STUART GUY CONSULTING

Stage One Environmental Desk Study of

Dovehirne Farm, Bourne Road

West Pinchbeck, Spalding, PE11 3NQ

10th September 2017

REPORT NUMBER 17-08-01

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STUART GUY CONSULTING

Report number 17-08-01 **Date 10th September 2017**

Environmental Risk Assessment of Dovehirne Farm

Bourne Road, West Pinchbeck, Spalding, PE11 3NQ

Non - technical Summary

The site is located in a rural setting with fields around all sides of the farm. The barns are old and have been used for a variety of purposes and are to be developed as a single residential unit. The barn to the northeast had a small diesel tank located in it, but it was rarely used, was of very small capacity (< 1,000 litres) and was emptied about 20 years ago and removed. The heating oil tank that was behind the farmhouse was a long way from the development site and had been removed about 25 years ago. Therefore, the risk of harm from hydrocarbon contamination was not significant. A large tank identified on the Google satellite map was not used for hydrocarbons, but rather for fertiliser solutions.

Cement stabilized fibrous sheeting was identified on some of the buildings in this development and on some adjoining buildings that are not part of this development. Prior to removing this type of sheeting samples should be taken and analysed for the presence of asbestos fibres and, if found, they should be removed by a competent operator. The two off site sources of potential contamination identified in the Sitecheck Data report were inactive garage services that were some distance from the site and very unlikely to have any significant impact on this site.

The site is level and flat, the geological formations under the site are largely impermeable and the nearest surface water is a ditch flowing along the other side of the road.

No further investigation is necessary for this site in the absence of any potential sources of contamination that could present a significant risk of harm to the occupiers of the site or to the environment.

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Report number 17-08-01 **Date 10th September 2017**

Stage One Environmental Desk Study of Dovehirne Farm

Bourne Road, West Pinchbeck, Spalding, PE11 3NQ

Planning Application No. Not known

1. Scope of the Risk Assessment

1.1 Under instructions from John Wattam of Clive Wicks Associates, Old School House, 36 Boston Road, Sleaford, Lincolnshire, NG34 7EZ, I have prepared this risk assessment based on the following:

A Sitecheck Data Report dated 23rd August 2017, reference SCD_137028767_1_1
A visit to the site on 1st September 2017
Information about the site from Michael Lefeuvre, the owner of the farm and buildings.

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

2 Sitecheck Data Report + Google Satellite Image

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

2.2 The Google satellite image shows that site is in a rural area with fields all around and some buildings to the east, the larger one being designated as South Lincs Construction. A large tank is marked on the satellite image to the east of the site.

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

2.4 Under current land use for the surrounding area, five discharge consents are located at about between 50 and 240 m to the north, south, northeast and southeast, a steel fabricating facility is marked at about 120 m to the east and inactive garage services are marked at about 140 m to the east and at about 210 m to the southwest.

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

2.6 Under historical land use for the surrounding area, potential tanks are noted at about 140 m and 150 m to the east, a sewage facility is marked at about 200 m to the south and unknown filled ground (pond, marsh, stream, etc) covering a substantial area is marked at about 220 m to the southeast.

2.7 Groundwater vulnerability is classified as non aquifer with negligibly permeable formations and soil leaching potential is not classified. The nearest surface water feature is a ditch flowing along the other side of the road opposite the site towards the southwest.

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

2.9 In summary, the site is in a rural setting with a fabricating facility and inactive garage services over 100 m from the site, groundwater vulnerability is classified as non aquifer and the nearest surface water feature is a ditch flowing along the other side of Bourne Road..

3 Site Visit on 1st September 2017 and additional information from Michael Lefeuvre

3.1 The site was visited when the weather dry and sunny. It is situated on Bourne Road with few other buildings near to the site. The site comprises the brick built barns to each side of a central barn, but the site plan does not define how much outdoor space is included.

3.2 Michael Lefeuvre explained that his father-in-law owned the farm and he and his brother inherited it when he died. The plan is to convert the barns into a single domestic dwelling, to sell the farmhouse and to retain some of the buildings to the north of the site as well as the fields. This barn conversion has a garage that is accessed from the west of the site and that will be shared access to the farmhouse as well so will not have any garden areas. Michael's brother-in law farmed the land around the site until about 20 years ago.

3.3 Michael pointed to the area of the barn in the northeast corner that is part of this development where a small diesel tank used to be located (photo 1). The tank was installed for use in an emergency and was hardly ever used. It was a square tank with a capacity of less than 1,000 litres and was emptied about 20 years ago and removed. The concrete on which the tank was located was at least 50 years old and was very clean with no trace of oily residues (photo 2).

3.4 None of the barns were heated with only the farmhouse having oil-based heating then gas heating. The heating oil tank located to the west of the farmhouse (over 50 m from this site) was removed and replaced with an LPG gas tank about 25 years ago. The barn to the east side had a blower in a small room that was also a stable . The 2 storey building had an upper floor for storing the grain (photo 3). The barn in the middle of the development was described as a crew yard where, in the winter, horses, then cattle, then horses were kept (photo 4). One of the enclosures in the western barn wing was used for a short time to house birds of prey (photo 5). There were no records of pesticides or herbicides being kept on the farm and there was no evidence for locked enclosures or steel cupboards that are normally used for such purposes.

3.5 The entrance to the site on the eastern side is also that for the buildings and land that Michael is going to retain (photo 6). However, the access road may be moved to the field boundary to the east to allow the barn conversion to have some garden area. If this is done then the present access road and hard standing will have to be removed and soil of appropriate quality placed in this area.

