

STUART GUY CONSULTING



**Stage One Environmental Desk Study
of Cuckoo Bridge Farm, North Drove
,Spalding, Lincolnshire, PE11 3JY**

26th April 2020

REPORT NUMBER 20-04-01

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Report number 20-04-01

Date 26th April 2020

Environmental Risk Assessment of Cuckoo Bridge Farm

North Drove, Spalding, Lincolnshire, PE11 3JY

Non - technical Summary

The site (~0.8 ha) comprises part of the commercial site and a paddock that has been constructed from imported soil. A very few residential buildings are located near to the site, including the house occupied by the owner. The area is flat with a ditch flowing beside Iron Bar Drove. The planning application is for change of use from commercial to residential.

The Sitecheck Data report identified one source of potential contamination, that of a road haulage services. This was confirmed by the Google street level photo taken in 2009 and by the site owner. There may have been a fuel tank on the corner of the large shed and there was still the bund for a larger tank just off this site boundary. Inside the large shed, there was a paint spray booth that had been used just a few times. The gravel covered area where the lorries were parked has had soil placed on it and will be used as a paddock for a horse. Cement stabilized fibrous sheeting was visible on the upper parts of the walls and roof and may contain asbestos fibres.

The external concrete and the concrete floor in the shed were very clean with no signs of fuel or oil spills. The concrete where the small fuel tank may have been located was also very clean with no signs of fuel spills. Similarly, the gravel around the fuel tank bund was clean and the block bund walls were not marked by fuel contamination. The paint spray booth was used just a few times and was clean. The sheeting on the large shed was in good condition and not deteriorating to release fibres.

The risk of harm from fuel, oil and solvents to the occupiers of the site and to the environment is not significant and the risk is acceptable. The risk of harm from the potential asbestos fibres to the occupiers of the site is acceptable. The soil in the paddock area is of unknown quality, although it came from residential sites in the Spalding area. To prevent the paddock from being used as a garden, the Land Registry should have a covenant placed on the paddock to prevent any such use, unless the soils are tested.

No other investigation is necessary for this site.

Stage One Environmental Desk Study of Cuckoo Bridge Farm

North Drove, Spalding, Lincolnshire, PE11 3JY

Planning Application No. H14-0187-20

1. Scope of the Risk Assessment

1.1 Under instructions from Jeff Robinson of Advanced Automotive Restorations, Cuckoo Bridge Farm, North Drove Bank, Spalding, PE11 3JY, I have prepared this risk assessment based on the following:

A Sitecheck Data Report dated 6th April 2020, reference SCD_240492934_1_1.

BGS map of the site for bedrock and superficial deposits identification

A visit to the site on 7th April 2020

Information from the site owner Jeff Robinson

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 Aerial Image + BGS data + historical data

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. Please note that the drawings supplied were confusing, so the Sitecheck Data report also contains the house that is residential. Figure 1 outlines the areas that are the subject of this planning application, its being split into two sections, the paddock and the residential storage area.

2.2 The Google aerial image in the Sitecheck Data report shows that site is in a rural area with a few houses near the site. The Google image photographed in 2020 in Figure 1 shows the area that appears to be grassed and the area that is covered in concrete.

2.3 Under current land use for the site, a road haulage business has been registered on site twice.

2.4 Under current land use for the surrounding area, two sewage discharge consents are marked at about 40 m to the north and 200 to the northwest and an inactive road haulage services is marked at about 40 m to the northeast. The actual business operated from the main part of this site, as seen in the Google street level photos of 2009 (figures 2 and 3)

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

2.6 Under historical land use for the surrounding area, nothing is marked

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2.7 The BGS geology map shows that the site bedrock is mudstone from the Oxford Clay Formation which is largely impermeable and the superficial deposits are clay and silt from Tidal Flat Deposits which is also largely impermeable. The nearest surface water feature is alongside Iron Bar Drove. Two water abstractions are marked at about 120 m to the northeast and at about 30 m to the east.

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

2.9 The road haulage company was called J M Allen Ltd but not much information is available, except for a Facebook site that was very active at the funeral of John Winterton in July 2017. There is no specific information about when the site became a road haulage services, but historic maps of the area show the site to be a farm on a 1978 1:2,500 scale map. Unfortunately rural areas are not mapped at large scale very often, so a map in 1982 may show the lorry park, but at 1:10,000 it is not at all clear. The Facebook site has many photos of lorries with number plates. The earliest one that I could find was of an 'H' registration which is Aug 90 to Jul 91. It does not mean that the business was on this site, but after a lot of investigation, it is the only concrete evidence of the existence of the business. It appears that the business may have been on site since 1990.

