

# **GROUND CONTAMINATION INVESTIGATION AND ASSESSMENT PHASE 1 DESK STUDY**

**Wisteria Farm,  
Northgate,  
West Pinchbeck  
PE11 3TA**



*frontispiece – aerial view to south*

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| <b>Local Authority Reference:</b> | <b>South Holland DC H14-0810-23</b>   |
| <b>L-S&amp;Co Project Number:</b> | <b>72 030</b>                         |
| <b>Status of Report:</b>          | <b>FINAL</b>                          |
| <b>Date of Issue:</b>             | <b>September 9<sup>th</sup>, 2025</b> |

**L-S&Co Project Number:** **72 027**

**Report on:** LCRM - Phase 1 Desk Study

**Report at:** Wisteria Farm, Northgate, West  
Pinchbeck PE11 3TA

**Report for:** JWE Banks Ltd., c/o Origin Design, Brunel  
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**Prepared by:** 

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# 1. INTRODUCTION

## 1.1 Preamble

It is proposed to remove the farm buildings at Wisteria Farm, Pinchbeck and replace them with residences with gardens.

The site is used for a commercial/industrial business and there is potential for contamination from this use.

The Environment Agency Land Contamination: Risk Management (LCRM) guidance prescribes the following three step framework for managing land contamination in England, a policy that is followed by WLDC.

| LCRM Framework |                                                            | Planning Condition                              |
|----------------|------------------------------------------------------------|-------------------------------------------------|
| <b>Stage 1</b> | <b>Risk Assessment</b>                                     | Site Characterisation                           |
|                | Tier 1: Preliminary Risk Assessment (PRA)                  |                                                 |
|                | Tier 2: Generic Quantitative Risk Assessment (GQnRA)       |                                                 |
|                | Tier 3: Detailed Quantitative Risk Assessment (DQnRA)      |                                                 |
| <b>Stage 2</b> | <b>Options Appraisal</b>                                   | Submission of Remediation Strategy              |
| <b>Stage 3</b> | <b>Remediation</b>                                         |                                                 |
|                | Tier 1: Develop a Remediation Strategy (RS)                | Implementation of Approved Remediation Strategy |
|                | Tier 2: Remediation and Verification                       |                                                 |
|                | Tier 3: Long term monitoring and maintenance (if required) |                                                 |

**Table 1 – Stages of risk assessment for contaminated land**

This report satisfies Stage 1 Risk assessment – Site Characterisation

## 1.2 Objectives and limitations

Langdale-Smith and Co Limited has prepared this report solely for the use of the client and/or his agent on the basis of exchange of proposals and instructions, and the company accepts no responsibility or liability for use of this report by any party other than the person for whom it was commissioned, or for the consequences of the report being used for any other purpose other than that for which it was commissioned.

Should any third party wish to use or rely on the contents of the report, written approval should be sought, and it is strongly recommended that independent advice is sought by that third party with respect to its specific proposals.

The conclusions and recommendations in this report represent our professional opinion, derived from currently accepted industry practices, exercising all reasonable skill and care to be expected of a professional engineering and environmental consultancy of similar size and experience.

The assessments and judgements given in this report are directed by both the finite quantity of data on which they are based and the proposed works to which they are addressed, taking account of the resources devoted to it by agreement with the client or agent, whether in writing or subsequent verbal instructions.

Environmental Desk Studies comprise a study of readily available information obtained from various identified sources, authorities and parties.

The information reviewed is not exhaustive and is accepted in good faith as providing representative and true data pertaining to site conditions.

Any identified risks in Desk Study reports are ‘perceived risks’ based on the information available at that time.

Actual risks can only be assessed after carrying out a physical intrusive investigation.

### 1.3 References

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|                                       |                                                                                                                    |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <i>BS10175:2011</i>                   | <i>Investigation of contaminated land</i>                                                                          |
| <i>BS5930:1999</i>                    | <i>Code of practice for site investigations</i>                                                                    |
| <i>EA P5-065/TR:2000</i>              | <i>Technical aspects of site investigation</i>                                                                     |
| <i>EA P5-066/TR:2000</i>              | <i>Secondary model procedure for the development of appropriate soil sampling strategies for contaminated land</i> |
| <i>EA TR20:1999</i>                   | <i>Methodology for the development of remedial targets for soil and groundwater to protect water resources</i>     |
| <i>EA/NHBC R&amp;D Report 66:2000</i> | <i>Guidance for the safe development of housing on land affected by contamination</i>                              |
| <i>EA TR P336 (BR414)</i>             | <i>Protective measures for housing on gas-contaminated land</i>                                                    |
| <i>EA R&amp;D Publication 8:1997</i>  | <i>The physical properties of major aquifers in England and Wales</i>                                              |
| <i>EA R&amp;D Publication 68:1997</i> | <i>The physical properties of minor aquifers in England and Wales</i>                                              |
| <i>DEFRA CLR 1-12</i>                 | <i>CLR reports</i>                                                                                                 |
| <i>DEFRA TOX1-10</i>                  | <i>Toxicology reports</i>                                                                                          |
| <i>CIRIA SP103:1995</i>               | <i>Remedial treatment for contaminated land - site investigation and assessment</i>                                |
| <i>DoE Profiles:1995</i>              | <i>Guidance on industry specific contaminants</i>                                                                  |
| <i>Inst. Petroleum 1998</i>           | <i>Guidelines for the investigation and remediation of petroleum retail sites</i>                                  |
| <i>BR211:1999</i>                     | <i>Radon: guidance on protective measures for new developments</i>                                                 |
| <i>BR212:1991</i>                     | <i>Construction of new buildings on gas contaminated land</i>                                                      |
| <i>LQM:2002</i>                       | <i>Contaminated land management</i>                                                                                |
| <i>QRA field guides</i>               | <i>Descriptions of shallow soil environments</i>                                                                   |

## 1.4 Definition of terms

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|                           |                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ACM:</b>               | Asbestos containing material                                                                                                                                                                                                                                                                                                                                     |
| <b>AST/UST:</b>           | Aboveground/Underground Storage Tank                                                                                                                                                                                                                                                                                                                             |
| <b>Bgl:</b>               | below ground level                                                                                                                                                                                                                                                                                                                                               |
| <b>CBA:</b>               | Cement bound asbestos                                                                                                                                                                                                                                                                                                                                            |
| <b>Conceptual Model:</b>  | Textual and/or schematic hypothesis of the nature and sources of contamination, potential migration pathways (including description of the ground and groundwater) and potential receptors, developed on the basis of the Preliminary Investigation and refined during subsequent phases of the investigation which is an essential part of the Risk Assessment. |
| <b>Contamination:</b>     | The presence of a substance which is in, or under land, and which has the potential to cause harm or to cause pollution of controlled water                                                                                                                                                                                                                      |
| <b>Controlled Water:</b>  | Inland freshwater (any lake, pond or water course above the freshwater limit, water contained in underground strata and any coastal water between the highest tide or freshwater limit to the three mile limit of territorial waters.                                                                                                                            |
| <b>Harm:</b>              | Adverse affect of the health of living organisms, or other interference with ecological systems of which they form part, and, in the case of humans, including property                                                                                                                                                                                          |
| <b>Hazard:</b>            | Inherently dangerous quality of a substance, procedure or event.                                                                                                                                                                                                                                                                                                 |
| <b>Pathway:</b>           | Mechanism or route by which a contaminant comes into with, or otherwise affects, a receptor                                                                                                                                                                                                                                                                      |
| <b>Pollution linkage:</b> | A complete source/pathway/receptor scenario                                                                                                                                                                                                                                                                                                                      |
| <b>Receptor:</b>          | Persons, living organisms, ecological systems, controlled waters, atmosphere, structures and utilities that could be adversely affected by the contaminants.                                                                                                                                                                                                     |
| <b>Risk:</b>              | Probability of the occurrence of, and magnitude of the consequences of, an unwanted adverse affect of the receptor                                                                                                                                                                                                                                               |
| <b>Risk Assessment:</b>   | Process of establishing the existence, nature and significance of the risk                                                                                                                                                                                                                                                                                       |
| <b>Significant harm:</b>  | Defined in Draft Circular on Contaminated Land, DETR 2000                                                                                                                                                                                                                                                                                                        |
| <b>Source:</b>            | Location from which contamination is, or was, derived                                                                                                                                                                                                                                                                                                            |

## 2. SITE PERSPECTIVE

### 2.1 Location

Pinchbeck is a fenland village on the north side of Spalding and Northgate Road heads due west from the village for 5 km towards Northgate.

Wisteria Farm is located on the north side of Northgate Road, some 2 km west of Pinchbeck and 2.5 km northeast of West Pinchbeck.