3.6 The tank marked on the Google satellite image was a fertilizer mixing tank of huge capacity (>20 m^3), but the base and bund were very clean with no evidence of any hydrocarbons (photo 7). The single storey barns to the north of the site and the buildings adjoining these barns had what appeared to be cement stabilised asbestos sheeting to the roofs (photos 8 & 9). The land to the north of the site had no evidence for potential sources of contamination (photo 10) and the cement stabilised sheeting on the large barn (photo 9 to the far right) was in good condition with no damage evident.

4. Conceptual Model

4.1 The site is part of Dove Hirne Farm and is located in a rural setting with no evidence for significant sources of potential contamination around the site. A small diesel tank had been located in the north eastern corner of the northern barn and a heating oil tank had been located to the west of the farmhouse. Potential cement stabilized asbestos sheeting was evident on the roofs of some of the barns comprising the site and on the roofs of the barn adjoining the northern barn of the site. The barns are to be developed as a single residential unit, but exact garden areas are not known.

4.2 The site and the area surrounding it is level and flat, the ground under the site is impermeable and the nearest surface water feature is the ditch on the opposite side of Bourne Road

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

4.4 Possible pollutant linkages:

Contaminant	Pathway	Receptor
Hydrocarbons from the diesel tank in the barn and the heating oil tank near the farmhouse	Ingestion of vapours Ingestion of dust Absorption into foods grown in the garden	Occupiers of the buildings Groundwater
Cement stabilized sheeting containing asbestos fibres	Inhalation of fibres of a restricted size range	Occupiers of site

5 Conclusions and Recommendations

5.1 No off site sources of potential contamination were identified during the site visit that could impact on this site.

5.2 The potential cement stabilized asbestos fibres present a significant risk of harm to the occupiers of the developed site and analysis of samples of the sheeting should be undertaken

prior to removing it from the roof. The sheeting on the adjoining buildings should be considered to be a potential source of contamination and removed if found to contain asbestos fibres.

5.3 The diesel tank in the barn to the rear right corner of the site was a very small tank and was used only a very few times. It was removed about 25 years ago and the concrete under it is very clean with no oily stains. The heating oil tank at the west of the farmhouse is some way from the development and if small amounts of oil were spilled, it is unlikely that it would have migrated to this part of the site as the house and hard standing are between the source and the receptor. The risk of harm to the occupiers of the site is not significant and the risk is acceptable.

6 Summary

6.1 The site is located in a rural setting with fields around all sides of the farm. The barns are old and have been used for a variety of purposes and are to be developed as a single residential unit. The barn to the northeast had a small diesel tank located in it, but it was rarely used, was of very small capacity (< 1,000 litres) and was emptied about 20 years ago and removed. The heating oil tank that was behind the farmhouse was a long way from the development site and had been removed about 25 years ago. Therefore, the risk of harm from hydrocarbon contamination was not significant. A large tank identified on the Google satellite map was not used for hydrocarbons, but rather for fertiliser solutions.

6.2 Cement stabilized fibrous sheeting was identified on some of the buildings in this development and on some adjoining buildings that are not part of this development. Prior to removing this type of sheeting samples should be taken and analysed for the presence of asbestos fibres and if found they should be removed by a competent operator

6.3 The two off site sources of potential contamination identified in the Sitecheck Data report were inactive garages that were some distance from the site and unlikely to have any significant impact on this site.

6.4 No further investigation is necessary for this site in absence of any potential sources of contamination that could present a significant risk of harm to the occupiers of the site or to the environment.

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

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

Photo 1 Northern barn, location of diesel tank to far left corner

Photo 2 Very clean concrete with no evidence of oil staining from diesel tank

Photo 3 Upper floor of two storey barn

Photo 4 Crew yard in middle of barn development

Photo 5 Enclosure in western barn that held birds of prey

Photo 6 Access to buildings and land that is to be retained by owner

Photo 7 Site of fertilizer tank with very clean base

Photo 8 Eastern side of development with potential asbestos fibre sheeting

Photo 9 Building attached to northern barn with potential asbestos fibre sheeting

