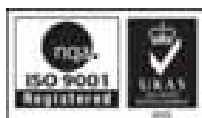




Geotechnical &
Environmental
Consultants

Six House Bank
West Pinchbeck, Lincolnshire

**Phase I Desk Study Report
For
AJRM Construction**



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Contents

	Page No
1.0 INTRODUCTION	1
2.0 SITE DESCRIPTION & HISTORY	2
3.0 GEOLOGY & ENVIRONMENTAL SETTING	4
4.0 PRELIMINARY CONCEPTUAL SITE MODEL	8
5.0 CONCLUSIONS	13

Appendices

I	Annotated Site Plan
II	Site Plan Showing General Site Views
III	Historical Plans
IV	Landmark Geological Plans
V	Landmark Envirocheck Report
VI	Plates
VII	Conditions & Limitations

Project No: D37068		Date: 20 th July 2017	
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Comments			

1.0 INTRODUCTION

1.1 Introduction

GeoDyne Ltd has been instructed by the Client, AJRM Construction, to undertake a Phase I Desk Study on land located at Six House Bank, West Pinchbeck, Lincolnshire.

1.2 Project Understanding

We understand that the Client requires the completion of a Phase I Desk Study report to support a planning application for the potential development of the site with low-rise residential properties.

The foregoing understanding has formed the basis of our assessment. Where the proposed site end-use is not consistent with our current understanding (for example, if an industrial/commercial end-use was proposed), it would be necessary to review our assessment to ensure it continues to apply.

1.3 Scope of Works

The scope of the Phase I Desk Study included the following:

- Detailed site walkover.
- Review of historical and contemporary Ordnance Survey publications.
- Review of the sites geology, hydrology and hydrogeology.
- Review of the sites radon status.
- Review of the sites coal mining status.
- Review of a commissioned Landmark Envirocheck Report.
- Production of a preliminary Conceptual Site Model.

1.4 Limitations

The conclusions and recommendations made in this report are limited to those that can be made based on the findings of the investigation. Where comments are made based on information obtained from third parties, GeoDyne Limited assumes that all third party information is true and correct. No independent action has been undertaken to validate the findings of third party information, unless specifically stated.

The Phase I Desk Study undertaken herein comprises entirely of non-intrusive works and provides a strategic overview of the site from a geotechnical and environmental perspective and attempts to identify any potential abnormal issues with regards to the redevelopment proposals.

This report has been prepared in accordance with our understanding of current good practice. However, new information or legislation, or changes to good practice may necessitate revision of the report after the date of its issue.

GeoDyne Limited has prepared this report for the sole use and reliance of the Client, AJRM Construction, in accordance with our standard Conditions and Limitations (a copy of which is included as Appendix VII). This report may not be relied upon by any third party without the explicit written agreement of GeoDyne Limited.

2.0 SITE DESCRIPTION & HISTORY

2.1 Site Description

The site comprises an elongated parcel of land within the West Pinchbeck area, which lies to the northwest of the town of Spalding. The site may be located centred around approximate Ordnance Survey National Grid Reference 519580E 326150N, and extends to an approximate area of 0.25 hectares.

A site walkover was undertaken on 5th July 2017 by an Engineer from GeoDyne Ltd. At the time of our walkover, the site comprised a plot of undeveloped heavily overgrown land to the west of a main road (Six House Bank). Three semi-mature trees were present in a row in the western half of the site. Open access onto the site was available off Six House Bank, although some security fencing along the pavement boundary prevented direct access into the southern area of the site.

A disused cabin was present in the southern area of the site and several mounds of rubble and wooden pallets had been deposited in the area around the cabin. Several mounds of soil had also been deposited more recently in the central area of the site.

Immediately beyond the western boundary of the site there was a drop in levels to a drain (Dovehirne Drain), which ran parallel with the western site boundary. Existing residential properties were present to the immediate north and south of the site. Residential properties were also present to the east of the site on the eastern side of Six House Bank.

An annotated site plan (Figure No. D37068/01) is included in Appendix I of this report, with a plan showing general site views (Figure No. D37068/02) included in Appendix II. Selected plates showing further views of the site are included as Appendix VI.

2.2 Site History

The historical and contemporary Ordnance Survey publications included within the Landmark Envirocheck Report have been reviewed by GeoDyne to establish the history of the site and its environmental setting. The historical Ordnance Survey maps are included as Appendix III of this report.

We would note that the boundary marked on the historical sheets within the Envirocheck Report appears to 'shift' on several of the maps due to scaling inaccuracies between maps of differing dates. This is a function of Envirocheck transposition algorithms.

The key findings of the historical search are summarised in Table 1.

TABLE 1 – HISTORICAL PUBLICATION DATA

Date	Features on Site	Features off Site
1880s	- The site comprises a plot of undeveloped land. - A potential small pond feature is present in the northern half of the site. - A drain is present on the site running parallel to the western site boundary. - A small building is present in the southern area of the site.	- Undeveloped fields are present to the east and west of the site. - A road (now Six House Bank) forms the eastern boundary of the site. - Properties (including a public house and a smithy) are present off a crossroads to the north of the site.
1900s	- The potential small pond feature is no longer present. - A small building is present in the central area of the site.	The surrounding area remains essentially unchanged.
1910s to 1940s	No maps available for viewing.	No maps available for viewing.
1950s	The site remains essentially unchanged.	- Residential properties have been constructed to the east and south of the site. - The smithy to the north is no longer present.
1960s	No maps available for viewing.	No maps available for viewing.
1970s	- The two buildings previously shown on the site are no longer present. A small building is now indicated to be present in the southern half of the site adjacent to the eastern site boundary. - The drain running through the site is labelled as 'Dovehirne Drain'.	- Further residential properties have been constructed to the east of the site. - Residential properties have also been constructed to the west of the site.
1980s & 1990s	- The site remains essentially unchanged. - The aerial photograph dated 1999 clearly shows the route of the drain passing through the site. The area of the site to the west of the drain comprises part of the eastern extremity of an agricultural field.	The surrounding area remains essentially unchanged.
2000	The site remains essentially unchanged.	The surrounding area remains essentially unchanged.
2006	The drain no longer passes through the site (presumably infilled).	- The Dovehirne Drain has been re-routed and is now present to the immediate west of the site within the adjacent agricultural field. - Residential properties have been constructed to the immediate north of the site.
2017	The site remains essentially unchanged.	Residential properties have been constructed to the immediate south of the site.

3.0 GEOLOGY & ENVIRONMENTAL SETTING

3.1 Geological References

The following geological publications were referred to:

- BGS Sheet 144 ‘*Spalding*’, scale 1:50,000 (1992).
- Landmark geological plans – presented in Appendix IV.
- www.bgs.ac.uk.
- The Coal Authority and The Law Society publication ‘*Coal Mining and Brine Subsidence Claim Searches – Directory and Guidance*’ Sixth Edition (2006).

3.2 Geology

Drift Deposits

The site is indicated to be underlain by Tidal Flat Deposits. These superficial drift deposits date from the Quaternary and generally comprise salt marsh, tidal creek and river deposits (i.e. sandy silt, sand and clay).

These drift deposits have the potential to alter rapidly in character and geotechnical properties both laterally and vertically over relatively short distances and may also be water bearing. The deposits have the potential to contain organic deposits (including peat) either as pockets or discrete layers/horizons.

Bedrock

The bedrock geology beneath the site is indicated to comprise the Oxford Clay Formation, which typically comprises mudstone. This formation may weather to clay in the near surface horizons. The Oxford Clay Formation dates from the Jurassic.

3.3 Faults

No faults are indicated to be present within the boundary of the site, or within the immediate vicinity of the site.

3.4 Man-Made Deposits

The geological publications do not show the presence of any man-made deposits (i.e. Made Ground, Worked Ground or Landscaped Ground) beneath the site or within potential influencing distance of the site (i.e. <250m).

However, historical information has revealed the presence of an infilled drain that used to pass through the site. The drain was re-routed to the immediate west of the site in the early 2000s. The infill materials to this feature are considered to represent a potential on-site source of hazardous ground gas (i.e. carbon dioxide and methane).

3.5 Coal Mining Report

The site does not lie in an area requiring the commission of a coal mining report in accordance with The Coal Authority and The Law Society publication ‘*Coal Mining and Brine Subsidence Claim Searches – Directory and Guidance*’ Sixth Edition (2006).

No specific investigation or mitigation in relation to historical coal mining issues is therefore considered to be necessary at the site.

3.6 Landmark Envirocheck Report

A Landmark Envirocheck Report was commissioned to assist in ascertaining the environmental setting of the site. The full Envirocheck Report is presented in Appendix V and has revealed the following relevant information (details are only listed where they are within potential influencing distance, i.e. 250m, of the site).

3.6.1 Agency and Hydrological

Aquifer Status

The drift deposits comprising Tidal Flat Deposits and the underlying bedrock comprising the Oxford Clay Formation are both classified as Unproductive Strata.

The Environment Agency describes Unproductive Strata as '*...rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow*'.

Source Protection Zone Status

The site does not lie within a Source Protection Zone (SPZ). SPZs relate to the protection of groundwater resources principally for public drinking water supply.

Discharge Consents

There are eighteen discharge consents listed within 250m of the site, which relate to both commercial and residential properties.

Surface Waters

The closest surface water feature is indicated to be the drainage ditch (Dovehirne Drain), which is present to the immediate west of the site running parallel to the western site boundary.

Pollution Incidents to Controlled Waters

There are two entries listed within 250m of the site, which are both categorised as Category 3 Minor Incidents. The incidents took place in 1994 and are considered not to have adversely affected the subject site.

Flood Risk Status

The site is shown to be located within an area identified to be at risk from flooding and extreme flooding from rivers or sea without defences, based on the maps included within the Envirocheck report.

3.6.2 Waste

There are no recorded landfill sites or waste transfer facilities indicated within potential influencing distance of the site (i.e. <250m).

3.6.3 Hazardous Substances

There are no Hazardous Substances issues (i.e. hazardous substances sites) identified on the site, or within a 250m radius of the site, in the Envirocheck Report.

3.6.4 Geological Issues

Geological Hazards

No potentially significant onerous geological issues have been identified within the Landmark Envirocheck Report, which relate to the site. However, it should be noted that the site is classified as having a Moderate Hazard Potential for both compressible ground and running sand.

BGS Estimated Soil Chemistry Data Maps

The BGS has prepared estimated soil concentration maps for several metals (including Arsenic, Lead, Nickel, Chromium and Cadmium), which are extrapolated from records available for use within their assessments.

Whilst potentially useful for the inference of Natural Metal Enrichment (NME) of the natural soils in a general locale, the data should not be used to inform any detailed decisions with regards to the chemistry of a particular site as it does not allow for anthropogenic affects. Estimates of the soil chemistry at the site indicate anticipated concentrations of Arsenic of <15mg/kg, Cadmium of <1.8mg/kg, Chromium of 40-60mg/kg, Lead of <100mg/kg and Nickel of 15-30mg/kg.

Based on the information supplied in the Landmark Envirocheck Report, the site is indicated to be located in an area where significant NME of the underlying natural soils is not anticipated to be present. However, this is only applicable to the specific determinands listed above.

Radon

The site does not lie within an area identified by Landmark as requiring radon protective measures.

3.6.5 Industrial Land Use

Contemporary Trade Directory Entries

There are no Contemporary Trade Directory Entries identified within 250m of the site.

3.6.6 Sensitive Land Uses

The site and surrounding area are identified as being within a Nitrate Vulnerable Zone. In our experience the majority of this area of the country is defined as a Nitrate Vulnerable Zone and this classification is considered not to present a potential risk to the development of the site.

3.7 Land Use Assessment

As part of the land use assessment, reference has been made to the '*Desk Reference Guide to potentially Contaminative Land Uses*' produced by Mr P Syms and published jointly by the ISVA (The professional Society for Valuers and Auctioneers) in association with The Royal Institution of Chartered Surveyors (RICS) and the Chartered Institute of Environmental Health (CIEH).

We have also made reference to the Department for Environment, Food and Rural Affairs and the Environment Agency Contaminated Land Report CLR8 '*Potential Contaminants for the Assessment of Land*' (March 2002). This document identifies key contaminants which may potentially be present at a site as a result of a given historical land use, and whilst formally withdrawn is still considered to be a useful desk-based reference guide.

3.7.1 On Site Assessment

At the time of our walkover, the site comprised a plot of undeveloped heavily overgrown land. A disused cabin was present in the southern area of the site and several mounds of rubble and wooden pallets had been deposited in the area around the cabin. Several mounds of soil had also been deposited more recently in the central area of the site. Immediately beyond the western boundary of the site there was a drop in levels to a drain (Dovehirne Drain), which ran parallel with the western site boundary.

Historically, the site has largely remained as a plot of undeveloped land. However, historical information has revealed that the Dovehirne Drain used to pass through the site. The drain was re-routed to the immediate west of the site in the early 2000s.

Based on the Syms and CLR 8 documents, the sites current and previous land uses do not fall within any of the risk based classifications identified within these publications. Based on the information obtained from the Desk Study, our walkover of the site and our experience of similar sites, potential contamination that may be present could include:

- Metals, Polyaromatic Hydrocarbons (PAHs) and asbestos associated with potential Made Ground, including the materials used to infill the former drain and the mounds of soil present in the central area of the site.
- Potentially hazardous ground gas (i.e. carbon dioxide and methane) associated with the infill materials to the former drain and the potentially organic natural soils beneath the site.

3.7.2 Off-Site Assessment

Based on the information obtained from the desk study, no significant sources of potential contamination have been identified within potential influencing distance (i.e. <250m) of the site.

4.0 PRELIMINARY CONCEPTUAL SITE MODEL

4.1 General

The DEFRA publication *'Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance'* (dated April 2012) states the following with regards to the production of a Conceptual Site Model (CSM) for a site:

'The process of risk assessment involves understanding the risks presented by land, and the associated uncertainties. In practice, this understanding is usually developed and communicated in the form of a "conceptual model"'. The development of a CSM is typically undertaken in an iterative process, reflecting the changes in understanding as more detailed site information becomes available.

In developing a CSM, and specifically in the context of land contamination, consideration needs to be given to three essential elements; which form the basis of any risk present. The statutory guidance sections 3.8 and 3.9 (April 2012) states the following with respect to Part 2A.

'Under Part 2A, for a relevant risk to exist there needs to be one or more contaminant-pathway-receptor [CPR] linkages – "contaminant linkage" – by which a relevant receptor might be affected by the contaminants in question. In other words, for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters. For the purposes of this guidance:

- (a) A "contaminant" is a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters.*
- (b) A "receptor" is something that could be adversely affected by a contaminant, for example a person, an organism, and ecosystem, property, or controlled waters. The various types of receptors that are relevant under the Part 2A regime are explained in later sections.*
- (c) A "pathway" is a route by which a receptor is or might be affected by a contaminant.*

The term "contaminant linkage" means the relationship between a contaminant, a pathway and a receptor. All three elements of a contaminant linkage must exist in relation to a particular land before the land can be considered potentially to be contaminated land under Part 2A, including evidence of the actual presence of contaminants. The term "significant contaminant linkage", as used in this Guidance, means a contaminant linkage which gives rise to a level of risk sufficient to justify a piece of land being determined as contaminated land. The term "significant contaminant" means the contaminant which forms part of a significant contaminant linkage.'

With respect to the presence of background levels of contaminants, section 3.21 to 3.23 states *'The Part 2A regime was introduced to help identify and deal with land which poses unacceptable levels of risk. It was not intended to apply to land with levels of contaminants in soil that are commonplace and widespread throughout England or parts of it, and for which in the very large majority of cases there is no reason to consider that there is an unacceptable risk.*

Normal levels of contaminants in soil should not be considered to cause land to qualify as contaminated land, unless there is a particular reason to consider otherwise. Therefore, if it is established that land is at or close to normal levels of particular contaminants, it should usually not be considered further in relation to the Part 2A regime...

For the purpose of this Guidance, “normal” levels of contaminants in soil may result from:

- (a) The natural presence of contaminants (e.g. caused by soil formation processes and underlying geology) at levels that might reasonably be considered typical in a given area and have not been shown to pose an unacceptable risk to health or the environment.*
- (b) The presence of contaminants caused by low level diffuse pollution, and common human activity other than specific industrial processes. For example, this would include diffuse pollution caused by historic use of leaded petrol and the presence of benzo(a)pyrene from vehicle exhausts, and the spreading of domestic ash in gardens at levels that might reasonably be considered typical.'*

In selecting appropriate generic assessment criteria Section 3.27 of the Guidance states:

'It is common practice in contaminated land risk assessment to use “generic assessment criteria” (GACs) as screening tools in generic quantitative human health risk assessment to help assessors decide when land can be excluded from the need for further inspection and assessment, or when further work would be warranted'.

With respect to assessing contaminated land, section 4.17 of the Guidance states:

'In deciding whether or not land is contaminated land on grounds of significant possibility of significant harm to human health, the local authority should use the categorisations described in paragraphs 4.19 – 4.30 below. Categories 1 and 2 would encompass land which is capable of being determined as contaminated land on the grounds of significant possibility of harm to human health. Categories 3 and 4 would encompass land which is not capable of being determined on such grounds.'