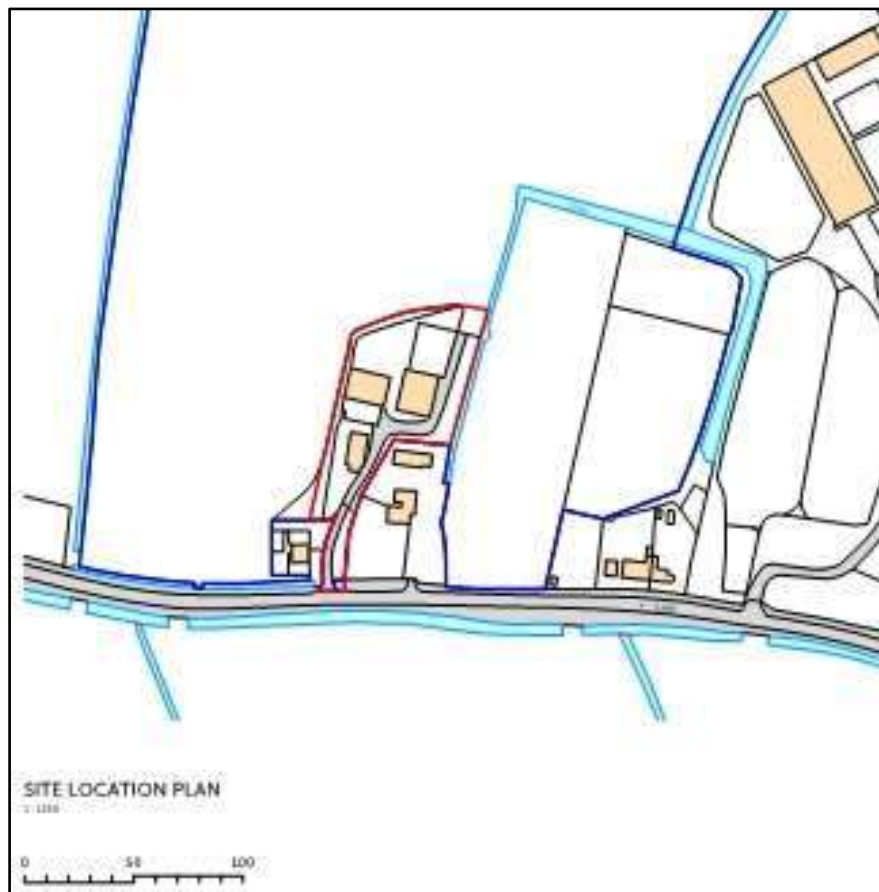
The region is flat and given over to agriculture, with an extensive drainage system interlacing the fields.

Graft Drain runs along the south side of Northgate Road and the pumping station located on the road at the site entrance pumps flood waters up from the fields into the drain.

The site is centred on OS coordinates <sup>5</sup>217890 <sup>3</sup>26180 and is at approximately 3 m AOD on flat land.



Fig 1 – location of the site



**Fig 2 – location of development site**



**Fig 3 – aerial view in 2021**

## 2.2 Description

The subject site comprises of three farm buildings that used to be part of Wisteria Farm, with the main farmhouse immediately off-site, on the south side.

Access to the buildings is along a 100 m long stoned track that heads north from Northgate Road, next to the roadside modern Pumping Station (WPWHSP) operated by Anglian Water.

The Pig Shed is a simple brick-built building with CBA roofing and a solid concrete floor.

The Open-sided Barn faces east and has CBA roofing and cladding and a solid concrete floor, with uncovered hard-standing on its north side.

The Grain Store is on the northwest side and is a steel-framed shed with CBA roofing and cladding and a solid concrete floor and a small electric-powered cooling fan building attached to the north side.

There is a dry ditch along the north and east boundaries.

No AST, or evidence thereof, were encountered and no chemical stores or other potentially contaminating activities were present.

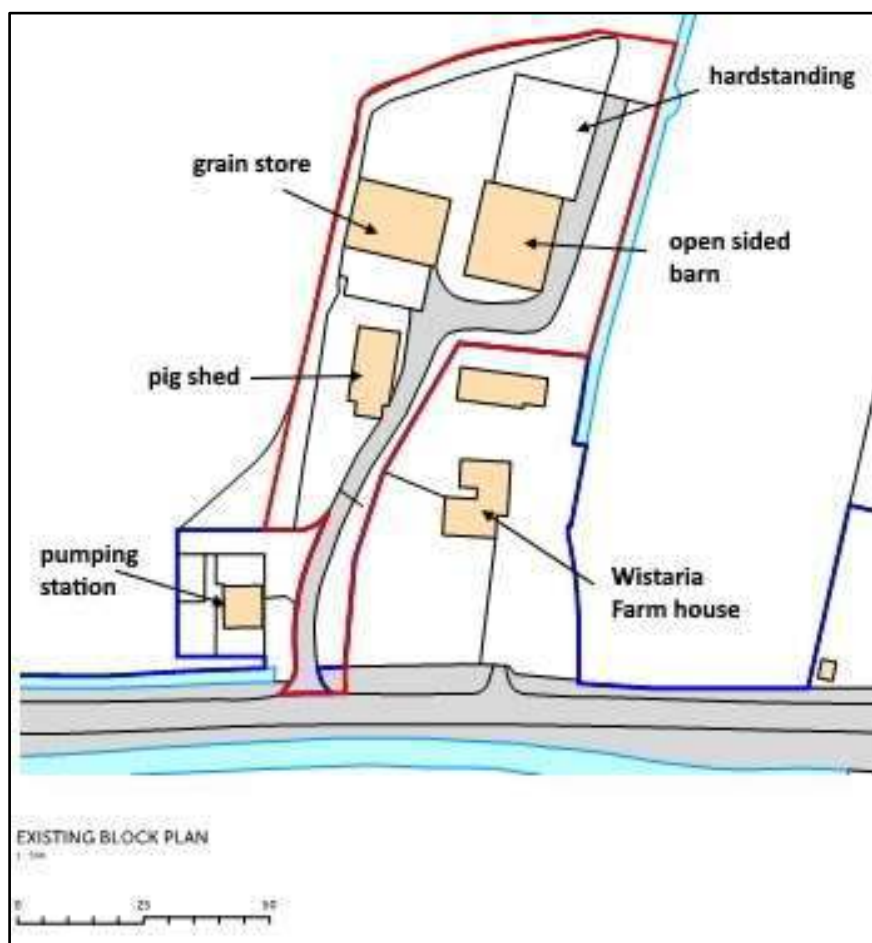


Fig 4 – site plan



**Fig 5 – access road**



**Fig 6 – the former Pig Shed**



**Fig 7 – the Grain Store**



**Fig 8 – housing for the electrical cooling fan**



**Fig 9 – open-sided barn**



**Fig 10 – hardstanding next to the open-sided barn**



**Fig 11 – summary of current land use**

## 2.3 History

As befits the rural aspect of the region there is no evidence of any heavy industry or other potentially contaminating activities within 500 m of the site.

Wisteria Farm was established by 1888, operating as a small holding and with the farm buildings on the west side.

The layout remained almost unchanged until the 1970s when the Pig Shed and Open-sided Barn were added, with the Grain Store erected during the early 1980s.

| Period | On site                                | Off site (50 m)          |
|--------|----------------------------------------|--------------------------|
| 1888   | farmhouse and outbuildings established | open fields              |
| 1904   | no change                              | no change                |
| 1948   | no change                              | no change                |
| 1951   | no change                              | no change                |
| 1972   | open-sided barn and pig shed in place  | no change                |
| 1988   | grain store added                      | no change                |
| 1995   | no change                              | no change                |
| 2003   | no change                              | no change                |
| 2024   | no change                              | pumping station in place |