Photo 10 Land to rear of site and farmhouse in background

Sitecheck Data

Dove Hirne, Bourne Road, West Pinchbeck, SPALDING, PE11 3NQ

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

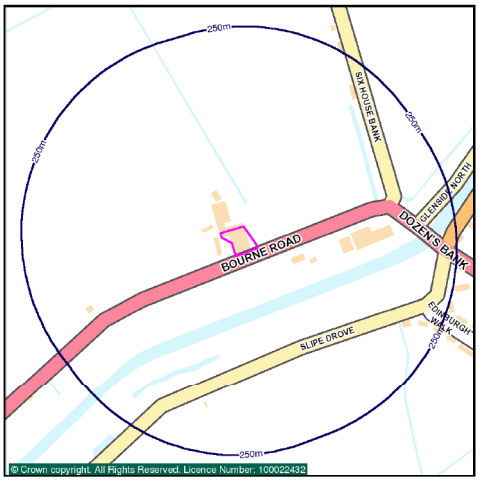
Report Reference: SCD_137028767_1_1

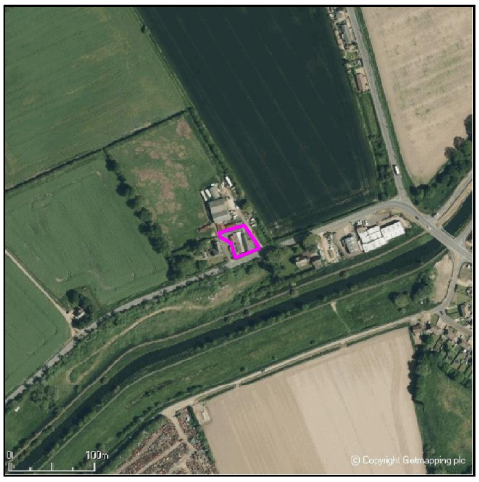
Report Date: 23-AUG-2017

Customer Reference: 17-08-01

National Grid Reference: 519840 324470

Site Area: 935 m²





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

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

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	9
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	12
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	15
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	17
This section contains information which may be of use when interpreting the report.	
Useful Contacts	18
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Sensitivity Pathways	Page No.	Reference Number (Map ID)
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 24 North Northamptonshire, Contact Ref: 1	14	-

Other Factors Geological	Page No.	Reference Number (Map ID)
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	15	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	15	-
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	15	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	15	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	15	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	16	-

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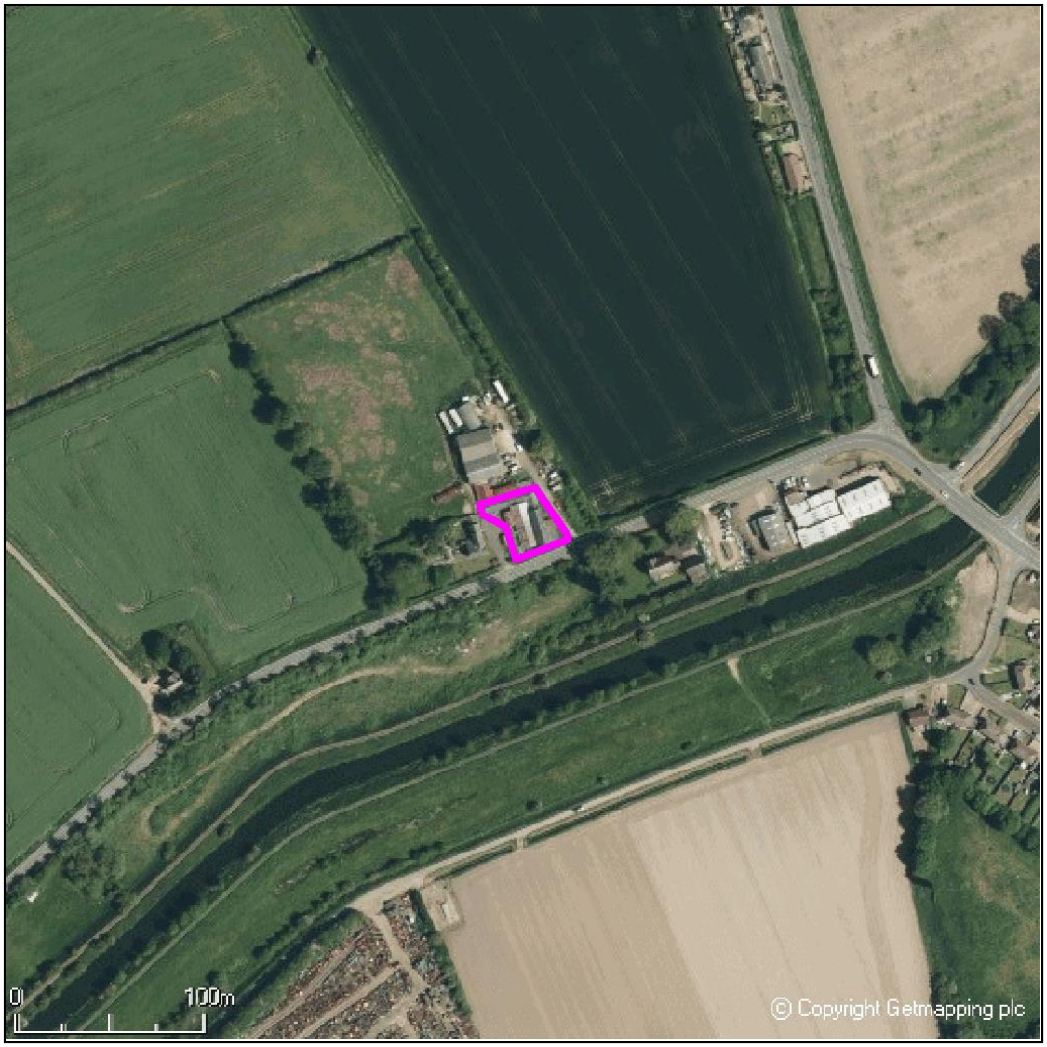


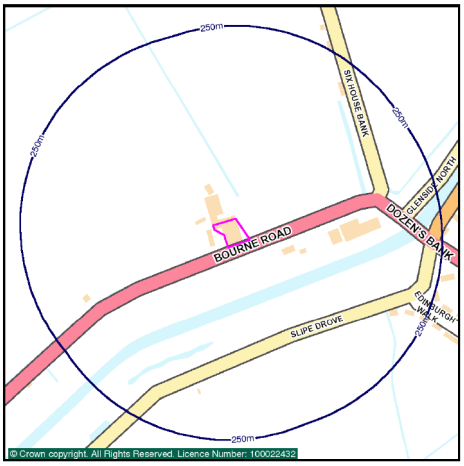
Site
Dove Hime, Bourne Road,West Pinchbeck,SPALDING,PE11 3NQ

