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DESK STUDY REPORT

LAND SOUTH OF ROMAN ROAD MOULTON CHAPEL SPALDING LINCOLNSHIRE

Report Reference No. C13889

On behalf of:-

Woodgate Farms Limited
Snake Hall
190 Eaugate Road
Moulton Chapel
Spalding
Lincolnshire
PE12 0XJ

August 2016

WOODGATE FARMS LIMITED

MATRIX PLANNING LIMITED

REPORT ON A DESK STUDY

AT

LAND SOUTH OF

ROMAN ROAD

MOULTON CHAPEL

SPALDING

LINCOLNSHIRE

Report Reference No. C13889 **August 2016**

INTRODUCTION

The client, Woodgate Homes Limited, is proposing to demolish the buildings on a garage site, to provide an access road for the erection of dwellings, for residential use at Land South of Roman Road, Moulton Chapel, Spalding, Lincolnshire.

Ground Engineering Limited was commissioned by the client, under the direction of Matrix Planning Limited, to undertake a Phase 1 desk study. The study has been compiled from a site walkover, historical map research and reference to environmental database information.

This report summarises the findings of the desk study and develops a conceptual model with an evaluation relating to the likelihood of ground contamination being present beneath the site together with comments on the likely suitability of different types of foundation.

LOCATION, TOPOGRAPHY AND GEOLOGY OF THE SITE

The site of the proposed residential development is located at Moulton Chapel Motors Limited, and land south of Roman Road, Moulton Chapel, Spalding, Lincolnshire. Moulton Chapel is approximately 6km south-east of Spalding. The site is centred at National Grid Reference TF 2947 1815 and its location is shown on the site location plan.

At the time of the site walkover in June 2016, the northern part of the site contained the operational Moulton Chapel Motors (opened 1960); trading as a fuel station, car repair garage, service workshop and shop. The southern part of the site comprised a field planted with wheat. A partly water filled ditch (drain) was present along the northern boundary of the field. The garage part of the site was mostly concrete surfaced, with a gravelled parking area in the rear south-western part of the site.

The garage building was single-storey, with a shop at the front (northern) end, and a workshop to the rear. Another single-storey garage workshop building was also present in the rear south-eastern part of the site. Two fuel pumps were present at the front of the site, with underground diesel and petrol tanks (13,000 litres each) in the north-eastern corner of the site. To the rear of the garage building there was an above ground metal tank used for waste oil storage, with a small area of surface oil staining below a tap at its eastern end. Also to the rear of the garage was an area for empty drums storage.

The site was clear of trees. There was a Silver Birch tree close to the eastern boundary of the site, and a mature sycamore tree off-site to the south-west. Photographs from the site walkover are presented following the plans.

The garage site was bounded by a butcher's shop to the north-east and post office to the north-west fronting Roman Road. The field site was bounded to the north by the rear gardens of houses and bungalows fronting Roman Road; undefined within the field to the south; a drain to the east with houses off Cekhira Avenue further east; and the rear gardens of houses fronting Woodgate Road to the west. The site was accessed from Woodgate Road to the west.

The site stands at an elevation of about 3mOD on generally level ground within the Lincolnshire Fens. The site is within the Catchment B (Wisemans) area of the South Holland IDB, draining to the south to a pumping station at the South Holland Main Drain 2.5km distant.

Along Roman Road to the north of the site is a former drainage and reclamation feature, named New Fen Dyke (1186-89). The site is between drainage and reclamation features including; Randall Bank to the east; Goldyke and Asgar Dyke (1205) to the south; and an unnamed bank to the west, on the eastern side of New River.

The geological map for the area, sheet 144 (1992) at 1:50,000 scale, shows the site to be underlain by superficial Terrington Beds (now named Tidal Flat Deposits), covering the solid geology of the Oxford Clay Formation. Previous investigations by Ground Engineering Limited in this area found the near surface Tidal Flat Deposits to 3.00m depth, underlain by Marine Sand to at least 12.00m depth. Groundwater was recorded at 2.10m below ground level (September 2012).

HISTORY OF THE SITE

Research into the site history involved reference to historical Ordnance Survey (OS) maps, aerial photographs, plans and information obtained from the internet. The map and photograph extracts studied are presented in the desk study map section, Appendix 1, and are described below. Distances are approximate.