In relation to the use of GAC values in the assessment of contaminated land, section 3.29 of the Guidance states:

'GACs relating to human health risk assessment represent cautious estimates of levels of contaminants in soil at which there is considered to be no risk to health or, at most, a minimal risk to health. With regards to such GACs:

- (a) They may be used to indicate when land is very unlikely to pose a significant possibility of significant harm to human health. This is on the basis that they are designed to estimate levels of contamination at which risks are likely to be negligible or minimal and far from posing a significant possibility of significant harm to human health.*
- (b) They should not be used as direct indicators of whether a significant possibility of significant harm to human health may exist. Also, the local authority should not view the degree by which the GACs are exceeded (in itself) as being particularly relevant to this consideration, given that the degree of risk posed by land would normally depend on many factors other than simply the amount of contaminants in soil.*
- (c) They should not be seen as screening levels which describe the boundary between Categories 3 and 4 in terms of Section 4 (i.e. the two Categories in which land would not be contaminated land on grounds of risk to human health). In the very large majority of cases, these SGVs/GACs describe levels of contamination from which risks should be considered to be comfortably within Category 4.*

- (d) *They should not be viewed as indicators of levels of contamination above which detailed risk assessment would automatically be required under Part 2A.*
- (e) *They should not be used as generic remediation targets under the Part 2A regime. Nor should they be used in this way under the planning system, for example in relation to ensuring that land affected by contamination does not meet the Part 2A definition of contaminated land after it has been developed.'*

In undertaking a risk assessment and deriving a CSM for the purposes of the redevelopment of a site (i.e. planning and development control) reference has been made to both the Model Procedures for the Management of Land Contamination, as well as the National Planning Policy Framework (NPPF, dated March 2012). Reference has also been made to the Contaminated Land Statutory Guidance (referenced above), although this is primarily concerned with Local Government determinations of Statutory 'Contaminated Land', which is separate to planning framework requirements.

4.2 Contaminant [C] - Pathway [P] - Receptor [R] Considerations

The following CPR assessment has been undertaken based on the assumption that the site will be developed for a residential end-use.

4.3 Consideration of Potential Sources of Contamination [C]

Based on the findings of our works, the potential key sources of contamination at the site that would require investigation as part of any Phase II Exploratory Investigation works will include the following:

- Metals, Polyaromatic Hydrocarbons (PAHs) and asbestos associated with potential Made Ground, including the materials used to infill the former drain and the mounds of soil present in the central area of the site.
- Potentially hazardous ground gas (i.e. carbon dioxide and methane) associated with the infill materials to the former drain and the potentially organic natural soils beneath the site.

4.4 Consideration of Potential Pathways [P]

The potential pathways at the site are primarily:

- Direct ingestion of soil.
- Inhalation of dust and vapours.
- Direct skin contact with the ground.
- Direct contact with building materials.
- Direct ingestion of home-grown produce.
- Vertical and lateral migration of contamination.
- Vertical and lateral migration of potentially hazardous ground gases/vapours.

4.5 Consideration of Potential Receptors [R]

The potential receptors at the site are:

- The construction personnel (i.e. site workers) involved with the development of the site (typically short term (acute) exposure).
- The final end users (residents - typically long term (chronic) exposure and site visitors – typically short term (acute) exposure).
- Neighbouring properties (i.e. off-site receptors).

- Controlled waters (i.e. underlying groundwater or nearby surface waters).
- Buildings and construction materials.

4.6 Summary

Our preliminary conceptual site model of possible CPR pollutant linkages, applicable to the proposed site usage and based on our current understanding, is summarised in Table 2.

In providing an opinion on the possible risk attributable to the appropriate CPR linkage, we have used the following hierarchy; although it should be noted that these are preliminary and subject to confirmation by appropriate Phase II Exploratory Works:

Unlikely < Plausible < Likely

TABLE 2 - SUMMARY OF PRELIMINARY CPR ASSESSMENT				
Contaminant [C]	Pathway [P]	Receptor [R]	Comments	CPR Linkage Risk
<i>Potentially contaminated soils and/or groundwater associated with the sites current and historic usage</i>	<i>Ingestion of soil and dermal contact</i>	<i>Construction Personnel</i>	Based on the known historical land use of the site, the risk of significant soil contamination within the underlying soils is currently considered to be low. Appropriate soil testing is recommended during any Phase II intrusive works to inform the PPE requirements of construction personnel.	Unlikely / Plausible
	<i>Inhalation of dust & vapours</i>	<i>Construction Personnel</i>	Based on the known historical land use of the site, the risk of significant soil contamination within the underlying soils is currently considered to be low. Appropriate soil testing is recommended during any Phase II intrusive works to inform the PPE requirements of construction personnel. Appropriate control measures can be implemented during construction activities (i.e. dust suppression measures) which would significantly reduce the risk of exposure to dust.	Unlikely
	<i>Ingestion of soil and dermal contact</i>	<i>End Users (site residents and visitors)</i>	Based on the known historical land use of the site, the risk of significant soil contamination within the underlying soils is currently considered to be low. There is a risk of exposure to any elevated contaminant concentrations within the gardens of the proposed residential dwellings.	Unlikely / Plausible
	<i>Ingestion of home-grown produce</i>	<i>End Users (site residents)</i>	Based on the known historical land use of the site, the risk of significant soil contamination within the underlying soils is currently considered to be low. There is a risk of exposure to any elevated contaminant concentrations within the gardens of the proposed residential dwellings.	Unlikely / Plausible
	<i>Inhalation of dust & vapours</i>	<i>End Users (site residents and visitors)</i>	The overall risk of vapour intrusion into buildings is currently considered to be low. Following completion of the development (as currently proposed), there is considered to be a minimal risk of dust generation. Any garden areas are likely to be grass surfaced, which will minimise dust generation.	Unlikely
	<i>Vertical and lateral migration/ leaching of contamination</i>	<i>Neighbouring properties (off site receptors)</i>	No obvious significant on-site sources of mobile contamination have been identified by the Desk Study works that may impact off-site receptors. Appropriate soils testing during Phase II works will assist in assessing this potential linkage further.	Unlikely

TABLE 2 - SUMMARY OF PRELIMINARY CPR ASSESSMENT				
Contaminant [C]	Pathway [P]	Receptor [R]	Comments	CPR Linkage Risk
	<i>Vertical and lateral migration/ leaching of contamination</i>	<i>Controlled Waters</i>	An off-site drain is present to the immediate west of the site. The site does not lie within a SPZ and is underlain by Unproductive Strata. Based on the Desk Study information, the site has had no historical industrial land uses that would result in a legacy of contamination within the underlying soils or groundwater. The risk of significant contamination within the groundwater beneath the site is considered to be low based on the findings of the Desk Study.	Unlikely
	<i>Vertical and lateral migration/ leaching of contamination resulting in direct contact</i> <i>Permeation of hydrocarbons through plastic pipe work</i>	<i>Buildings and construction materials (including potable water supply pipes/other utilities)</i>	No significant sources of on-site contamination have been identified by the Desk Study works. The requirements for specific protection measures within the proposed development should be confirmed following soils testing, as part of appropriate Phase II Exploratory Works.	Unlikely
Radon (naturally occurring gas from bedrock materials)	<i>Vertical and lateral migration</i>	<i>Buildings, Construction Personnel and End Users (site residents, employees and visitors)</i>	The Landmark Report indicates that no specific radon protection measures are required for the site.	Unlikely
Ground gases	<i>Vertical and lateral migration</i>	<i>Buildings, Construction Personnel and End Users (site residents and visitors)</i>	Potential on-site sources of hazardous ground gas have been identified. The requirements for ground gas protection measures within the proposed development should be confirmed following a programme of ground gas monitoring to establish the ground gas regime at the site, as part of appropriate Phase II Exploratory Works.	Plausible
KEY Where text is in <i>Bold Italic</i> item is potentially present. Where normal text is used item is not present/plausible. CPR Linkage Risk Definitions: Unlikely – A significant pollutant linkage/risk has not been identified. Plausible – A significant pollutant linkage/risk has been identified that may be present at the site. Mitigation measures may be required. Likely – A significant pollutant linkage should be anticipated based on our findings to date. Mitigation measures are likely to be required.				

The foregoing preliminary conceptual model highlights the potential plausible pollutant linkages that may relate to the site and would therefore require addressing by appropriate Phase II Exploratory Works. The information contained within the conceptual model should be confirmed and revised upon completion of an appropriate intrusive investigation, where appropriate.

5.0 CONCLUSIONS

The following conclusions and recommendations are preliminary and subject to confirmation by an appropriate site-specific Phase II Exploratory Investigation.

5.1 Site Summary

- At the time of our walkover, the site comprised a plot of undeveloped heavily overgrown land. A disused cabin was present in the southern area of the site and several mounds of rubble and wooden pallets had been deposited in the area around the cabin.
- Several mounds of soil had also been deposited more recently in the central area of the site.
- Immediately beyond the western boundary of the site there was a drop in levels to a drain (Dovehirne Drain), which ran parallel with the western site boundary.
- Historically, the site has largely remained as a plot of undeveloped land. However, historical information has revealed that the Dovehirne Drain used to pass through the site. The drain was re-routed to the immediate west of the site in the early 2000s.
- The site is indicated to be underlain by Tidal Flat Deposits overlying bedrock of the Oxford Clay Formation.

5.2 Geotechnical Assessment

It is understood that the aspiration is to develop the site with a residential end-use. The foundation solution for the proposed development will depend on the results of intrusive investigation works. These works should determine the potential presence and nature of any man-made deposits (i.e. Made Ground, for example) and provide an assessment of the depth to, and strength of, the Natural Strata together with an assessment of the volume change potential of the potentially cohesive (i.e. clay/silt) soils beneath the site.

It should be noted that the underlying drift deposits (i.e. the Tidal Flat Deposits) have the potential to alter rapidly in character and geotechnical properties both laterally and vertically over relatively short distances and may also be water bearing. These deposits also have the potential to contain organic deposits (including peat) either as pockets or discrete layers/horizons. The presence of water bearing soils of relatively poor geotechnical strength and the presence of organic deposits may preclude the use of traditional shallow foundations and it may become necessary to utilise a deeper foundation solution (i.e. piles, for example).

The presence of the infilled drain may also preclude the use of shallow foundations, although the route of the former drain is likely to be within proposed rear gardens, subject to confirmation by intrusive works.

The underlying bedrock of the Oxford Clay Formation typically provides a suitable bearing stratum for shallow and deep foundations.

5.3 Building Near Trees

Foundation designs may need to be locally adjusted when building near existing, recently removed or proposed trees due to the presence of potentially shrinkable cohesive soils beneath the site. Trees are locally present on the site and trees and hedgerows are present along the site boundaries, and it is recommended that these are surveyed and identified by a qualified arborist prior to development. Appropriate geotechnical soils testing should be undertaken as part of Phase II works, to assist in detailed foundation design.

5.4 Ground Gas

The Desk Study works has revealed the presence of potential on-site sources of potentially hazardous ground gas (i.e. carbon dioxide and methane). Therefore, it is recommended that a robust programme of ground gas monitoring should be undertaken at the site to establish the ground gas regime and to assist in determining the level of any gas precautions required.

5.5 Radon

Based on the Landmark report, no radon associated precautions are required at the site.

5.6 Coal Mining

No coal mining precautions or associated investigation works are required at the site.

5.7 Water

The results of the intrusive investigation and subsequent monitoring of borehole installations will establish the groundwater levels beneath the site, where present at shallow depths. At this stage, given the indicated geology and the presence of the adjacent Dovehirne Drain, shallow groundwater may potentially be present beneath the site.

5.8 Surface Water Drainage

The use of soakaways would be subject to the ground conditions encountered during the intrusive works, and where considered plausible an appropriate scope of in-situ soakaway testing should be designed and implemented (in general accordance with BRE Digest DG 365 2016).

However, the potential presence of shallow groundwater may preclude the use of soakaways. Therefore, at this stage, it is recommended that alternative methods of draining the site should be investigated.

5.9 Sources of Contamination

The Phase I Desk Study has identified the following key soil contaminants that may potentially be present at the site:

- Metals, Polyaromatic Hydrocarbons (PAHs) and asbestos associated with potential Made Ground, including the materials used to infill the former drain and the mounds of soil present in the central area of the site.

The foregoing potential contaminants should form the basis of an assessment for human health and controlled waters within a suitable Phase II investigation. An appropriate scope of geotechnical tests should also be included for the purposes of designing foundations (including plasticity index analysis, water soluble sulphate etc.).

We would note that the foregoing list should be revised following completion of appropriate intrusive investigation works at the site, and the Conceptual Site Model (Section 4.0) updated accordingly.

5.10 Flood Risk

Desk study enquiries reveal the site and surrounding area to be located within an area at risk from flooding. Therefore, it is recommended that the Client seek the advice of a flood risk assessor/specialist drainage consultant with respect to this matter.

5.11 Statutory Consultation

We would recommend that a copy of this Phase I Desk Study report is issued (by the Client) to the Local Planning Authority for review and comment. Any comments made by the Local Authority, or their appointed consultees, should be incorporated into the Phase II Exploratory Investigation to ensure that the intrusive investigation is acceptable to all parties.

5.12 Recommended Phase II Exploratory Investigation Works

Proposed Phase II Exploratory Works should be sufficient to investigate the possible issues raised in the Phase I Desk Study and should be undertaken in general accordance with current industry good practice. Based on our current understanding (Conceptual Site Model) it is recommended that Phase II works comprise the following, as a minimum:

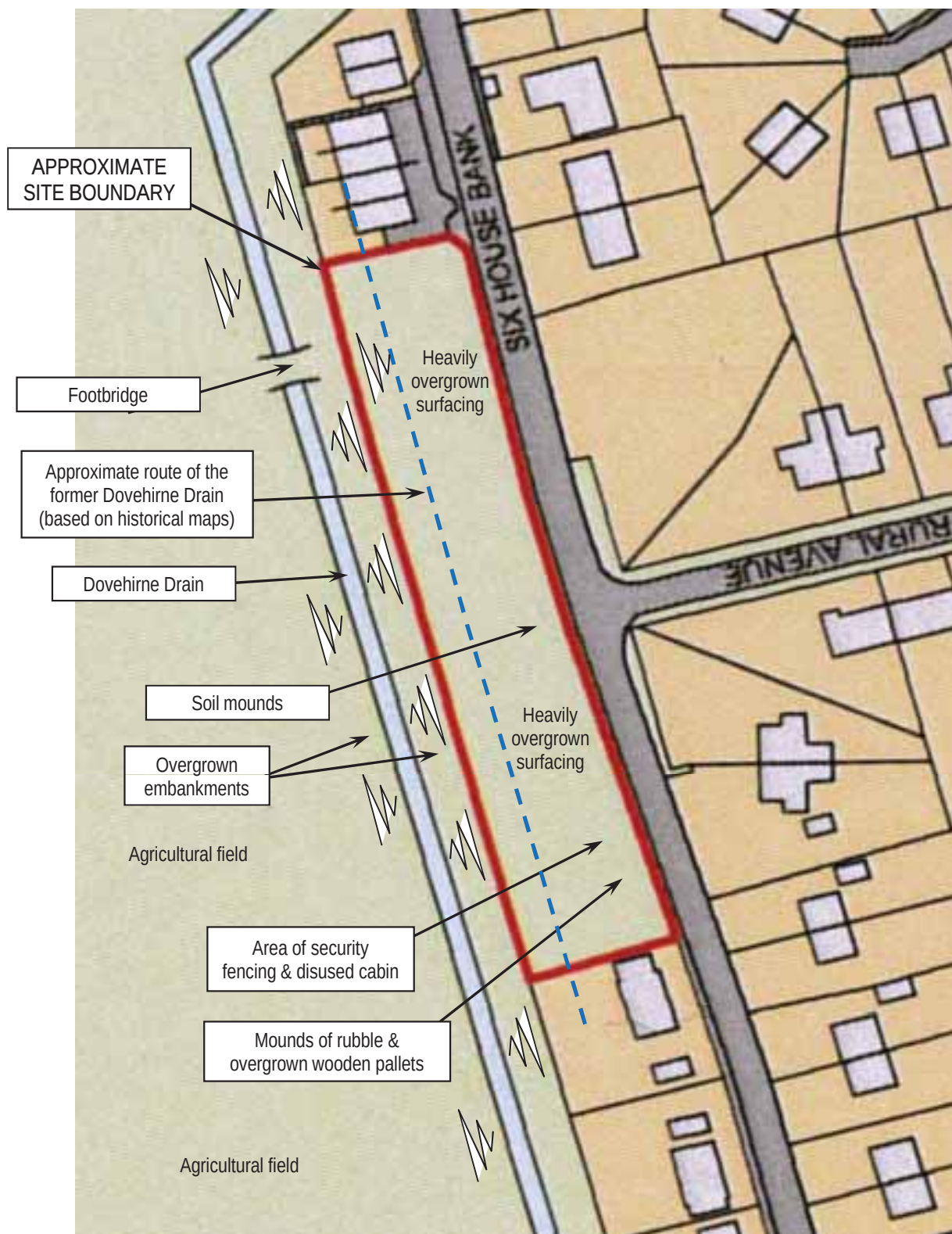
- A programme of exploratory holes (i.e. trial pits and cable percussive boreholes) across the site to provide an initial inspection of the ground conditions for geotechnical and environmental purposes.
- Appropriate geotechnical and environmental soil analysis.
- The installation of combined ground gas and groundwater monitoring points at the site to enable a programme of ground gas/groundwater monitoring.