Grid Reference
519840, 324470

Report Reference
SCD_137028767_1_1

Customer Reference
17-08-01

Size of Site
935 m²



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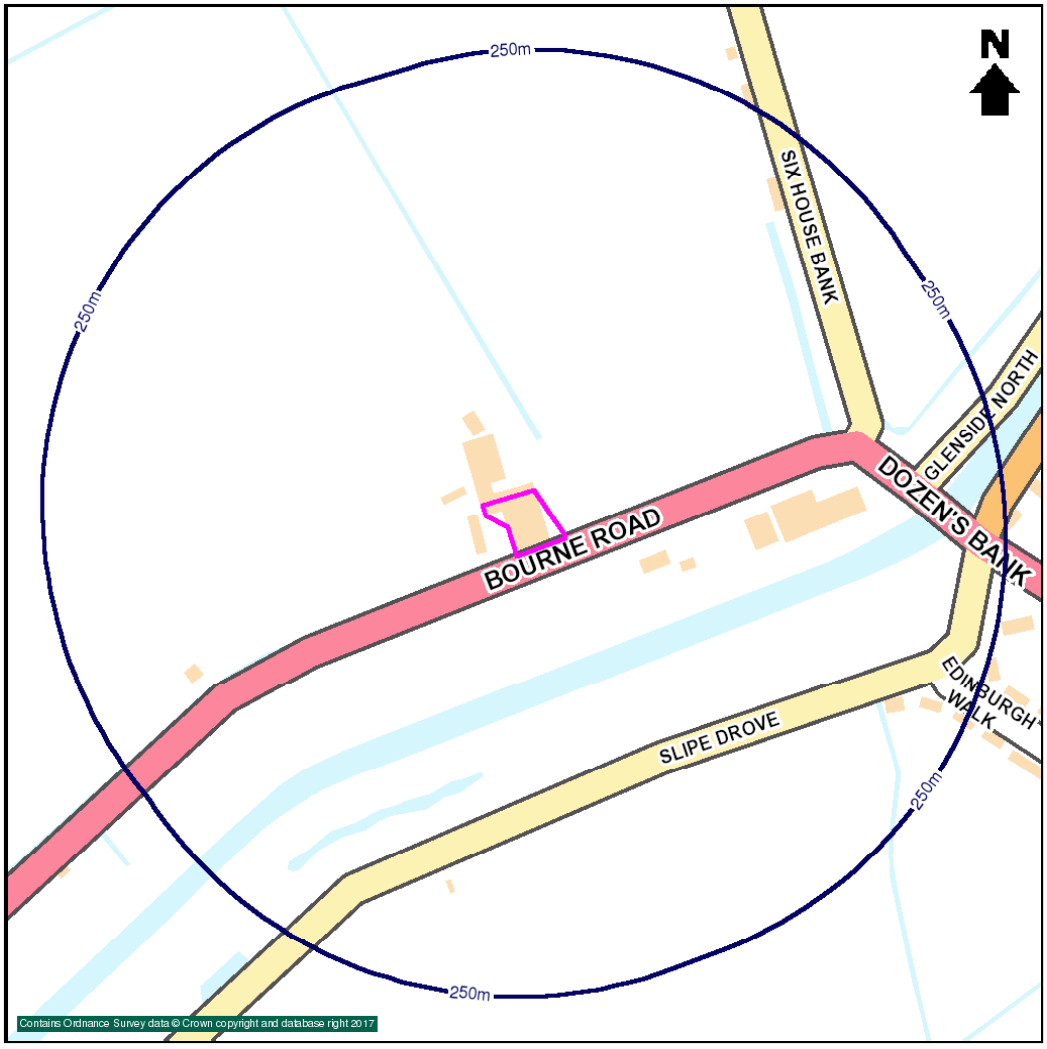

Site
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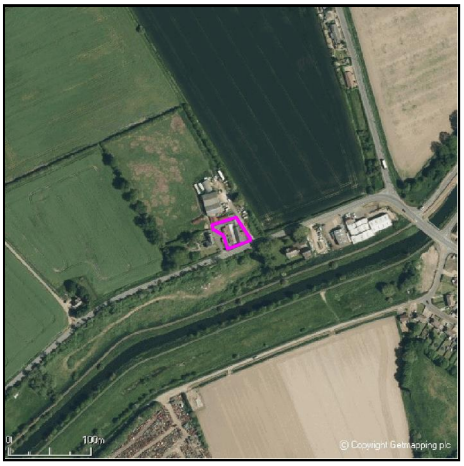


Current Land Use Contaminants	On Site 0	0-250m 8
Waste / Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	5
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	0