OS Map Extract Studied	*Description*
1887 Lincolnshire Sheet 142SE Scale 1:10,560 **Figure A**	The site is within undeveloped parcels of land on the south-eastern side of Moulton Chapel. East-west aligned drains are shown along the south edge, middle and northern edge of the main area. A drain is also shown along the eastern site boundary. A corn windmill is shown 5m north-west of the site.
1888 Lincolnshire Sheet 142.12 Scale: 1:2500 presented at 1:4000 **Figure B**	The site and immediate surrounding area are shown in greater detail and is unchanged.
1903 Lincolnshire Sheet 142SE Scale 1:10,560 **Figure C**	The site and the immediate surrounding area appear generally unchanged, however out-buildings are shown at the windmill to the north-west.
1904 Lincolnshire Sheet 142.12 Scale: 1:2500 presented at 1:4000 **Figure D**	The site and immediate surrounding area are shown in greater detail and is unchanged.
1938 Lincolnshire Sheet 142SE Scale 1:10,560 **Figure E**	The site area remains undeveloped. The central east-west aligned drain is no longer shown crossing the site. New houses are shown 150m south-west along Woodgate Road.
1950 Lincolnshire Sheet 142SE Scale 1:10,560 **Figure F**	The site area remains undeveloped. New houses are shown 20m north off Roman Road and 50m south-west along Woodgate Road. A new close (Cekhina Avenue) and houses are shown 80m east of the site. A rectangular (glasshouse) is shown 110m north of the site.
1958-59 Sheets TF21NE & TF31NW Scale 1:10,560 **Figure G**	The site and the immediate surrounding area appear unchanged.

OS Map Extract Studied	*Description*
1974-76 Sheets TF2917 & TF2918 Scale 1:2500 presented at 1:4000 **Figure H**	A rectangular building denoted as a garage (opened 1960) is shown in the northern part of the site fronting Roman Road, with two fuel pumps shown on its northern side, and a small out-building to the rear. New houses and gardens are shown on the northern side of the field fronting Roman Road. New houses are also shown at Chekhina Avenue to the east. A sewage works is shown 10m east of the site, adjacent Chekhina Avenue. The windmill is denoted as disused. A glasshouse is shown 50m south-west of the site. New tracks are shown 180m north-east of the site.
1979 Sheets TF21NE & TF31NW Scale 1:10,000 **Figure I**	The site and the immediate surrounding area appear unchanged. The 'O' in the south of the garage site is from PO denoting the post office to the north-west.
1989 Sheet TF21NE Scale: 1:10,000 **Figure J**	The site and the immediate surrounding area appear unchanged.
1992-95 Sheets TF2917 & TF2918 Scale 1:2500 presented at 1:4000 **Figure K**	An east west aligned track is shown in the southern part of the site, which turns north at the eastern edge of the site. New houses are shown adjacent the west of the site fronting Woodgate Road, and 40m north-west fronting Roman Road. A pumping station is shown at the former sewage works to the east of the site. A pavilion is shown 40m east, and a tennis court is shown 70m east of the site in a playing field. An electricity sub-station is shown 90m north-east of the site. A tank is shown 100m north adjacent the glasshouse. New buildings are shown 200m north-east of the site.
c.1999 **Aerial Photograph** **Figure L**	A new building is shown in the south-eastern corner of the northern garage part of the site. The track is no longer shown in the southern part of the site. A square shaped reservoir is shown off-site adjacent the southern boundary of the site. A glasshouse is no longer shown 110m north of the site.
2002 Raster Map Scale: 1:10,000 **Figure M**	The garage remains in the northern part of the site, with the main part of the site comprising a field. A reservoir is denoted off-site close to the southern boundary of the site. The tennis court is no longer shown to the east. A pond is shown 180m north-east, and the former tracks are no longer shown in this area.
2013 **GroundSure** **Aerial Photograph of Site (Appendix 2)**	The garage remains in the north of the site, with the large trees evident off-site adjacent the eastern boundary, to the rear of a building, and adjacent the northern boundary of the field. The reservoir is no longer shown off-site adjacent the southern boundary. The disused tennis court is evident to the east of the site. New houses are shown 80m north and 120m north-east of the site.
2014 Sheets TF21NE & TF31NW Scale 1:10,000 **Figure N**	The site and the immediate surrounding area appear unchanged. The reservoir remained denoted to the south of the site.
2016 Sheets TF2917 & TF2918 Scale 1:4000 **Figure O**	The site and the immediate surrounding area appear unchanged.

