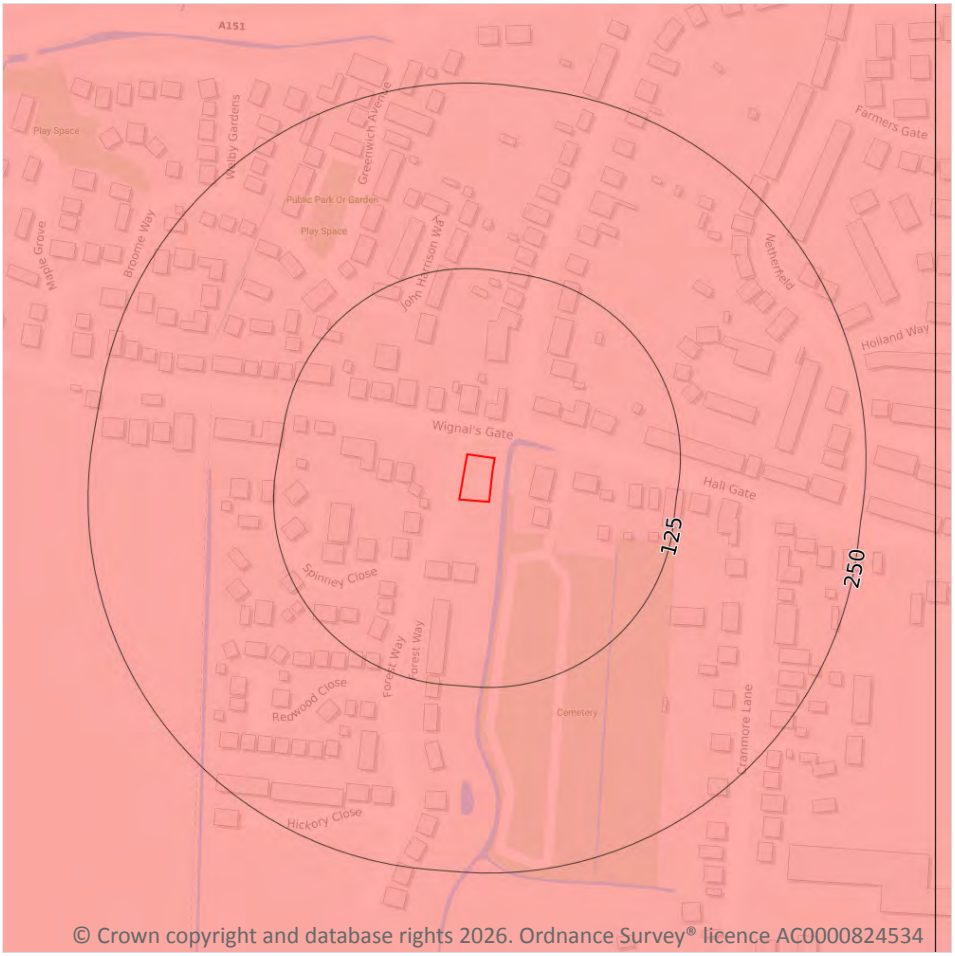
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 73 >**

Location	Hazard rating	Details
On site	**Low**	**Ground conditions predominantly medium plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

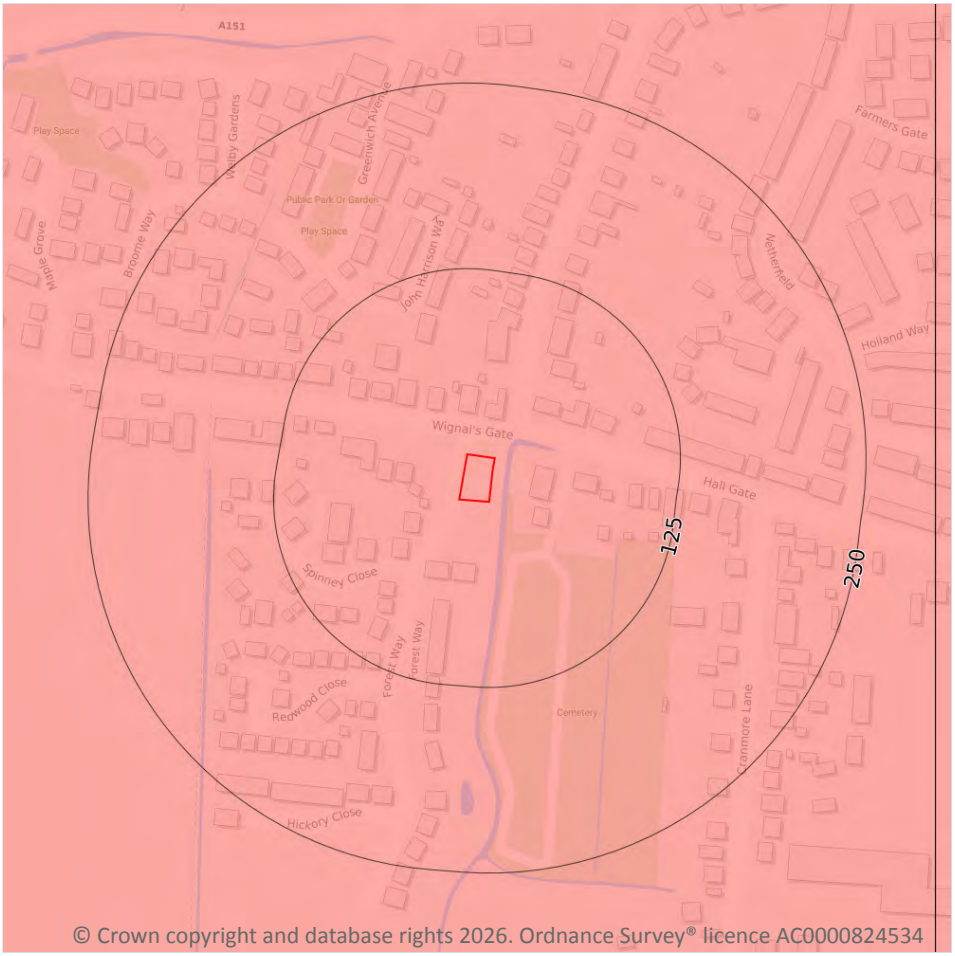
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 74 >**