5.13 Closing Comment

Based on the evidence of the findings of the Phase I desk study enquiries and following the implementation of any necessary remedial measures, the site is considered likely to be suitable for the proposed end-use from a geotechnical and environmental perspective.

APPENDIX I

**Annotated Site Plan
(Figure No. D37068/01)**



DO NOT SCALE

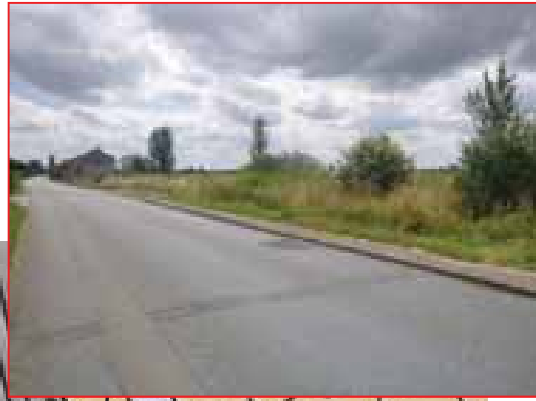
REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.
CROWN COPYRIGHT RESERVED. LICENCE NO.100041272

Project No.	D37068	Drawn	PK
Client	AJRM Construction	Checked	SS
		Approved	SS
Project	Six House Bank West Pinchbeck	Scale	NTS
		Date Drawn	20.07.17
		Rev.	
Title	Annotated Site Plan	Figure No. D37068/01	


GeoDyne

APPENDIX II

**Site Plan Showing General Site Views
(Figure No. D37068/02)**



APPROXIMATE
SITE BOUNDARY



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Project No.	D37068	Drawn	PK
Client	AJRM Construction	Checked	SS
		Approved	SS
Project	Six House Bank West Pinchbeck	Scale	NTS
		Date Drawn	20.07.17
		Rev.	
Title	Site Plan Showing General Site Views	Figure No. D37068/02	



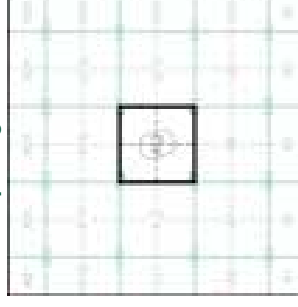
APPENDIX III
Historical Plans

The historical maps shown were reproduced from maps predominantly held at a 1:2,500 scale adopted for England, Wales and Scotland in the 1840s. The maps were surveyed by the Ordnance Survey and are considered to be the most accurate maps of the area. The published date given below 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.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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 Search Buffer (m): 100

Site Details

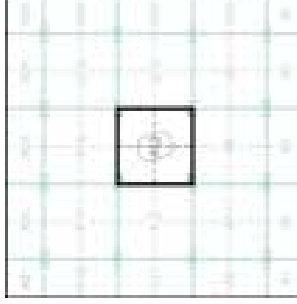
Six House Bank, West Pinchbeck

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, which were adopted for England, Wales and Scotland in the 1940s. The 1:2,500 scale maps were produced by the Ordnance Survey and were considered to be the most detailed parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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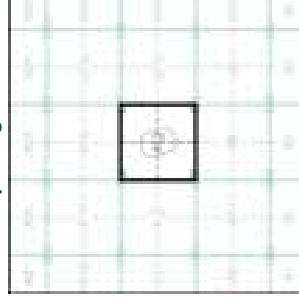
Six House Bank, West Pinchbeck

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further information mapping which were produced and published in 1991. They are based on the original maps from 1947 to 1994, and contain details on buildings, roads and land use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 132231748_1_1
 Customer Ref: D37068
 National Grid Reference: 519580, 326150
 Slice: A
 Site Area (Ha): 0.25
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Site Details

Six House Bank, West Pinchbeck



GeoDyne

Large-Scale National Grid Data

Published 1994

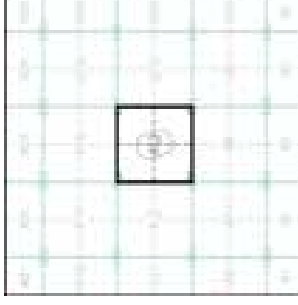
Source map scale - 1:2,500

Large Scale National Grid Data superseded SIM cards (Ordnance Survey's Survey of Information on Microfilm) in 1992, and continued to be produced until 1999. These maps are the original mapping at 1:2,500 scale, and provide detailed information on houses and other built features, as well as topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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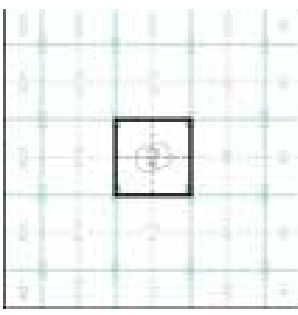
Six House Bank, West Pinchbeck



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Web: www.envirocheck.co.uk



Historical Aerial Photography - Segment A13



Order Details

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Customer Ref: D37068
National Grid Reference: 519580, 326150
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 100

Site Details

Six House Bank, West Pinchbeck

GeoDyne

Mapping Type	Scale	Date	Page
Lincolnshire	1:10,560	1887	2
Lincolnshire	1:10,560	1906	3
Lincolnshire	1:10,560	1906	4
Lincolnshire	1:10,560	1938 - 1952	5
Lincolnshire	1:10,560	1951	6
Ordinance Survey Plan	1:10,000	1956 - 1959	7
Ordinance Survey Plan	1:10,000	1971 - 1975	8
Ordinance Survey Plan	1:10,000	1982 - 1985	9
Ordinance Survey Plan	1:10,000	1980 - 1992	10
10K Raster Mapping	1:10,000	2000	11
10K Raster Mapping	1:10,000	2006	12
VectorMap Local	1:10,000	2017	13

1:10,000 Raster Mapping

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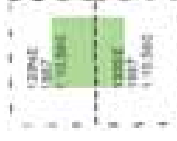
Symbol	Feature	Symbol	Feature
	Gravel pit		Relief SD or ridge heap
	Rock		Rock (outcrop)
	Boulders		Boulders (outcrop)
	Shingle		Mud
	Sand		Sand pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Harbour gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Co-A parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Potted tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (spring)		Mean low water (spring)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Post feature (e.g. Guide Post or Mile Stone)		Pylon, Mast, etc. of lighting tower
	Site of antiquity		Glasshouse
	General Building		Important Building

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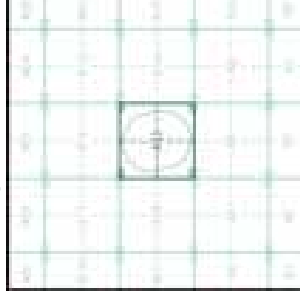
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Map Name(s) and Date(s)



Historical Map - Slice A



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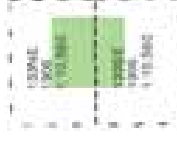
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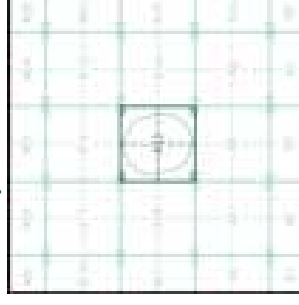
Six House Bank, West Pinchbeck

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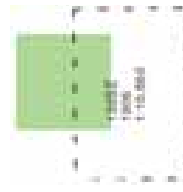
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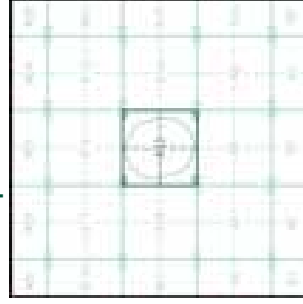
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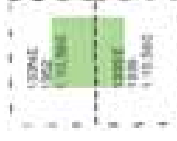
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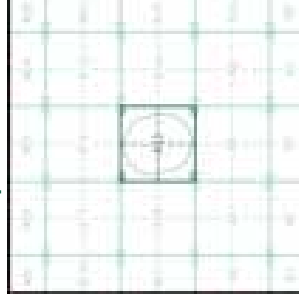
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Map Name(s) and Date(s)



Historical Map - Slice A



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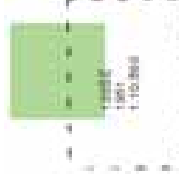
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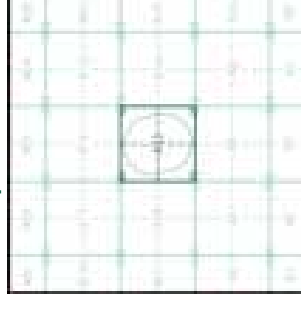
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Map Name(s) and Date(s)



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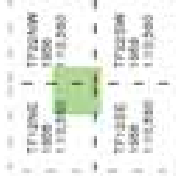
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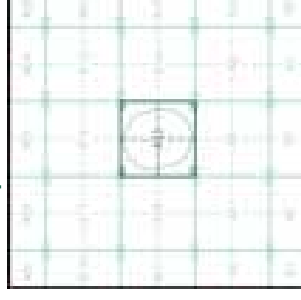
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The historical maps shown were reproduced from maps predominantly held at a 1:2500 scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2500 scale maps were replaced by the 1:10,000 scale maps. These maps were used to update the 1:10,000 maps. The published data then the 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 1:10,000 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



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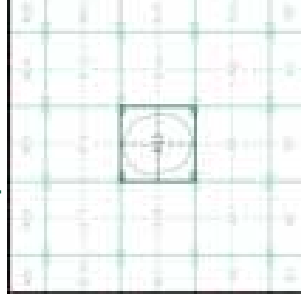
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Map Name(s) and Date(s)



Historical Map - Slice A



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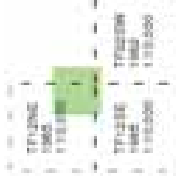
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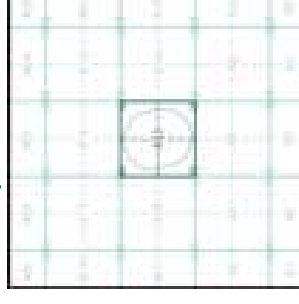
Six House Bank, West Pinchbeck

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Map Name(s) and Date(s)



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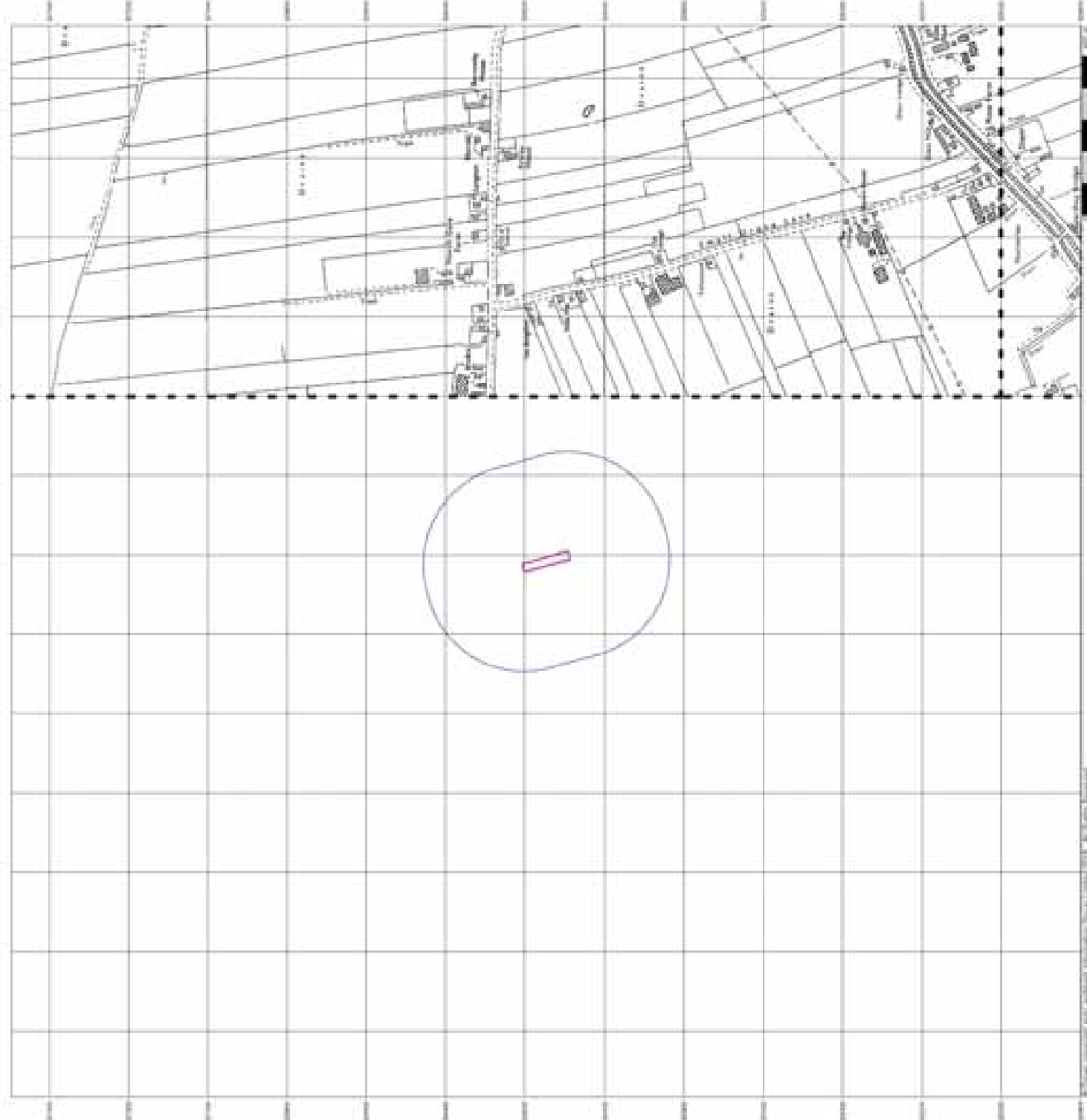


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Site Details

Six House Bank, West Pinchbeck



GeoDyne

Ordnance Survey Plan

Published 1990 - 1992

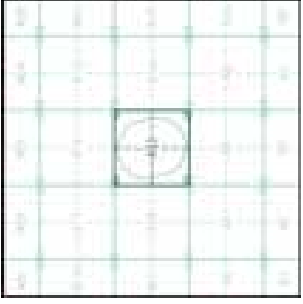
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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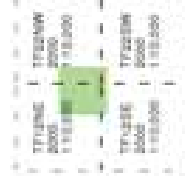
Six House Bank, West Pinchbeck



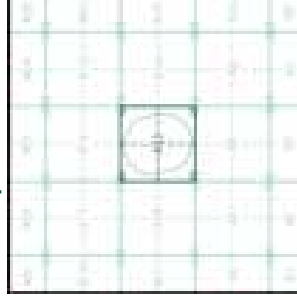
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster map data. These maps are based on the data which was used to produce the 1:10,000 raster map data. The data is highly detailed showing buildings, roads, and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depicted includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

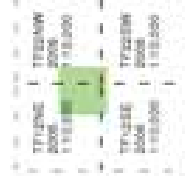
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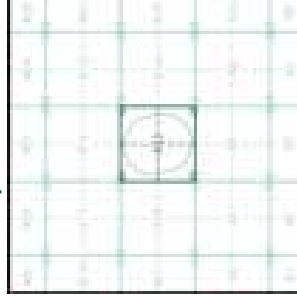
Six House Bank, West Pinchbeck

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster maps. These maps are based on the data which was used to produce the 1:10,000 maps published in 1970. The data is highly detailed showing buildings, roads, and field boundaries as well as all roads, tracks and paths. Road maps are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

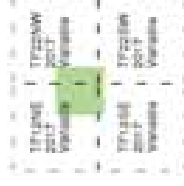
Order Number: 132231748_1_1
 Customer Ref: D37068
 National Grid Reference: 519580, 326150
 Slice: A
 Site Area (Ha): 0.25
 Search Buffer (m): 250

Site Details

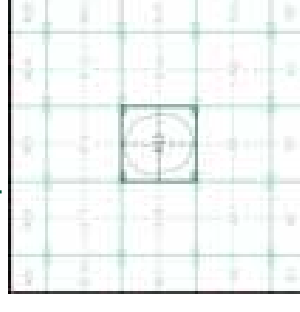
Six House Bank, West Pinchbeck

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a vector map of Great Britain, that has been designed and created geographically. OS VectorMap Local is derived from large-scale information surveyed at 1:250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10,000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 132231748_1_1
 Customer Ref: D37068
 National Grid Reference: 519580, 326150
 Slice: A
 Site Area (Ha): 0.25
 Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck

APPENDIX IV

Landmark Geological Plans

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	Holocene - Holocene
	TFD1	Tidal Flat Deposits, 1	Clay and Silt	Quaternary - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	OXC	Oxford Clay Formation	Mudstone	Oxfordian - Callovian



Geology 1:50,000 Maps

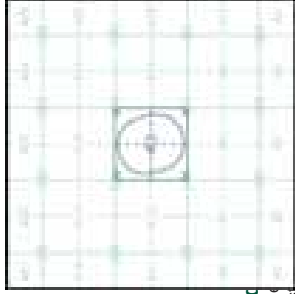
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslide 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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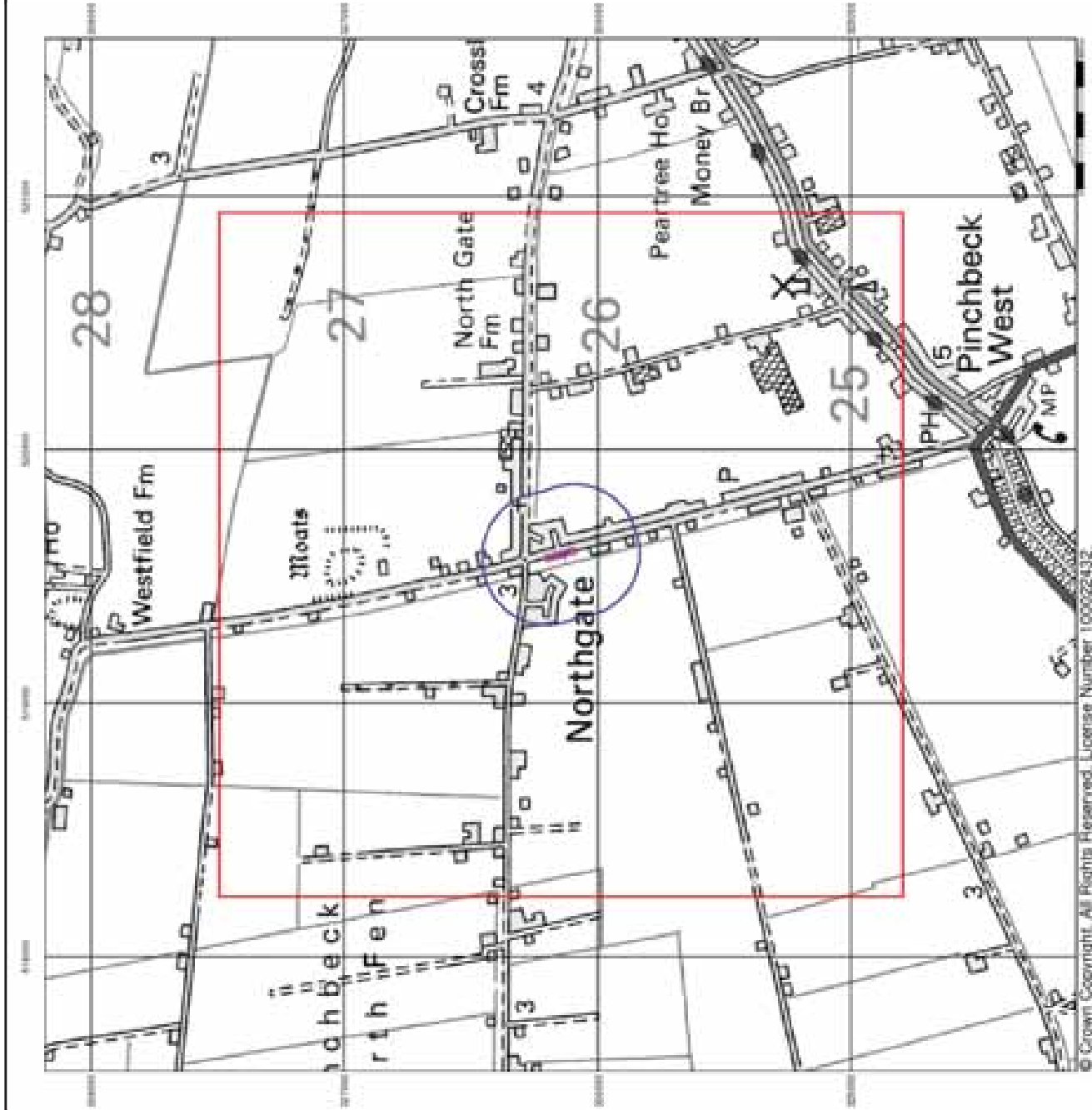
National Grid Reference: 519580, 326150
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details:

Six House Bank, West Pinchbeck



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



Artificial Ground and Landslip

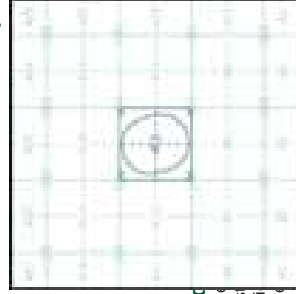
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions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

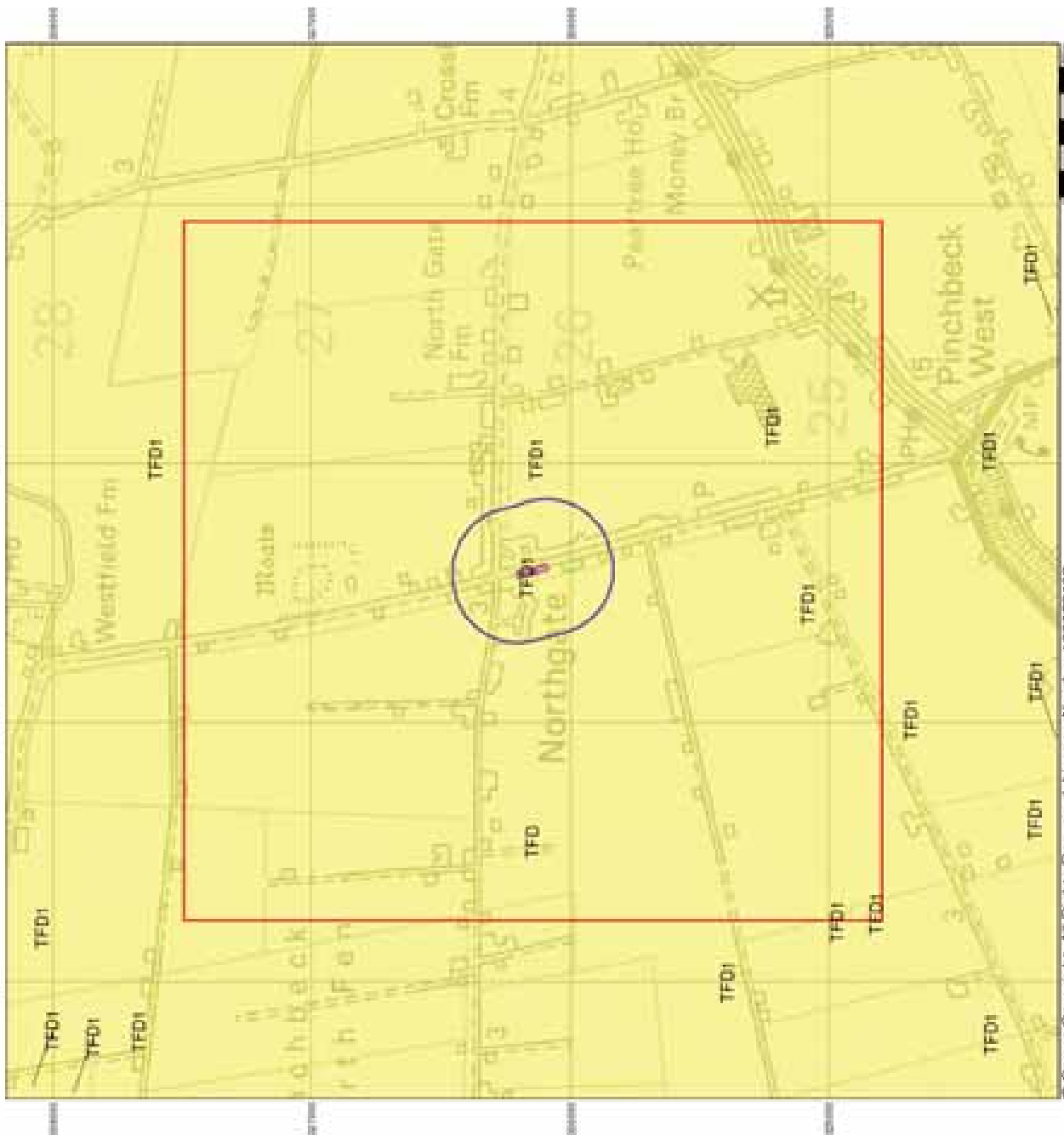
Six House Bank, West Pinchbeck

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.

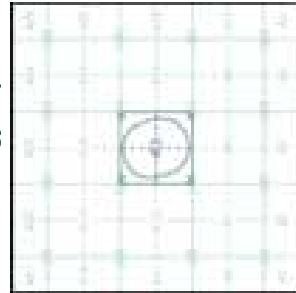
They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made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



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Superficial Geology Map - Slice A



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National Grid Reference: 519580, 326150

Slice:

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Site Area (Ha):

0.25

Search Buffer (m):

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Site Details:

Six House Bank, West Pinchbeck

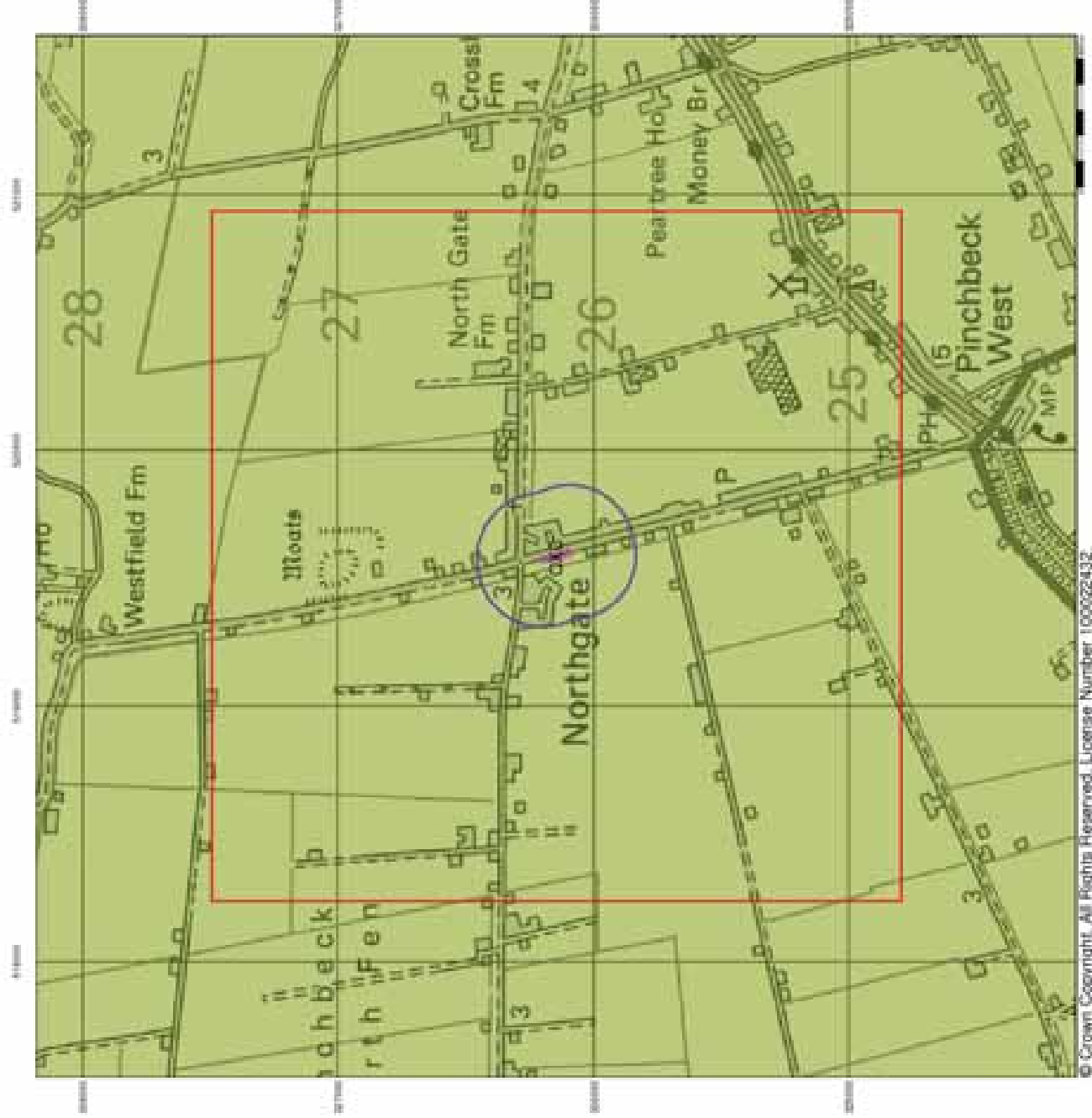
Bedrock and Faults

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.

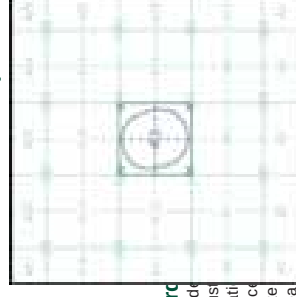
The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

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.



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Bedrock and Faults Map - Slice A



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Site Details:

Six House Bank, West Pinchbeck

Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

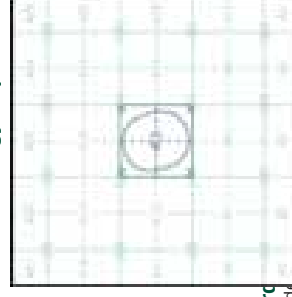
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



Ord

Customer Reference: D37068
National Grid Reference: 519580, 326150
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details:

Six House Bank, West Pinchbeck

APPENDIX V

Landmark Envirocheck Report

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

132231748_1_1

Customer Reference:

D37068

National Grid Reference:

519580, 326150

Slice:

A

Site Area (Ha):

0.25

Search Buffer (m):

250

Site Details:

Six House Bank

West Pinchbeck

Client Details:

Mr R Spencer

GeoDyne Ltd

Unit 2.2 Clarendon House

Clarendon Business Park

Clumber Avenue

Nottingham

NG5 1AH

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	9
Hazardous Substances	-
Geological	10
Industrial Land Use	11
Sensitive Land Use	12
Data Currency	13
Data Suppliers	17
Useful Contacts	18

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Peter Brett Associates Copyright Notice

The cavity data presented has been extracted from the PBA enhanced version of the original DEFRA national cavity databases. PBA/DEFRA retain the copyright & intellectual property rights in the data. Whilst all reasonable efforts are made to check that the information contained in the cavity databases is accurate we do not warrant that the data is complete or error free. The information is based upon our own researches and those collated from a number of external sources and is continually being augmented and updated by PBA. In no event shall PBA/DEFRA or Landmark be liable for any loss or damage including, without limitation, indirect or consequential loss or damage arising from the use of this data.

Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England.