**Table 2 – summary of historical development**



**Fig 11 – extract from 1884 OS 1:2500 map**



**Fig 12 – extract from 1950 OS 1:10000 map**

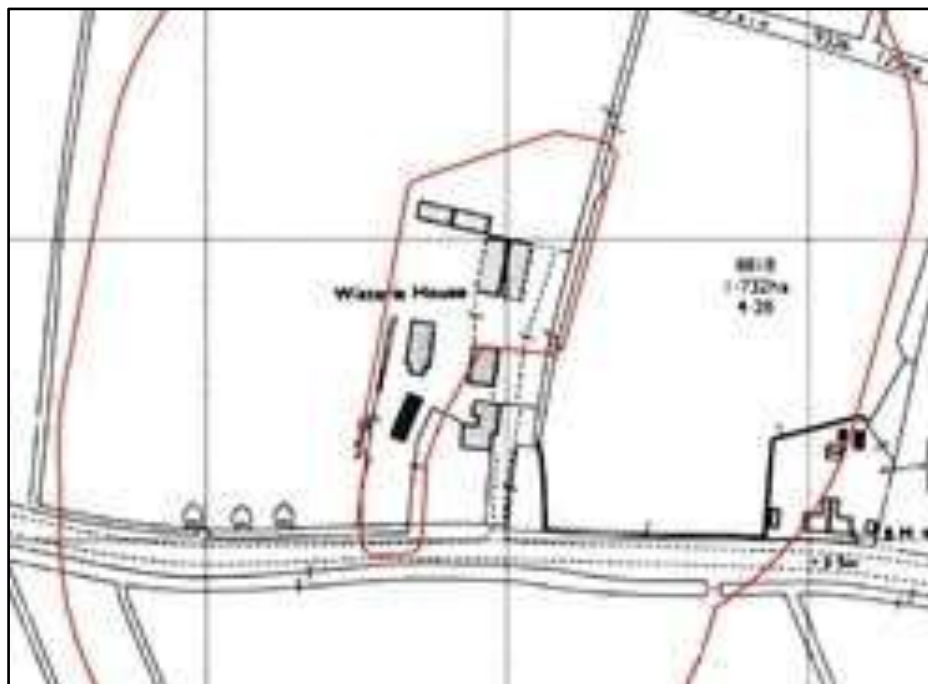


Fig 13 – extract from 1972 OS 1:2500 map

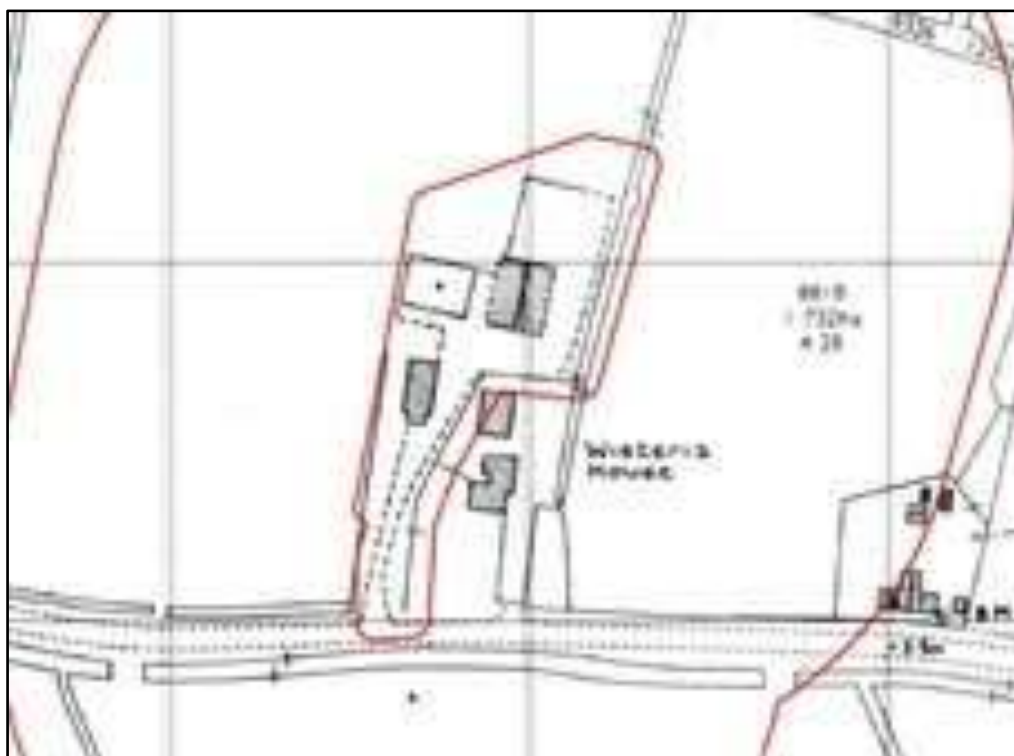


Fig 14 – extract from 1988 OS 1:2500 map



**Fig 15 - extract from 2007 OS 1:1250 map**



**Fig 16 - aerial view 2021**



**Fig 17- summary of historical land use**

### 3. ENVIRONMENTAL CONDITIONS

#### 3.1 Geology and hydrogeology

The geological map shows the geology at the site to comprise of the bedrock Upper Jurassic Oxford Clay Mudstone covered with the superficial Recent Tidal Flat deposits.

It is known that beneath the TFd and the bedrock is a layer of Quaternary Glacial Till.

The bedrock dips gently (3-5 deg) to the northeast.

None of the strata can generate radon gas.

None of the strata are permeable or water-bearing.

##### 3.1.1 Upper Jurassic Oxford Clay (166-157 Mya)

The Jurassic Oxford Clay is a pale or dark grey heavily over-consolidated clay which, in its unweathered state, is *very stiff* and, geologically, it may form a shale or mudstone

Beds of fine-grained clayey limestone varying in thickness from a few centimetres to as metre or so and, elsewhere, calcareous nodules may be found throughout the sequence.

The beds are impermeable and are not water-bearing.

##### 3.1.2 Quaternary Till (1.8 Mya – 11 kya)

The Glacial Till which underlies the Fen Deposits is cohesive in character, having been derived from the local clay bedrock.

The Clay contains abundant granular material as a result of mixing with harder bedrock and is often characterised by a varying content of that debris, hence the name Boulder Clay..

The Clay is usually stiff with apparent high degrees of over-consolidation although it may contain, or overlie, other glacial materials that can be much softer.

The Clay is impermeable and is not water-bearing.

##### 3.1.3 Tidal Flat deposits (11 kya - present)

A complex sequence of deposits, up to 25 m thick, comprising of marine and freshwater clay, silt and sand, interspersed with peat, is present in this part of the Fenland Basin.

This alluvial material has been laid down since the end of the Pleistocene, some 11 kya, as a result of a marine incursion following a general rise in sea level.

They are typically *normally consolidated* and therefore in a *soft* condition, but at the surface the effects of intermittent drying by weather and vegetation often produces a *firmer* crust.

The beds are not significantly water-bearing.

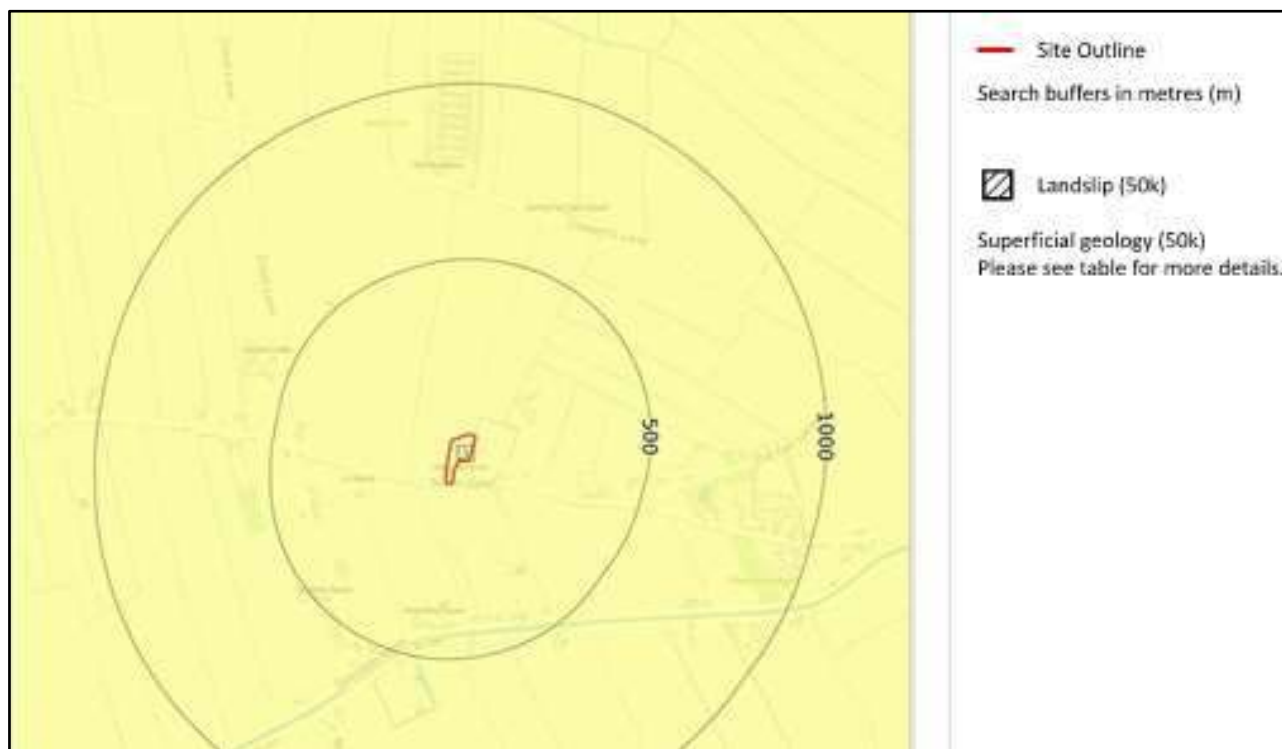


Fig 18 – superficial geology

### 3.2 Hydrology and flooding

According to the Environment Agency the site, and region, is in Flood Zones 2 and 3.