Summary of Historical Information

The site has always comprised fields with drainage ditches and access track bisecting it east-west. The northern part of the site was developed with a garage (Moulton Chapel Motors) by 1960, and a workshop was added in the 1990s, which have remained on-site to the present day. The garage was operational, and fuel pumps and covers for underground fuel tanks (one petrol and one diesel) were evident at the time of the site walkover in June 2016. A drainage ditch crossing the field part of the site had been infilled by 1950.

A windmill was shown off-site to the north-west, which become disused, and had been converted for residential use at the time of the site walkover. A reservoir had been built off-site adjacent the south of the site in the 1990s, which was no longer shown by the 2010s. Houses and gardens generally bordered the site to the west, north and east. The southern boundary of the site was undefined within a large field. A sewage works was shown off-site to the east in the 1970s, the site of which had been converted to a pumping station by the 1990s.

Following a request from Ground Engineering Limited, Lincolnshire Fire and Rescue provided information on the underground tanks, which are single-skin steel tanks, installed in 1969, and have a capacity of 13,650 litres each. Tank 1 was converted from unleaded petrol to diesel in March 2003, and tank 2 contained unleaded petrol. The pipe-work is also single-skin steel. The fuel pumps were replaced in October 2005. As part of a maintenance regime, testing of the tanks and pipework was carried out every two years.

SUMMARY OF ENVIRONMENTAL DATA

Appendix 2 contains information derived from Environmental Databases for a radius of up to 2,000m from the site. The information covers datasets held by the Groundsure with contributors including the local authority, the Environment Agency (EA), British Geological Survey, Ordnance Survey and the Coal Authority and the results, within a radius of 250m, are summarised below:

1. Historical Industrial Sites	**On-Site**	**0 - 250m**
Potentially Contaminative Uses (1:10,000 mapping)	3	6
Historical Tank Database	0	1
Historical Energy Features Database	0	1
Historical Petrol & Fuel Site Database	0	0
Historical Garage & Motor Vehicle Repair Database	1	0
Potentially Infilled Land	0	1
2. Environmental Permits, Incidents and Registers	**On-Site**	**0 - 250m**
Sites Holding Environmental Permits/Authorisations	0	13
Records of COMAH and NIHHS Sites	0	0
Environment Agency Recorded Pollution Incidents	0	0
Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0
3. Landfill and Other Waste Sites	**On-Site**	**0 - 250m**
Landfill Sites	0	0
Landfill and Other Waste Sites	0	0
4. Current Land Use	**On-Site**	**0 - 250m**
Current Industrial Sites Data	2	7
Records of Petrol and Fuel Sites	0	1
Underground High Pressure Oil and Gas Pipelines	0	0
5. Geology		
Artificial Ground or Made Ground records	No	
Superficial Ground and Drift Geology records	Yes	
6. Hydrogeology and Hydrology	**On-Site**	**0 - 250m**
Productive strata within superficial geology	No	
Productive strata within solid geology	No	
Groundwater Abstraction Licences	0	0
Surface Water Abstraction Licences	0	0
Potable Water Abstraction Licences	0	0
Source Protection Zones	0	0
River Quality Data	No	No
Detailed River Network Entries	0	0
Surface Water Features	Yes	Yes

7. Flooding		
Environment Agency indicative Zone 2 floodplains within 250m of site	Yes	
Environment Agency indicative Zone 3 floodplains within 250m of site	No	
Risk of flooding from rivers & the sea (RoFRaS) rating	Low	
Flood defences within 250m of site	No	
Any areas benefitting from flood defences within 250m of site	No	
Flood storage areas within 250m of site	No	
Maximum BGS groundwater flooding susceptibility within 50m of site	Not prone	
BGS confidence rating for groundwater susceptibility areas	Not applicable	
8. Designated Environmentally Sensitive Sites	**On Site**	**0 - 250m**
Environmentally sensitive sites	0	0

9. Natural Hazards (on site)

Hazard	Negligible	Very Low	Low	Moderate	High
Shrinking or Swelling Clay	-	-	On-site	-	-
Landslides	-	On-site	-	-	-
Soluble rocks	On-site	-	-	-	-
Compressible Ground	-	-	-	On-site	-
Collapsible Rocks	On-site	-	-	-	-
Running Sand	-	-	-	On-site	-

9.2. Radon

The property is not in a Radon Affected Area, as less than 1% of properties are above the action level.
No Radon Protective Measures are required for new properties or extensions.

