Bryan, Jacob

From: Gedney, David
Sent: 30 November 2022 11:44
To: _planningadvice
Subject: FW: H13-0988-22 - Cond Comp, 86 dwellings, Land off Roman Road, Moulton Chapel
Attachments: UK22.6185 Phase I Geo-Environmental Desk Study - Land off Roman Road (Issue 1).pdf

Please scan email and attachment

6SUP (Environmental Desk Study)

Regards

David Gedney
Senior Planning Officer
South Holland District Council
T: 01775 764468
E: dgedney@sholland.gov.uk

Working Days: Monday, Tuesday & Thursday



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From: Ian Reilly <Ian.Reilly@allison-homes.com>
Sent: 25 November 2022 11:21
To: _planningadvice <planningadvice@sholland.gov.uk>
Cc: Gedney, David <DGedney@sholland.gov.uk>; Norman, Phil <pnorman@sholland.gov.uk>; Fidler, Richard <rfidler@sholland.gov.uk>
Subject: RE: H13-0988-22 - Cond Comp, 86 dwellings, Land off Roman Road, Moulton Chapel

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Phil

As discussed yesterday I am waiting on the drawing package to come through but further to David's email below re: contamination I have received the attached report. Hopefully, this will address the matter and I would be grateful if this could be passed on to your Environmental Protection Team / Officer.

Thanks

Ian

Ian Reilly
Head of Planning
07485 910985
Allison Homes Limited
Larkfleet House, Southfields Business Park,
Falcon Way, Bourne, Lincolnshire PE10 0FF
01778 391550
Allison-Homes.com

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From: Gedney, David <DGedney@sholland.gov.uk>
Sent: 15 November 2022 14:39
To: Ian Reilly <Ian.Reilly@allison-homes.com>
Subject: RE: H13-0988-22 - Cond Comp, 86 dwellings, Land off Roman Road, Moulton Chapel

Thanks Ian

Regards

David Gedney
Senior Planning Officer
South Holland District Council

T: 01775 764468
E: dgedney@sholland.gov.uk

Working Days: Monday, Tuesday & Thursday



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From: Ian Reilly <Ian.Reilly@allison-homes.com>
Sent: 15 November 2022 14:37
To: Gedney, David <DGedney@sholland.gov.uk>
Subject: RE: H13-0988-22 - Cond Comp, 86 dwellings, Land off Roman Road, Moulton Chapel

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David

I have questioned the same matter; I believe it is in hand. I will come back to you.

Regards

Ian

Ian Reilly
Head of Planning
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From: Gedney, David <DGedney@sholland.gov.uk>
Sent: 15 November 2022 14:35
To: Ian Reilly <Ian.Reilly@allison-homes.com>
Subject: H13-0988-22 - Cond Comp, 86 dwellings, Land off Roman Road, Moulton Chapel

Afternoon Ian,

Just checking through the above condition compliance application and note Environmental Protection's former comments concerning condition 9 (contamination), which appear to be as follows:

"The submitted EPS limited report 'Ground Investigation Report Land off Roman Road, Moulton Chapel EPS Ref: UK18.4158 dated 26th October 2018 Issue 1' is a geotechnical report to provide information for foundation design. It is not a phase 1 desk study leading to the formulation of a conceptual site model. I am therefore not in position to recommend discharge of condition 9 of H13-1215-18 at this time. I suggest that the applicant goes back to their consultant and commissions an appropriate report."

Just enquiring whether this is being actioned because the Authority is not in a position to discharge this condition as it stands.

Regards

David Gedney
Senior Planning Officer
South Holland District Council
T: 01775 764468
E: dgedney@sholland.gov.uk

Working Days: Monday, Tuesday & Thursday

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Phase I Geo-Environmental Desk Study

Land off Roman Road
Moulton Chapel
Spalding
Lincolnshire
PE12 0XQ

Prepared for:

Allison Homes
Larkfleet House
Falcon Way
Bourne
Lincolnshire
PE10 0FF

EPS Project Reference:	UK22.6185
Date Issued:	25th October 2022
Report Status:	Issue 1

LAND OFF ROMAN ROAD, SPALDING

NON TECHNICAL CLIENT SUMMARY

This report presents the findings of a Phase I Geo-Environmental Desk Study which was carried out to identify potential contamination from previous or current uses of the site and surrounding area and to provide an initial assessment of geological and geotechnical aspects of the site and how the proposed development or surrounding environment might be affected.

- The site is undeveloped agricultural land. It is proposed that a new residential scheme with private gardens and new access routes is developed on site.
- The site is reported to lie on superficial Tidal Flat Deposits underlain by West Walton Formation. These geologies are classified as Unproductive Strata, and although there is a network of surface water courses nearby and no groundwater abstractions the site is considered to have a low environmental sensitivity.
- Historically the site has been undeveloped and used as agricultural land since at least the late 1800s. No significant industrial land uses are located nearby.
- No plausible sources of ground gas have been identified which could affect the development and associated risks from ground gases and radon have been discounted. It has not been considered necessary to recommend any further investigation.
- A copy of this report should be provided to the Environmental Health department of South Holland District Council for inclusion into their land quality records and to support any associated future planning application.

By their very nature, the above bullet points represent a simplified summary of our work and must not be relied upon to form the basis for key decisions for the proposed development. A full picture is provided in the following report, or alternatively give us a call and we'll talk you through it.

Project Reference:	UK22.6185
Title:	Phase I Geo–Environmental Desk Study, Land off Roman Road, Spalding
Client:	Allison Homes
Date:	25th October 2022
EPS Contact Details:	7B Caxton House Broad Street Cambourne Cambridge CB23 6JN T: 01954 710666 F: 01954 710677 E: info@epstrategies.co.uk W: www.epstrategies.co.uk
Status:	Issue 1

Author:	**Reviewed:**	**Authorised:**
		
Oliver Calderbank	Will Evans	Will Evans
Consultant	Director	Director

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The report has been written, reviewed and authorised by the persons listed above. It has also undergone EPS' in house quality management inspection. Should you require any further assistance regarding the information provided within the report, please do not hesitate to contact us.

The National Planning Policy Framework requires a competent person to prepare site investigation information, which is defined as a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. EPS considers that it fulfils these criteria and would welcome any request for staff CVs or case studies to demonstrate it.

As stated within DEFRA's Contaminated Land Statutory Guidance, with any complex risk assessment it is possible that different suitably qualified people may reach slightly different conclusions when interpreting the same information. EPS recognises this and considers the conclusions presented within this report to be robust and appropriate but input from the Local Authority and their judgement in line with this guidance would still be welcomed.

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1 INTRODUCTION

Environmental Protection Strategies Ltd (EPS) was commissioned by Mr. Jacob Evans on behalf of Allison Homes Ltd to complete a Phase I Ground Gas and Radon Assessment on Land off Roman Road, Moutlon Chapel, Spalding, Leicestershire, PE12 0XG ('the site'); see Figure 1.

The work was commissioned in order to satisfy local planning authority requirements for the assessment of risk relating to ground gas / radon on site.

A previous Phase II Geo-Environmental Assessment has been completed for the site by EPS in October 2018, which was undertaken to confirm ground conditions for geotechnical design of a proposed future residential development. Ref: *UK18.4158: Phase II Geo-Environmental Assessment (Issue 1) – Roman Road, Moulton Chapel.* Dated 26th October 2018.

This report presents the findings, conclusions, and recommendations of the Phase I Desk Study undertaken for the site as instructed.

1.1 Objectives

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

This is achieved by carrying out the following activities:

a) Examining the site history - late 1800s to present day, through collection of historical maps of the area, site records, records held by relevant local authorities, the Environment Agency and review of other information databases.
b) Characterising the site's environmental and geological sensitivity through examination of existing geological, hydrogeological, topographical, and historical maps and aerial photographs of the area.
c) Identifying Potential Areas of Concern (PAOCs) through a combination of historical map and data review.
d) Consideration of any future plans for the site and the effects any proposed changes may have on contaminant linkages over time.
e) Development of a Conceptual Site Model through a Preliminary Risk Assessment to evaluate the potential risks posed by the site and make recommendations for any further work that may be required to ensure suitability for use and safe development. In accordance with the Environment Agency's *Land Contamination: Risk Management* (2020) and the *National Planning Policy Framework*.

1.2 Project Limitations and Constraints

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

This report does not include specific investigation for the presence of either Potential Asbestos Containing Material (PACM) or Japanese Knotweed at the subject site however, if obvious evidence

of either is observed during EPS site walkover, details will be provided in this report. Specialist contractors should be commissioned to make detailed assessments and recommendations if these materials are suspected.

2 GEO-ENVIRONMENTAL SETTING

The following section provides a summary of the information collected in relation to the site location and history.

2.1 Site Location and Description

Detail	Description
Location	The site is located north of Roman Road, Moulton Chapel, Lincolnshire, approximately 7km south east of Spalding, Lincolnshire.
Grid Reference	529664, 318423
Topographic Elevation	No noticeable gradient was observed across the site, approximately 3m AOD (above ordnance datum).
Description of Site	The site comprises a flat, roughly rectangular agricultural field approximately 9.5 acres in size, accessed by a driveway off Roman Road in the south west corner. The field is bound by grass verges to the north and east, separating it from further farmland, whilst residential gardens back onto the field to the west, south and south-east. Roman Road runs south of the site.
Surrounding Land Use	The immediate surrounding land is used solely for agriculture, with the site occupying a narrow section of land amongst a strip of woodland that appears to separate two fields to the west and east.

A plan showing the site location is provided as Figure 1, the current site layout is detailed on Figure 2 and an aerial photograph is included as Figure 3. Selected Site Photographs are included as Appendix A. A proposed development plan is included as Appendix B and relevant extracts of a Landmark Envirocheck report are included as Appendix C.

2.2 Environmental Setting

Detail		
Geology	Geological maps of the area show the site to lie on Tidal Flat Deposits (clay and silt) overlying West Walton Formation (mudstone and siltstone bedrock). The site does lie in proximity to a geological boundary, where Oxford Clay Formation (mudstone) replaces the West Walton Formation as bedrock to the south west. Information on the site's geological context is included as Appendix C.	
Geological Hazards	**Hazard**	**On Site Risk**
	Mining (non coal)	No Hazard
	Collapsible Ground	No Hazard
	Compressible Ground	Moderate
	Ground Dissolution	No Hazard
	Running Sand	Moderate
	Landslide	Very Low
	Shrinking / Swelling Clay	Low
	No BGS recorded mineral sites are within 1km. No man-made or natural cavities are reported within 1km.	