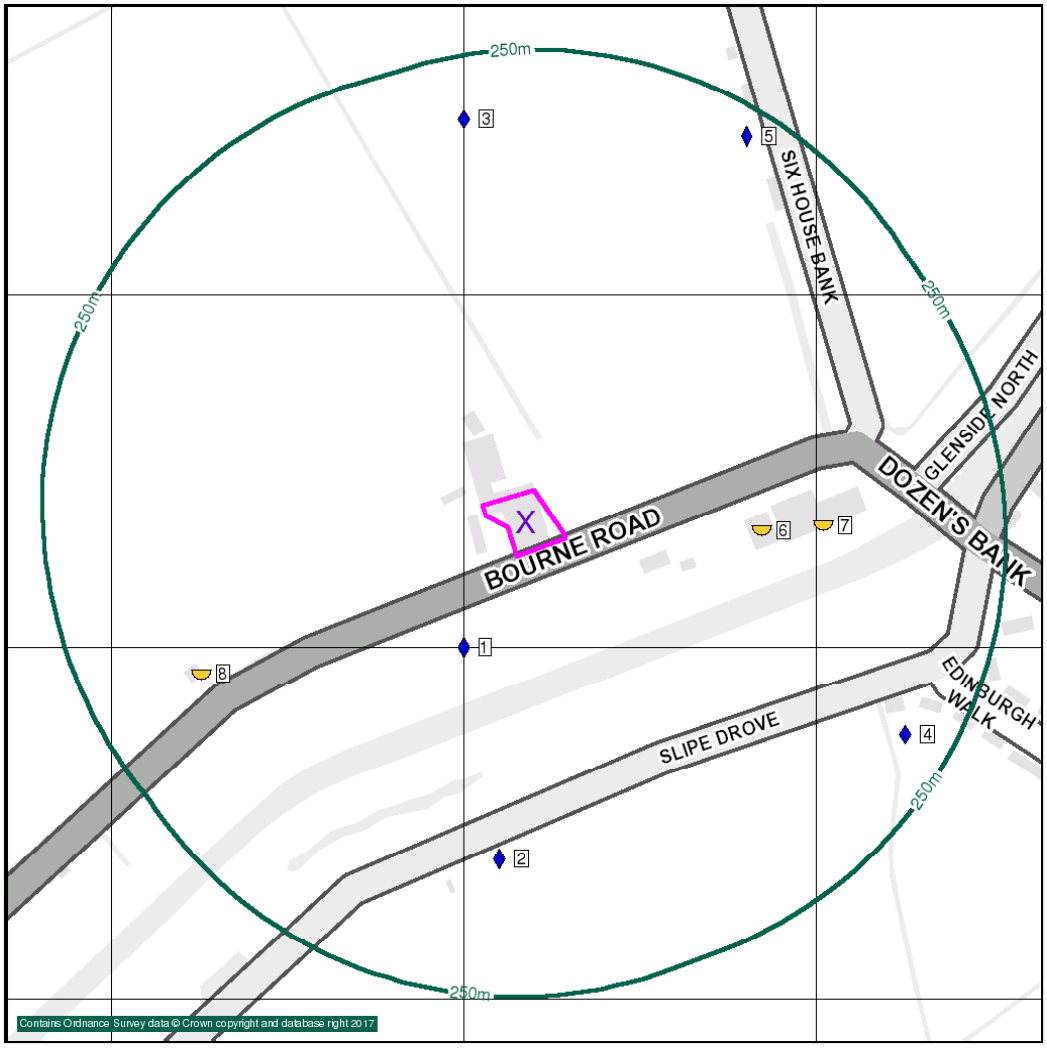
Current Land Use Contaminants	On Site 0	0-250m 8
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	3
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0

Historical Land Use Contaminants	On Site 0	0-250m 4
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	0	2
Potentially Contaminative Industrial Uses (Past Land Use)	0	1
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	1

Sensitivity Pathways and Receptors	On Site 1	0-250m 4
Pathways		
Groundwater Vulnerability	1	n/a
Drift Deposits	0	n/a
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	0	1
Flooding from Rivers or Sea without Defences	0	1
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	1

Sensitivity Pathways and Receptors	On Site 1	0-250m 4
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	0	1
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	0
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

Other Factors Geological	On Site 8	0-250m 6
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	0	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	1
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	1
Potential for Ground Dissolution Stability Hazards	1	1
Potential for Landslide Ground Stability Hazards	1	1
Potential for Running Sand Ground Stability Hazards	1	1
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1
Non Coal Mining Areas of Great Britain	0	0



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Miscellaneous

- BGS Recorded Mineral Site

Potentially Contaminative Use

- Potentially Contaminative Use

Waste/Landfill Sites

- BGS Recorded Landfill Site
- Licensed Waste Management Facilities (Landfill)
- Local Authority Recorded Landfill Site
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site
- Registered Landfill Site
- Point Location of Registered Landfill Site
- BGS Recorded Landfill Site (Point)
- Licensed Waste Management Facilities (Location)
- Local Authority Recorded Landfill Site (Point)
- Registered Waste Transfer Site (Point)
- Registered Waste Treatment or Disposal Site (Point)
- Registered Landfill Site Potential Landfill Buffer

Contraventions

- Local Authority Pollution Prevention and Control Enforcement
- Planning Hazardous Substance Enforcement
- Prosecution Relating to Authorised Processes
- Enforcement and Prohibition Notice
- Substantiated Pollution Incident Register
- Prosecution Relating to Controlled Waters

Storage Of Hazardous Substances

- COMAH
- Planning Hazardous Substance Consent
- Explosive Site
- NHHS

Industrial Processes

- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Integrated Pollution Control Registered Waste Site
- Local Authority Integrated Pollution Prevention and Control

Statutory Authorisations

- Local Authority Pollution Prevention and Control
- Contaminated Land Register Entry or Notice (Point)
- Contaminated Land Register Entry or Notice
- Registered Radioactive Substance