10. Mining	
Coal mining areas within 75m of site	No
Non-coal mining areas within 50m of site	No
Brine affected areas within 75m of study site	No

Database Summary

The potentially contaminative historical uses recorded around the site included the windmill (incorrectly noted as on-site); an unspecified tank to the east (at the sewage works); telephone exchange to the west and Foundry House to the north-west. There are no historic tanks recorded on the site, and an unspecified tank 102m to the north of the site. There is one energy feature within 250m of the site, relating to an electricity sub-station 90m to the north-east. There are no historical petrol or fuel sites recorded on, or within 250m of the site, however the site is recognised as an historic garage and motor vehicle repair site. There are no areas of potentially infilled land on-site, and one within 250m of the site, related to an infilled drain 241m to the north. The reservoir adjacent the south of the site is not recognised, which may possibly be underground.

There are duplicated and revoked records for discharge consents at the sewage treatment works 9m east of the site. There are no landfills registered on-site, or within 250m of the site. The current industrial land uses registered on the site relate to Moulton Chapel Motors and its use as fuel station, vehicle repair, testing and servicing garage. The current industrial land uses within 250m of the site relate to water pumping stations, an electricity sub-station, telephone exchange, agricultural contractor, tank and farming. The current petrol and fuel site is operated by Pace, and is incorrectly recorded adjacent the east of the site. There are no underground high pressure oil or gas pipelines on, or within 250m of the site.

The site is underlain by superficial Tidal Flat Deposits (clay and silt), which are designated by the Environment Agency (EA) as an 'Unproductive' stratum. The site is underlain by solid geology Oxford Clay Formation, which is also designated by the EA as an 'Unproductive' stratum. The site is not within a Source Protection Zone. There are no groundwater abstraction licences on, or within 250m of the site. There are no detailed river network entries recorded on, or within 250m of the site. The nearest surface water features are drains around field edges on, and around the site. The site is partly within a Zone 2 floodplain, but not within a Zone 3 floodplain. The EA risk of flooding from rivers and the sea is 'low' to 'very low' for the site. There are no flood defences within 250m of the site.

The site is assessed as having a 'moderate' hazard from running sand and compressible ground; a 'low' hazard from shrinking or swelling clay; a 'very low' hazard from landslides; and a 'negligible' hazard from soluble rocks and collapsible rocks. No radon protection measures are required for new residential properties. The site is not located within an environmentally sensitive area. The site is not within a coal mining area, other mining area or brine affected area.

PRELIMINARY RISK ASSESSMENT

Potential sources of contamination present on or beneath the site would relate primarily to; the historical use of the site; the presence of contaminated soil or groundwater; and the potential presence of hazardous or ground gas beneath the site.

In order to assess the risks associated with the presence of ground contamination the linkages between the sources and potential receptors to contamination need to be established and evaluated. This is in accordance with the Environmental Protection Act 1990, which provides a statutory definition of Contaminated Land. To fall within this definition it is necessary that, as a result of the condition of the land, substances may be present on or under the land such that

- *Significant harm is being caused or there is a significant possibility of such harm being caused; or*
- *Pollution of controlled waters is being, or is likely to be, caused*

There are three principal factors that are assessed whilst undertaking a qualitative risk assessment for any site. These are the presence of a contamination source, the existence of migration pathways and the presence of a sensitive target(s). It should be noted that it is necessary for each element of source, pathway and target to be present in order for exposure of a human or environmental receptor to occur.

UK Government guidance on the assessment of contaminated land, requires risk to human health and the environment to be reviewed using source – pathway – target relationships. If each of these elements is present, the linkage provides a potential risk to the identified targets.

Contaminants or ***potential pollutants*** identified as ***sources*** in relation to the identified previous uses are listed overleaf in Table 1.