2.10 In summary, the site is in a rural setting with a few houses nearby and an inactive road haulage business is present on the site.

3 Site Visit on 7th April 2020

3.1 The site was visited when it was sunny and dry. Jeff Robinson owns the site and lives in the bungalow that he explained was formerly used as office space for the road haulage business. The site has a large shed in the middle of the northern part and a smaller shed just beside the north eastern boundary. Concrete surrounds most of this northern area (photos 1, 2, 3 and 4) with compacted gravel near the large and small sheds (photos 5, 6, 7, and 8). Jeff explained that the road haulage services ceased to operate in 2010 and he bought the site in 2014. A local ground works company, CER, that operates out of a site about 1 mile away on Horseshoe Road, has been bringing soil from ground works excavations on residential sites locally since 2016. CER scraped off approximately 150 mm of the compacted hardcore to improve drainage and stockpiled the soil on site over about 1½ years. This was finally levelled off in early 2019 and it is now a grassed paddock (photo 1). The depth of soil applied is about 1 to 1.5 m. The paddock will be fenced off and a horse accommodated on it.

3.2 The house (photo 2) was constructed in 2008 and was part of the commercial business because it was used for offices as well as accommodation by the haulage services owner. The commercial designation of this house was changed to residential by Jeff when he moved into the accommodation. At present the two sheds, concrete area and the paddock attract business rates and this change of use application is to keep the small shed and part of the concrete apron in front of it as commercial and to change the large shed, most of the concrete apron and the paddock into residential use. Jeff can operate his business from the small shed and will use the large shed for residential storage (he has quite an eclectic collection of very rare cars in the large shed).

3.3 A road haulage business is potentially contaminating, but that depends on the careful operation of the business. Jeff indicated that a small fuel tank was located on the corner of the large shed (photo 8) but there was little evidence for that, except that the concrete appeared to have remnants of a structure on that could have been a small bund that has subsequently been removed. The bund near the small shed (photo 7) did not show any signs of oily contamination on the walls and vegetation was growing inside it, suggesting that little or no hydrocarbon contamination was present inside the bund. The gravel around the bund was also very clean. A very close inspection of the concrete did not find any discoloration associated with hydrocarbon contamination (photos 1, 2, 3 and 4). All the joins in the concrete sections were very clean as was the gravel under the ramp and the ramp itself (photo 6).

3.4 The large shed has potential cement stabilised asbestos sheeting at height with steel sheeting from ground level up to about 3 m high (figure 2 and 3, photo 6 and 8), the only exception seems to be where a large door for access to the shed has new sheeting (photo 9). However, the sheeting appears to be quite recent and may not contain asbestos fibres. The interior of the large shed is extremely clean with no trace of oily deposits or fuel on the concrete (photo 10). A paint spray booth is located in the top right hand corner of photo 10, but bore little sign of use. Jeff Robinson explained that it was cheaper to use a specialist paint shop than to prepare the paint and the spray booth for use, so it has not been used for some time.

3.5 A walk around the area confirmed that no other sources of potential contamination were near to the site.

4. Conceptual Model

4.1 The site (~0.8 ha) is in a rural area with fields and a very few buildings near to it.. The Sitecheck Data report listed one significant source of potential contamination on site, that of inactive road haulage services. The Google street level photos showed that lorries were parked on a field with gravel hard standing and that the concrete area had lorries and trailers parked on it as well. A fuel tank may have been located on the south western corner of the large shed and a bund for a large fuel tank was located next to the small shed. A paint spray facility was located in the large shed, but has been little used. The hard standing lorry park has been turned into a paddock by placing soil excavated by ground works contractors from residential developments nearby. This now has grass growing on it.

4.2 The site is level and flat, the ground under the site is largely impermeable and the nearest surface water feature is the ditch near the western boundary. The planning application is for change of use with no plans to change any part of the site.

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
Asbestos fibres	Inhalation of free fibres sized between about 2 and 10 µm	Occupiers of the site
Petroleum hydrocarbons from fuel and oil in lorries and in storage tanks	Vertical and lateral migration of hydrocarbons under concrete and under the paddock soil	Occupiers of the site Groundwater
Partially combusted hydrocarbons (PAH) from sooty exhaust systems and used engine oil	Vertical and lateral migration of poly cyclic aromatic hydrocarbons (PAH) from under concrete and under the paddock soil	Occupiers of the site Groundwater
Heavy metals from corrosion and used engine oil	Lateral migration in groundwater under concrete and under the paddock soil	Occupiers of the site Groundwater
Solvents from paint spraying facility	Lateral migration of solvents under concrete and up into paddock soil	Occupiers of the site Groundwater

5 Conclusions and Recommendations

5.1 The cement stabilised sheeting with potential asbestos fibres is in very good condition and will not present a significant risk of harm to the occupiers of the site unless the sheeting is damaged or altered. This is very unlikely as there are no large vehicles on site that can damage the sheeting. It is now, and remains, the responsibility of the site owner to use competent contractors if alterations to the sheeting are carried out. The risk of harm to the occupiers of the site from asbestos fibres is not significant and the risk is acceptable.