Discharge Consents

- Discharge Consent
- Water Industry Act Referral

If you would like any further assistance regarding this report then please contact
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Contaminants Waste / Landfill Sites	Ref No.	Search Buffer	Direction
Local Authority Landfill Coverage			
Name: South Holland District Council, - Has no landfill data to supply, Contact Ref: 4	-	On Site	NW
Name: Lincolnshire County Council, - Had landfill data but passed it to the relevant environment agency, Contact Ref: 3	-	On Site	NW

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Mr. B.M. Hall, Caravan Site West Pinchbeck, Spalding, Lincs, Unknown Discharge, Reference: Pr5lf3825, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	1	0-250m	SW
South Holland D.C., Slip Drove (Site 2228) West Pinchbeck, Spalding., Lincs, Pe11 3qf, Sewage Discharge, Reference: Pr5nf479, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	2	0-250m	S
Mrs K Alexander, Six House Bank West Pinchbeck, Spalding, Lincs, Unknown Discharge, Reference: Prnlf03934, Version: 1, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	3	0-250m	N
P D Goodale, 1 Slipe Drove West Pinchbeck, Spalding, Lincs, Pe11 3qf, Sewage Discharge, Reference: Prnnf09247, Version: 1, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	4	0-250m	SE
Mr R S Dorbon & Mrs B L Dorbon, Thanmory 174 Sixhouse Bank, West Pinchbeck, Spalding, Lincs, Pe11 3qg, Sewage Discharge, Reference: Prnnf12674, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	5	0-250m	NE

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
C M T Engineering, Cmt Engineering, Bourne Road, Spalding, PE11 3NQ, Metal Products - Fabricated, Status: Active, Positional Accuracy: Automatically positioned to the address	6	0-250m	E
Southlinks Autos, Bourne Road, West Pinchbeck, Spalding, Lincolnshire, PE11 3NQ, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	E
South Lincs Autos Ltd, Bourne Rd, West Pinchbeck, Spalding, Lincolnshire, PE11 3NQ, Mot Testing Centres, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	8	0-250m	SW

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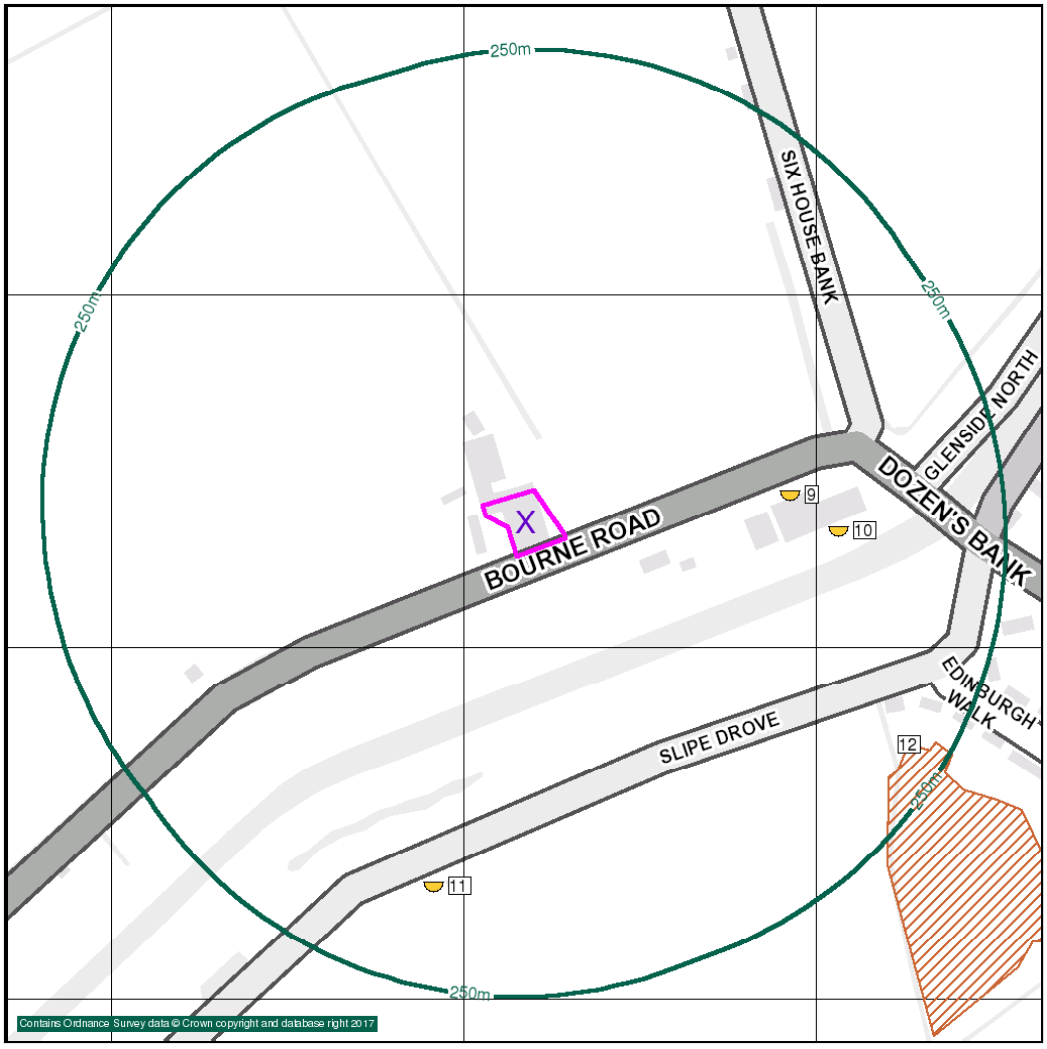