Table 1: Identified Potential Contaminant Sources

Contaminant Source	*Comments*
Drainage/Buildings	Effluent from leaking drains would provide a contaminant source. Buildings and outbuildings may have asbestos containing materials (ACM).
Above and Below Ground Tanks	Leaking tanks and pipework would provide a contaminant source.
Soil Beneath Site	Contamination may be present within any made ground materials on the site.
Soil Gas	Potential soil gas generated from made ground or underlying geology.
Ground Contamination Outside Site Boundary	Ground contamination migrating from adjoining sites, such as the potentially infilled reservoir adjacent the south of the site.

A ***Pathway*** is defined as one or more routes through which a receptor is being, or could be, exposed to, or affected by, a given contaminant.

Potential ***Target or Receptors*** fall within the categories of Human Health, Water Environment, Flora and Fauna, and Building Materials.

There are a number of possible pathways for the contaminants identified on the site to impact human and/or environmental receptors and these are summarised in Tables 2 and 3.

Table 2: Human Receptors and Pathways

Human Receptor-Mechanism	*Typical Exposure Pathway*
Human Inhalation	Breathing Dust and Fumes Breathing Gas emissions
Human Ingestion	Eating -contaminated soil, for example by small children -produce grown on contaminated soil Ingesting dust or soil on vegetables Drinking contaminated water
Human Contact	Direct skin contact with contamination Direct skin contact with contaminated liquids

Table 3: Water Receptors and Pathways

Receptor-Water Environment	*Typical Exposure Pathway*
Groundwater The superficial Tidal Flat Deposits are indicated to be an 'Unproductive' stratum. The solid geology Oxford Clay is also indicated to be an 'Unproductive' stratum. The site is not within a Source Protection Zone.	Surface infiltration of atmospheric waters into the soils beneath the site could wash or dissolve potential contaminants and migrate to underlying groundwater. Contamination leads to restriction/prevention of use as a resource, for example, drinking water, and can have secondary impacts on other resources, which depend on it.
Surface Water There are surface water features comprising drains on, and around the site. The site is partly within a Zone 2 floodplain.	Surface infiltration of atmospheric waters into the soils beneath the site could wash or dissolve potential contaminants and laterally migrate. Contamination leads to a restriction/prevention of use: -as drinking water resource -for amenity use Effects on aquatic life.

Preliminary Conceptual Model

Assessment of the potential linkage between ground contamination sources, human and environmental receptors have been assessed based on the desk study research documented in the preceding sections of this report.

A generalised preliminary conceptual model is presented below in Table 4.

Table 4: Preliminary Conceptual Model Relative to Proposed Residential Development

Receptors	Pathway	Estimated Potential for Linkage with Contaminant Sources				
		Drainage & Buildings	**Tanks**	**Soil Beneath Site**	**Soil Gas**	**Ground Contamination Outside Site Boundary**
Human Health – ground or demolition workers	Ingestion and Inhalation of contaminated Soil, Dust and Vapour	Likely	Likely	Low likelihood	Low likelihood	Unlikely
Human Health – end users	Ingestion and Inhalation of contaminated Soil, Dust and Vapour	Unlikely	Likely	Likely	Low likelihood	Unlikely
Water Environment	Migration through ground into surface water or surrounding groundwater	Low likelihood	Likely	Low likelihood	Low likelihood	Low likelihood
Flora	Vegetation on site growing on contaminated soil	Low likelihood	Low likelihood	Low likelihood	Unlikely	Unlikely
Building Materials	Contact with contaminated soil	Low likelihood	Low likelihood	Low likelihood	Unlikely	Low likelihood

Key to Table 4 Estimated Potential for Linkage with Contaminant Source	**Definition**
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.
N/A	Not Applicable.

CONCLUSIONS

The northern part of the site has been used as a fuel filling station/garage since 1960 and is currently operational. The northern part of the site has underground fuel tanks. The garage workshop building was added to the site in the 1990s. The southern part of the site has always comprised fields. The site is anticipated to be underlain by superficial Tidal Flat Deposits, covering the solid geology Oxford Clay Formation.

Drainage

Any redundant foul drain runs should be removed from beneath the site. The integrity of existing drainage should be checked, and damaged sections replaced prior to re-use within the development.

Buildings

It is recommended that an asbestos survey of the buildings is conducted prior to any demolition or building works. Suitable precautions, in line with current best practice, should be put in place to protect workers from the effects of asbestos containing materials, during demolition or building works.