5.2 The Sitecheck Data report and the Google aerial photographs from 2009 point to a substantial road haulage services business on site. The concrete on site is remarkably clean as is the gravel hard standing and the interior floor of the large shed. The condition of the hard standing under the soil placed on the paddock cannot be assessed, but it is now covered by at least 1 m of imported soil. The bund on the boundary to the northeast is very clean on the outside, but the interior has become filled with leaves and branches. The gravel around the bund is also very clean with no oily stains. Therefore, the risk of harm from petroleum hydrocarbons and PAH to the occupiers of the site and to the groundwater is not significant and the risk is acceptable.

5.3 Heavy metals are not very mobile in groundwater and there is no rusty or sooty dust on the concrete. The risk of harm from heavy metals on the concrete to the occupiers of the site is not significant and the risk is acceptable.

5.4 The solvents used in the spray paint facility in the large shed are contained in that shed. The minimal use of that facility and the very clean appearance of the floor and walls inside the large shed suggest that no solvents have contaminated the interior of the building. The risk of harm to the occupiers of the site and to the environment is not significant and the risk is acceptable.

5.5 The origin of the soil on the pasture has been raised as a concern by the land contamination officer for SHDC. The paddock is not adjacent to the house which already has a good sized garden and greenhouse. The soil did come from residential developments and looked to be good quality, according to the owner. One solution is to place a covenant on the paddock that it must not be incorporated into the residential property for garden use. This can be placed with the Land Registry so any new buyer will be informed of this condition before it is purchased. The risk of harm to the occupiers of the site from the imported soil is not significant and the risk is acceptable.

6 Summary

6.1 The site (~0.8 ha) comprises part of the commercial site and a paddock that has been constructed from imported soil. A very few residential buildings are located near to the site, including the house occupied by the owner. The area is flat with a ditch flowing beside Iron Bar Drove. The planning application is for change of use from commercial to residential.

6.2 The Sitecheck Data report identified one source of potential contamination, that of a road haulage services. This was confirmed by the Google street level photos taken in 2009 and by the site owner. There may have been a fuel tank on the corner of the large shed and there was still the bund for a larger tank just off this site boundary. Inside the large shed, there was a paint spray booth that had been used just a few times. The gravel covered area where the lorries were parked has had soil placed on it and will be used as a paddock for a horse. Cement stabilized fibrous sheeting was visible on the upper parts of the walls and roof and may contain asbestos fibres.

6.3 The concrete on the area beside the large shed was very clean with no signs of fuel or oil spills. The floor in the large shed was also very clean. The concrete where the small fuel tank may have been located was also very clean with no signs of fuel spills. Similarly, the gravel around the fuel tank bund was clean and the block bund walls were not marked by fuel contamination. The paint spray booth was used just a few times and was clean. The sheeting on the large shed was in good condition and not deteriorating to release fibres.

6.4 The risk of harm from fuel, oil and solvents to the occupiers of the site and to the environment is not significant and the risk is acceptable. The risk of harm from the potential asbestos fibres is not significant and the risk to the occupiers of the site is not significant and the risk is acceptable.

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 but 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.

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

Figure 1 Google aerial image of 2020 showing paddock area and concrete covered area



Figure 2 Google street level photograph taken in July 2009



Figure 3 Google street level photograph taken in July 2009



Photo 1 Concrete area with paddock to the southwest



Photo 2 Concrete area on northern side of large shed looking towards southwest



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Photo 3 Concrete area to north eastern side of large shed looking toward road



Photo 4 Concrete area near small shed looking toward northwest



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Photo 5 Compacted gravel between large shed and road



Photo 6 Compacted gravel along north eastern side of large shed and concrete ramp



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Photo 7 Small shed with gravel area to south eastern side and bund for fuel tank



Photo 8 Western corner of large shed showing potential asbestos containing cladding



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Photo 9 New section of sheeting on door between steel sheeting.