<table>
<tr><th>Detail</th><th colspan="3">Description</th></tr>
<tr><td>Radon</td><td colspan="3">The Envirocheck report indicates that the site lies in a location where the percentage of homes above the radon action level is less than 1%. It further reports that the site will not require radon protection measures in the construction of new buildings or extensions.</td></tr>
<tr><td>Hydrogeology</td><td colspan="3">Groundwater vulnerability maps for the area show that the superficial and bedrock geology are both defined as Unproductive Strata.

The site does not lie within a Source Protection Zone (SPZ) for local groundwater abstraction and no groundwater abstraction licenses are held within 1km. Groundwater vulnerability maps are included as Appendix D.</td></tr>
<tr><td>Hydrology</td><td colspan="3">A number of surface water networks are within 100m, the closest being an inland river 2m north of site.

The Envirocheck report lists a number of discharge consents within 1km of the site, the closest being seven discharge consents at the same site 129m south east, between March 1988 and September 2015, all relating to sewage discharge from a pumping station into a freshwater stream/river.

The nearest surface water abstraction is located 498m east where water is abstracted from a stream for general agriculture.

Review of the EA Flood Zone Map for the area indicates that the site falls within Flood Zone 1 which is defined within Table 1 of the technical guidance to the National Planning Policy Framework (NPPF) as the area with the lowest probability of flooding from rivers or the sea. Areas within 100m of the site however do lie within Zone 2 which is defined as area with extreme flooding from rivers or sea without defences. It should be noted that the EA maps do not take into account the potential of flooding from poor drainage or groundwater. BGS Flood GFS Data however shows the area to have a limited potential for groundwater flooding to occur. A copy of the flood map for the site and surrounding area is also included within Appendix D.</td></tr>
<tr><td>Landfill & Waste</td><td colspan="3">No active or historic landfill sites, licensed waste management facilities or infilled land has been reported within 1km. Similarly, there are known hazardous sites or registered radioactive materials recorded within 1km.</td></tr>
<tr><td rowspan="3">Licensed Industrial Activity & Industrial Land Use</td><td colspan="3">There are reports of five industrial activity licensed by the local authority within 1km, highlighted below.</td></tr>
<tr><td>Land Use</td><td>Distance (Direction)</td><td>Status</td></tr>
<tr><td>A N T Mobile Caravan Servicing & Maintenance (Caravans – Servicing & Repairs)</td><td>144m (SE)</td><td>Active</td></tr>
</table>

Detail	Description		
Licensed Industrial Activity & Industrial Land Use Cont.	Moulton Chapel Motors (Garage Services)	149m (SW)	Active
	Crt Damp Timber & Tanking Services (Damp & Dry Rot Control)	583m (SE)	Inactive
	M C Hydraulics (Hydraulic Engineers)	781m (W)	Inactive
	South Lincs Gases (Gas Suppliers)	814m (W)	Inactive
	One fuel station entry is also recorded within 1km, this is an obsolete, Pace branded petrol filling station, located 151m south west.		
Pollution Incidents	No pollution incidents to controlled waters are recorded to have occurred within 1km and there are no entries on the substantiated pollution incident register. Additionally, there are no records of any prosecutions relating to controlled waters or authorised processes within 1km.		
Sensitive Land Use	The site lies within a Nitrate Vulnerable Zone whereby surface waters and groundwater are identified as being at risk from nitrates originating from agricultural land.		

2.3 Site History

A summary of historical map data from 1887 to 2022 is annotated on the historic map from 1887 below. Key points are highlighted and copies of relevant historic maps and any others examined during the investigation are included in this report as Appendix E.



- The site has remained undeveloped since at least 1887, being used as an agricultural field.
- The site has been surrounded by agricultural farmland since the earliest historic maps, with only a thin band of residential housing along Roman Road to the south and Fen Gate to the west.
- A limited number of historically infilled ponds exist <250m from the site, most of which were are presumed to be infilled between 1975 and 2006. One small infilled pond was located on site between around 1906 and 1975.
- There are a limited number of potentially contaminated historical land uses around the site, the closest being an obsolete fuel station located 151m south west.

2.4 Previous Ground Investigation

A previous Phase II Geo-Environmental Assessment has been completed for the site by EPS in October 2018, which was undertaken to confirm ground conditions for geotechnical design of a proposed future residential development. Ref: *UK18.4158: Phase II Geo-Environmental Assessment (Issue 1) – Roman Road, Moulton Chapel.* Dated 26th October 2018.

The ground investigation comprised the forming of five window sample boreholes, up to 5.0m depth and three deeper cable percussive boreholes, progressing to at least 17m below ground level (bgl). The ground conditions can be summarised as follows, which indicates the 'typical' ground profile encountered:

Strata	Approximate Depth (m bgl)	Typical Description
Topsoil	GL – 0.5	Silty, clayey topsoil
'Upper' Tidal Flat Deposits	0.5-4.0	Loose to medium dense silty sand/ sandy silt
'Middle' Tidal Flat Deposits	4.0-11.0	Medium dense silty sand
'Lower' Tidal Flat Deposits	11.0->18.0	Dense to very dense slightly silty sand with occasional gravel bands

Groundwater was found to be resting at around 2.5m.

A former pond which had been identified on historical mapping was specifically targeted as part of the investigation in order to identify any abnormal ground conditions. No evidence of made ground (infilled soils) was recorded within any of the boreholes, with only natural soils being recovered from the positions.

3 PRELIMINARY RISK ASSESSMENT & CONCEPTUAL SITE MODEL

In accordance with the Environment Agency's Land Contamination: Risk Management, there are three stages to managing contaminated land (Risk Assessment, Remedial Options Appraisal / Remediation and Verification). This section outlines the first tier of Stage 1, the Preliminary Risk Assessment.

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

3.1 Background

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

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

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

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

3.2 Source Characterisation

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

Potential Source	Source Description	Principal Contaminants of Concern
Current and Historical Surrounding Land Use	Potentially infilled ponds in surrounding area.	Ground Gas (CH_4, CO_2)

Notes: CH_4 Methane CO_2 Carbon Dioxide

The presence and potential extent of an infilled former pond shown on historical mapping as being located within the field was targeted through a previous ground investigation and no evidence of

infill or any evidence of putrefiable materials with the potential to give risk to ground gas generation was encountered. The former pond has therefore been discounted as being considered further as a plausible source.

3.3 Potential Receptors

A framework for the assessment of risks arising from the presence of contamination in soils has been produced by the Environment Agency and the Department for the Environment, Food and Rural Affairs (DEFRA) and is presented with the report: '*Using Science to Create A Better Place: Updated Technical Background to the CLEA Model* – Science Report SC050021/SR3'. This guidance document defines a series of standard land-uses which have been further developed into six generic land-uses in the Category 4 Screening Levels project for Land Affected by Contamination (DEFRA/Contaminated Land: Applications in Real Environments (CL:AIRE) Project Report SP1010, 2014) which form a basis for the development of the Conceptual Site Model.

Risks posed to controlled waters have been discounted in line with the Environment Agency's *approach to groundwater protection* (v1.2, 2018) and associated position statements.

It is understood that the site is being considered for the development of a new residential scheme, with associated private gardens and new access routes. This proposed land use has been considered as:

- Residential (with home grown produce)

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

Receptor	Site Specific Description
Human	Future site users, site workers involved in the site redevelopment, and those working and living in the surrounding area have the potential to be at risk from exposure to potential contaminants of concern (CoCs).
Groundwater	The site is reported to be underlain by the superficial Tidal Flat Deposits overlying West Walton Formation, both of which are defined as Unproductive Strata. The site does not lie within a SPZ for nearby groundwater abstraction. Therefore underlying groundwater has not been considered as a potential receptor to site derived contaminants.
Surface Water	A number of surface watercourses are present within the surrounding area including one on the northern boundary of the site. It is possible that site derived contaminants of concern may enter these watercourses by overland flow, migration through unsaturated soils or entering shallow surface drainage / historical land drainage which discharges to these drains, therefore surface waters must also be considered as a sensitive receptor within the conceptual site model.

Receptor	Site Specific Description
Flora and Fauna	Some of the identified contaminants of concern are known to be phytotoxic and as such the potential for this impact should be considered.
Buildings & Infrastructure	Subsurface structures were present at the site which may be adversely affected by the potential presence of the identified contaminants of concern. These include concrete used in building the bunkers, buried potable water supply pipes and other service lines and pipes.
Adjacent Land	There are no surrounding human receptors which could be at risk from potential contaminants found at the site.

3.4 Potential Pathways

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

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

Clearly, not all of these potential pathways apply for every standard land-use. For example, ingestion of contaminated vegetables will not apply to land uses other than residential with plant uptake and allotments.

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

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

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

3.5 Summary of Contaminant Linkages

Considering the site use and environmental setting, and the proposed land use no plausible contaminant linkages have been identified for the proposed development.

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

- Whilst a number of small ponds have been historically in-filled within the wider surrounding area, given the size, age, (and therefore likely nature of fill material), a contaminant linkage is not recognised from potential generation and subsequent lateral migration of any ground gases which would reasonably be expected to pose a plausible risk to the proposed residential redevelopment.
- Whilst an obsolete petrol filling station appears to lie up hydrological gradient of the site, given the distance of this feature and the limited permeability of the underlying geology, a plausible contaminant linkage has not been identified associated with on-site migration of organic compounds in groundwater or soil from this source.