Underground and Above Ground Tanks, Contaminated Soil and Proposed Residential Usage

It is likely that the soils near the below ground and above ground tanks are contaminated, although generally there is a possibility that the underlying near surface soils elsewhere are locally contaminated from surface spillages of fuels or fluids. It is therefore likely that contaminated soils would affect future occupants of the site if the site is not remediated.

It is presumed that the below ground and above ground fuel tanks will be removed as part of the development. The tank, pipes and any TPH impacted soils should be removed, which will minimise any future risk to human health and the water environment.

Ground Gas

There are no historic landfills within 250m of the site. The site is anticipated to be underlain by superficial Tidal Flat Deposits covering the solid geology Oxford Clay Formation. A potentially infilled reservoir is present off-site adjacent the southern boundary of the site. There is a low likelihood that any ground gas would affect future users of the site in the context of a residential development. There is a low likelihood that ground gas would affect groundworkers during the construction phase, such as during excavations for foundation and service trenches.

The property is not in a Radon Affected Area, as less than 1% of properties are above the action level. No Radon Protection Measures are required for new residential properties.

Water Environment

Based on the available evidence, it is considered likely that fuel spillages may have locally impacted groundwater on the site, which may have affected the surrounding water environment.

Foundations

It is understood the client is proposing to demolish the buildings on the garage site, to provide an access road for the erection of dwellings, for residential use on the field to the south. The superficial Tidal Flat Deposits anticipated at shallow depth, may be suitable for traditional strip, raft or even pad foundations for new structures. The anticipated superficial Marine Sand at depth would be suitable for piled foundations. The underlying strata and their

bearing properties would need to be proved by intrusive investigation.

Further Works

In the existing garage buildings area with the below ground and above ground tanks, it is considered likely that contaminants would present a risk to end users within a residential setting. Foundation design would benefit from a ground investigation, such as by trial pits and boreholes, which should determine the thickness of any made ground and nature of the underlying superficial geology. The anticipated Tidal Flat Deposits beneath the site may be water bearing. For the proposed residential development it is considered necessary to check for soil and groundwater contamination, install gas/groundwater monitoring standpipes and undertake a programme of monitoring. Appropriate professional advice should be sought if subsequent site work reveals materials that may appear to be contaminated.