Photo 10 Interior of large shed with paint spray booth in right corner



Sitecheck Data

Cuckoo Bridge Farm, Cuckoo Bridge Cross Roads, SPALDING, PE11 3JY

Prepared for:

**DR S Guy
Stuart Guy Consulting
5 Willow Heights
Cradley Heath
West Midlands
B64 7PL**

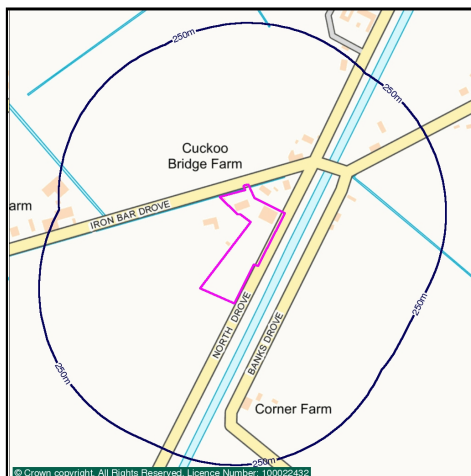
Report Reference: SCD_240492934_1_1

Report Date: 06-APR-2020

Customer Reference: 20-04-01

National Grid Reference: 520460 320380

Site Area: 9331 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

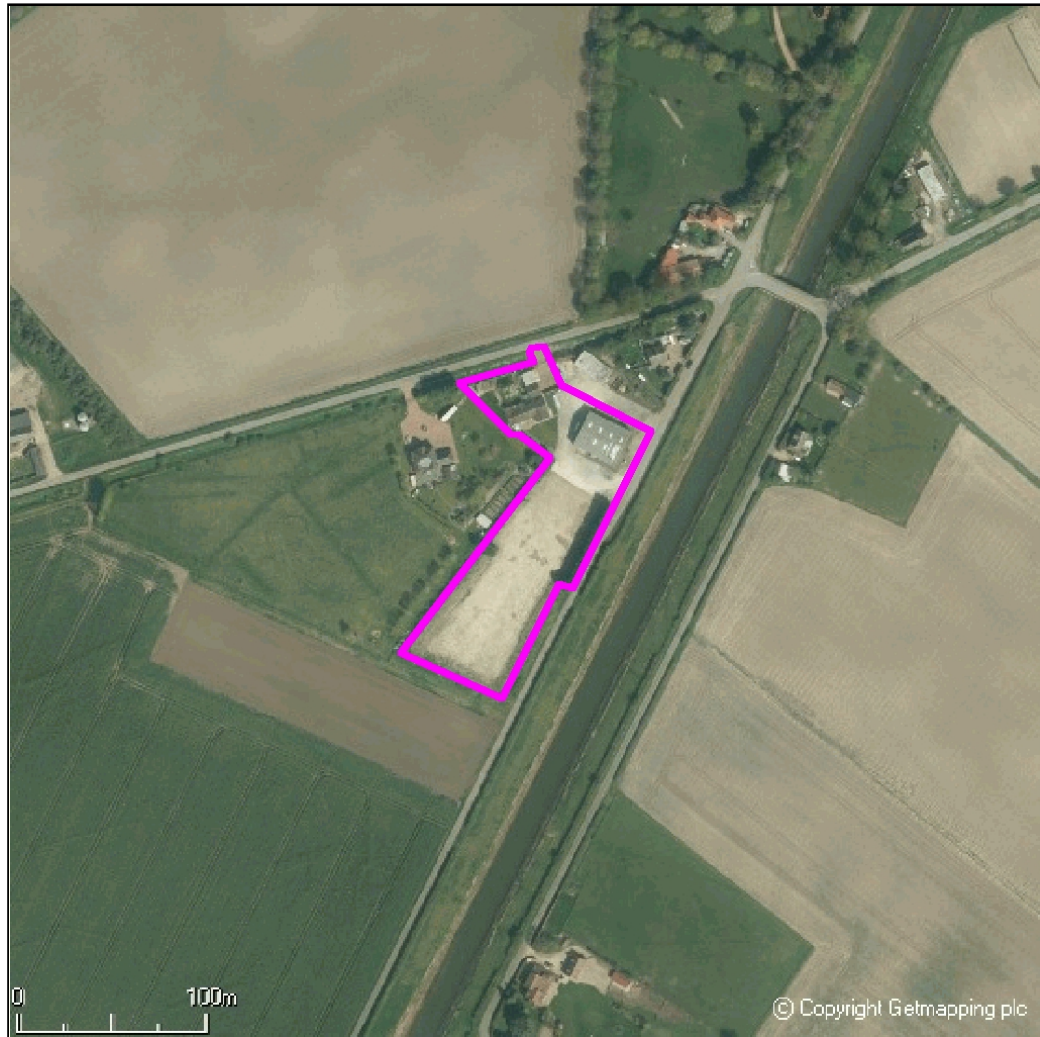
Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey 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	11
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	14
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	15
This section contains information which may be of use when interpreting the report.	
Useful Contacts	16
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.	