Report Version v53.0

Data Type	Page Number	On Site	0 to 250m (*up to 1000m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility			
Contaminated Land Register Entries and Notices			
Discharge Consents	pg 1		18
Prosecutions Relating to Controlled Waters			n/a
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls			
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature			Yes
Pollution Incidents to Controlled Waters	pg 5		2
Prosecutions Relating to Authorised Processes			
Registered Radioactive Substances			
River Quality			
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register			
Water Abstractions			
Water Industry Act Referrals			
Groundwater Vulnerability	pg 5	Yes	n/a
Drift Deposits			n/a
Bedrock Aquifer Designations	pg 5	Yes	n/a
Superficial Aquifer Designations	pg 5	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences	pg 6	Yes	Yes
Flooding from Rivers or Sea without Defences	pg 6	Yes	Yes
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines	pg 6		15

Data Type	Page Number	On Site	0 to 250m (*up to 1000m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 9	2	n/a
Local Authority Recorded Landfill Sites			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			

Data Type	Page Number	On Site	0 to 250m (*up to 1000m)
Geological			
BGS 1:625,000 Solid Geology	pg 10	Yes	n/a
BGS Estimated Soil Chemistry	pg 10	Yes	Yes
BGS Recorded Mineral Sites			
BGS Urban Soil Chemistry			
BGS Urban Soil Chemistry Averages			
CBSCB Compensation District			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards			
Potential for Compressible Ground Stability Hazards	pg 10	Yes	
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 10	Yes	
Potential for Running Sand Ground Stability Hazards	pg 10	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 10	Yes	
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a
Industrial Land Use			
Contemporary Trade Directory Entries	pg 11		(*2)
Fuel Station Entries			
Points of Interest - Commercial Services			
Points of Interest - Education and Health			
Points of Interest - Manufacturing and Production	pg 11		2
Points of Interest - Public Infrastructure			
Points of Interest - Recreational and Environmental			
Gas Pipelines			
Underground Electrical Cables			

Data Type	Page Number	On Site	0 to 250m (*up to 1000m)
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt			
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones	pg 12	1	
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Discharge Consents Operator: Mr Christopher Maplethorpe Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Plot Adjacent Old 'Horse & Jockey'B Six House Bank, West Pinchbeck, Spalding, Lincs, Pe11 3qg Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf18699 Permit Version: 1 Effective Date: 4th February 2007 Issued Date: 16th February 2007 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of South Forty Footn Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	21	1	519550 326220
2	Discharge Consents Operator: Horse & Jockey Mews (W.Pinchbeck) Mngmnt Co. Ltd Property Type: Domestic Property (Multiple) Location: Northgate/Six House Bank, West Pinchbeck, Spalding, Lincs, Pe11 3tb Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf/18429 Permit Version: 1 Effective Date: 10th November 2005 Issued Date: 10th November 2005 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: A Tributary Of Graft Drain Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NE (N)	79	1	519600 326280
2	Discharge Consents Operator: Tassach Contractors Ltd Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Northgate-W Pinchbeck, Pinchbeck, Spalding, Pe11 Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Pr3nf500 Permit Version: 1 Effective Date: 16th December 1987 Issued Date: 16th December 1987 Revocation Date: 14th May 1992 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Drain Environment: Receiving Water: Graft Drain Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A13NE (N)	82	1	519610 326280
3	Discharge Consents Operator: Mr J W Woodcock & Mrs L J Woodcock Property Type: Domestic Property (Single) Location: Limewood House 13 Northgate, Pinchbeck, Spalding, Lincs, Pe11 3tb Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf09470 Permit Version: 1 Effective Date: 10th December 1992 Issued Date: 10th December 1992 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Graft Drain Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	138	1	519699 326272

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	Discharge Consents Operator: Mr And Mrs Porter Property Type: Domestic Property (Single) Location: Cherrytree Cottage Northgate, West Pinchbeck, Spalding, Lincolnshire, Pe11 3tb Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf12269 Permit Version: 1 Effective Date: 8th April 1999 Issued Date: 27th August 1999 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: The Graft Drain Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	176	1	519714 326316
4	Discharge Consents Operator: Nestwood Homes Developments Ltd Property Type: Domestic Property (Single) Location: Beck Bank Plot 3 Plot Next To Corner House, West Pinchbeck, Spalding, Lincolnshire, Pe11 3qn Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf12369 Permit Version: 1 Effective Date: 30th November 1999 Issued Date: 26th January 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Culv Trib Of The Hammond Beck Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A13NW (N)	145	1	519520 326340
4	Discharge Consents Operator: Nestwood Homes Developments Ltd Property Type: Domestic Property (Single) Location: Corner House, Beck Bank West Pinchbeck, Spalding, Lincolnshire, Pe11 3te Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf12370 Permit Version: 1 Effective Date: 30th November 1999 Issued Date: 26th January 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Culv Tributary Of Hammond Beck Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (N)	145	1	519520 326340
4	Discharge Consents Operator: Nestwood Homes Developments Ltd Property Type: Sewage Disposal Works - Other Location: Plot 3 (Next To Corner House) Beck Bank, West Pinchbeck, Spalding, Lincolnshire Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf12369 Permit Version: 1 Effective Date: 30th November 1999 Issued Date: 26th January 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Culv Trib Of The Hammond Beck Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 10m	A13NW (N)	145	1	519520 326340

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Discharge Consents Operator: Nestwood Homes Developments Ltd Property Type: Sewage Disposal Works - Other Location: The Corner House Beck Bank West Pinchbeck, Spalding, Lincolnshire Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf12370 Permit Version: 1 Effective Date: 30th November 1999 Issued Date: 26th January 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Culv Tributary Of Hammond Beck Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (N)	145	1	519520 326340
5	Discharge Consents Operator: Mrs M Thorpe Property Type: Domestic Property (Single) Location: The Brock Six House Bank, West Pinchbeck, Lincs., Pe11 3qq Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prnnf09554 Permit Version: 2 Effective Date: 19th October 1993 Issued Date: 19th October 1993 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Dovehirne Drain Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A13SE (S)	194	1	519640 325900
5	Discharge Consents Operator: Mrs M Thorpe Property Type: Domestic Property (Single) Location: The Brock Six House Bank, West Pinchbeck, Lincs., Pe11 3qq Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Prnnf09554 Permit Version: 1 Effective Date: 23rd June 1993 Issued Date: 23rd June 1993 Revocation Date: 18th October 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Drain Environment: Receiving Water: Dovehirne Drain Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 10m	A13SE (S)	194	1	519640 325900
6	Discharge Consents Operator: Nestwood Homes Developments Ltd Property Type: Domestic Property (Single) Location: Beck Bank Plot 1 West Pinchbeck, Spalding, Lincolnshire, Pe11 3qn Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf12368 Permit Version: 1 Effective Date: 30th November 1999 Issued Date: 27th January 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Culv'D Trib Of The Hammond Brk Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (N)	196	1	519510 326390

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	Discharge Consents Operator: Nestwood Homes Developments Ltd Property Type: Sewage Disposal Works - Other Location: Beck Bank West Pinchbeck, Spalding, Lincolnshire Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf12368 Permit Version: 1 Effective Date: 30th November 1999 Issued Date: 27th January 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Culv'D Trib Of The Hammond Brk Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (N)	196	1	519510 326390
6	Discharge Consents Operator: Mr Paul Michael Hobby & Mrs Claire Elizabeth Hobby Property Type: Domestic Property (Single) Location: Beck House Beck Bank, West Pinchbeck, Spalding, Lincs, Pe11 3qn Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf12367 Permit Version: 1 Effective Date: 30th November 1999 Issued Date: 26th January 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Culv Tributary Of Hammond Beck Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (N)	205	1	519510 326400
6	Discharge Consents Operator: Nestwood Homes Developments Ltd Property Type: Sewage Disposal Works - Other Location: Plot 2 Beck Bank West Pinchbeck, Spalding, Lincolnshire Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf12367 Permit Version: 1 Effective Date: 30th November 1999 Issued Date: 26th January 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Culv Tributary Of Hammond Beck Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (N)	205	1	519510 326400
7	Discharge Consents Operator: South Holland D.C. Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Rural Ave., Pinchbeck, Spalding (Site 2206) Pe11 3qh, Pe11 3qh Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prnnf09360 Permit Version: 1 Effective Date: 26th March 1992 Issued Date: 26th March 1992 Revocation Date: 24th August 2005 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Dovehirne Dyke Status: Consent revoked or revised: New Consent issued (Section 37(1)) Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	236	1	519370 326000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Discharge Consents Operator: South Holland D.C. Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Elizabeth Crescent Stw, West Pinchbeck. (Site 2205), Pe11 3te Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Pr3nff1122 Permit Version: 2 Effective Date: 26th March 1992 Issued Date: 26th March 1992 Revocation Date: 25th August 2005 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Dovehirne Dyke Status: Consent revoked or revised: New Consent issued (Section 37(1)) Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	245	1	519360 326000
7	Discharge Consents Operator: South Holland Council Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Elizabeth Crescent Stw, West Pinchbeck. (Site 2205), Pe11 3te Authority: Environment Agency, Anglian Region Catchment Area: Low River Witham / South Forty Foot Reference: Prmnf18395 Permit Version: 1 Effective Date: 26th August 2005 Issued Date: 17th October 2005 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Dovehirne Dyke Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	249	1	519360 325990
	Nearest Surface Water Feature	A13SW (W)	8	-	519566 326141
8	Pollution Incidents to Controlled Waters Property Type: Other General Premises Location: Lincoln District Authority: Environment Agency, Anglian Region Pollutant: Miscellaneous - Natural Note: Graft Drain Incident Date: 21st July 1994 Incident Reference: 1962 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Low Dissolved Oxygen Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (N)	93	1	519600 326295
8	Pollution Incidents to Controlled Waters Property Type: Other General Premises Location: Lincoln District Authority: Environment Agency, Anglian Region Pollutant: Miscellaneous - Natural Note: Graft Drain Incident Date: 20th July 1994 Incident Reference: 1952 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Low Dissolved Oxygen Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (N)	98	1	519600 326300
	Groundwater Vulnerability Soil Classification: Not classified Map Sheet: Sheet 24 North Northamptonshire Scale: 1:100,000	A13NW (NE)	0	1	519584 326146
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13NW (NE)	0	2	519584 326146
	Superficial Aquifer Designations Aquifer Designation: Unproductive Strata	A13NW (NE)	0	2	519584 326146

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (S)	0	1	519584 326145
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	8	1	519600 326155
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (S)	0	1	519584 326145
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	8	1	519600 326155
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (N)	87	1	519595 326290
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (W)	181	1	519381 326132
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
9	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 260.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Dovehirne Drain Catchment Name: Witham Primacy: 0	A13SW (W)	9	3	519565 326141
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 268.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Dovehirne Drain Catchment Name: Witham Primacy: 0	A13SE (S)	54	3	519589 326033
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 334.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 0	A13SE (S)	54	3	519589 326033
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 2	A13NW (N)	76	3	519556 326279
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 28.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 2	A13NW (N)	79	3	519545 326279

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 471.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 0	A13NW (N)	103	3	519524 326298
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.4 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 2	A13NW (N)	103	3	519528 326299
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 228.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 0	A13NE (E)	134	3	519724 326183
17	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 129.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 2	A13SE (S)	142	3	519659 325960
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 509.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Graft Drain Catchment Name: Witham Primacy: 0	A13NE (NE)	161	3	519715 326288
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 582.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 2	A13SE (S)	164	3	519664 325939
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 230.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 2	A13SE (SE)	186	3	519775 326007
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 213.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 0	A13NE (N)	197	3	519612 326399
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 530.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Witham Primacy: 0	A13SE (SE)	216	3	519716 325906

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1916.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Hammond Beck Catchment Name: Witham Primacy: 2	A13NW (N)	235	3	519501 326428

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: South Holland District Council - Has no landfill data to supply		0	5	519584 326146
	Local Authority Landfill Coverage Name: Lincolnshire County Council - Had landfill data but passed it to the relevant environment agency		0	4	519584 326146

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Kellaways Formation And Oxford Clay Formation (Undifferentiated)	A13NW (NE)	0	2	519584 326146
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NW (NE)	0	2	519584 326146
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (S)	87	2	519584 326000
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NE)	0	2	519584 326146
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NW (NE)	0	2	519584 326146
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NE)	0	2	519584 326146
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NE)	0	2	519584 326146
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NW (NE)	0	2	519584 326146
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NE)	0	2	519584 326146
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (NE)	0	2	519584 326146
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (NE)	0	2	519584 326146

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Contemporary Trade Directory Entries Name: Ladybug Pest Control Location: Aldor, Northgate, Pinchbeck, Spalding, Lincolnshire, PE11 3TB Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	316	-	519844 326376
	Contemporary Trade Directory Entries Name: Diamond Home Support South Holland Location: 81, Six House Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3QG Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	A8NE (S)	391	-	519719 325718
	Contemporary Trade Directory Entries Name: Commercial Cladding Services Ltd Location: Marbeck House, Northgate, Pinchbeck, Spalding, PE11 3TB Classification: Cladding Suppliers & Installers Status: Inactive Positional Accuracy: Automatically positioned to the address	A14NW (E)	529	-	520096 326314
24	Points of Interest - Manufacturing and Production Name: P G Posey Location: 5 Starlode Drove, West Pinchbeck, Spalding, PE11 3TD Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to address or location	A13NW (NW)	84	6	519505 326265
24	Points of Interest - Manufacturing and Production Name: P G Posey Location: 5 Starlode Drove, West Pinchbeck, Spalding, PE11 3TD Category: Farming Class Code: Arable Farming Positional Accuracy: Positioned to address or location	A13NW (NW)	84	6	519504 326265

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	Nitrate Vulnerable Zones Name: Black Sluice Idb Draining To The South Forty Foot Drain Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NW (NE)	0	7	519584 326146

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices South Holland District Council - Environmental Services	October 2013	Annual Rolling Update
Discharge Consents Environment Agency - Anglian Region	April 2017	Quarterly
Enforcement and Prohibition Notices Environment Agency - Anglian Region	March 2013	As notified
Integrated Pollution Controls Environment Agency - Anglian Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - Anglian Region	April 2017	Quarterly
Local Authority Integrated Pollution Prevention And Control South Holland District Council - Environmental Services	October 2014	Annual Rolling Update
Local Authority Pollution Prevention and Controls South Holland District Council - Environmental Services	October 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements South Holland District Council - Environmental Services	October 2014	Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	May 2017	
Pollution Incidents to Controlled Waters Environment Agency - Anglian Region	September 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - Anglian Region	March 2013	As notified
Prosecutions Relating to Controlled Waters Environment Agency - Anglian Region	March 2013	As notified
Registered Radioactive Substances Environment Agency - Anglian Region	January 2015	
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - Anglian Region - Northern Area	April 2017	Quarterly
Water Abstractions Environment Agency - Anglian Region	April 2017	Quarterly
Water Industry Act Referrals Environment Agency - Anglian Region	April 2017	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Source Protection Zones Environment Agency - Head Office	April 2017	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2017	Quarterly

Agency & Hydrological	Version	Update Cycle
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2017	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	May 2017	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	May 2017	Quarterly
Flood Defences Environment Agency - Head Office	May 2017	Quarterly
OS Water Network Lines Ordnance Survey	April 2017	6 Weekly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water Suitability Environment Agency - Head Office	October 2013	As notified
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	May 2017	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Anglian Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Anglian Region - Northern Area	May 2017	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - Anglian Region - Northern Area	May 2017	Quarterly
Local Authority Landfill Coverage Lincolnshire County Council South Holland District Council - Environmental Services	May 2000 May 2000	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Lincolnshire County Council South Holland District Council - Environmental Services	May 2000 May 2000	Not Applicable Not Applicable
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites Environment Agency - Anglian Region - Northern Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - Anglian Region - Northern Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - Anglian Region - Northern Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	March 2017	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements South Holland District Council Lincolnshire County Council - Highways and Planning Department	January 2016 June 2010	Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents Lincolnshire County Council - Highways and Planning Department South Holland District Council	August 2007 January 2016	Annual Rolling Update Annual Rolling Update
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2017	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	March 2017	Quarterly
Fuel Station Entries Catalist Ltd - Experian	May 2017	Quarterly
Gas Pipelines National Grid	July 2014	Quarterly
Points of Interest - Commercial Services PointX	December 2016	Quarterly
Points of Interest - Education and Health PointX	December 2016	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2016	Quarterly
Points of Interest - Public Infrastructure PointX	December 2016	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2016	Quarterly
Underground Electrical Cables National Grid	December 2015	Bi-Annually
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	May 2017	Bi-Annually
Areas of Outstanding Natural Beauty Natural England	January 2017	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	June 2017	Bi-Annually
Marine Nature Reserves Natural England	January 2017	Bi-Annually
National Nature Reserves Natural England	January 2017	Bi-Annually
National Parks Natural England	February 2017	Bi-Annually
Nitrate Vulnerable Zones Environment Agency - Head Office Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	June 2017 October 2015	Bi-Annually Annually
Ramsar Sites Natural England	January 2017	Bi-Annually
Sites of Special Scientific Interest Natural England	January 2017	Bi-Annually
Special Areas of Conservation Natural England	January 2017	Bi-Annually
Special Protection Areas Natural England	January 2017	Bi-Annually
World Heritage Sites English Heritage - National Monument Record Centre	May 2017	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

Contact	Name and Address	Contact Details
1	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
2	British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
3	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 023 8079 2000 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
4	Lincolnshire County Council 4th Floor, City Hall, Lincoln, Lincolnshire, LN1 1DN	Telephone: 01522 552222 Fax: 01522 552288 Email: PublicRelations@lincolnshire.gov.uk Website: www.lincolnshire.gov.uk
5	South Holland District Council - Environmental Services Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE	Website: www.sholland.gov.uk
6	PointX 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
7	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