4 CONCLUSIONS & RECOMMENDATIONS

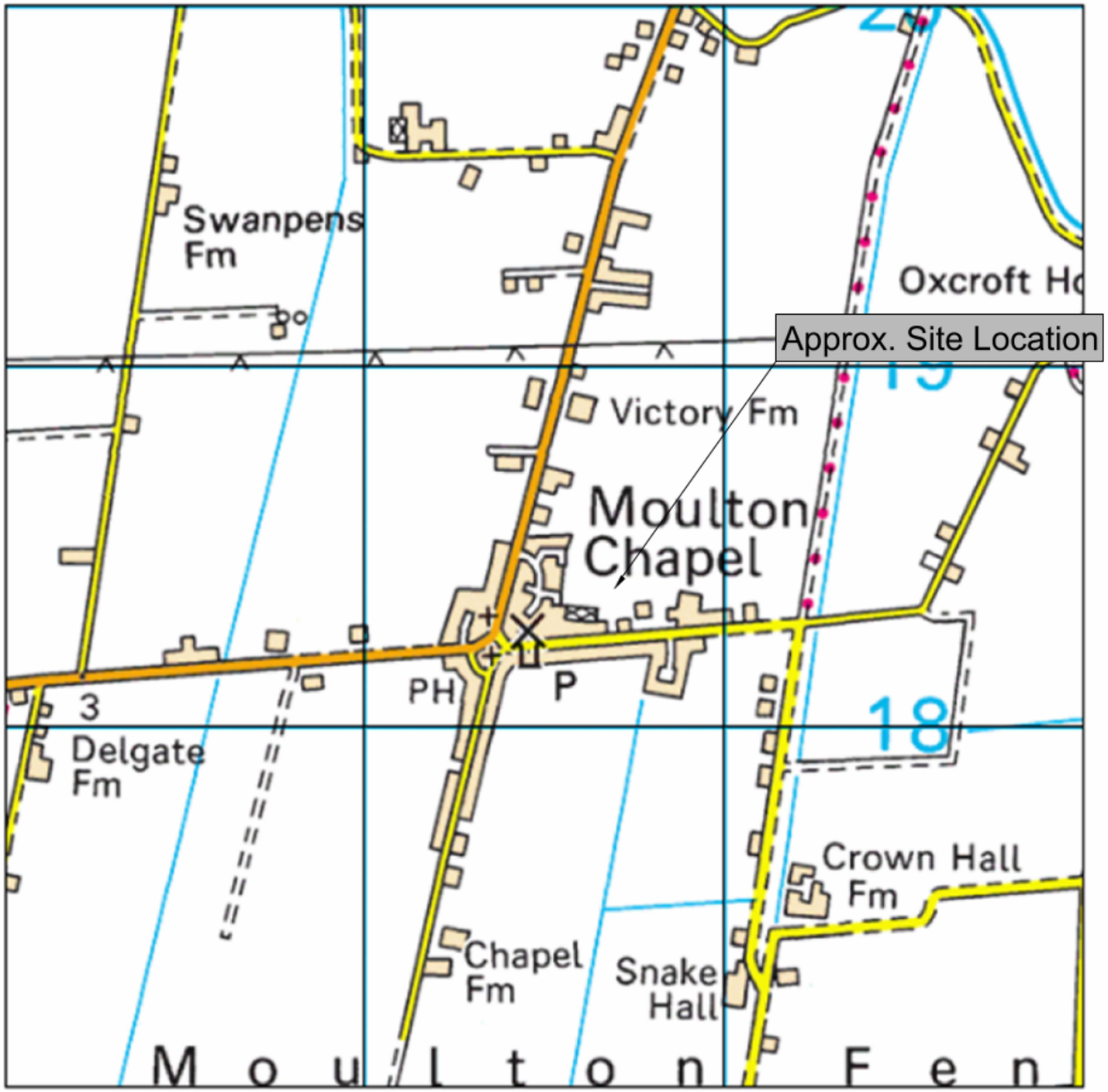
Based upon the information obtained and reviewed in this report, it is concluded that there are currently no plausible contaminant linkages active at the site or likely to become active as a result of the proposed residential development.

On this basis EPS therefore concludes that no further environmental investigation work is warranted.

In the unlikely event that any palpable evidence of ground contamination is encountered during exposure of shallow soils beneath the site during redevelopment work, then it is recommended this should be reported to EPS so that an inspection can be made and appropriate sampling and assessment work carried out. Construction workers should have a procedure in place for dealing with any previously unidentified contamination if it is encountered during their redevelopment activities and to this end an example method statement has been provided as Appendix F.

It is recommended that a copy of this report be forwarded to the Environmental Health Department of South Holland District Council for inclusion into their land quality records.

FIGURES



N

Rev.	Date	Drawn	Description	Ckd'd

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Site
Land off Roman Road, Moulton Chapel
Spalding, PE12 0XG

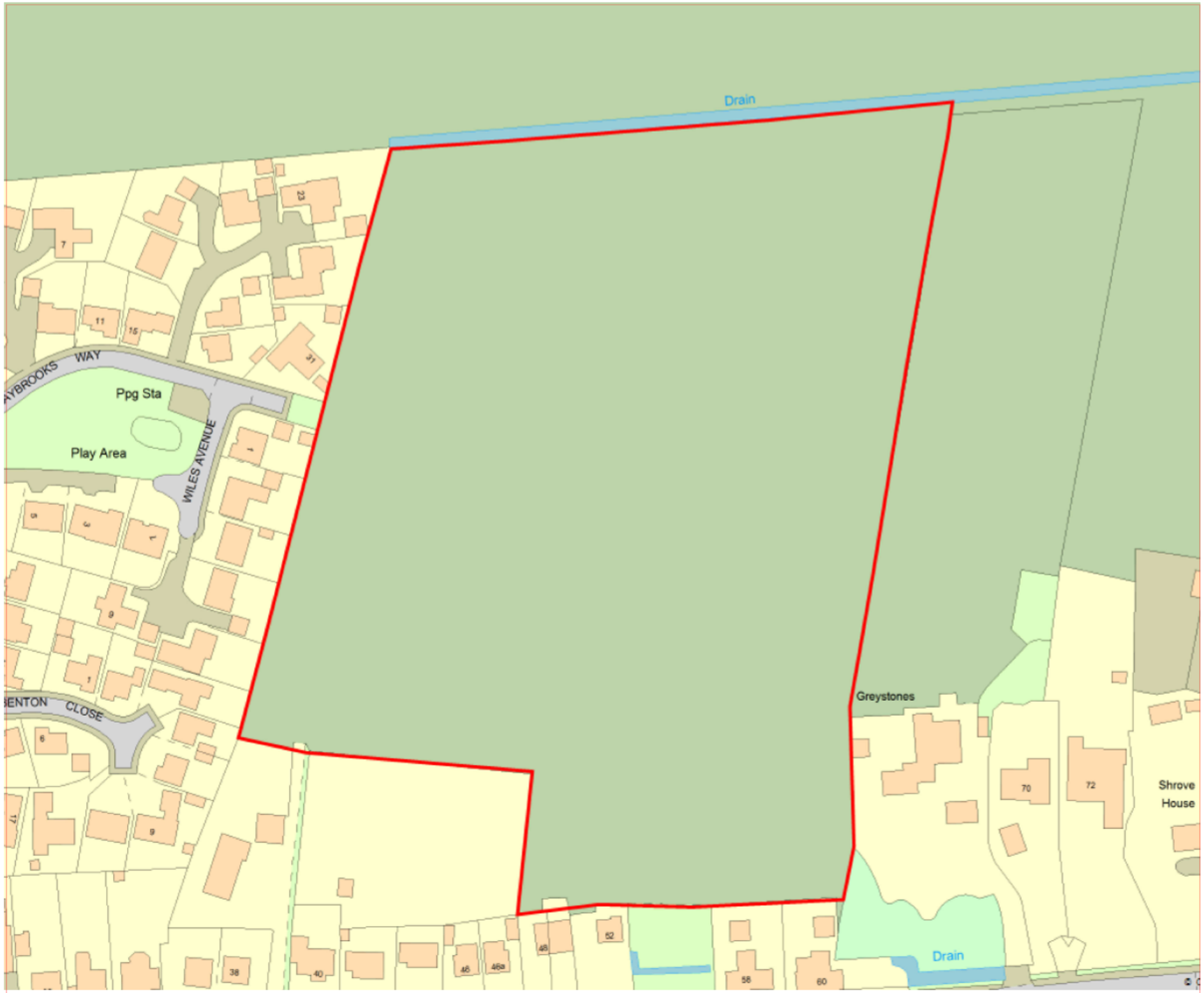
Client
Allison Homes

Title
Figure 1: Site Location Plan

Surveyed:	N/A	Drawn by:	OC
Checked by:	WE	Date:	October 2022

Scale [A4 Sheet]	Drawing Reference
1:50000	UK22.6185_001

Job No.	Rev.
UK22.6185	01



N

Key:

Site Boundary

Rev	Date	Drawn	Description	Ch'k'd

eps

The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
Land off Roman Road, Moulton Chapel
Spalding, PE12 0XG

Client
Allison Homes

Title
Figure 2: Current Site Layout

Surveyed:	N/A	Drawn by:	OC
Checked by:	WE	Date:	October 2022

Scale	(A4 Sheet)	Drawing Reference
NTS		UK22.6185_002

Job No	Rev
UK22.6185	01

N

Key:

Site Boundary

Rev	Date	Drawn	Description	Ch'k'd

The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site

Land off Roman Road, Moulton Chapel
Spalding, PE12 0XG

Client

Allison Homes

Title

Figure 3: Aerial Photograph

Surveyed:	N/A	Drawn by:	OC
Checked by:	WE	Date:	October 2022

Scale (A4 Sheet)	Drawing Reference
NTS	UK22.6185_003

Job No	Rev
UK22.6185	01

APPENDICES

APPENDIX A

Selected Site Photographs

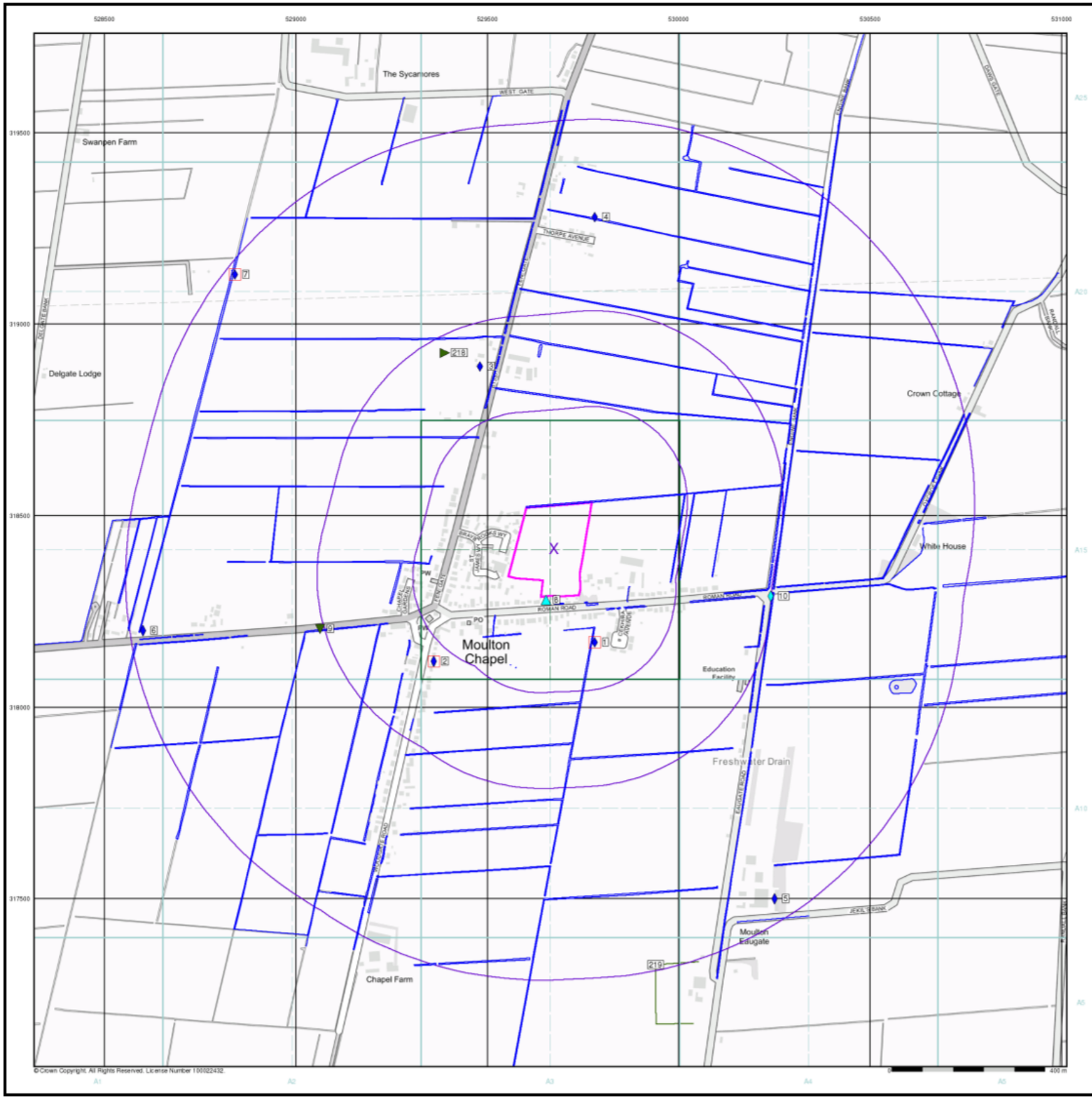
(Taken from 2018 EPS Ground Investigation)

Photo 1: Photograph of the site, looking southeast.	Photo 2: Photograph of the site, looking south.
	
Photo 3: Photograph of the northern edge of the site.	Photo 4: Photograph of the site looking east.
	

Notes: All photos taken from previous EPS investigation, dated 11th September, 2018.

APPENDIX B

Surrounding Land Use



General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID

Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

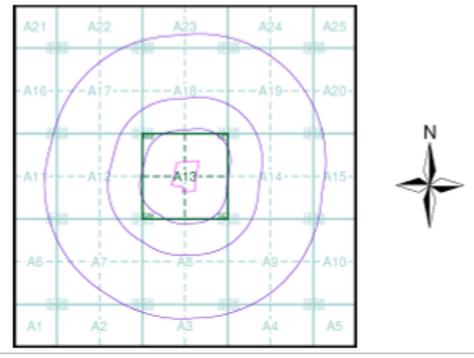
Geological

- BGS Recorded Mineral Site

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Slice A



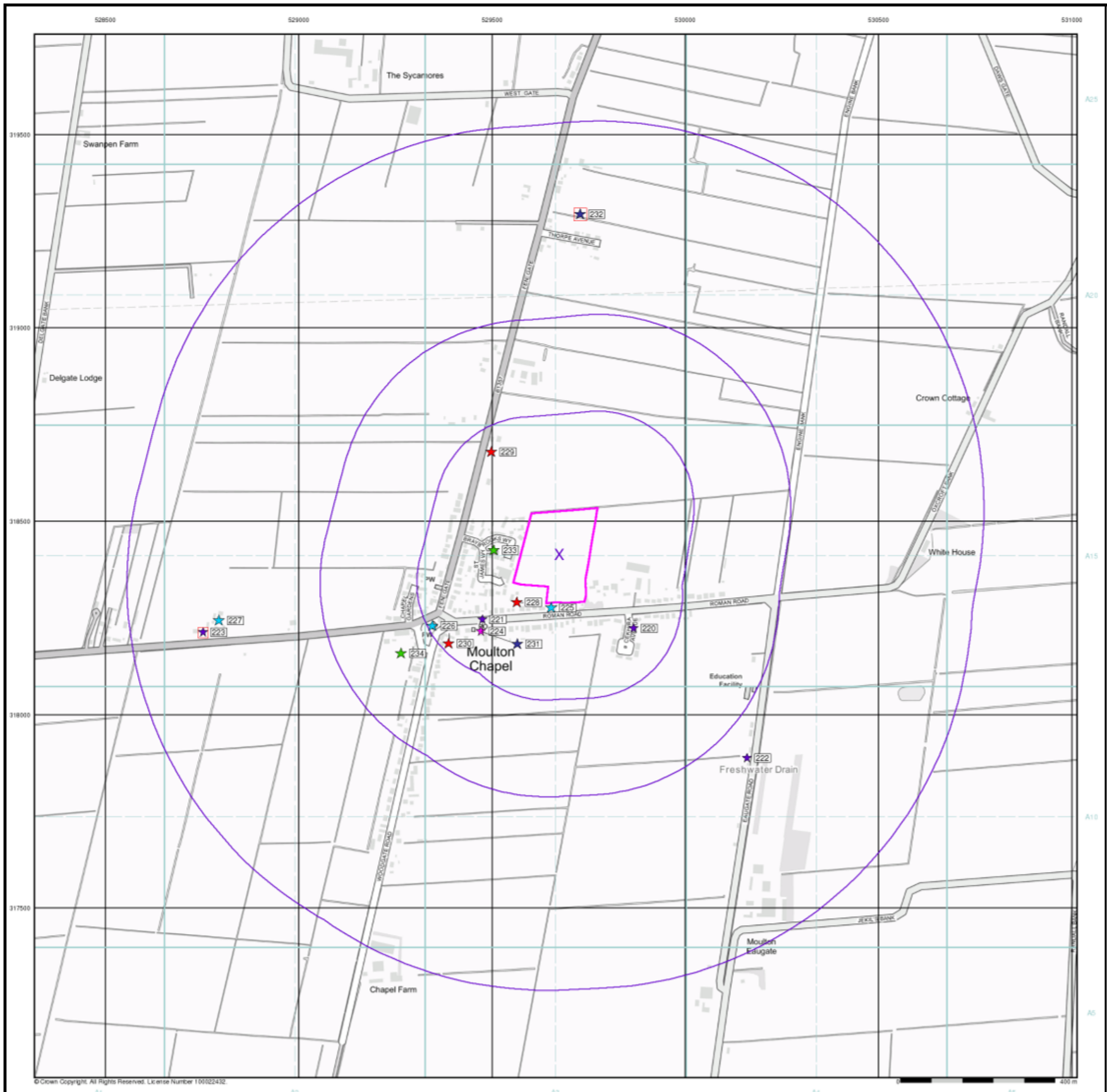
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Customer Ref:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details

Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ

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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Industrial Land Use Map

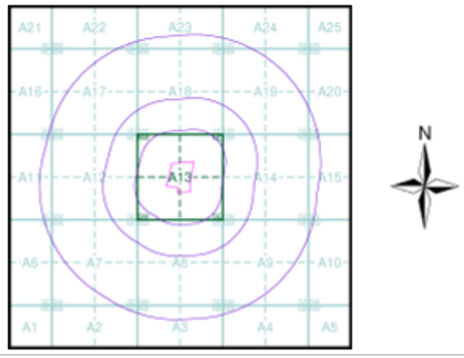
General

Specified Site
Specified Buffer(s)
Bearing Reference Point
Slice
Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

Order Number:	302953361_1_1
Customer Ref:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
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APPENDIX C

Geological Context

Geology 1:50,000 Maps Legends

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	TFD	Tidal Flat Deposits	Clay and Silt	Not Supplied - Holocene
	TFD1	Tidal Flat Deposits, 1	Clay and Silt	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WWB	West Walton Formation	Mudstone and Siltstone	Not Supplied - Oxfordian
	OXC	Oxford Clay Formation	Mudstone	Not Supplied - Callovian

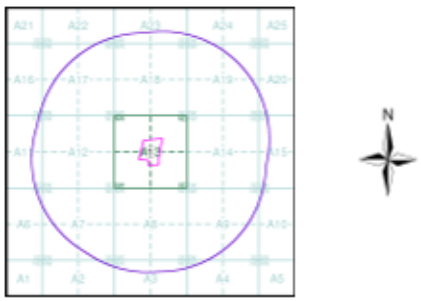
Geology 1:50,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	1
Map Sheet No:	144
Map Name:	Spalding
Map Date:	1992
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Available
Faults:	Not Supplied
Landslip:	Not Available
Rock Segments:	Not Supplied