Current Land Use	Page No.	Reference Number (Map ID)
Potentially Contaminative Uses		
Contemporary Trade Directory Entries		
John M Allen, Cuckoo Bridge Cross Roads, Spalding, Lincolnshire, PE11 3JY, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	1
Allen, Cuckoo Bridge Farm, Cuckoo Bridge Cross Roads, Spalding, Lincolnshire, PE11 3JY, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	1

Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
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	13	-
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	13	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
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	14	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	14	-
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	14	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	14	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	14	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	14	-



Site

Cuckoo Bridge Farm, Cuckoo Bridge Cross
Roads, SPALDING, PE11 3JY

Grid Reference

520460, 320380

Report Reference

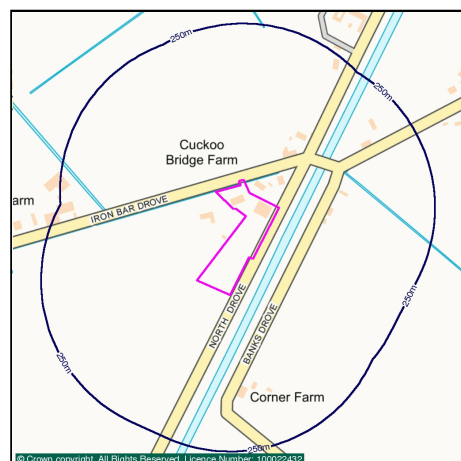
SCD_240492934_1_1

Customer Reference

20-04-01

Size of Site

9331 m²





Site

Cuckoo Bridge Farm, Cuckoo Bridge Cross Roads, SPALDING, PE11 3JY

Grid Reference

520460, 320380

Report Reference

SCD_240492934_1_1

Customer Reference

20-04-01

Size of Site

9331 m²



Current Land Use	On Site	0-250m
Contaminants	2	3
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	2
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

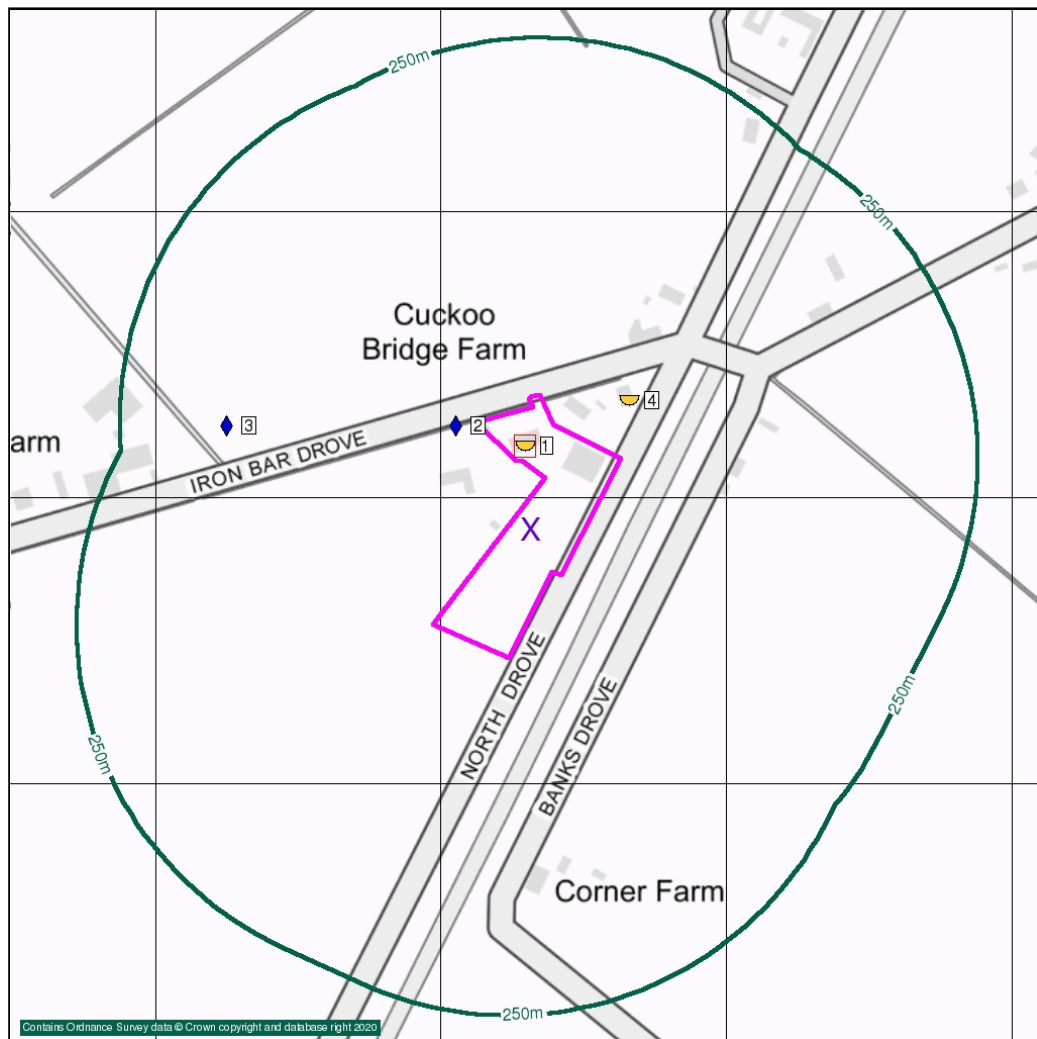
Current Land Use	On Site	0-250m
Contaminants	2	3
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	2	1
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0