The site is not at risk from surface water flooding.

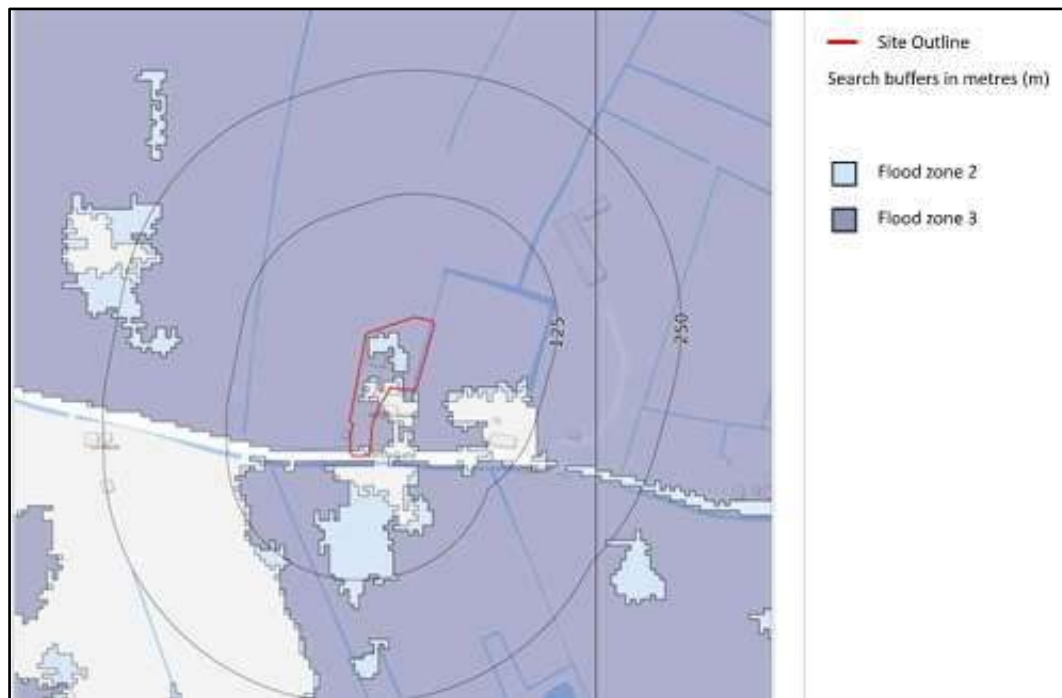


Fig 19 – flood zones

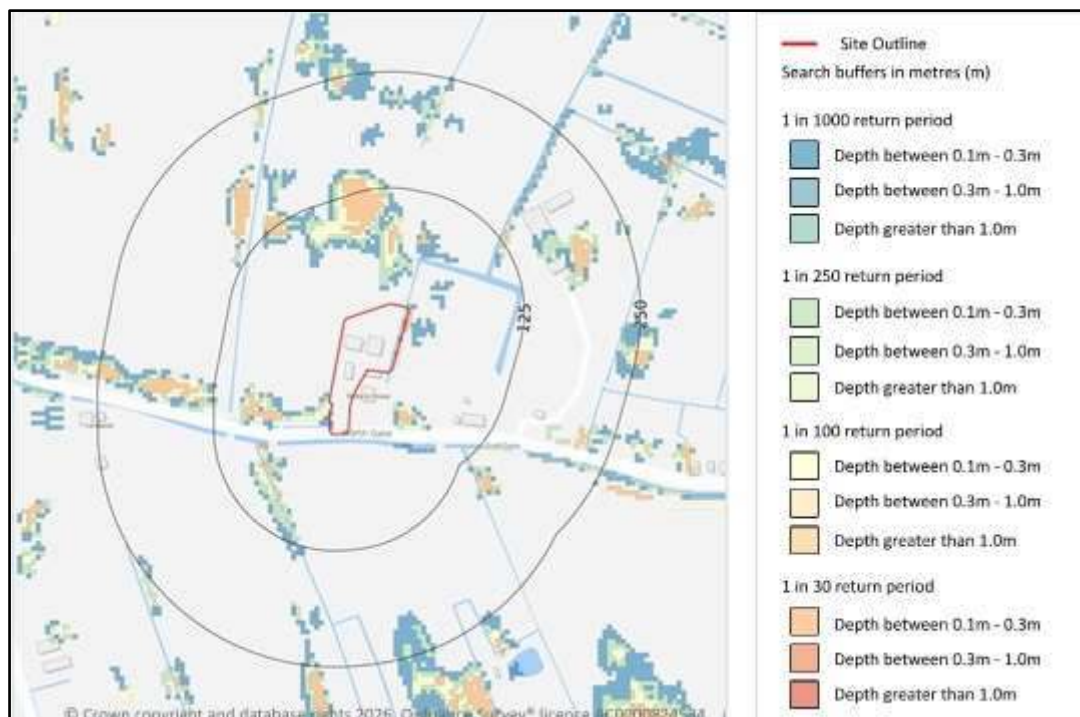


Fig 20 – surface water flooding

## 4. PHASE 1 CONCEPTUAL EXPOSURE MODEL

For a Source of contamination to be a hazard to a Receptor there has to be a Pathway by which that Source can affect the Receptor - if all three components are present then there is a Pollution Linkage.

A Conceptual Exposure Model is a graphical presentation of the Sources, Pathways and Receptors at a site and can be used to analyse the contamination risks at a site.

The following decision matrices are from CIRIA Report C552 'Contaminated Land Risk Assessment – a guide to good practice' 2001.

|                       |                                                                 |
|-----------------------|-----------------------------------------------------------------|
| <b>Highly likely</b>  | very likely short term, inevitable long term or already causing |
| <b>Likely</b>         | possible short term and likely in the long term                 |
| <b>Low likelihood</b> | less likely in short term and unlikely in long term             |
| <b>Unlikely</b>       | improbable in the long term                                     |

**Table 3 - definitions of probability of harm being caused  
(i.e. source present)**

|               |                                                                                                                                                                                                                                 |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Severe</b> | acute risk to Human Health likely to result in significant harm, short term risk of pollution to sensitive water courses, ecosystems or organisms that are part of that ecosystem, catastrophic damage to buildings or property |
| <b>Medium</b> | chronic damage to Human Health, long term risk of pollution to sensitive water resources, significant change in the ecosystems or organisms that are part of that ecosystem                                                     |
| <b>Mild</b>   | pollution of non-sensitive water resources, significant damage to crop, buildings, structures, services                                                                                                                         |
| <b>Minor</b>  | harm, not necessarily significant, that could result in unforeseen costs, non-permanent Human Health effects prevented by protective clothing, easily repaired damage to buildings, structures, services                        |

**Table 4 - definitions of consequences of harm**

|             |                | CONSEQUENCES     |                  |                  |                  |
|-------------|----------------|------------------|------------------|------------------|------------------|
|             |                | Severe           | Medium           | Mild             | Minor            |
| PROBABILITY | Highly likely  | Very high        | High             | Moderate         | Moderate/<br>Low |
|             | Likely         | High             | Moderate/<br>Low | Moderate/<br>Low | Low              |
|             | Low likelihood | Moderate/<br>Low | Moderate/<br>Low | Low              | Very low         |
|             | Unlikely       | Moderate/<br>Low | Low              | Very low         | Very low         |

Table 5 – categories of risk

## 4.1 Sources

There is a Source of contamination at this site, from fugitive asbestos fibres from the CBA roofing and cladding on the farm buildings.

There are no other plausible sources of contamination.

## 4.2 Receptors

The site is secure from unauthorised access so the existing Receptors at this site are Commercial/Industrial.