Geology 1:50,000 Maps - Slice A



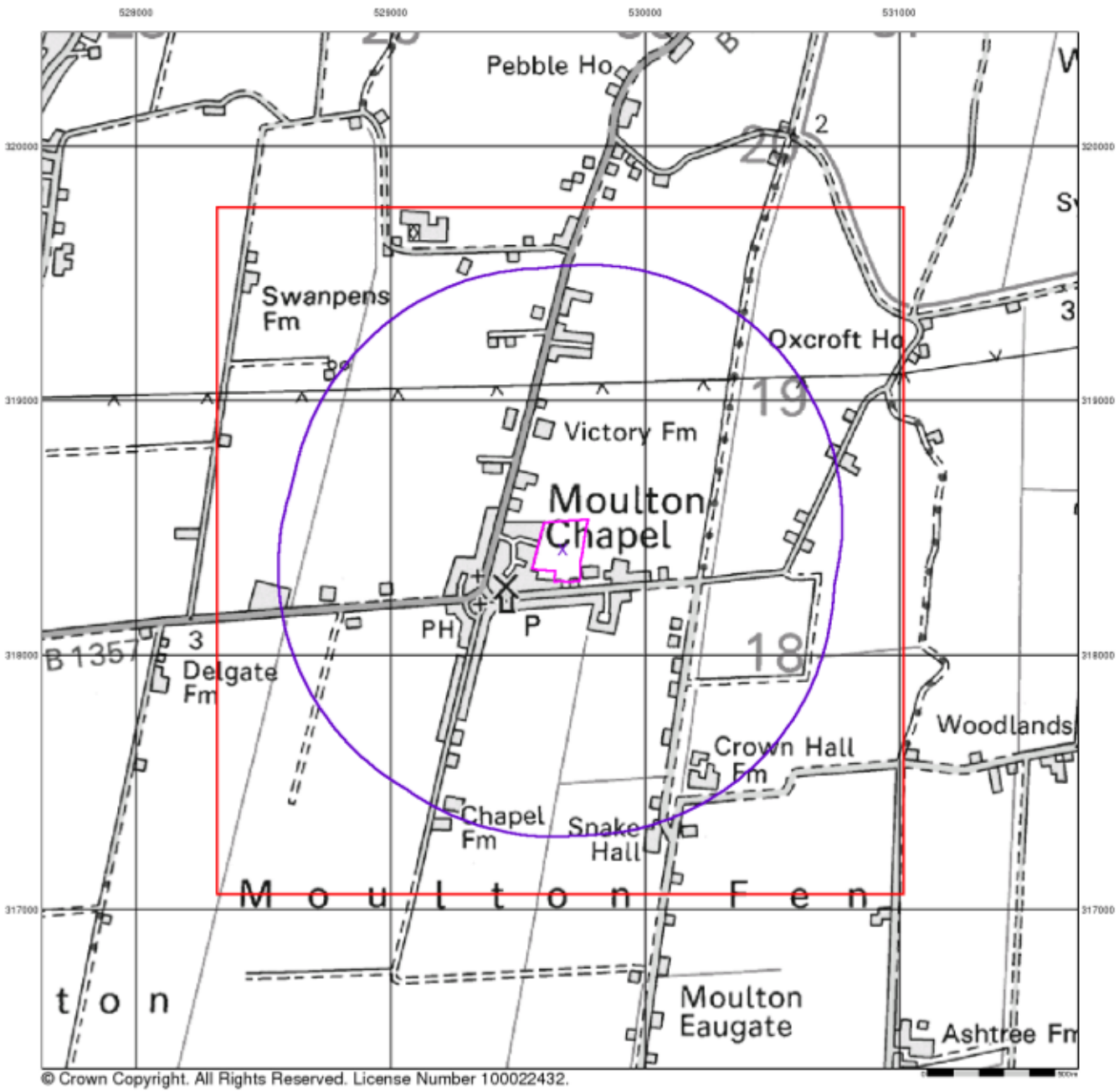
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Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details:

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Artificial Ground and Landslip

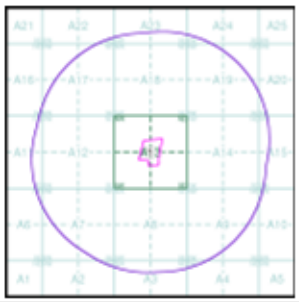
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



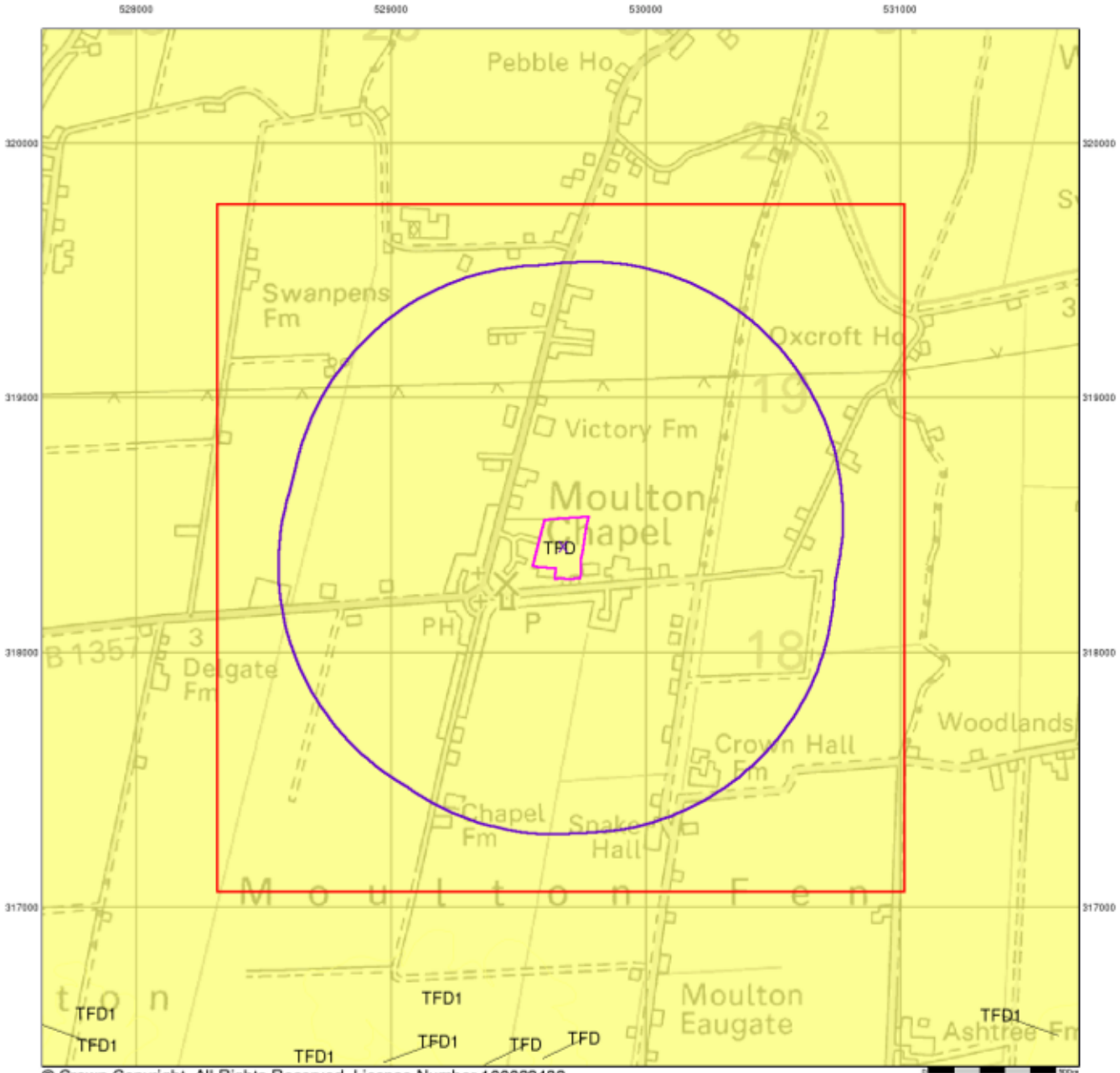
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Customer Reference:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details:

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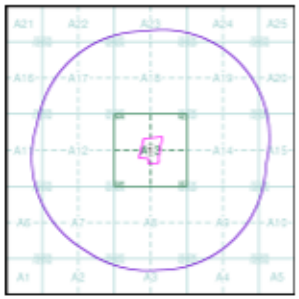
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



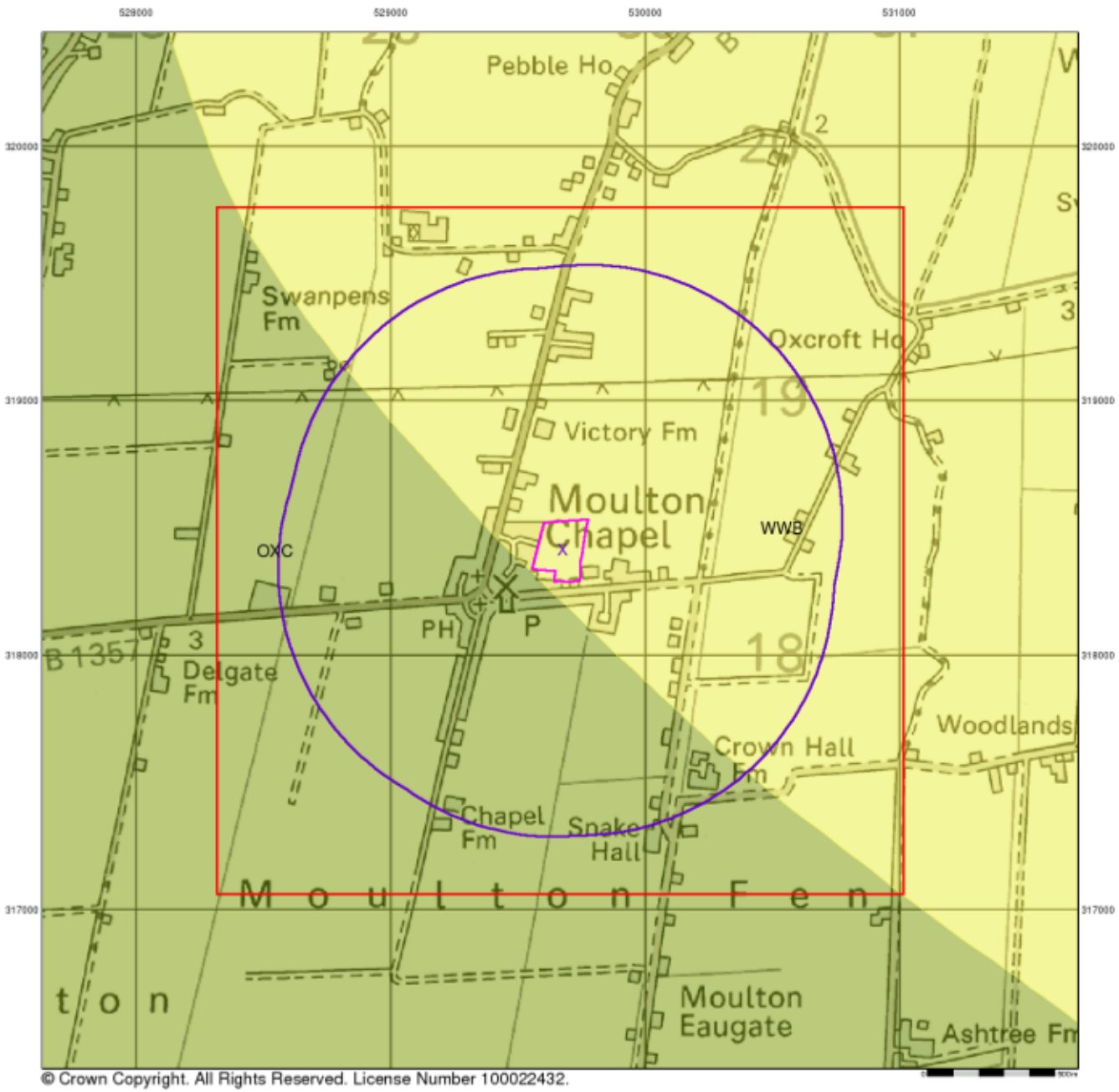
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Site Area (Ha):	3.85
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Bedrock and Faults