Location	Hazard rating	Details
On site	**Moderate**	**Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

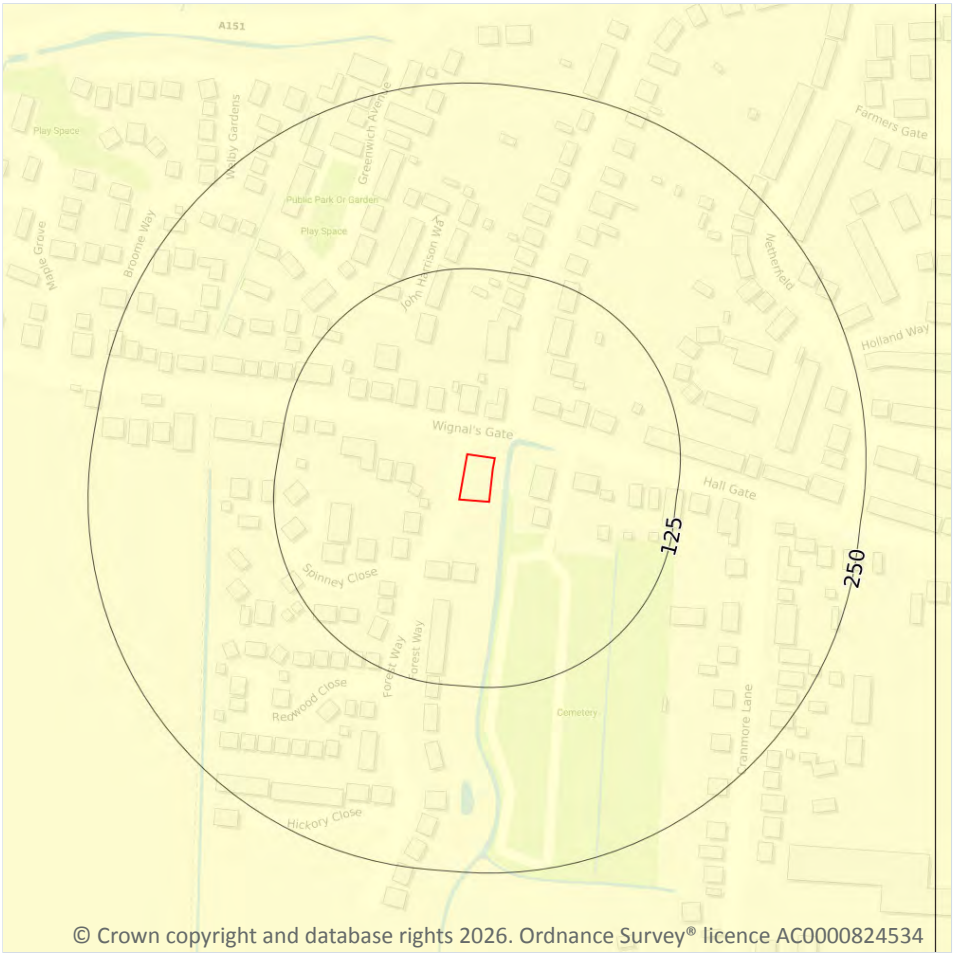
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 75 >**

Location	Hazard rating	Details
On site	**Moderate**	**Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