GROUND ENGINEERING LIMITED



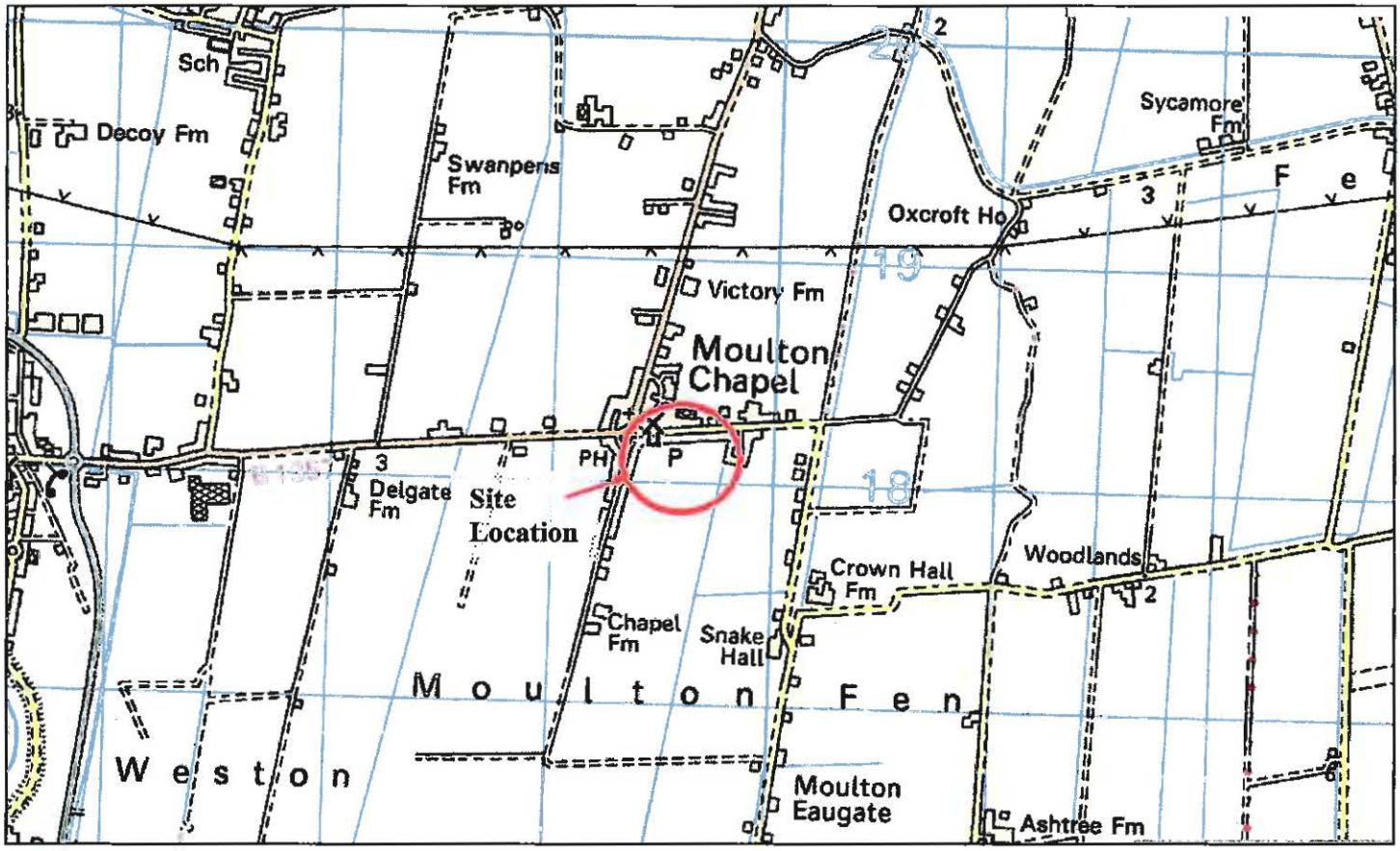


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Site Location Plan

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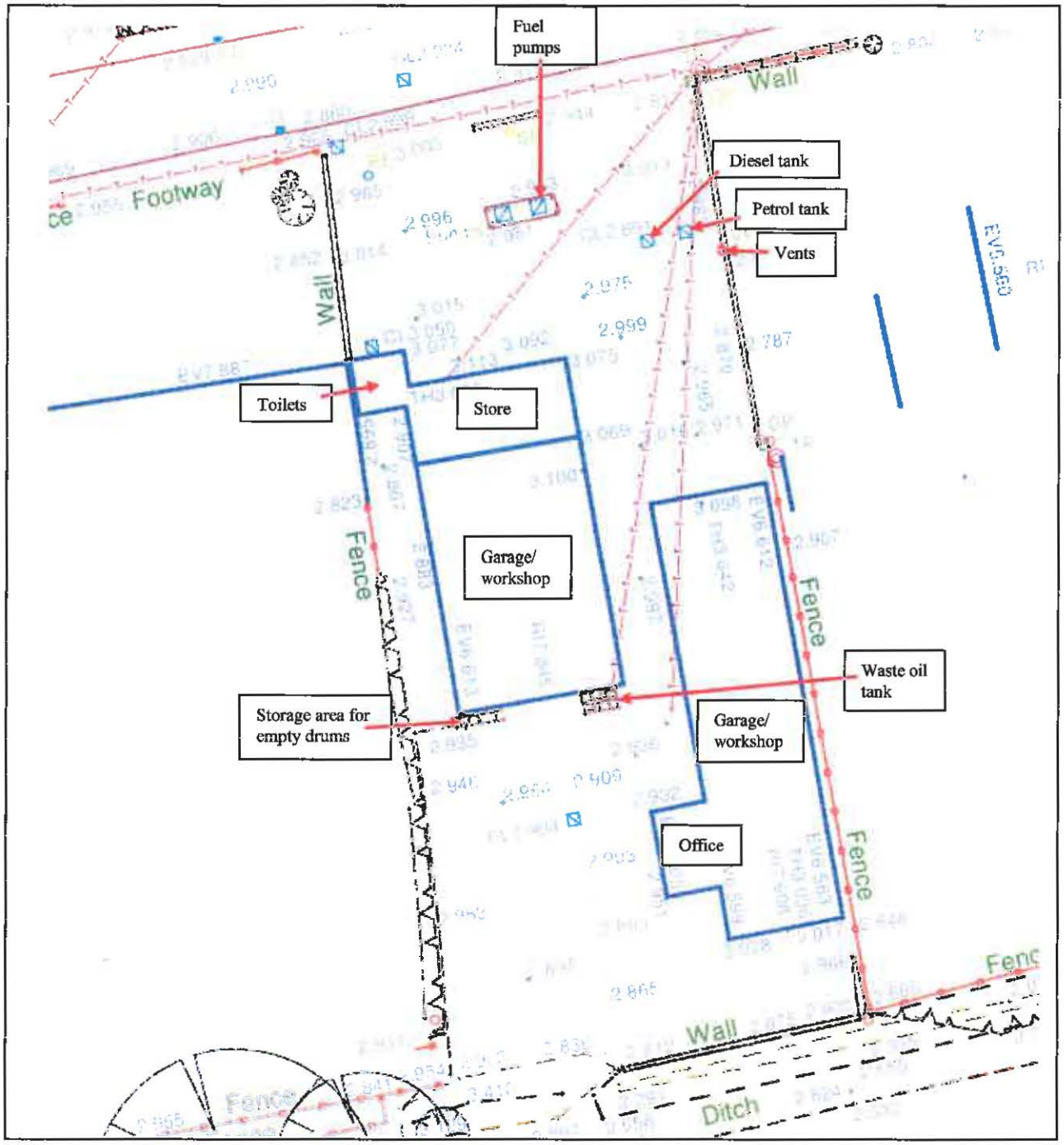