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

Sensitivity	On Site	0-250m
Pathways and Receptors	2	4
Pathways		
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	1	0
Flooding from Rivers or Sea without Defences	1	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0

Sensitivity	On Site	0-250m
Pathways and Receptors	2	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	3
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

Other Factors	On Site	0-250m
Geological	8	0
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	0
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	1	0
Potential for Landslide Ground Stability Hazards	1	0
Potential for Running Sand Ground Stability Hazards	1	0
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0
Non Coal Mining Areas of Great Britain	0	0

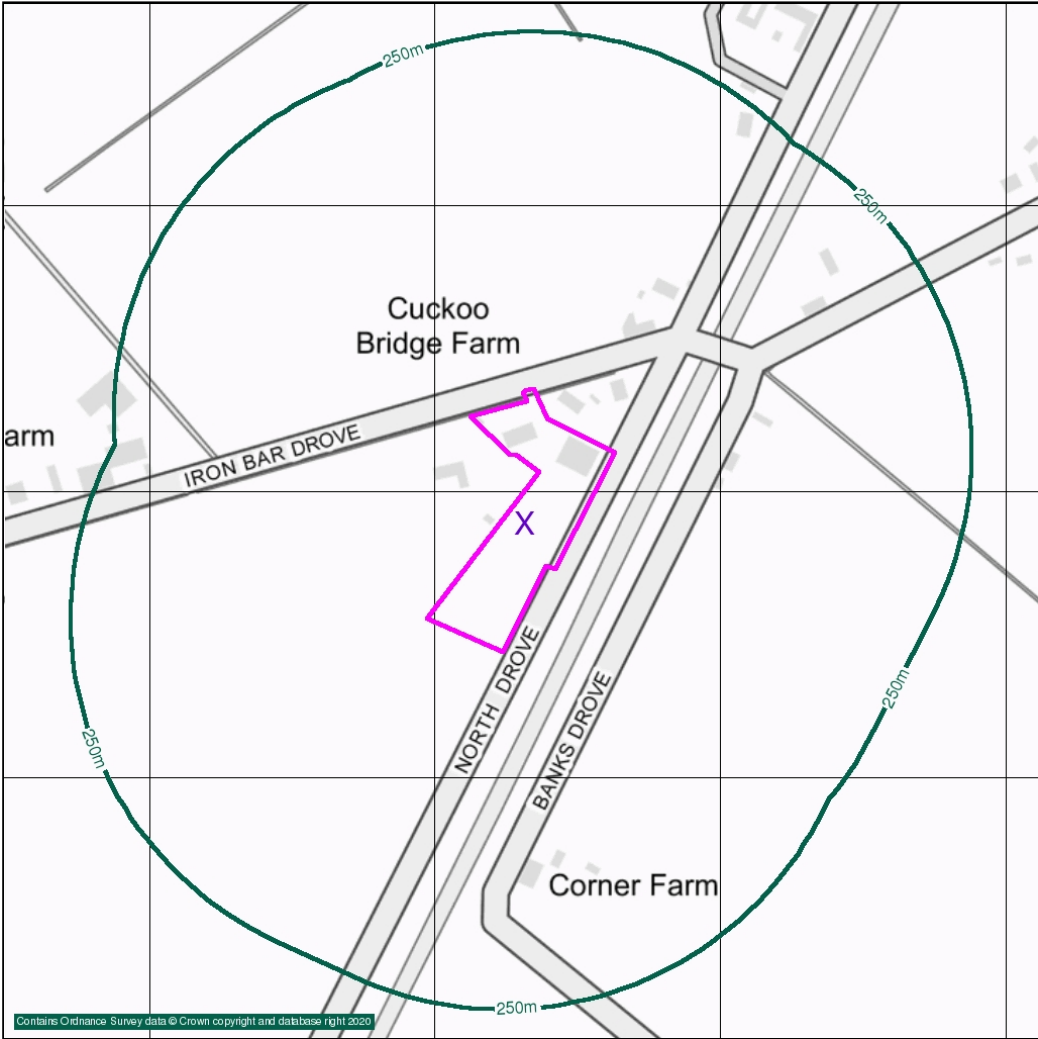


General	Waste/Landfill Sites		Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
Site Boundary Search Buffer Bearing Reference Point Reference Number Miscellaneous BGS Recorded Mineral Site Potentially Contaminative Use Potentially Contaminative Use	BGS Recorded Landfill Site Licensed 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	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	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	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