Site Details

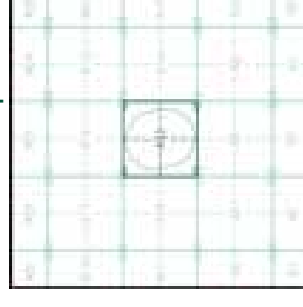
Six House Bank, West Pinchbeck



Site Details

Landmark
 800-368-6868
 www.landmark.com

Industrial Land Use Map - Slice A



Order Details

Order Details

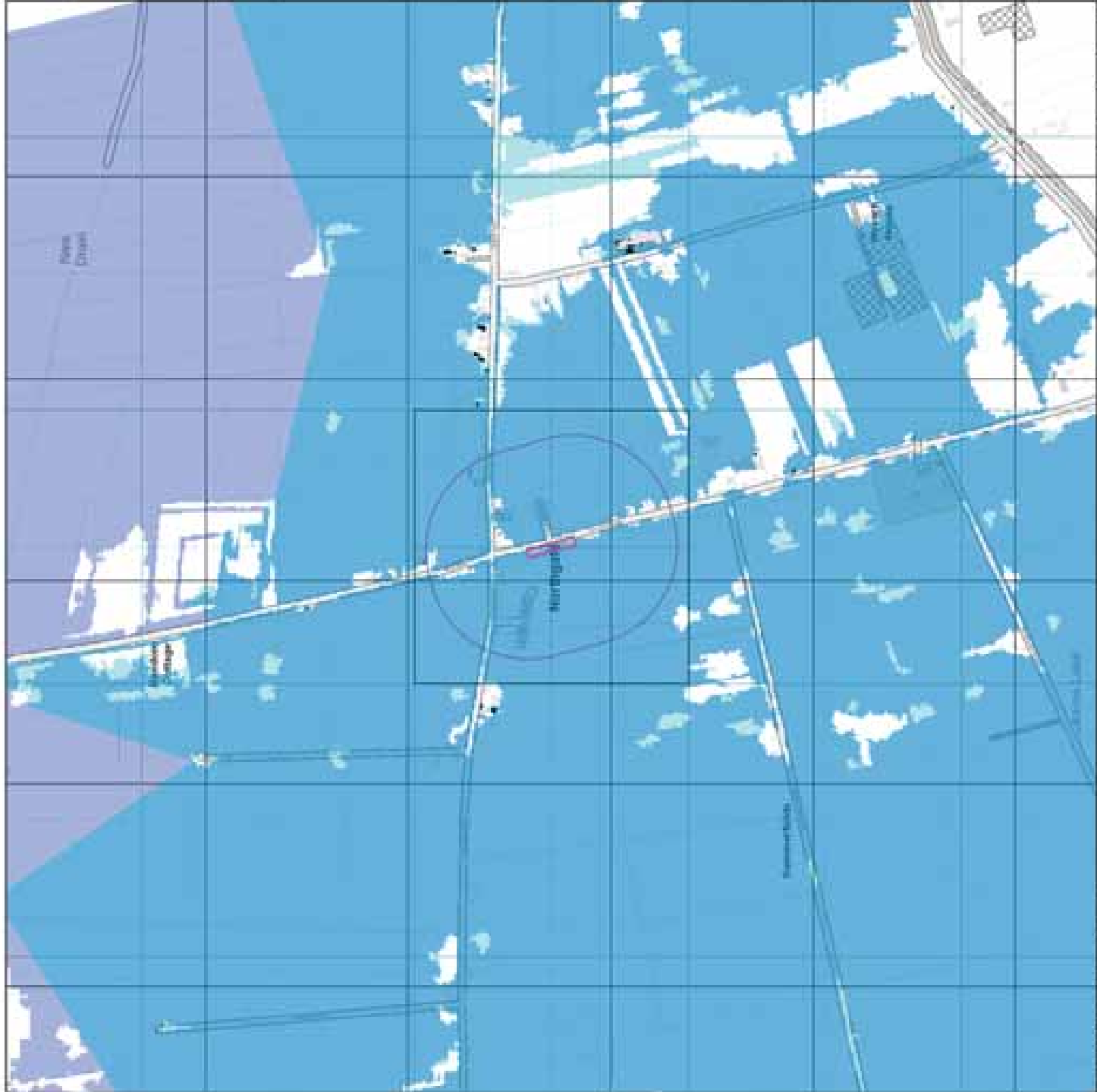
Order Number:	132231748_1_1
Customer Ref:	D37068
National Grid Reference:	519580, 326150
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	250

Site Details

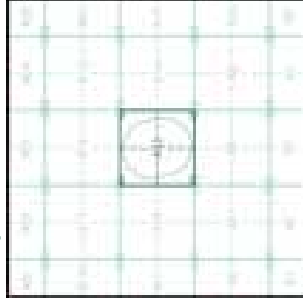
Site Details

Six House Bank, West Pinchbeck

- General**
- Standard Site
 - Standard (Meters)
 - Heavy Agricultural Area
- Agency and Hydrological (Flood)**
- Extreme Flooding Area (Zone 1) or Sea without Defences (Zone 2)
 - Flooding Area (Zone 1) or Sea without Defences (Zone 2)
 - Area Surrounding Sea Flood Defences
 - Flood Water Storage Areas
 - Flood Defence



Flood Map - Slice A



Order Details

Order Number: 132231748_1_1
 Customer Ref: D37068
 National Grid Reference: 519580, 326150
 Slice: A
 Site Area (Ha): 0.25
 Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck

- General**
- ☐ Symbols file
 - ☐ Symbols (borders)
 - ☐ Survey measurements
 - ☐ Map file
 - ☐ Symbols of borehole locations

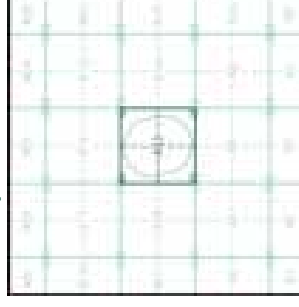
Agency and Hydrological (Boreholes)

- ☐ All borehole depths > 10m
- ☐ All borehole depths 10 - 15m
- ☐ All borehole depths 15 - 20m
- ☐ All borehole depths 20 - 25m
- ☐ All borehole depths 25 - 30m
- ☐ All borehole depths 30 - 35m
- ☐ All borehole depths 35 - 40m
- ☐ All borehole depths 40 - 45m
- ☐ All borehole depths 45 - 50m
- ☐ All borehole depths 50 - 55m
- ☐ All borehole depths 55 - 60m
- ☐ All borehole depths 60 - 65m
- ☐ All borehole depths 65 - 70m
- ☐ All borehole depths 70 - 75m
- ☐ All borehole depths 75 - 80m
- ☐ All borehole depths 80 - 85m
- ☐ All borehole depths 85 - 90m
- ☐ All borehole depths 90 - 95m
- ☐ All borehole depths 95 - 100m
- ☐ All borehole depths 100 - 105m
- ☐ All borehole depths 105 - 110m
- ☐ All borehole depths 110 - 115m
- ☐ All borehole depths 115 - 120m
- ☐ All borehole depths 120 - 125m
- ☐ All borehole depths 125 - 130m
- ☐ All borehole depths 130 - 135m
- ☐ All borehole depths 135 - 140m
- ☐ All borehole depths 140 - 145m
- ☐ All borehole depths 145 - 150m
- ☐ All borehole depths 150 - 155m
- ☐ All borehole depths 155 - 160m
- ☐ All borehole depths 160 - 165m
- ☐ All borehole depths 165 - 170m
- ☐ All borehole depths 170 - 175m
- ☐ All borehole depths 175 - 180m
- ☐ All borehole depths 180 - 185m
- ☐ All borehole depths 185 - 190m
- ☐ All borehole depths 190 - 195m
- ☐ All borehole depths 195 - 200m
- ☐ All borehole depths 200 - 205m
- ☐ All borehole depths 205 - 210m
- ☐ All borehole depths 210 - 215m
- ☐ All borehole depths 215 - 220m
- ☐ All borehole depths 220 - 225m
- ☐ All borehole depths 225 - 230m
- ☐ All borehole depths 230 - 235m
- ☐ All borehole depths 235 - 240m
- ☐ All borehole depths 240 - 245m
- ☐ All borehole depths 245 - 250m
- ☐ All borehole depths 250 - 255m
- ☐ All borehole depths 255 - 260m
- ☐ All borehole depths 260 - 265m
- ☐ All borehole depths 265 - 270m
- ☐ All borehole depths 270 - 275m
- ☐ All borehole depths 275 - 280m
- ☐ All borehole depths 280 - 285m
- ☐ All borehole depths 285 - 290m
- ☐ All borehole depths 290 - 295m
- ☐ All borehole depths 295 - 300m
- ☐ All borehole depths 300 - 305m
- ☐ All borehole depths 305 - 310m
- ☐ All borehole depths 310 - 315m
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- ☐ All borehole depths 330 - 335m
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- ☐ All borehole depths 350 - 355m
- ☐ All borehole depths 355 - 360m
- ☐ All borehole depths 360 - 365m
- ☐ All borehole depths 365 - 370m
- ☐ All borehole depths 370 - 375m
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- ☐ All borehole depths 380 - 385m
- ☐ All borehole depths 385 - 390m
- ☐ All borehole depths 390 - 395m
- ☐ All borehole depths 395 - 400m
- ☐ All borehole depths 400 - 405m
- ☐ All borehole depths 405 - 410m
- ☐ All borehole depths 410 - 415m
- ☐ All borehole depths 415 - 420m
- ☐ All borehole depths 420 - 425m
- ☐ All borehole depths 425 - 430m
- ☐ All borehole depths 430 - 435m
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- ☐ All borehole depths 440 - 445m
- ☐ All borehole depths 445 - 450m
- ☐ All borehole depths 450 - 455m
- ☐ All borehole depths 455 - 460m
- ☐ All borehole depths 460 - 465m
- ☐ All borehole depths 465 - 470m
- ☐ All borehole depths 470 - 475m
- ☐ All borehole depths 475 - 480m
- ☐ All borehole depths 480 - 485m
- ☐ All borehole depths 485 - 490m
- ☐ All borehole depths 490 - 495m
- ☐ All borehole depths 495 - 500m
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- ☐ All borehole depths 550 - 555m
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- ☐ All borehole depths 570 - 575m
- ☐ All borehole depths 575 - 580m
- ☐ All borehole depths 580 - 585m
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- ☐ All borehole depths 590 - 595m
- ☐ All borehole depths 595 - 600m
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- ☐ All borehole depths 610 - 615m
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- ☐ All borehole depths 620 - 625m
- ☐ All borehole depths 625 - 630m
- ☐ All borehole depths 630 - 635m
- ☐ All borehole depths 635 - 640m
- ☐ All borehole depths 640 - 645m
- ☐ All borehole depths 645 - 650m
- ☐ All borehole depths 650 - 655m
- ☐ All borehole depths 655 - 660m
- ☐ All borehole depths 660 - 665m
- ☐ All borehole depths 665 - 670m
- ☐ All borehole depths 670 - 675m
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- ☐ All borehole depths 690 - 695m
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- ☐ All borehole depths 715 - 720m
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- ☐ All borehole depths 740 - 745m
- ☐ All borehole depths 745 - 750m
- ☐ All borehole depths 750 - 755m
- ☐ All borehole depths 755 - 760m
- ☐ All borehole depths 760 - 765m
- ☐ All borehole depths 765 - 770m
- ☐ All borehole depths 770 - 775m
- ☐ All borehole depths 775 - 780m
- ☐ All borehole depths 780 - 785m
- ☐ All borehole depths 785 - 790m
- ☐ All borehole depths 790 - 795m
- ☐ All borehole depths 795 - 800m
- ☐ All borehole depths 800 - 805m
- ☐ All borehole depths 805 - 810m
- ☐ All borehole depths 810 - 815m
- ☐ All borehole depths 815 - 820m
- ☐ All borehole depths 820 - 825m
- ☐ All borehole depths 825 - 830m
- ☐ All borehole depths 830 - 835m
- ☐ All borehole depths 835 - 840m
- ☐ All borehole depths 840 - 845m
- ☐ All borehole depths 845 - 850m
- ☐ All borehole depths 850 - 855m
- ☐ All borehole depths 855 - 860m
- ☐ All borehole depths 860 - 865m
- ☐ All borehole depths 865 - 870m
- ☐ All borehole depths 870 - 875m
- ☐ All borehole depths 875 - 880m
- ☐ All borehole depths 880 - 885m
- ☐ All borehole depths 885 - 890m
- ☐ All borehole depths 890 - 895m
- ☐ All borehole depths 895 - 900m
- ☐ All borehole depths 900 - 905m
- ☐ All borehole depths 905 - 910m
- ☐ All borehole depths 910 - 915m
- ☐ All borehole depths 915 - 920m
- ☐ All borehole depths 920 - 925m
- ☐ All borehole depths 925 - 930m
- ☐ All borehole depths 930 - 935m
- ☐ All borehole depths 935 - 940m
- ☐ All borehole depths 940 - 945m
- ☐ All borehole depths 945 - 950m
- ☐ All borehole depths 950 - 955m
- ☐ All borehole depths 955 - 960m
- ☐ All borehole depths 960 - 965m
- ☐ All borehole depths 965 - 970m
- ☐ All borehole depths 970 - 975m
- ☐ All borehole depths 975 - 980m
- ☐ All borehole depths 980 - 985m
- ☐ All borehole depths 985 - 990m
- ☐ All borehole depths 990 - 995m
- ☐ All borehole depths 995 - 1000m

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

Order Number: 132231748_1_1
 Customer Ref: D37068
 National Grid Reference: 519580, 326150
 Slice: A
 Site Area (Ha): 0.25
 Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck

General

- Specified Site
- Specified Outfall(s)
- X Existing Infrastructure Point

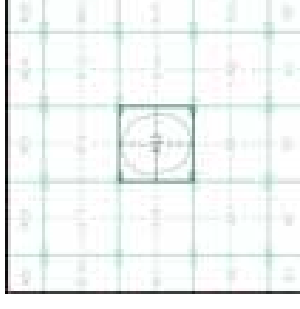
OS Water Network Data

- Canal
- Reservoir
- Freshwater
- Marsh
- Total Flow
- Inland Flow
- Drain
- Other
- Lake
- Tidal
- Land O' Height Of Land
- Sea

Contours (Height in meters)

- Standard Contour
- Mean Contour
- Spot Height
- Mean Low Water
- Mean High Water

OS Water Network Map - Slice A

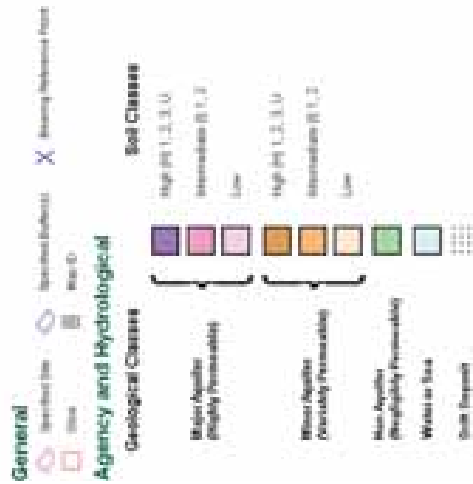
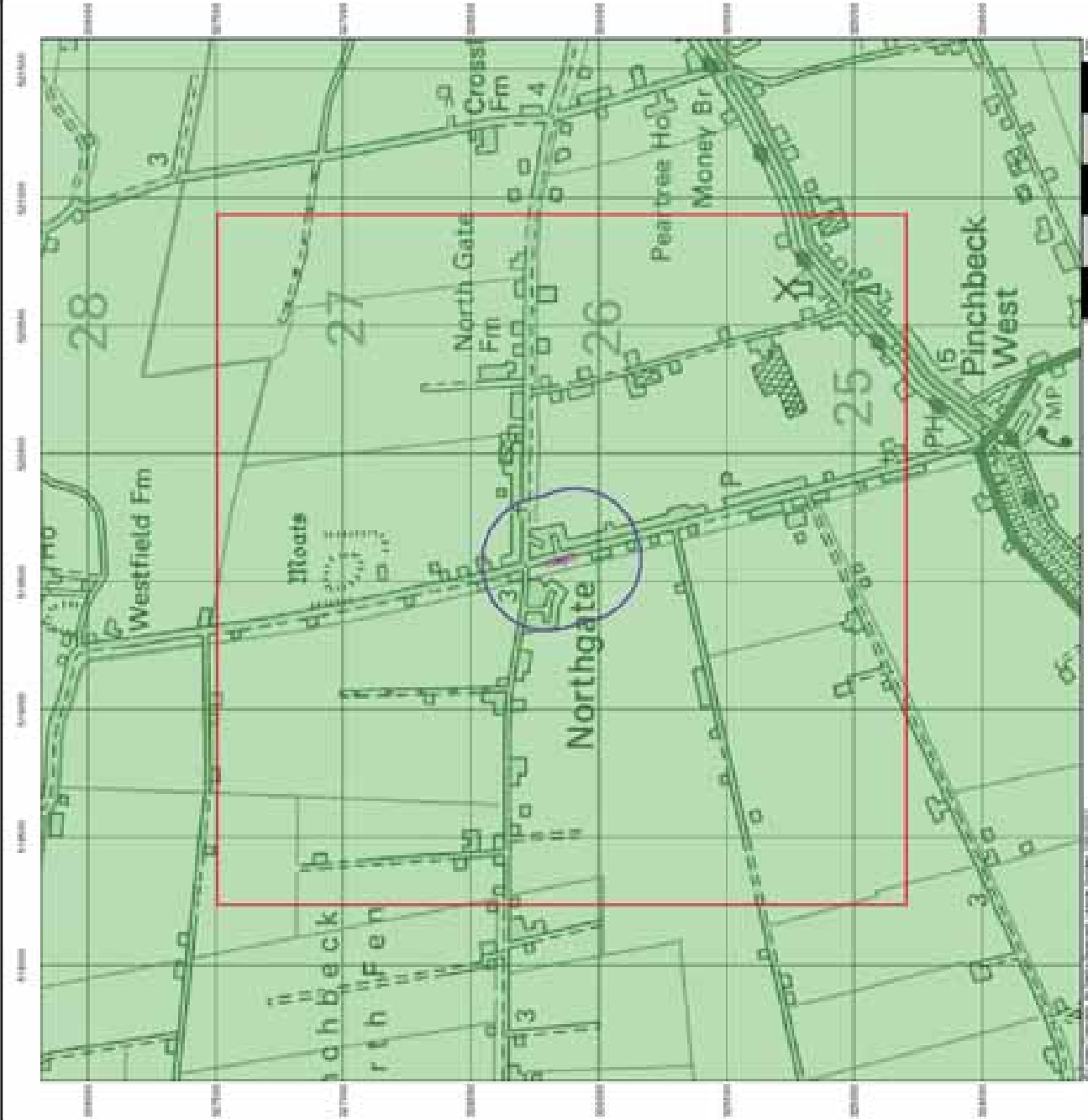