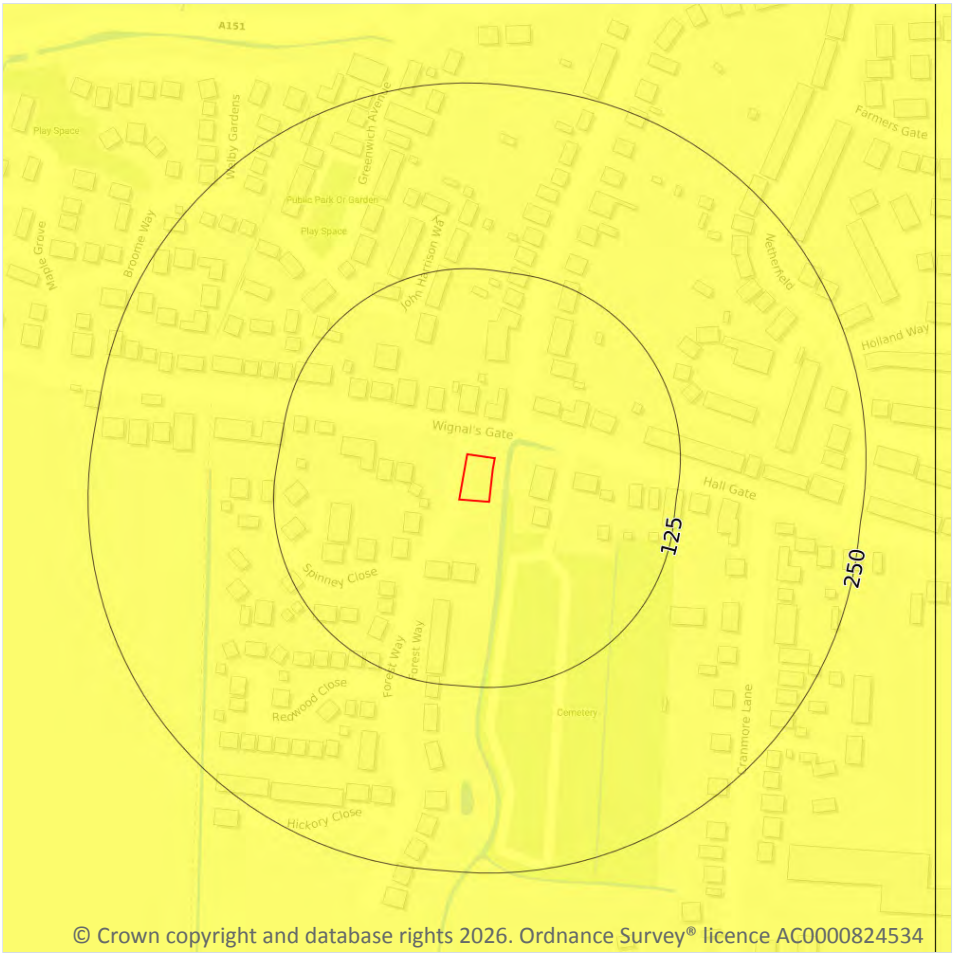
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 76 >**

Location	Hazard rating	Details
On site	**Negligible**	**Deposits with potential to collapse when loaded and saturated are believed not to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