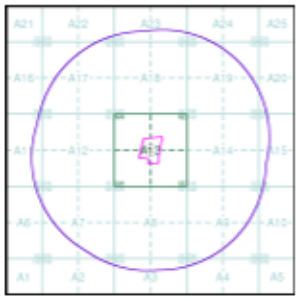
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

Order Number:	302953361_1_1
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National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	1000

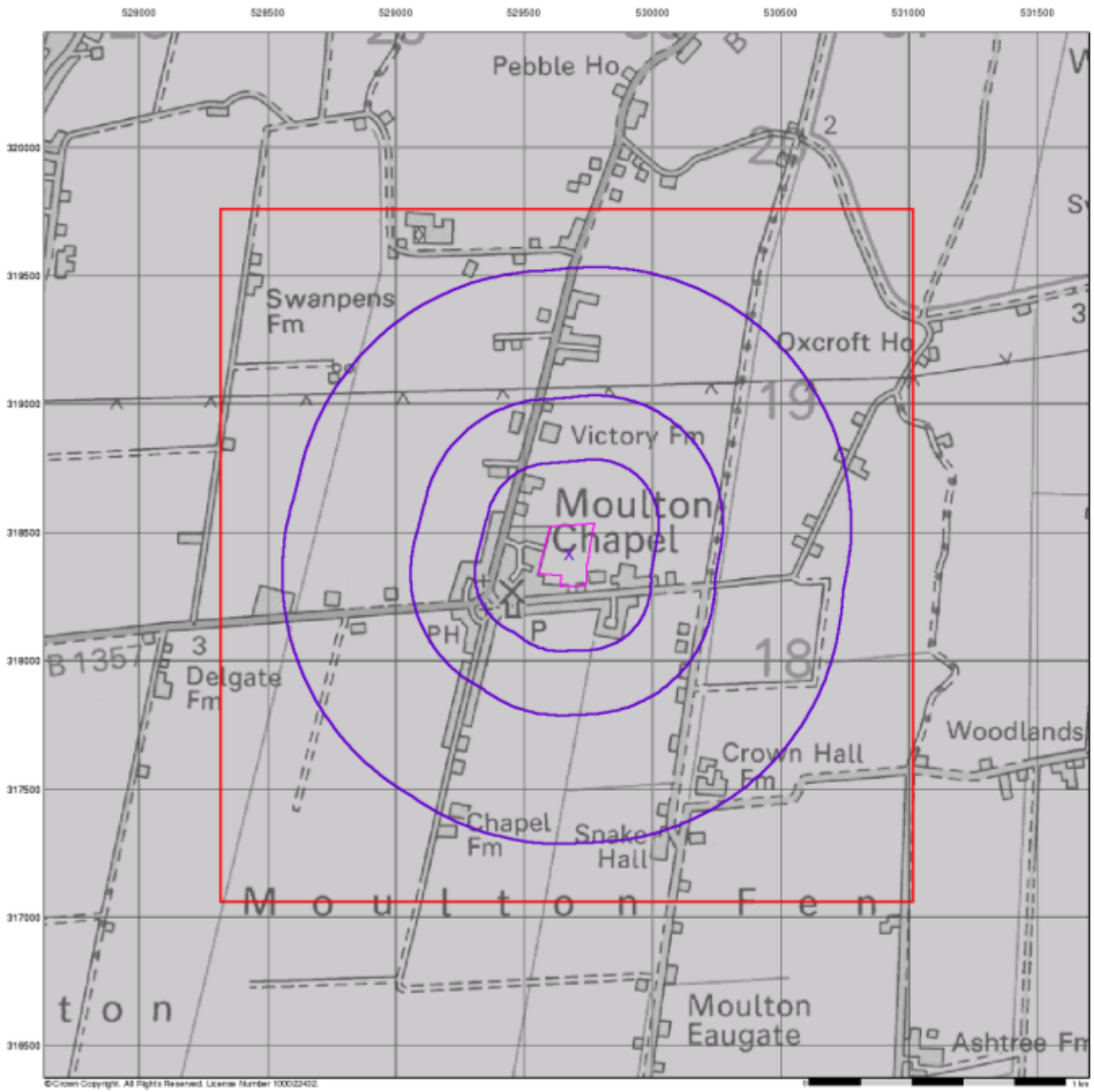
Site Details:

Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ

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APPENDIX D

Groundwater Vulnerability and Flood Maps



Bedrock Aquifer Designation

General

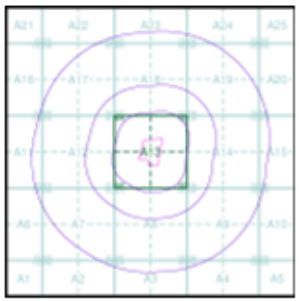
Specified Buffer(s) | Bedrock Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

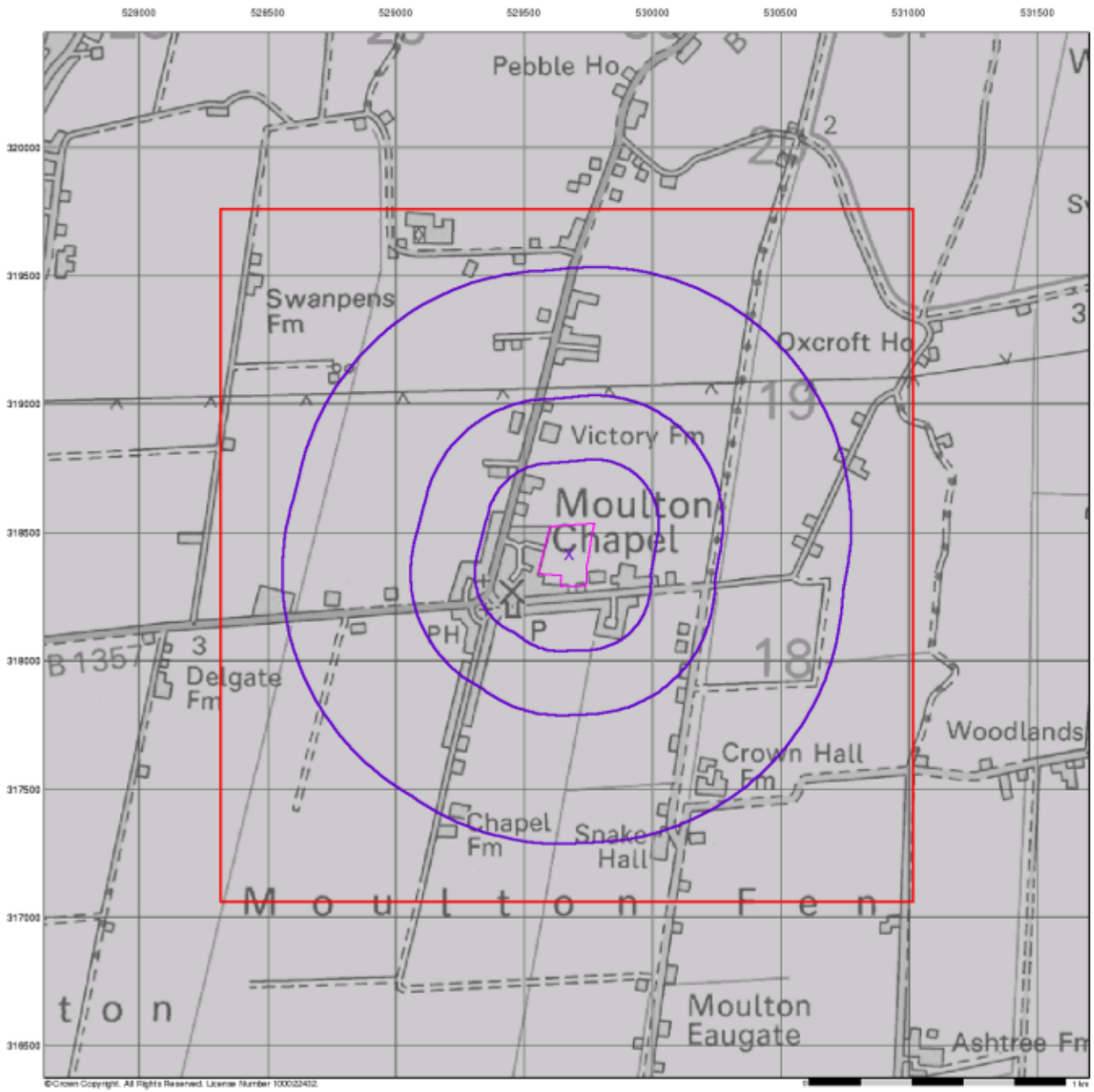


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Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details

Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ



Superficial Aquifer Designation

General

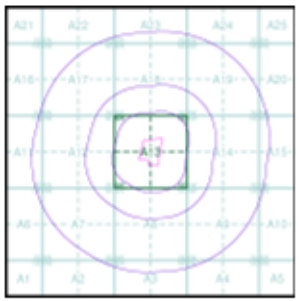
Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