Order Details

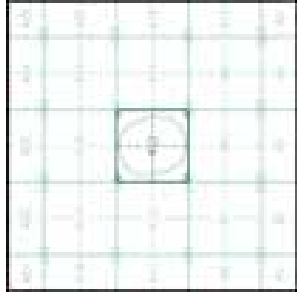
Order Number: 132231748_1_1
 Customer Ref: D37068
 National Grid Reference: 519580, 326150
 Slice: A
 Site Area (Ha): 0.25
 Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck



Site Sensitivity Context Map - Slice A

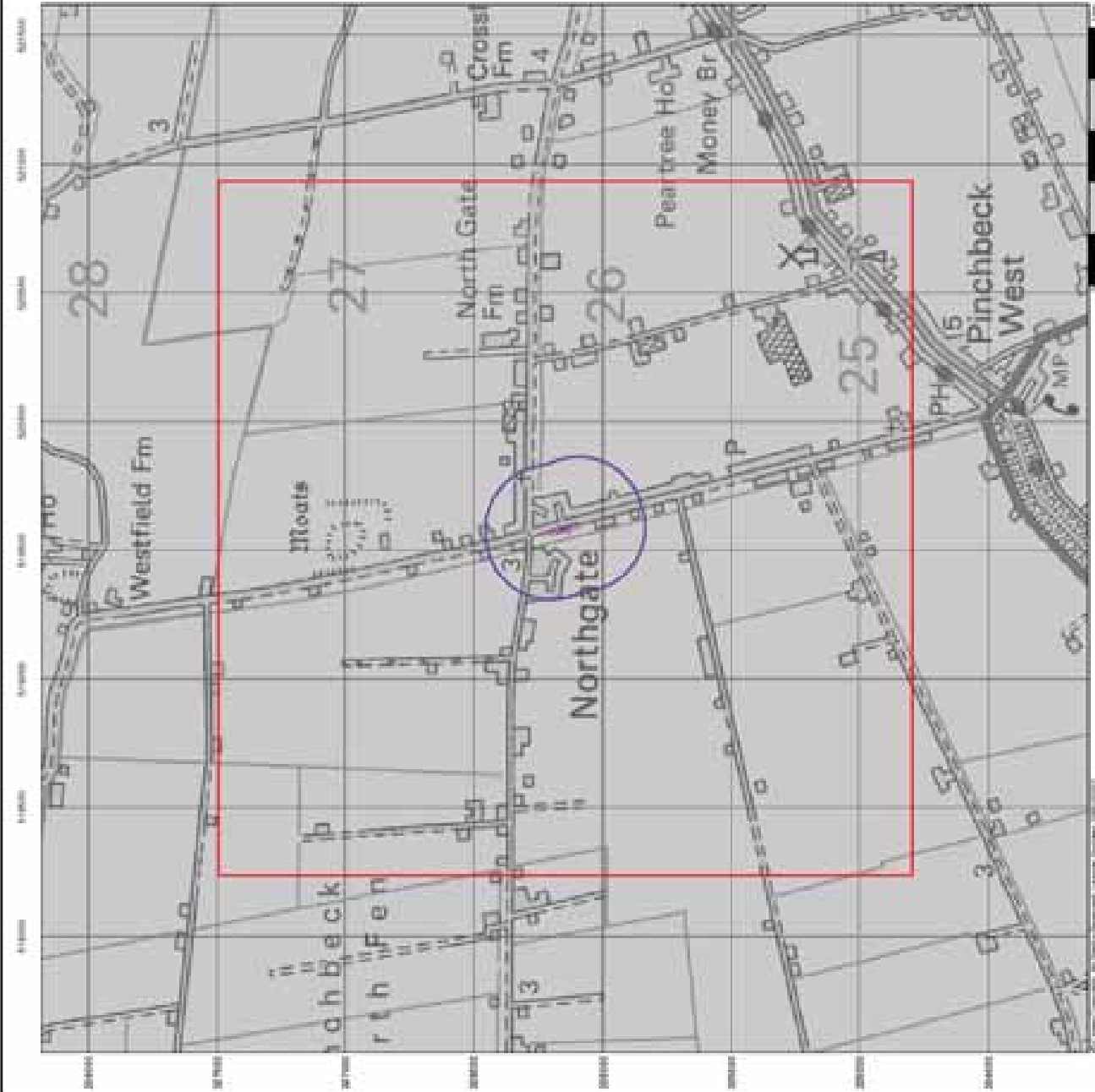


Order Details

Order Number: 132231748_1_1
Customer Ref: D37068
National Grid Reference: 519580, 326150
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck

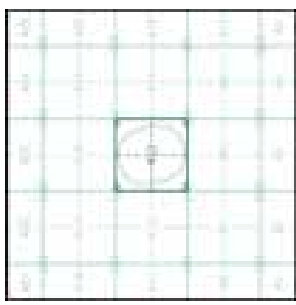


GeoDyne

Superficial Aquifer Designation

- General**
- Symbol for: Section Buffer
 - Symbol for: Section Buffer
 - Symbol for: Section Buffer
- Agency and Hydrological**
- Principal Aquifer
 - Secondary A Aquifer
 - Secondary B Aquifer
 - Secondary Unclassified
 - Unproductive Strata
 - Unknown
 - Unknown (Lakes and Landscapes)

Site Sensitivity Context Map - Slice A



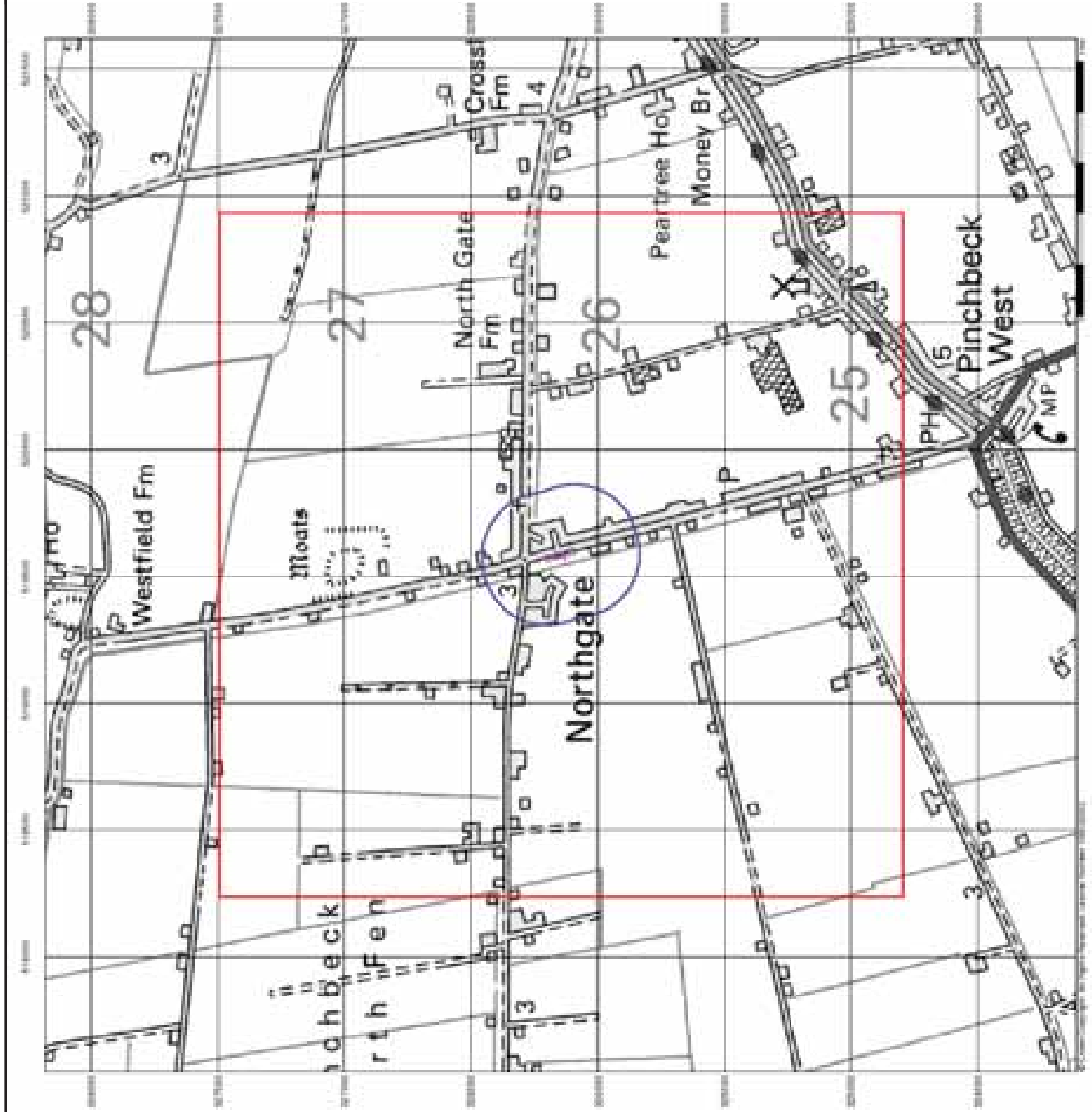
Order Details

Order Number: 132231748_1_1
Customer Ref: D37068
National Grid Reference: 519580, 326150
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck





GeoDyne
BGS Flood GFS Data

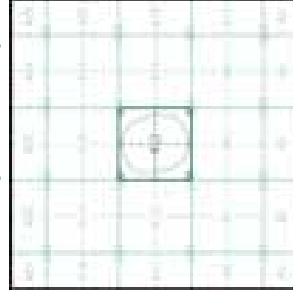
General

- Specified Use
- Search Area Buffer
- Showing National Flood

Agency and Hydrological (Flood)

- United Kingdom Floods
- United Kingdom Floods
- United Kingdom Floods
- United Kingdom Floods

Site Sensitivity Context Map - Slice A



Order Details

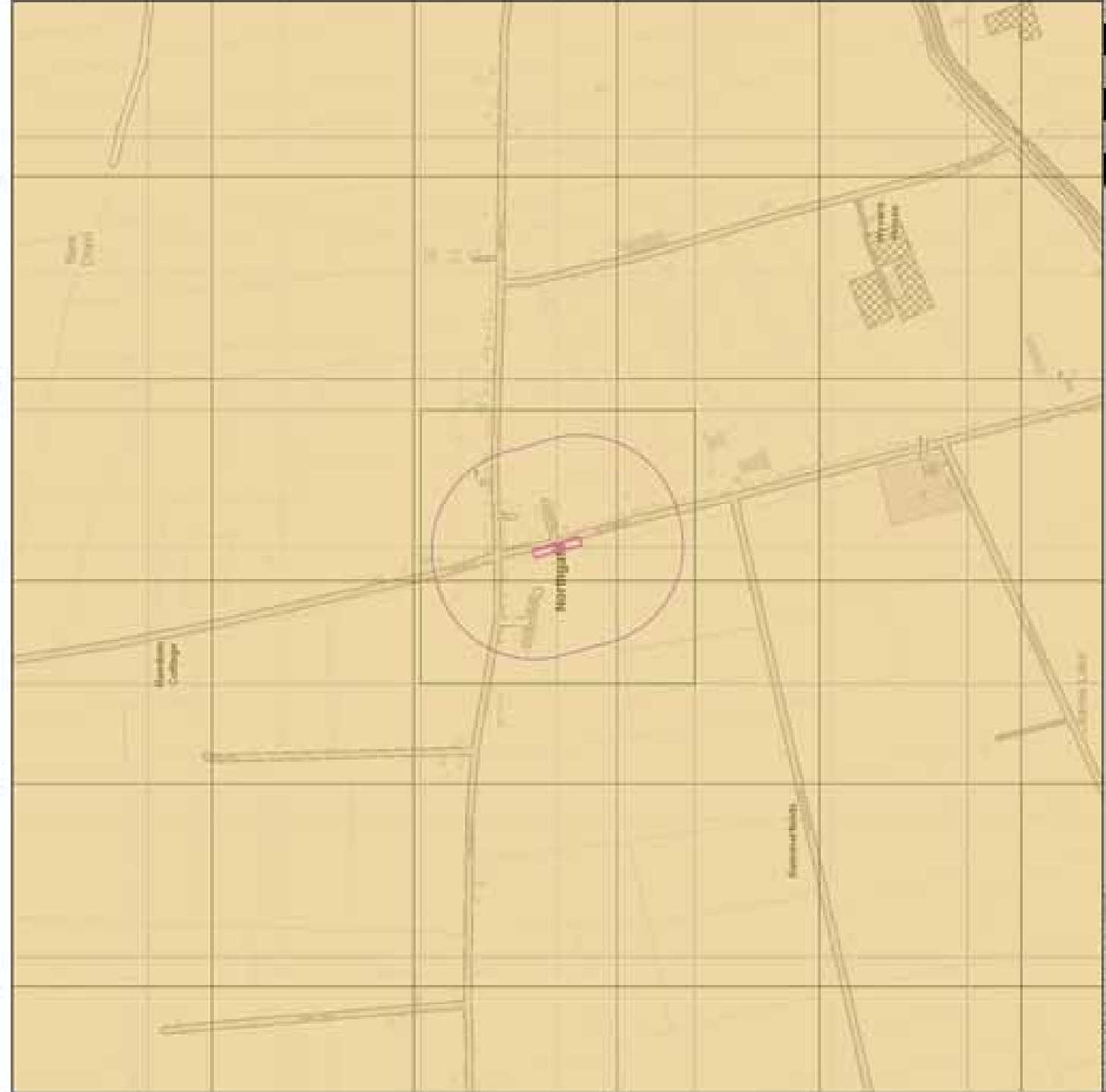
Order Number: 132231748_1_1
Customer Ref: D37068
National Grid Reference: 519580, 326150
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck



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

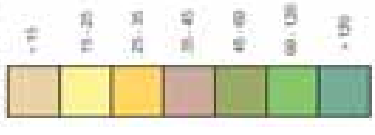


General

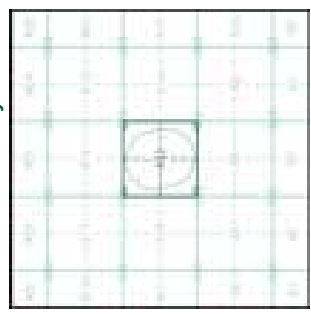
(1) GeoDyne Ltd (2) GeoDyne Ltd (3) GeoDyne Ltd