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: South Holland District Council, - Has no landfill data to supply, Contact Ref: 4	-	On Site	W
Name: Lincolnshire County Council, - Had landfill data but passed it to the relevant environment agency, Contact Ref: 3	-	On Site	W

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Mr J Allen, Cuckoo Bridge Farm Ironbar Drove, Spalding, Lincolnshire, Pe11 3jy, Sewage Discharge, Reference: Prmnf18317, 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	2	0-250m	NW
W R Humphrey & Son Ltd, Glebe Farm Cuckoo Bridge, Spalding, Lincs., Pe11 3bg, Trade Discharge, Reference: Gwnlf40054, Version: 1, Status: Deemed Groundwater Regulations Authorisation, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	3	0-250m	W

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
John M Allen, Cuckoo Bridge Cross Roads, Spalding, Lincolnshire, PE11 3JY, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	1	On Site	N
Allen, Cuckoo Bridge Farm, Cuckoo Bridge Cross Roads, Spalding, Lincolnshire, PE11 3JY, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	1	On Site	N
Allen, Brooklands, Cuckoo Bridge Cross Roads, Spalding, Lincolnshire, PE11 3JY, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4	0-250m	NE



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		

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

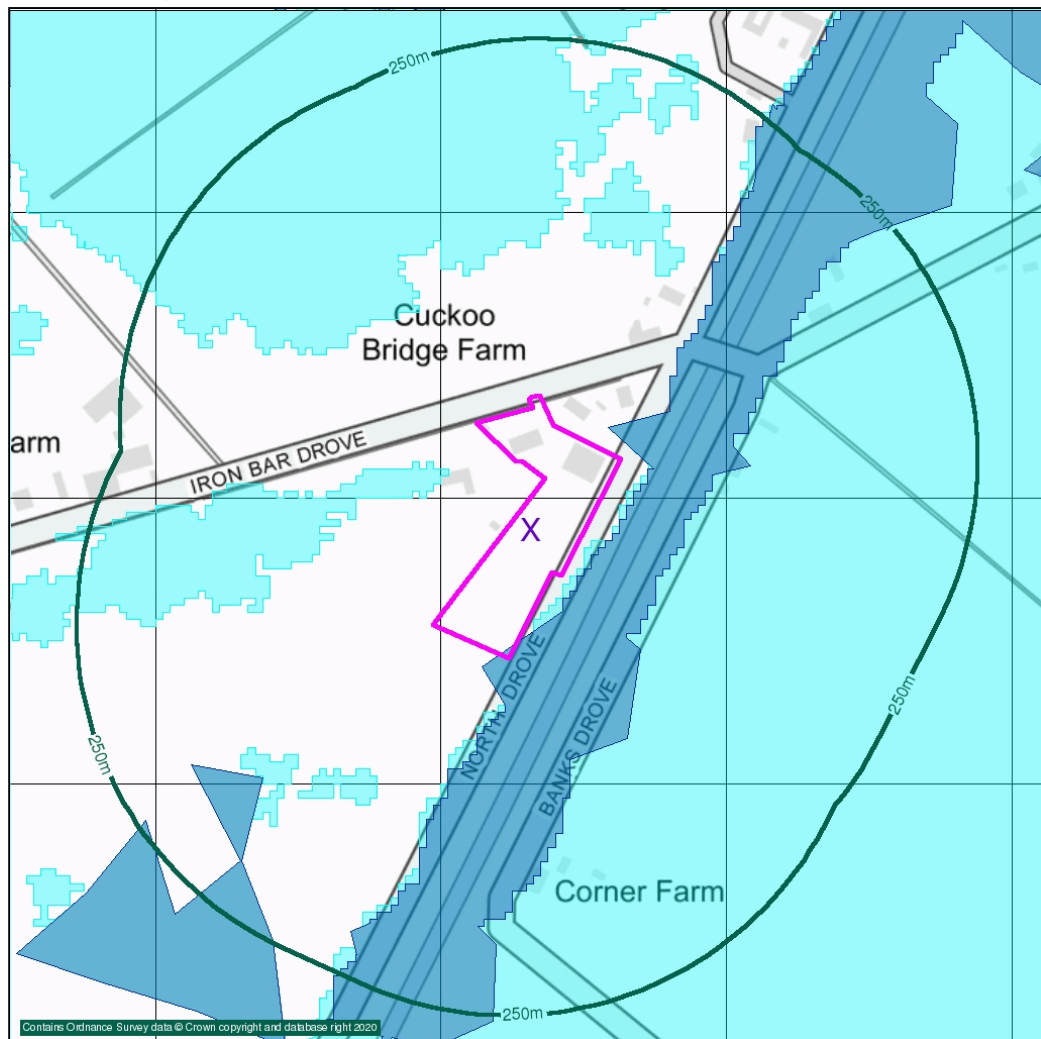
1:2,500	Mapsheet	Published
Ordnance Survey Plan	TF2020	1969