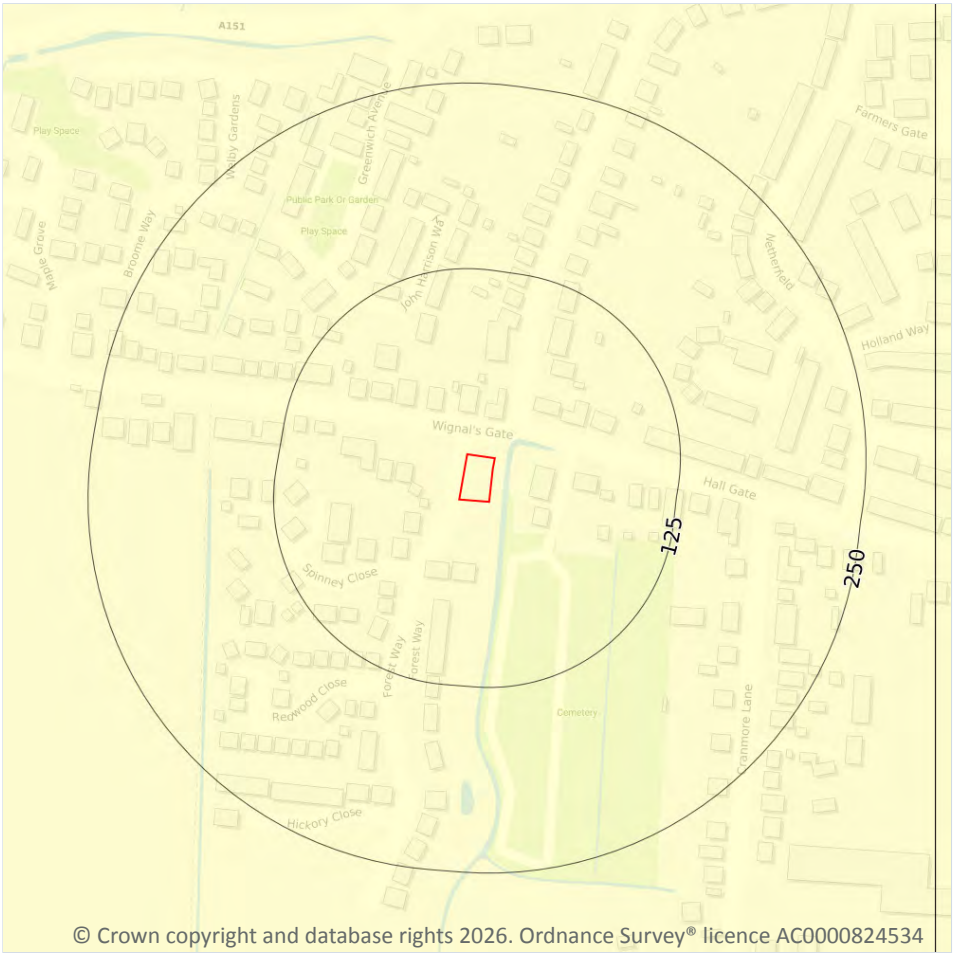
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 77 >**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 78 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings

18.1 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	0

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m	0

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

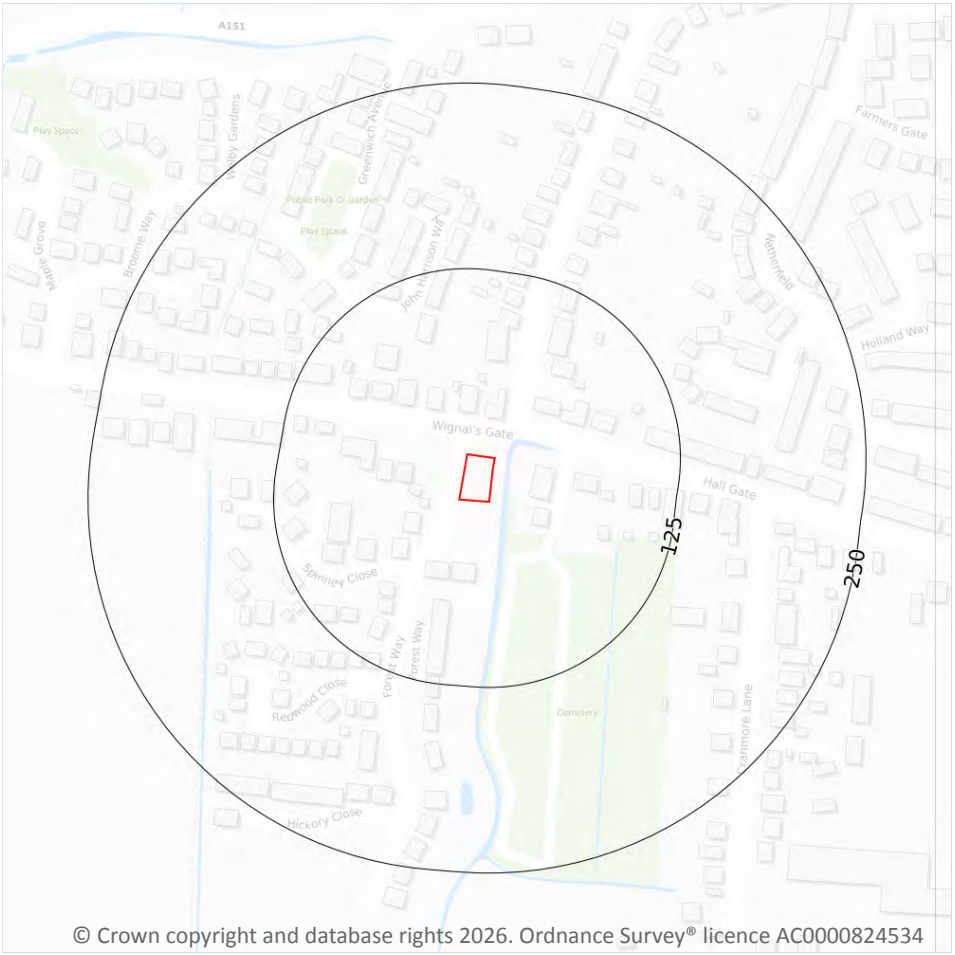
Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

20 Radon



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Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 86 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	0

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

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