The site is on impermeable clay-based ground with no groundwater.

| RECEPTOR                  | DESCRIPTION                                                                                                                                                                                            |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential               | habitation of dwelling up to 2 storeys with default material/design parameters; access to private and/or communal open space with soil track back to form indoor dust; ingestion of home grown produce |
| Allotments                | default parameters for use and consumption of vegetables but not animals or their produce (e.g . eggs)                                                                                                 |
| Industrial/<br>commercial | assumes office or light physical work in a permanent 3 storey structure with short external work breaks and no hard cover on outside ground                                                            |
| Infrastructure            | buried services such as drinking water pipes, electricity/data cables                                                                                                                                  |

Table 6 – definition of Receptors

### 4.3 Pathways

The main (generic) pathways for the potential contaminants to affect man and his environment are:

- Direct Exposure to the surface and site users; and
- Sub-surface Migration of contamination into groundwater.

|    | DIRECT EXPOSURE                            |    | SUB-SURFACE MIGRATION                    |
|----|--------------------------------------------|----|------------------------------------------|
| 1  | Outdoor ingestion of dust                  | 13 | Surface infiltration (e.g. from AST)     |
| 2  | Indoor Ingestion of dust                   | 14 | Sub-surface infiltration (e.g. from UST) |
| 3  | Consumption of home-grown vegetables       | 15 | Anthropogenic (e.g. pipes, conduits)     |
| 4  | Ingestion of soil attached to vegetables   | 16 | Permeable ground                         |
| 5  | Outdoor exposure through dermal contact    | 17 | Groundwater (perched)                    |
| 6  | Indoor exposure through dermal contact     | 18 | Groundwater (unrestrained)               |
| 7  | Outdoor inhalation of fugitive dust        |    |                                          |
| 8  | Indoor inhalation of fugitive dust         |    |                                          |
| 9  | Outdoor inhalation of soil vapour          |    |                                          |
| 10 | Indoor inhalation of soil vapour           |    |                                          |
| 11 | Ingestion of surface water                 |    |                                          |
| 12 | Permeation into plastic water supply pipes |    |                                          |

Table 7 – key to pathways

### 4.4 Existing Conceptual Exposure Model (CEM)

The Source of contamination at this site, from current or historical use, is from fugitive asbestos fibres from the CBA roofing and cladding.

Although the likelihood of any fibres affecting site users is LOW, due to being outdoors and with short exposure time, the consequences of inhaling asbestos fibres can be dire and the classification is MODERATE, giving a risk rating of MODERATE/LOW.

| P/L ref | ACTIVITY              | SOURCE                | CONTAMINANTS | RECEPTOR               | PATHWAYS              | LIKELY - HOOD | CON - SEQUENCES | RISK RATING   |
|---------|-----------------------|-----------------------|--------------|------------------------|-----------------------|---------------|-----------------|---------------|
| 1       | Farming/w are housing | CBA roof and cladding | asbestos     | Commercial/ Industrial | Inhalation (7,8,9,10) | LOW           | MEDIUM          | MODERATE/ LOW |

## 5. RISK MANAGEMENT AND REMEDIATION

### 5.1 Qualitative assessment

It is proposed to build residences on the land once the existing buildings are removed.



**Fig 21 – proposed development (N facing right)**

The development will introduce new Receptors to the site:

- Site workers;
- Buried utilities; and
- Residents with children.

The increase in sensitivity of receptors is largely a function of the time exposed to any hazard, which, in the case of residents with children, will be exposed for the greatest period of time and less so for site workers.

## 5.2 Recommendations for remediation

---

This report has identified that there is a Source of contamination that will be a hazard to site workers and future residents, from the CBA roofing and cladding.

It is recommended that the CBA roofing and cladding be removed by licensed contractors who will be able to ensure that:

- All CBA products are removed from site; and
- All CBA products are disposed off correctly.

**<< END >>**

# APPENDICES

# Appendix (i)

Groundsure report

WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA

## Order Details

**Date:** 08/09/2026  
**Your ref:** 72 030  
**Our Ref:** GS-L6R-BK7-FTR-165

## Site Details

**Location:** 521788 326178  
**Area:** 0.59 ha  
**Authority:** [South Holland District Council](#) ↗

## Site plan



## Quick Links

[Summary of findings](#) [p. 2](#) >  
[OS MasterMap site plan](#) [p.14](#) >  
[Aerial image](#) [p. 9](#) >

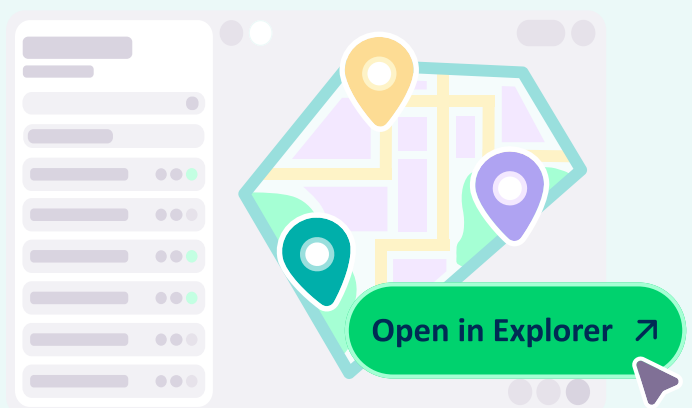
[Insight User Guide](#) ↗

## Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.  
12 months access begins at purchase.



## Summary of findings

| Page                    | Section                  | <a href="#">Past land use &gt;</a>                           | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|-------------------------|--------------------------|--------------------------------------------------------------|---------|-------|---------|----------|-----------|
| <a href="#">15 &gt;</a> | <a href="#">1.1 &gt;</a> | <a href="#">Historical industrial land uses &gt;</a>         | 0       | 0     | 0       | 2        | -         |
| 16                      | 1.2                      | Historical tanks                                             | 0       | 0     | 0       | 0        | -         |
| <a href="#">16 &gt;</a> | <a href="#">1.3 &gt;</a> | <a href="#">Historical energy features &gt;</a>              | 0       | 0     | 0       | 1        | -         |
| 16                      | 1.4                      | Historical petrol stations                                   | 0       | 0     | 0       | 0        | -         |
| 17                      | 1.5                      | Historical garages                                           | 0       | 0     | 0       | 0        | -         |
| 17                      | 1.6                      | Historical military land                                     | 0       | 0     | 0       | 0        | -         |
| Page                    | Section                  | <a href="#">Past land use - un-grouped &gt;</a>              | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">18 &gt;</a> | <a href="#">2.1 &gt;</a> | <a href="#">Historical industrial land uses &gt;</a>         | 0       | 0     | 0       | 2        | -         |
| 19                      | 2.2                      | Historical tanks                                             | 0       | 0     | 0       | 0        | -         |
| <a href="#">19 &gt;</a> | <a href="#">2.3 &gt;</a> | <a href="#">Historical energy features &gt;</a>              | 0       | 0     | 0       | 1        | -         |
| 19                      | 2.4                      | Historical petrol stations                                   | 0       | 0     | 0       | 0        | -         |
| 19                      | 2.5                      | Historical garages                                           | 0       | 0     | 0       | 0        | -         |
| Page                    | Section                  | Waste and landfill                                           | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| 20                      | 3.1                      | Active or recent landfill                                    | 0       | 0     | 0       | 0        | -         |
| 20                      | 3.2                      | Historical landfill (BGS records)                            | 0       | 0     | 0       | 0        | -         |
| 20                      | 3.3                      | Historical landfill (LA/mapping records)                     | 0       | 0     | 0       | 0        | -         |
| 20                      | 3.4                      | Historical landfill (EA/NRW records)                         | 0       | 0     | 0       | 0        | -         |
| 20                      | 3.5                      | Historical waste sites                                       | 0       | 0     | 0       | 0        | -         |
| 21                      | 3.6                      | Licensed waste sites                                         | 0       | 0     | 0       | 0        | -         |
| 21                      | 3.7                      | Waste exemptions                                             | 0       | 0     | 0       | 0        | -         |
| Page                    | Section                  | <a href="#">Current industrial land use &gt;</a>             | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">22 &gt;</a> | <a href="#">4.1 &gt;</a> | <a href="#">Recent industrial land uses &gt;</a>             | 0       | 1     | 0       | -        | -         |
| 23                      | 4.2                      | National Geographic Database (NGD) - Current or recent tanks | 0       | 0     | 0       | -        | -         |
| 23                      | 4.3                      | Current or recent petrol stations                            | 0       | 0     | 0       | 0        | -         |
| 23                      | 4.4                      | Sites determined as Contaminated Land                        | 0       | 0     | 0       | 0        | -         |
| 23                      | 4.5                      | Control of Major Accident Hazards (COMAH)                    | 0       | 0     | 0       | 0        | -         |