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	TF22SW	1992

1:10,560	Mapsheet	Published
Lincolnshire	141_NE	1889
Lincolnshire	141_NE	1906
Lincolnshire	141_NE	1951
Ordnance Survey Plan	TF22SW	1959

Flood Map



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	
Search Buffer	Flood Water Storage Areas	Flooding from Rivers or Sea without Defences (Zone 3)	
Bearing Reference Point	Flood Defences		
Reference Number			

The map displays a 250m circular search radius centered on a point near the intersection of Iron Bar Drive and North Drive. The area includes labels for 'Cuckoo Bridge Farm', 'Iron Bar Drive', 'North Drive', 'Banks Drive', and 'Corner Farm'. A pink polygon with an 'X' marks a specific location. A small red square with a diamond and the number '5' is also visible. A scale bar at the bottom indicates 250m.

General	Environmentally Sensitive Land Use		Protected Countryside Areas
 Site Boundary	 Area of Outstanding Natural Beauty	 Site of Special Scientific Interest	 Forest Park
 Search Buffer	 Environmentally Sensitive Area	 Special Area of Conservation	 National Park
 Bearing Reference Point	 Local Nature Reserve	 Special Protection Area	 National Scenic Area
 Reference Number	 Marine Nature Reserve	 Nearest Surface Water Feature	
	 National Nature Reserve	 Water Abstractions	
	 Ramsar Site		

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
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	-	On Site	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	-	On Site	SE
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 1m	-	0-250m	N
Water Abstractions			
J. Woodhead, North Drove Drain, DEEPING ST NICHOLAS, Abstractions Agricultural, Reference: 5/31/14/*s/193 ,Permit Version: Not SuppliedAuthorised Start: Not SuppliedAuthorised End: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	5	0-250m	SE
E & E Whitfield, North Drove Drain, PINCHBECK, Abstractions Agricultural, Reference: 5/31/14/*s/215 ,Permit Version: Not SuppliedAuthorised Start: Not SuppliedAuthorised End: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	5	0-250m	SE
E & E Whitfield, North Drove Drain, PINCHBECK, Abstractions Agricultural, Reference: 5/31/14/*s/012 ,Permit Version: Not SuppliedAuthorised Start: Not SuppliedAuthorised End: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	6	0-250m	NE

Other Factors	Search Buffer	Direction
Geological		
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	W
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	W
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 2	On Site	W
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	On Site	W
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	W
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	W
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Moderate Contact Ref: 2	On Site	W
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low Contact Ref: 2	On Site	W

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.

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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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British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL



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
Environmental Science 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

4th Floor
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
Lincolnshire
PE11 2XE

www.sholland.gov.uk

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Consumer Protection

Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD

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Email: helpdesk@landmark.co.uk

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

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Consumer Protection

Landmark Complaints Procedure

If you want to make a complaint to Landmark, 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:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966
Email: 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
Email: 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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