General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number		

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Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Historical Tanks And Energy Facilities			
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1978	9	0-250m	E
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1969	10	0-250m	E
Potentially Contaminative Industrial Uses (Past Land Use)			
Sewage, Date of Mapping: 1985	11	0-250m	S

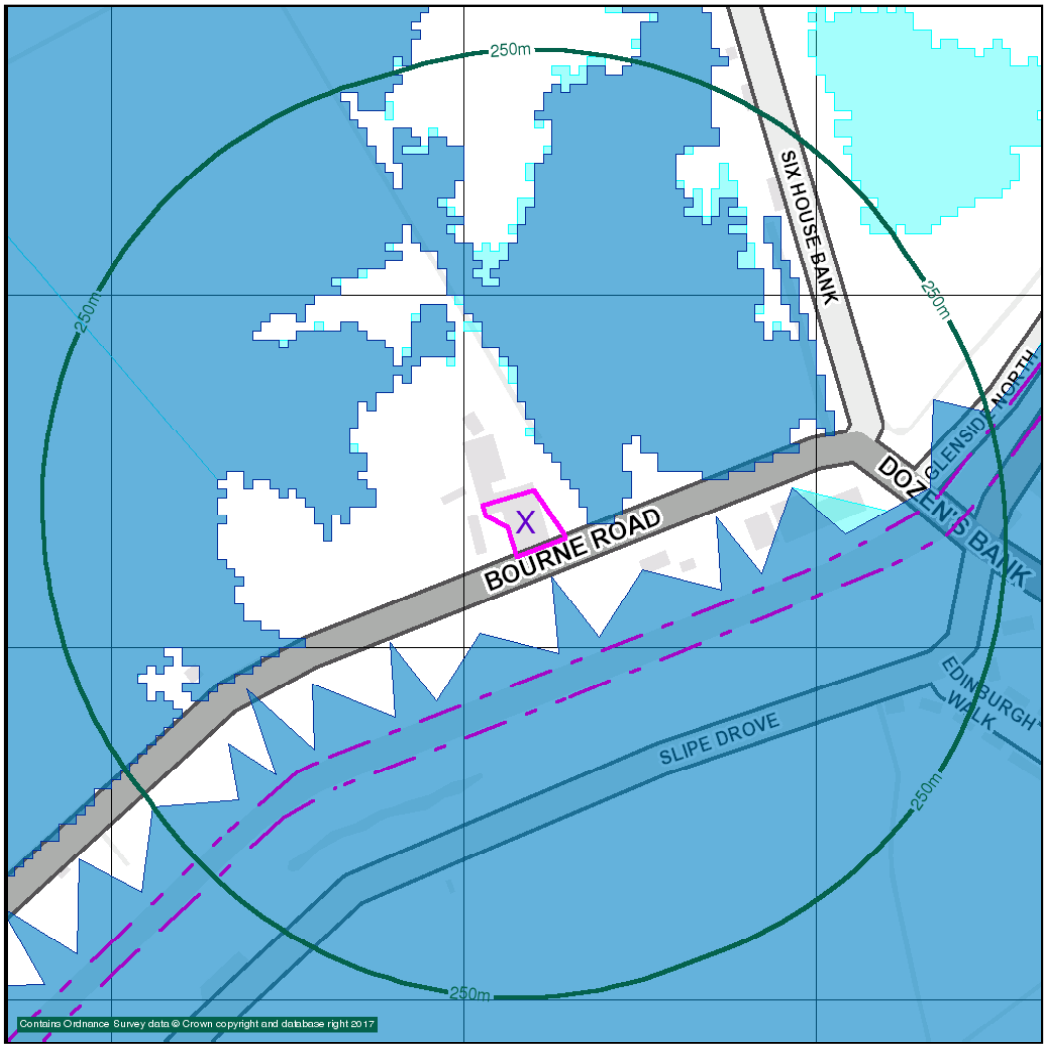
Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956	12	0-250m	SE

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities		
1:2,500	**Mapsheet**	**Published**
Ordnance Survey Plan	TF1924	1978
The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information		
1:10,000	**Mapsheet**	**Published**
Ordnance Survey Plan	TF12SE	1985
1:10,560	**Mapsheet**	**Published**
Lincolnshire	133_SE	1892
Lincolnshire	133_SE	1906
Lincolnshire	133_SE	1951
Ordnance Survey Plan	TF12SE	1958