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A

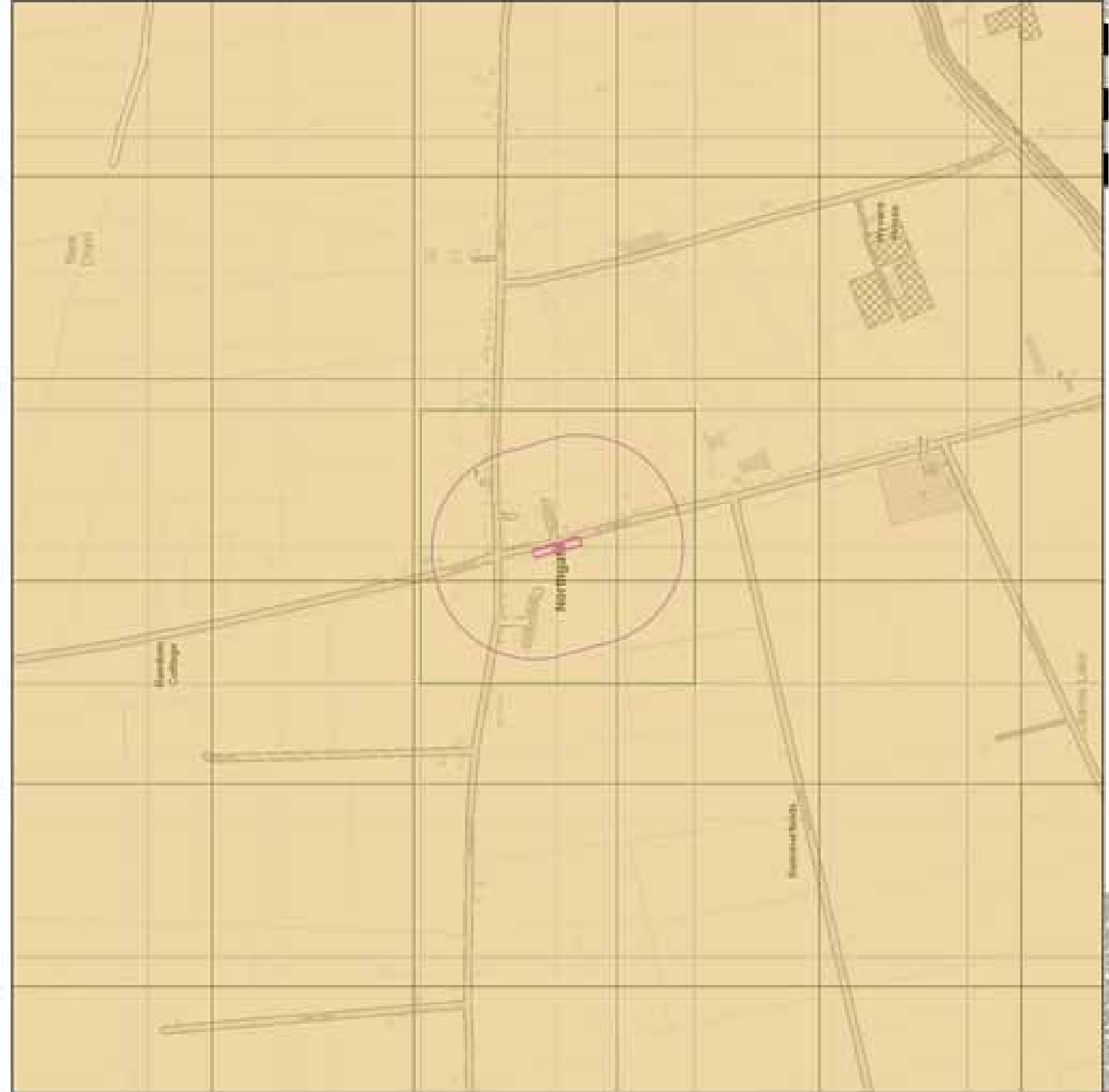


Order Details

Order Details: 13231748_1_1
Customer Ref: D37068
National Grid Reference: 519580, 326150
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck

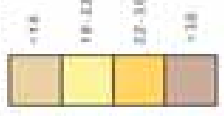


General

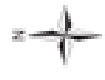
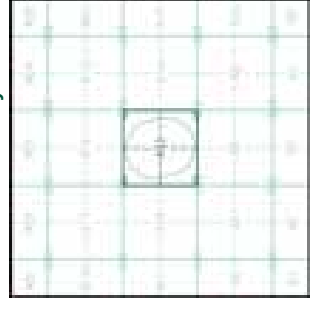
-  General Site
-  Sampling Strategy
-  Sampling Results
-  Sampling Data

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A

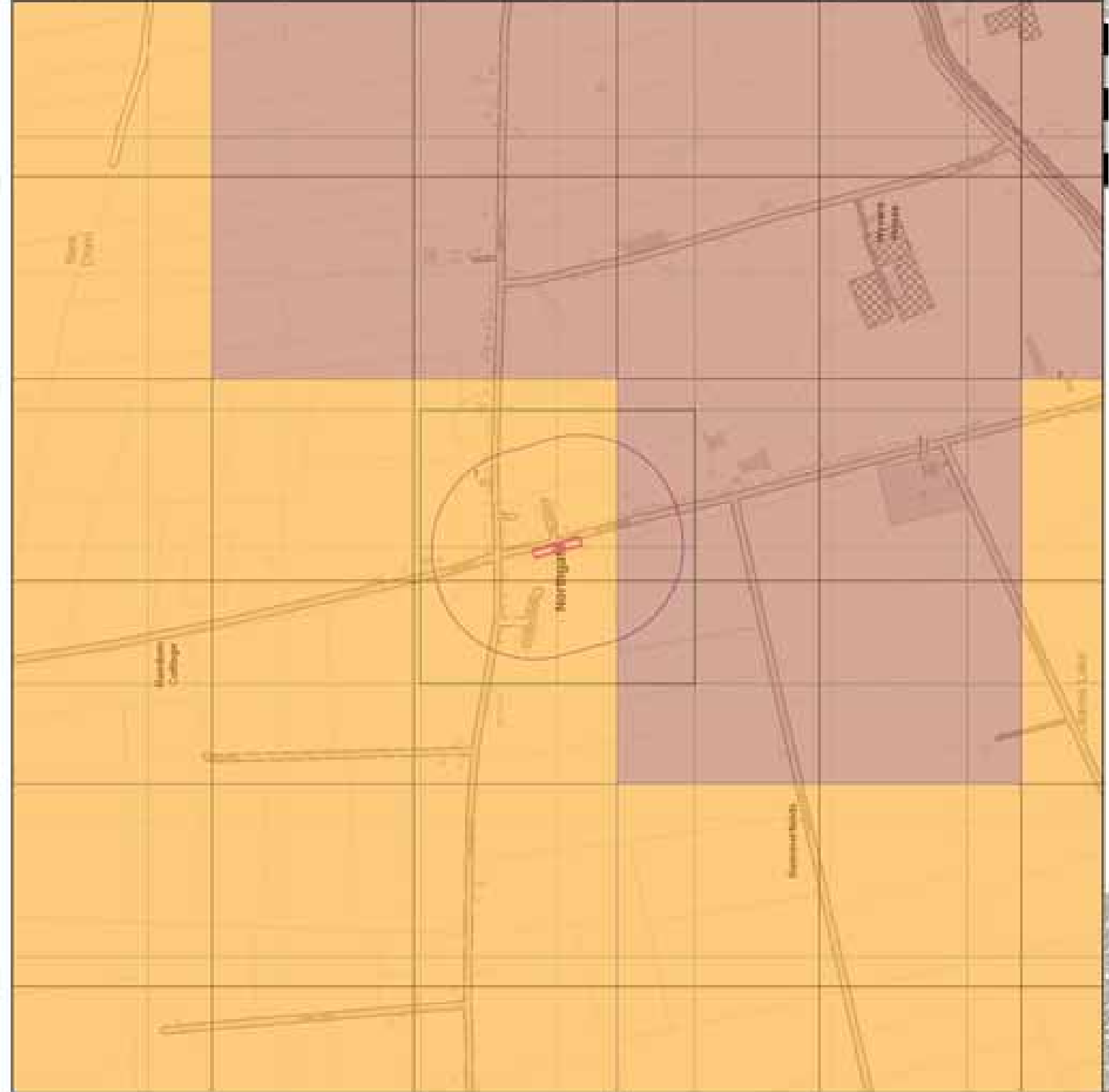


Order Details

Order Details:
Customer Ref: 132231748_1_1
National Grid Reference: D37068
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck

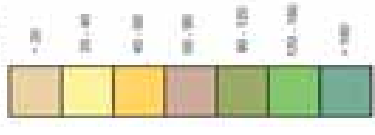


General

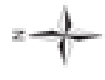
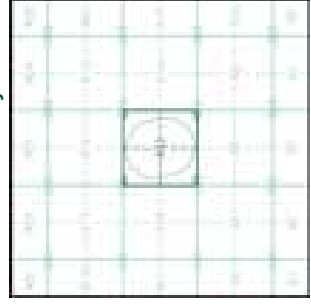
GeoDyne Ltd. (GeoDyne Limited) GeoDyne Limited

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A

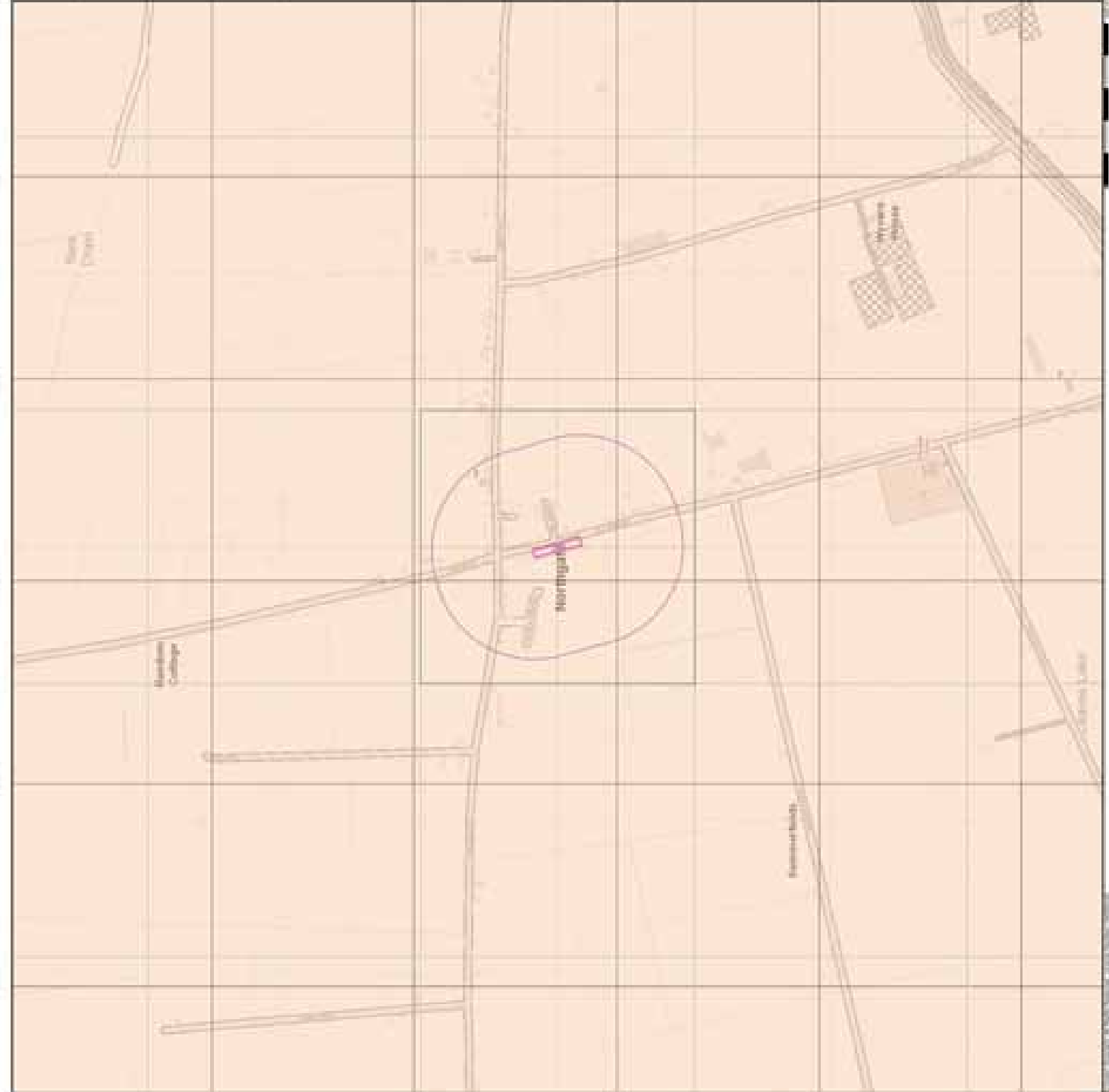


Order Details

Order Details: 13231748_1_1
Customer Ref: D37068
National Grid Reference: 519580, 326150
Site: A
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details

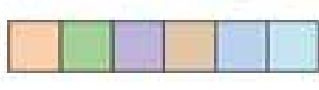
Six House Bank, West Pinchbeck



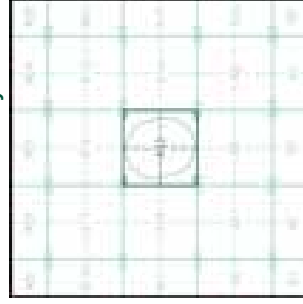
General

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A

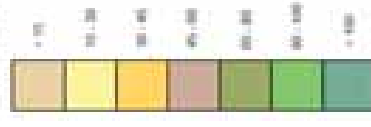


Order Details

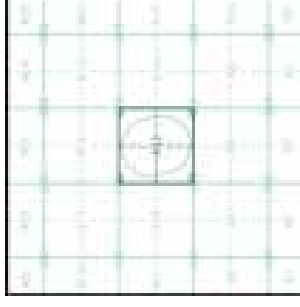
Order Details: 132231748_1_1
Customer Ref: D37068
National Grid Reference: 519580, 326150
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details

Six House Bank, West Pinchbeck



Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details: 132231748_1_1
Customer Ref: D37068
National Grid Reference: 519580, 326150
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 250

Site Details

SITE DETAILS
Six House Bank, West Pinchbeck

APPENDIX VI

Plates



Project No.	D37068	Drawn	PK	
Client	AJRM Construction	Checked	SS	
		Approved	SS	
Project	Six House Bank West Pinchbeck	Scale	NTS	
		Date Drawn	20.07.17	
		Rev.		
Title	View of rubble mounds & wooden pallets	Plate No.	1	



Project No.	D37068	Drawn	PK
Client	AJRM Construction	Checked	SS
		Approved	SS
Project	Six House Bank West Pinchbeck	Scale	NTS
		Date Drawn	20.07.17
		Rev.	
Title	View of disused cabin	Plate No. 2	





Project No.	D37068	Drawn	PK
Client	AJRM Construction	Checked	SS
		Approved	SS
Project	Six House Bank West Pinchbeck	Scale	NTS
		Date Drawn	20.07.17
		Rev.	
Title	View of soils mounds in central area of site	Plate No. 3	





Project No.	D37068	Drawn	PK
Client	AJRM Construction	Checked	SS
		Approved	SS
Project	Six House Bank West Pinchbeck	Scale	NTS
		Date Drawn	20.07.17
		Rev.	
Title	View of Dovehirne Drain to the west of the site	Plate No. 4	



APPENDIX VII

Conditions & Limitations

Conditions & Limitations

Phase I Desk Studies

1. Works undertaken to provide the basis of the Phase I Desk Study report comprise a review of information available from a number of sources/parties (potentially also including the Client) together with a walk over of the site (where applicable and included within the quotation). The opinions given in the Phase I Desk Study are based on the information available from third parties/sources that has been obtained within the available timeframe. GeoDyne Limited assumes all third party information to be true and correct and therefore cannot accept liability for the accuracy of such information supplied.
2. Should additional information become available that may affect the comments and opinions made within the Phase I Desk Study, GeoDyne Limited reserves the right to review such information and make modifications to comments/opinions as appropriate.
3. It should be borne in mind that a Phase I Desk Study collates available information to generate a conceptual model of the site. The actual geotechnical and environmental considerations can only be fully quantified by intrusive investigation works to confirm the accuracy of the conceptual site model.

Phase II Intrusive Investigations

1. Our quotation assumes that access to the site will be arranged by others at no cost to ourselves.
2. We have assumed that free access is available throughout to the entire site and that works can be undertaken during a single mobilisation. Where restricted access is encountered, or where additional unscheduled mobilisations are required, additional costs may be incurred to the client.
3. We have assumed that all available information relating to buried services will be supplied by the Client at no cost to ourselves. No responsibility will be accepted for damage to underground services that have not been brought to our prior attention by the Client.
4. All excavations/boreholes will be backfilled with compacted arisings upon completion, with any excess arisings left proud of ground levels. Excess arisings will not be removed from the site unless specifically requested by the Client. Where we are requested to remove excess arisings, all associated costs will be passed to the Client.
5. We will attempt to leave the site in a clean and tidy state, however, it must be understood that some disturbance of the site is unavoidable during intrusive works.
6. Exploratory holes are positioned approximately on site by GeoDyne Limited. Should the client require precise locations of all exploratory points, additional fees will be incurred. It must be borne in mind that backfilled trial pits can create 'soft spots', therefore, should the Client wish to designate 'no dig' zones, for example under the footprint of proposed structures, these must be brought to our attention prior to commencement of works.
7. Groundwater observations relate to conditions encountered at the time of investigation. It must be understood that groundwater levels may vary as a result of recent climatic conditions or seasonal variation.
8. Trial pits and boreholes examine only a small proportion of the total site area. No liability can be accepted for conditions not revealed in exploratory holes, particularly between positions. All extrapolations of available data are given in good faith.

Payment

1. Payment terms are strictly 28 days from the invoice date.
2. Prior to commencement of works, we require receipt of formal written instruction from the party accepting full financial responsibility for the work. In the absence of such an instruction, we would expect the instructing Consulting Engineers/Architects to accept full financial responsibility for the works.
3. Receipt of instruction to commence work shall be taken as acceptance and compliance of the foregoing conditions.

Liability

1. GeoDyne Limited offer £5,000,000.00 Professional Indemnity Insurance (in aggregate over the year). This shall be the limit of our liability for works undertaken. No individual liability shall be implied to, or accepted by, any employee for works undertaken for and on the behalf of GeoDyne Limited.