| 23             | 4.6              | Regulated explosive sites                                   | 0                        | 0     | 0       | 0        | -         |
|----------------|------------------|-------------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| 24             | 4.7              | Hazardous substance storage/usage                           | 0                        | 0     | 0       | 0        | -         |
| 24             | 4.8              | Historical licensed industrial activities (IPC)             | 0                        | 0     | 0       | 0        | -         |
| 24             | 4.9              | Licensed industrial activities (Part A(1))                  | 0                        | 0     | 0       | 0        | -         |
| 24             | 4.10             | Licensed pollutant release (Part A(2)/B)                    | 0                        | 0     | 0       | 0        | -         |
| 24             | 4.11             | Radioactive Substance Authorisations                        | 0                        | 0     | 0       | 0        | -         |
| <b>25 &gt;</b> | <b>4.12 &gt;</b> | <b><u>Licensed Discharges to controlled waters &gt;</u></b> | 0                        | 0     | 0       | 1        | -         |
| 25             | 4.13             | Pollutant release to surface waters (Red List)              | 0                        | 0     | 0       | 0        | -         |
| 25             | 4.14             | Pollutant release to public sewer                           | 0                        | 0     | 0       | 0        | -         |
| 25             | 4.15             | List 1 Dangerous Substances                                 | 0                        | 0     | 0       | 0        | -         |
| 26             | 4.16             | List 2 Dangerous Substances                                 | 0                        | 0     | 0       | 0        | -         |
| 26             | 4.17             | Pollution Incidents (EA/NRW)                                | 0                        | 0     | 0       | 0        | -         |
| 26             | 4.18             | Pollution inventory substances                              | 0                        | 0     | 0       | 0        | -         |
| 26             | 4.19             | Pollution inventory waste transfers                         | 0                        | 0     | 0       | 0        | -         |
| 26             | 4.20             | Pollution inventory radioactive waste                       | 0                        | 0     | 0       | 0        | -         |
| Page           | Section          | <b><u>Hydrogeology &gt;</u></b>                             | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>27 &gt;</b> | <b>5.1 &gt;</b>  | <b><u>Superficial aquifer &gt;</u></b>                      | Identified (within 500m) |       |         |          |           |
| <b>28 &gt;</b> | <b>5.2 &gt;</b>  | <b><u>Bedrock aquifer &gt;</u></b>                          | Identified (within 500m) |       |         |          |           |
| <b>29 &gt;</b> | <b>5.3 &gt;</b>  | <b><u>Groundwater vulnerability &gt;</u></b>                | Identified (within 50m)  |       |         |          |           |
| 30             | 5.4              | Groundwater vulnerability- soluble rock risk                | None (within 0m)         |       |         |          |           |
| 30             | 5.5              | Groundwater vulnerability- local information                | None (within 0m)         |       |         |          |           |
| <b>31 &gt;</b> | <b>5.6 &gt;</b>  | <b><u>Groundwater abstractions &gt;</u></b>                 | 0                        | 0     | 0       | 0        | 4         |
| <b>32 &gt;</b> | <b>5.7 &gt;</b>  | <b><u>Surface water abstractions &gt;</u></b>               | 1                        | 3     | 0       | 3        | 32        |
| 40             | 5.8              | Potable abstractions                                        | 0                        | 0     | 0       | 0        | 0         |
| 41             | 5.9              | Source Protection Zones                                     | 0                        | 0     | 0       | 0        | -         |
| 41             | 5.10             | Source Protection Zones (confined aquifer)                  | 0                        | 0     | 0       | 0        | -         |
| Page           | Section          | <b><u>Hydrology &gt;</u></b>                                | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>42 &gt;</b> | <b>6.1 &gt;</b>  | <b><u>Water Network (OS NGD) &gt;</u></b>                   | 2                        | 1     | 25      | -        | -         |
| <b>45 &gt;</b> | <b>6.2 &gt;</b>  | <b><u>Surface water features &gt;</u></b>                   | 1                        | 1     | 10      | -        | -         |



| 45 > | 6.3 >   | <a href="#">WFD Surface water body catchments &gt;</a>        | 1                                      | -     | -       | -        | -         |
|------|---------|---------------------------------------------------------------|----------------------------------------|-------|---------|----------|-----------|
| 45 > | 6.4 >   | <a href="#">WFD Surface water bodies &gt;</a>                 | 0                                      | 0     | 0       | -        | -         |
| 46   | 6.5     | WFD Groundwater bodies                                        | 0                                      | -     | -       | -        | -         |
| Page | Section | <a href="#">River and coastal flooding &gt;</a>               | On site                                | 0-50m | 50-250m | 250-500m | 500-2000m |
| 47 > | 7.1 >   | <a href="#">Risk of flooding from rivers and the sea &gt;</a> | Medium (within 50m)                    |       |         |          |           |
| 48   | 7.2     | Historical Flood Events                                       | 0                                      | 0     | 0       | -        | -         |
| 48   | 7.3     | Flood Defences                                                | 0                                      | 0     | 0       | -        | -         |
| 48   | 7.4     | Flood Storage Areas                                           | 0                                      | 0     | 0       | -        | -         |
| 49 > | 7.5 >   | <a href="#">Flood Zone 2 &gt;</a>                             | Identified (within 50m)                |       |         |          |           |
| 50 > | 7.6 >   | <a href="#">Flood Zone 3 &gt;</a>                             | Identified (within 50m)                |       |         |          |           |
| Page | Section | <a href="#">Surface water flooding &gt;</a>                   |                                        |       |         |          |           |
| 51 > | 8.1 >   | <a href="#">Surface water flooding &gt;</a>                   | 1 in 30 year, 0.3m - 1.0m (within 50m) |       |         |          |           |
| Page | Section | <a href="#">Groundwater flooding &gt;</a>                     |                                        |       |         |          |           |
| 53 > | 9.1 >   | <a href="#">Groundwater flooding &gt;</a>                     | Negligible (within 50m)                |       |         |          |           |
| Page | Section | Environmental designations                                    | On site                                | 0-50m | 50-250m | 250-500m | 500-2000m |
| 54   | 10.1    | Sites of Special Scientific Interest (SSSI)                   | 0                                      | 0     | 0       | 0        | 0         |
| 54   | 10.2    | Conserved wetland sites (Ramsar sites)                        | 0                                      | 0     | 0       | 0        | 0         |
| 54   | 10.3    | Special Areas of Conservation (SAC)                           | 0                                      | 0     | 0       | 0        | 0         |
| 54   | 10.4    | Special Protection Areas (SPA)                                | 0                                      | 0     | 0       | 0        | 0         |
| 55   | 10.5    | National Nature Reserves (NNR)                                | 0                                      | 0     | 0       | 0        | 0         |
| 55   | 10.6    | Local Nature Reserves (LNR)                                   | 0                                      | 0     | 0       | 0        | 0         |
| 55   | 10.7    | Designated Ancient Woodland                                   | 0                                      | 0     | 0       | 0        | 0         |
| 55   | 10.8    | Biosphere Reserves                                            | 0                                      | 0     | 0       | 0        | 0         |
| 56   | 10.9    | Forest Parks                                                  | 0                                      | 0     | 0       | 0        | 0         |
| 56   | 10.10   | Marine Conservation Zones                                     | 0                                      | 0     | 0       | 0        | 0         |
| 56   | 10.11   | Green Belt                                                    | 0                                      | 0     | 0       | 0        | 0         |
| 56   | 10.12   | Proposed Ramsar sites                                         | 0                                      | 0     | 0       | 0        | 0         |
| 56   | 10.13   | Possible Special Areas of Conservation (pSAC)                 | 0                                      | 0     | 0       | 0        | 0         |
| 57   | 10.14   | Potential Special Protection Areas (pSPA)                     | 0                                      | 0     | 0       | 0        | 0         |