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Flood Map



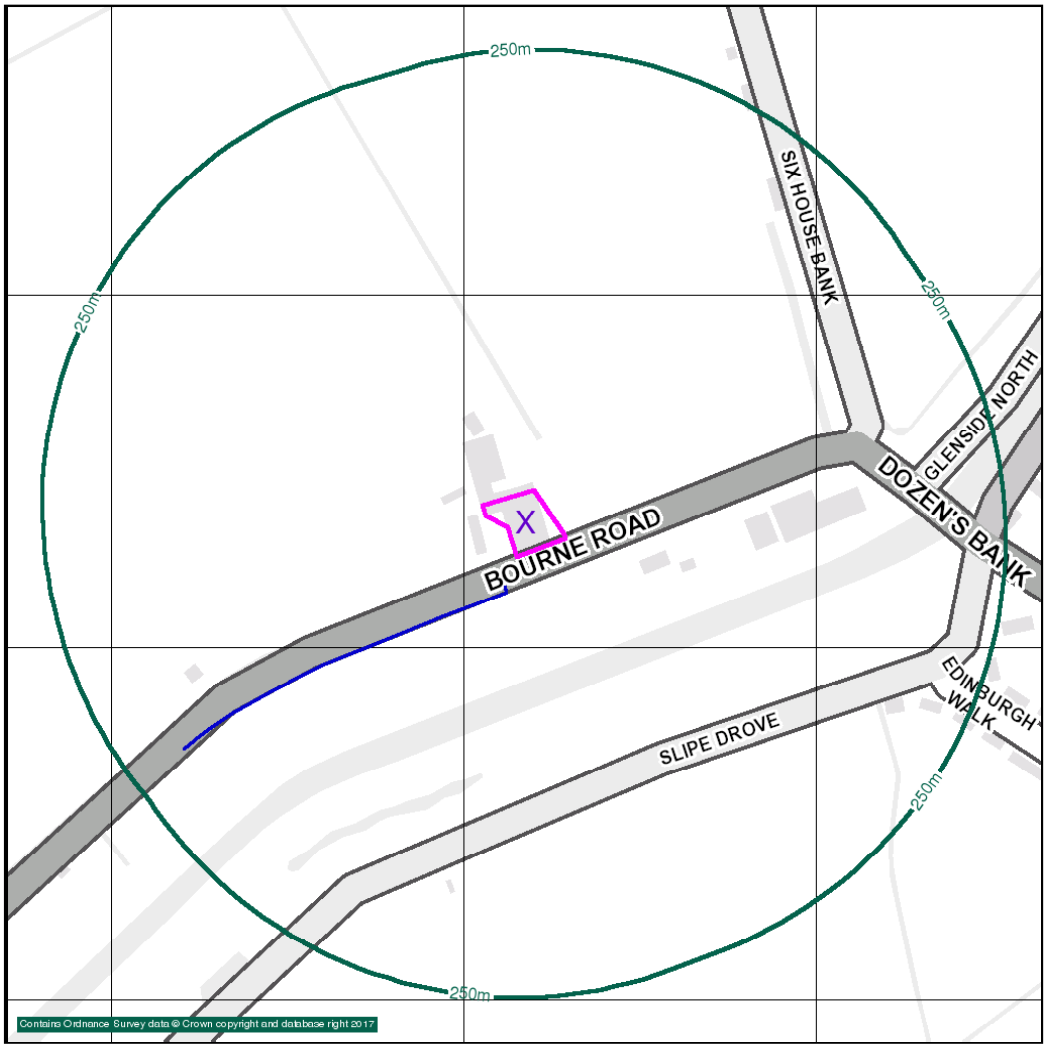
General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Area of Floodplain

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

Sensitivity Map



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Environmentally Sensitive Land Use

- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- Nearest Surface Water Feature
- Water Abstractions

Protected Coutryside Areas

- Forest Park
- National Park
- National Scenic Area

Pathways and Receptors Pathways	Ref No.	Search Buffer	Direction
Groundwater Vulnerability			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 24 North Northamptonshire, Contact Ref: 1	-	On Site	NW
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	0-250m	E
Flooding from Rivers or Sea without Defences			
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	0-250m	E
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
Type: Flood Defences, Contact Ref: 1	-	0-250m	S

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 19m	-	0-250m	S

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Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Other Factors Geological	Search Buffer	Direction
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
No Hazard		-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	NW
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	NW
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 2	On Site	NW
Hazard Potential: No Hazard Contact Ref: 2	0-250m	E
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	On Site	NW
Hazard Potential: Moderate, Contact Ref: 2	0-250m	E
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	NW
Hazard Potential: No Hazard, Contact Ref: 2	0-250m	E
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	NW
Hazard Potential: Very Low, Contact Ref: 2	0-250m	E
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Moderate Contact Ref: 2	On Site	NW
Hazard Potential: Moderate Contact Ref: 2	0-250m	E

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Other Factors Geological	Search Buffer	Direction
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low Contact Ref: 2	On Site	NW
Hazard Potential: Low Contact Ref: 2	0-250m	E

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Registered Landfill Sites

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

Local Authority Recorded Landfill Sites

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

Flooding

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

Mining Instability Data

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The Sitecheck Data User guide is available free of charge from our website www.sitecheck.co.uk

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Contact Names and Addresses

1 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 03708 506 506

enquiries@environment-agency.gov.uk

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

2 British Geological Survey Enquiry Service

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

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

3 Lincolnshire County Council

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City Hall
Lincoln
Lincolnshire
LN1 1DN

Telephone 01522 552222
Fax 01522 552288

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

4 South Holland District Council Environmental Services

Council Offices
Priory Road
Spalding
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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- **Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.**
- **Sets out minimum standards which firms compiling and selling search reports have to meet.**
- **Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.**
- **Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.**

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Code will:

- **Display the Code logo prominently on their search reports.**
- **Act with integrity and carry out work with due skill, care and diligence.**
- **At all times maintain adequate and appropriate insurance to protect consumers.**
- **Conduct business in an honest, fair and professional manner.**
- **Handle complaints speedily and fairly.**
- **Ensure that all search services comply with the law, registration rules and standards.**
- **Monitor their compliance with the Code.**

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

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

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

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

Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- **Acknowledge it within 5 working days of its receipt.**
- **Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.**
- **Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.**
- **Provide a final response, in writing, at the latest within 40 working days of receipt.**
- **Liaise, at your request, with anyone acting formally on your behalf.**

Complaints should be sent to:

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

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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