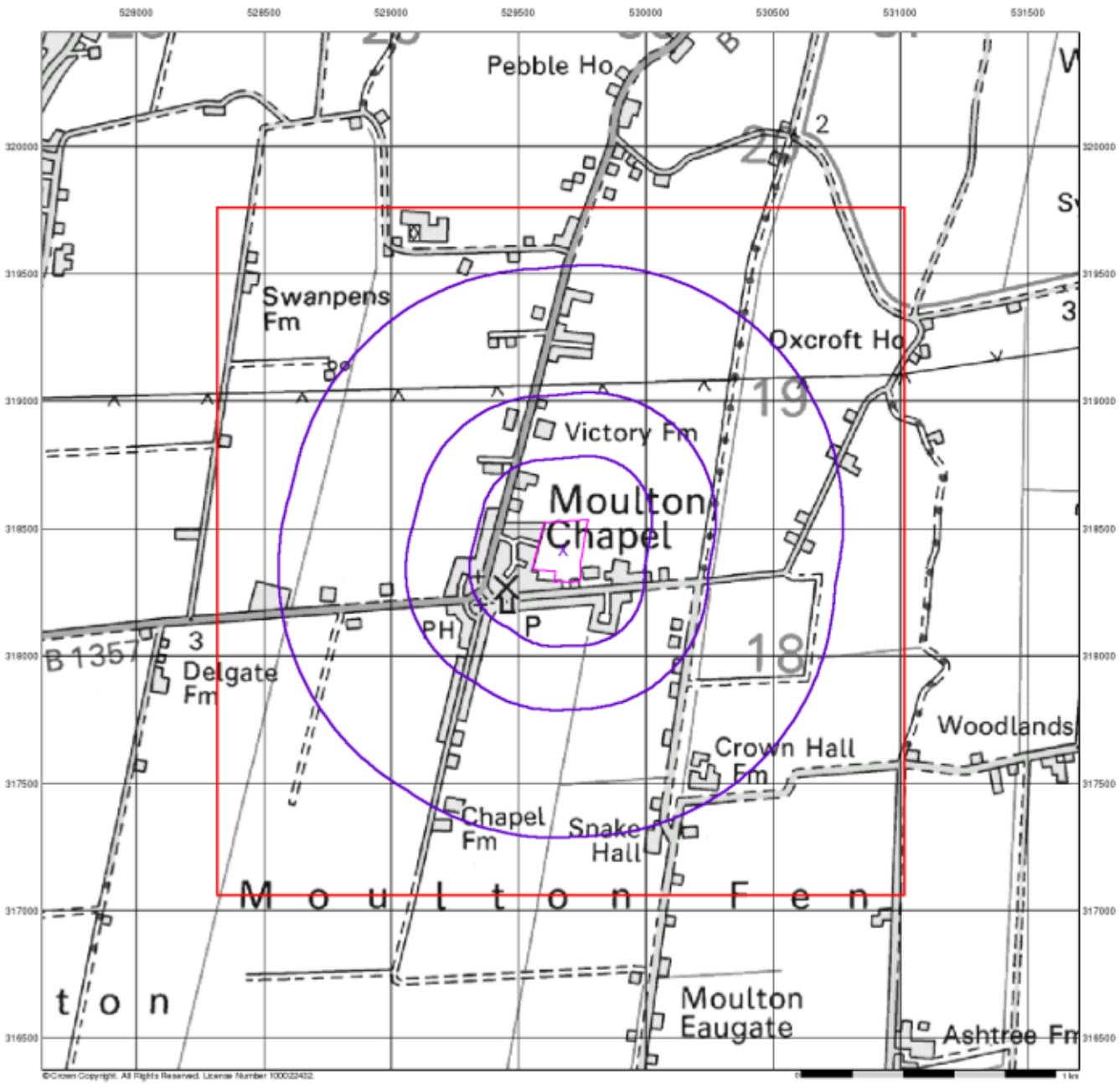


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National Grid Reference:	529680, 318420
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Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details

Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ



Source Protection Zones

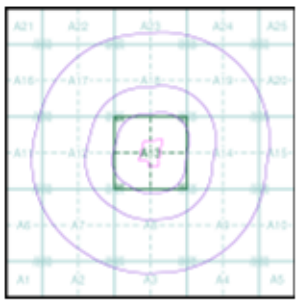
General

Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special Interest (Zone 4)

Site Sensitivity Context Map - Slice A

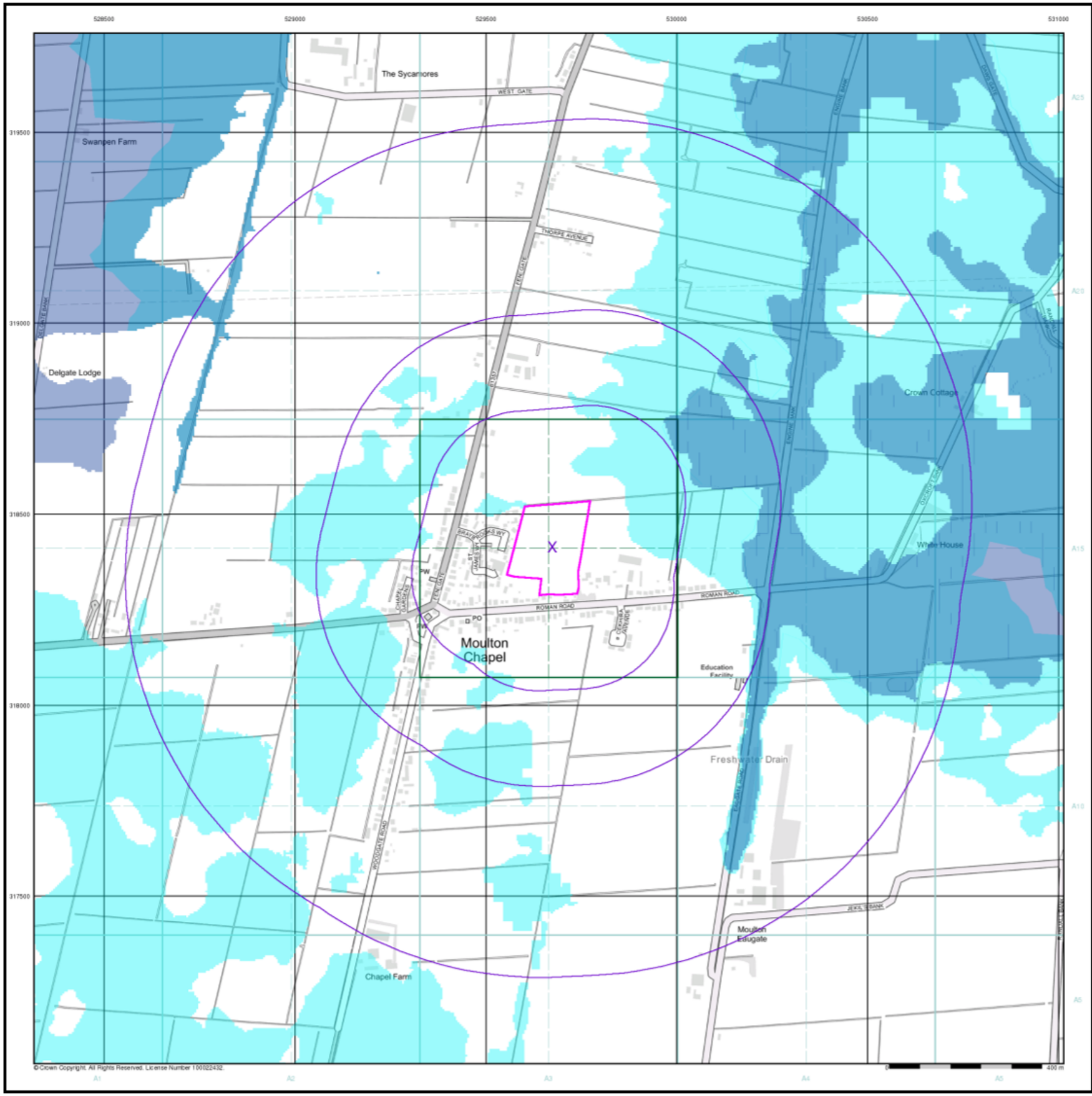


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National Grid Reference:	529680, 318420
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Search Buffer (m):	1000

Site Details

Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ



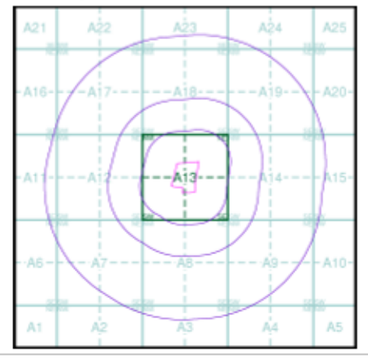
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