| 57                      | 10.15                      | Nitrate Sensitive Areas                               | 0                        | 0     | 0       | 0        | 0         |
|-------------------------|----------------------------|-------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| <a href="#">57 &gt;</a> | <a href="#">10.16 &gt;</a> | <a href="#">Nitrate Vulnerable Zones &gt;</a>         | 1                        | 0     | 1       | 3        | 3         |
| <a href="#">59 &gt;</a> | <a href="#">10.17 &gt;</a> | <a href="#">SSSI Impact Risk Zones &gt;</a>           | 1                        | -     | -       | -        | -         |
| 60                      | 10.18                      | SSSI Units                                            | 0                        | 0     | 0       | 0        | 0         |
| Page                    | Section                    | Visual and cultural designations                      | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 61                      | 11.1                       | World Heritage Sites                                  | 0                        | 0     | 0       | -        | -         |
| 61                      | 11.2                       | Area of Outstanding Natural Beauty                    | 0                        | 0     | 0       | -        | -         |
| 61                      | 11.3                       | National Parks                                        | 0                        | 0     | 0       | -        | -         |
| 61                      | 11.4                       | Listed Buildings                                      | 0                        | 0     | 0       | -        | -         |
| 62                      | 11.5                       | Conservation Areas                                    | 0                        | 0     | 0       | -        | -         |
| 62                      | 11.6                       | Scheduled Ancient Monuments                           | 0                        | 0     | 0       | -        | -         |
| 62                      | 11.7                       | Registered Parks and Gardens                          | 0                        | 0     | 0       | -        | -         |
| Page                    | Section                    | <a href="#">Agricultural designations &gt;</a>        | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">63 &gt;</a> | <a href="#">12.1 &gt;</a>  | <a href="#">Agricultural Land Classification &gt;</a> | Grade 1 (within 250m)    |       |         |          |           |
| 64                      | 12.2                       | Open Access Land                                      | 0                        | 0     | 0       | -        | -         |
| 64                      | 12.3                       | Tree Felling Licences                                 | 0                        | 0     | 0       | -        | -         |
| 64                      | 12.4                       | Environmental Stewardship Schemes                     | 0                        | 0     | 0       | -        | -         |
| <a href="#">64 &gt;</a> | <a href="#">12.5 &gt;</a>  | <a href="#">Countryside Stewardship Schemes &gt;</a>  | 2                        | 0     | 2       | -        | -         |
| Page                    | Section                    | Habitat designations                                  | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 66                      | 13.1                       | Priority Habitat Inventory                            | 0                        | 0     | 0       | -        | -         |
| 66                      | 13.2                       | Habitat Networks                                      | 0                        | 0     | 0       | -        | -         |
| 66                      | 13.3                       | Open Mosaic Habitat                                   | 0                        | 0     | 0       | -        | -         |
| 66                      | 13.4                       | Limestone Pavement Orders                             | 0                        | 0     | 0       | -        | -         |
| Page                    | Section                    | <a href="#">Geology 1:10,000 scale &gt;</a>           | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">67 &gt;</a> | <a href="#">14.1 &gt;</a>  | <a href="#">10k Availability &gt;</a>                 | Identified (within 500m) |       |         |          |           |
| 68                      | 14.2                       | Artificial and made ground (10k)                      | 0                        | 0     | 0       | 0        | -         |
| 69                      | 14.3                       | Superficial geology (10k)                             | 0                        | 0     | 0       | 0        | -         |
| 69                      | 14.4                       | Landslip (10k)                                        | 0                        | 0     | 0       | 0        | -         |
| 70                      | 14.5                       | Bedrock geology (10k)                                 | 0                        | 0     | 0       | 0        | -         |

| 70                      | 14.6                      | Bedrock faults and other linear features (10k)           | 0                        | 0     | 0       | 0        | -         |
|-------------------------|---------------------------|----------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| Page                    | Section                   | <a href="#">Geology 1:50,000 scale &gt;</a>              | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">71 &gt;</a> | <a href="#">15.1 &gt;</a> | <a href="#">50k Availability &gt;</a>                    | Identified (within 500m) |       |         |          |           |
| 72                      | 15.2                      | Artificial and made ground (50k)                         | 0                        | 0     | 0       | 0        | -         |
| 72                      | 15.3                      | Artificial ground permeability (50k)                     | 0                        | 0     | -       | -        | -         |
| <a href="#">73 &gt;</a> | <a href="#">15.4 &gt;</a> | <a href="#">Superficial geology (50k) &gt;</a>           | 1                        | 0     | 0       | 0        | -         |
| <a href="#">74 &gt;</a> | <a href="#">15.5 &gt;</a> | <a href="#">Superficial permeability (50k) &gt;</a>      | Identified (within 50m)  |       |         |          |           |
| 74                      | 15.6                      | Landslip (50k)                                           | 0                        | 0     | 0       | 0        | -         |
| 74                      | 15.7                      | Landslip permeability (50k)                              | None (within 50m)        |       |         |          |           |
| <a href="#">75 &gt;</a> | <a href="#">15.8 &gt;</a> | <a href="#">Bedrock geology (50k) &gt;</a>               | 1                        | 0     | 0       | 0        | -         |
| <a href="#">76 &gt;</a> | <a href="#">15.9 &gt;</a> | <a href="#">Bedrock permeability (50k) &gt;</a>          | Identified (within 50m)  |       |         |          |           |
| 76                      | 15.10                     | Bedrock faults and other linear features (50k)           | 0                        | 0     | 0       | 0        | -         |
| Page                    | Section                   | Boreholes                                                | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 77                      | 16.1                      | BGS Boreholes                                            | 0                        | 0     | 0       | -        | -         |
| Page                    | Section                   | <a href="#">Natural ground subsidence &gt;</a>           |                          |       |         |          |           |
| <a href="#">78 &gt;</a> | <a href="#">17.1 &gt;</a> | <a href="#">Shrink swell clays &gt;</a>                  | Low (within 50m)         |       |         |          |           |
| <a href="#">79 &gt;</a> | <a href="#">17.2 &gt;</a> | <a href="#">Running sands &gt;</a>                       | Moderate (within 50m)    |       |         |          |           |
| <a href="#">80 &gt;</a> | <a href="#">17.3 &gt;</a> | <a href="#">Compressible deposits &gt;</a>               | Moderate (within 50m)    |       |         |          |           |
| <a href="#">81 &gt;</a> | <a href="#">17.4 &gt;</a> | <a href="#">Collapsible deposits &gt;</a>                | Negligible (within 50m)  |       |         |          |           |
| <a href="#">82 &gt;</a> | <a href="#">17.5 &gt;</a> | <a href="#">Landslides &gt;</a>                          | Very low (within 50m)    |       |         |          |           |
| <a href="#">83 &gt;</a> | <a href="#">17.6 &gt;</a> | <a href="#">Ground dissolution of soluble rocks &gt;</a> | Negligible (within 50m)  |       |         |          |           |
| Page                    | Section                   | <a href="#">Mining and ground workings &gt;</a>          | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 85                      | 18.1                      | BritPits                                                 | 0                        | 0     | 0       | 0        | -         |
| <a href="#">86 &gt;</a> | <a href="#">18.2 &gt;</a> | <a href="#">Surface ground workings &gt;</a>             | 0                        | 0     | 4       | -        | -         |
| 86                      | 18.3                      | Underground workings                                     | 0                        | 0     | 0       | 0        | 0         |
| 86                      | 18.4                      | Underground mining extents                               | 0                        | 0     | 0       | 0        | -         |
| 86                      | 18.5                      | Historical Mineral Planning Areas                        | 0                        | 0     | 0       | 0        | -         |
| 87                      | 18.6                      | Non-coal mining                                          | 0                        | 0     | 0       | 0        | 0         |
| 87                      | 18.7                      | JPB mining areas                                         | None (within 0m)         |       |         |          |           |



| 87                   | 18.8                   | The Coal Authority non-coal mining                        | 0                        | 0     | 0       | 0        | -         |
|----------------------|------------------------|-----------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| 87                   | 18.9                   | Researched mining                                         | 0                        | 0     | 0       | 0        | -         |
| 88                   | 18.10                  | Mining record office plans                                | 0                        | 0     | 0       | 0        | -         |
| 88                   | 18.11                  | BGS mine plans                                            | 0                        | 0     | 0       | 0        | -         |
| 88                   | 18.12                  | Coal mining                                               | None (within 0m)         |       |         |          |           |
| 88                   | 18.13                  | Brine areas                                               | None (within 0m)         |       |         |          |           |
| 88                   | 18.14                  | Gypsum areas                                              | None (within 0m)         |       |         |          |           |
| 89                   | 18.15                  | Tin mining                                                | None (within 0m)         |       |         |          |           |
| 89                   | 18.16                  | Clay mining                                               | None (within 0m)         |       |         |          |           |
| Page                 | Section                | Ground cavities and sinkholes                             | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 90                   | 19.1                   | Natural cavities                                          | 0                        | 0     | 0       | 0        | -         |
| 90                   | 19.2                   | Mining cavities                                           | 0                        | 0     | 0       | 0        | 0         |
| 90                   | 19.3                   | Reported recent incidents                                 | 0                        | 0     | 0       | 0        | -         |
| 90                   | 19.4                   | Historical incidents                                      | 0                        | 0     | 0       | 0        | -         |
| Page                 | Section                | <a href="#">Radon</a> >                                   |                          |       |         |          |           |
| <a href="#">92</a> > | <a href="#">20.1</a> > | <a href="#">Radon</a> >                                   | Less than 1% (within 0m) |       |         |          |           |
| Page                 | Section                | <a href="#">Soil chemistry</a> >                          | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">94</a> > | <a href="#">21.1</a> > | <a href="#">BGS Estimated Background Soil Chemistry</a> > | 1                        | 0     | -       | -        | -         |
| 94                   | 21.2                   | BGS Estimated Urban Soil Chemistry                        | 0                        | 0     | -       | -        | -         |
| 94                   | 21.3                   | BGS Measured Urban Soil Chemistry                         | 0                        | 0     | -       | -        | -         |
| Page                 | Section                | Railway infrastructure and projects                       | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 95                   | 22.1                   | Underground railways (London)                             | 0                        | 0     | 0       | -        | -         |
| 95                   | 22.2                   | Underground railways (Non-London)                         | 0                        | 0     | 0       | -        | -         |
| 95                   | 22.3                   | Railway tunnels                                           | 0                        | 0     | 0       | -        | -         |
| 95                   | 22.4                   | Historical railway and tunnel features                    | 0                        | 0     | 0       | -        | -         |
| 95                   | 22.5                   | Royal Mail tunnels                                        | 0                        | 0     | 0       | -        | -         |
| 96                   | 22.6                   | Historical railways                                       | 0                        | 0     | 0       | -        | -         |
| 96                   | 22.7                   | Railways                                                  | 0                        | 0     | 0       | -        | -         |
| 96                   | 22.8                   | Crossrail 2                                               | 0                        | 0     | 0       | 0        | -         |