Not To Scale

Project : Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire **Client :** Woodgate Farms Limited	**GROUND ENGINEERING LIMITED** Peterborough Tel : 01733 566566	**Project No.** **C13889**

Site Walkover Plan

Survey plan provided by client.
Axis Surveys Limited, Drawing AS2126/1 dated 31 Jan 2016.



Not To Scale

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Site Walkover Photographs

28th June 2016







Project : Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire **Client : Woodgate Farms Limited**	**GROUND ENGINEERING LIMITED** Peterborough Tel : 01733 566566	**Project No. C13889**

Site Walkover Photographs 2

28th June 2016



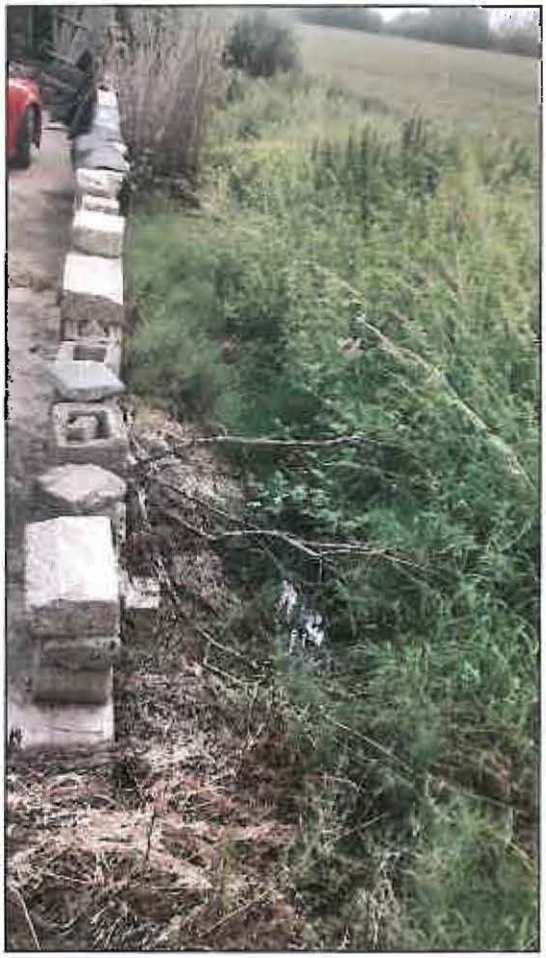




Project : Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire **Client :** Woodgate Farms Limited	**GROUND ENGINEERING LIMITED** Peterborough Tel : 01733 566566	**Project No. C13889**

Site Walkover Photographs 3

28th June 2016









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