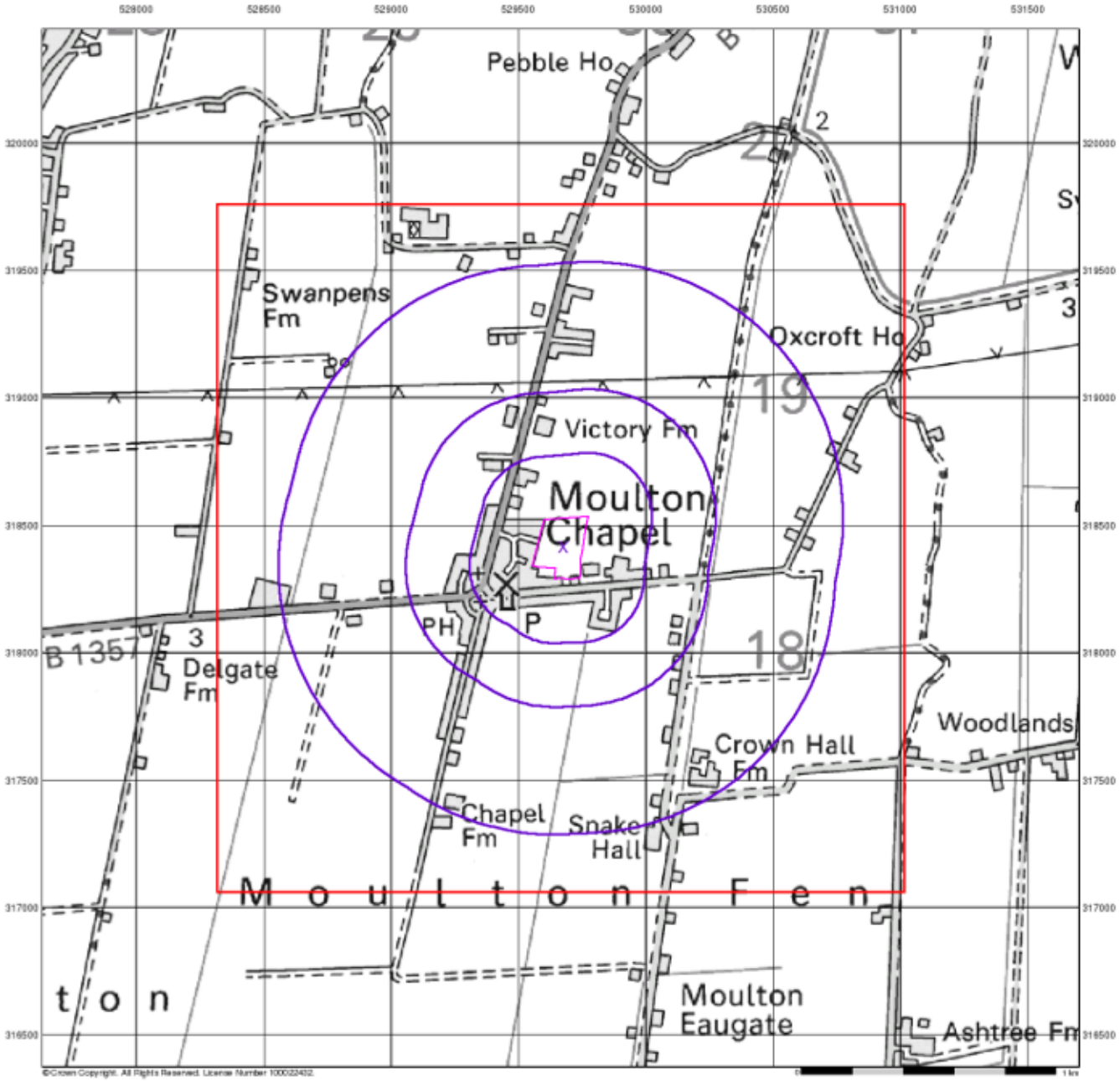
Order Details

Order Number:	302953361_1_1
Customer Ref:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details

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BGS Flood GFS Data

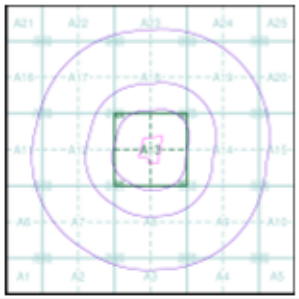
General

Centre Line | Specified Buffer(s) | Bedding Reference Point | Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number:	302953361_1_1
Customer Ref:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details

Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ

APPENDIX E

A Selection of Historic Maps



Lincolnshire

Published 1887

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

142NE
1887
1:10,560

142SE
1887
1:10,560

Historical Map - Slice A

N

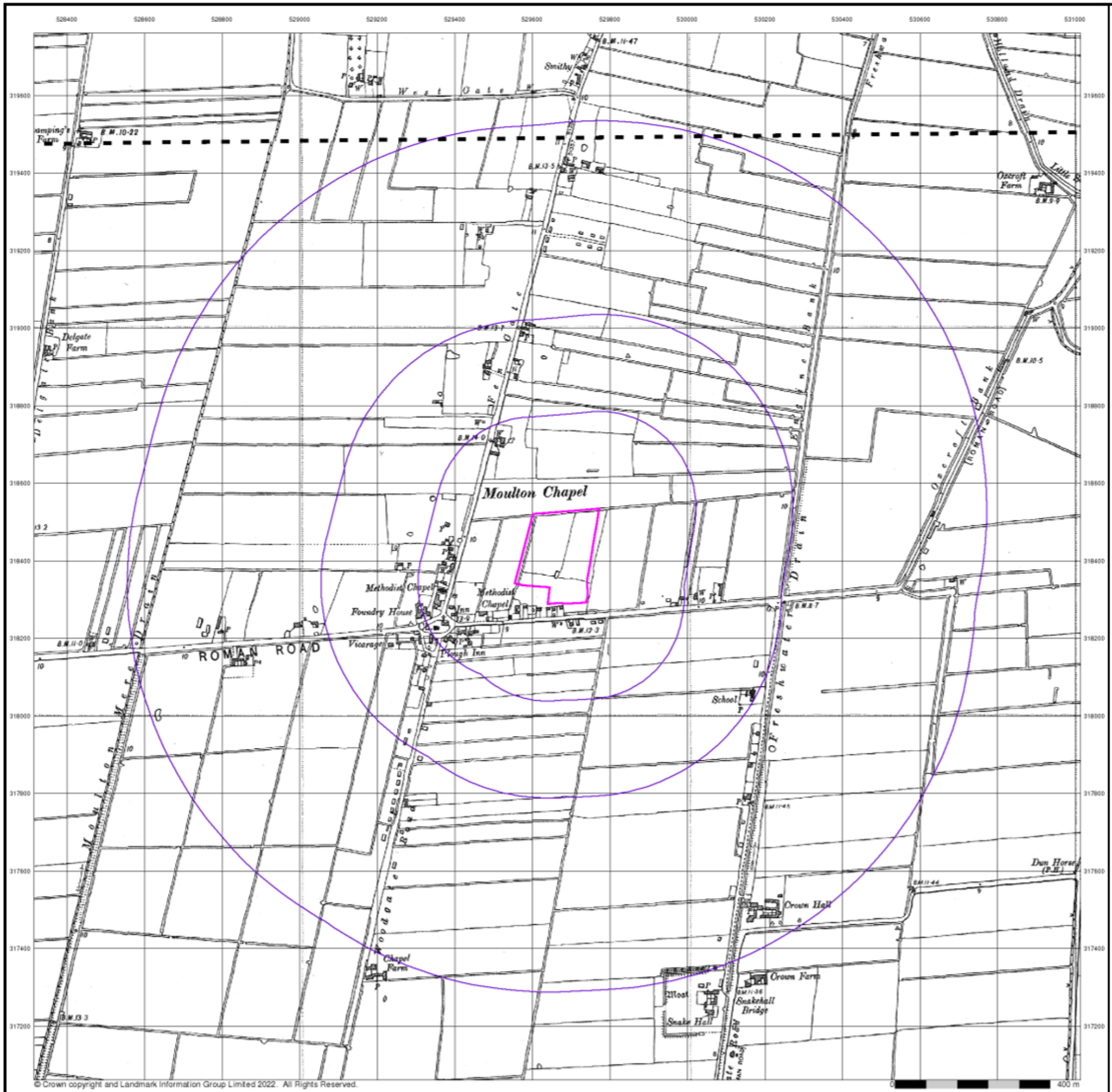
Order Details

Order Number:	302953361_1_1
Customer Ref:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
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Site Details

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Lincolnshire

Published 1938

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

142NE
1938
1:10,560

142SE
1938
1:10,560

Historical Map - Slice A

N

Order Details

Order Number:	302953361_1_1
Customer Ref:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details

Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Lincolnshire

Published 1951 - 1952

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

142NE
1952
1:10,560

142SE
1951
1:10,560

Historical Map - Slice A

N

Order Details

Order Number:	302953361_1_1
Customer Ref:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details

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Tel: 0844 844 9952
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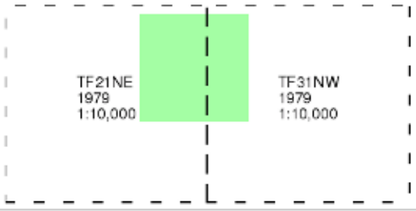
Ordnance Survey Plan

Published 1979

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

N

Order Details

Order Number:	302953361_1_1
Customer Ref:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	1000

Site Details

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Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number:	302953361_1_1
Customer Ref:	UK22.6185
National Grid Reference:	529680, 318420
Slice:	A
Site Area (Ha):	3.85
Search Buffer (m):	100

Site Details

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APPENDIX F

Method Statement for Encountering Unexpected Contamination

METHOD STATEMENT

ACTIONS TO BE TAKEN IN THE EVENT OF DISCOVERING UNEXPECTED CONTAMINATION DURING INTRUSIVE GROUNDWORKS

If at any point during intrusive groundworks at a site, evidence of unforeseen contamination is encountered in the form of significant noxious odours, discolouration, or instability within soils or sheen/ discolouration in groundwater, the following actions will be taken:

- Intrusive works in the immediate area of the impacted ground will be suspended and the continuation of work in other areas of the site will be considered within the context of the site specific health & safety plan.
- Environmental Protection Strategies Ltd (EPS) will be contacted and appraised of the situation so that arrangements can be made to characterise the impact and determine what action may be necessary in addition to the scheduled site works. Where possible / health & safety plan permits, digital photographs of the impacted ground will be taken and emailed to EPS at the address below to assist in the initial assessment
- It may well be necessary for EPS to attend site to undertake visual inspection and obtain samples for field and/or laboratory analysis, although the actions taken will be dependent on the nature of what is encountered
- In cases where EPS consider the unforeseen contamination likely to pose a significant risk of significant harm to adjacent site users or local environmental receptors, the local authority and the Environment Agency will be informed of the situation and the actions being taken
- Once appropriate action has been agreed and undertaken, a written summary will be produced by EPS for submission to the Local Authority, (and where relevant, the Environment Agency) in accordance with planning requirements. The submission will include details of work undertaken, analytical results of investigative and validation samples obtained and conclusions and recommendations for any further actions considered necessary
- Where regulatory bodies have been involved, site works should only recommence following their agreement and in all cases should only recommence when the site manager considers it safe to do so within the context of the site specific health & safety plan.

EPS Contact Details:

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Will Evans	Director	Tel: 0781 253 9655
Steve Bullock	Director	Tel: 0786 694 9221

Email: info@epstrategies.co.uk (Automatically forwarded to the above and office-based personnel)

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