9622.9HS200000-

## Recent aerial photograph



Capture Date: 29/05/2021

Site Area: 0.59ha



## Recent site history - 2018 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 20/04/2018

Site Area: 0.59ha



## Recent site history - 2010 aerial photograph

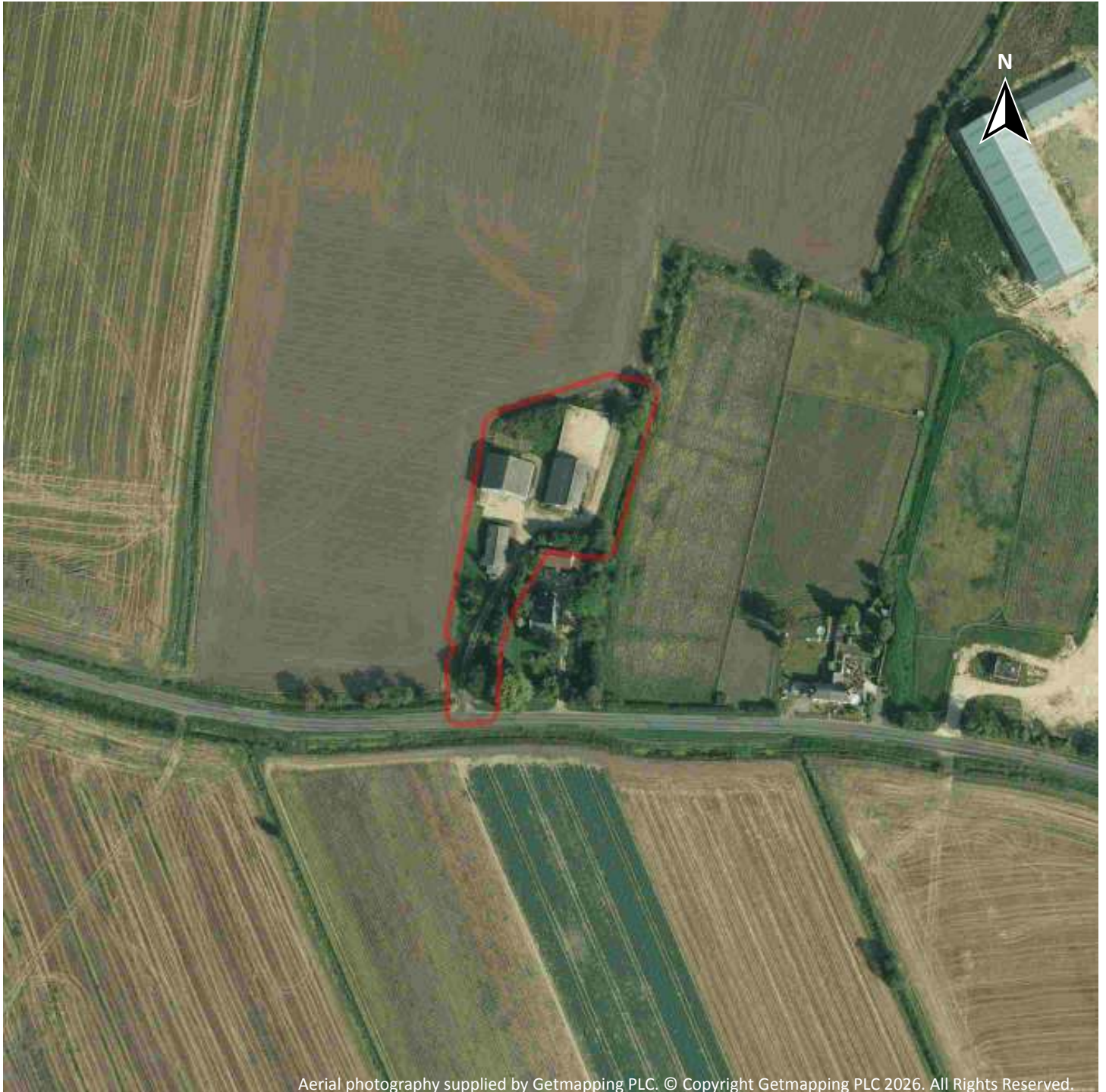


Capture Date: 23/05/2010

Site Area: 0.59ha



## Recent site history - 2007 aerial photograph

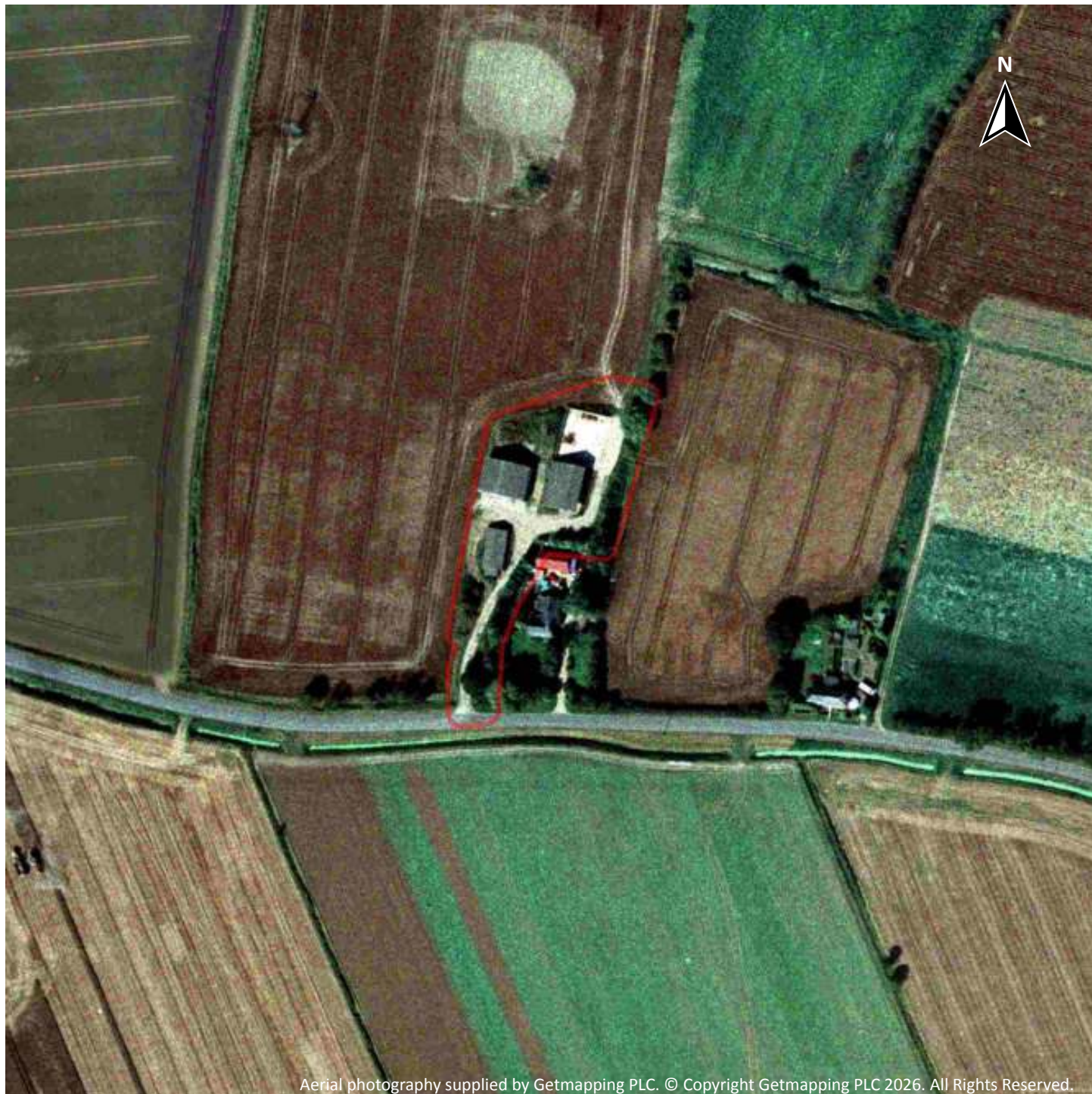


Capture Date: 12/09/2007

Site Area: 0.59ha



## Recent site history - 1999 aerial photograph

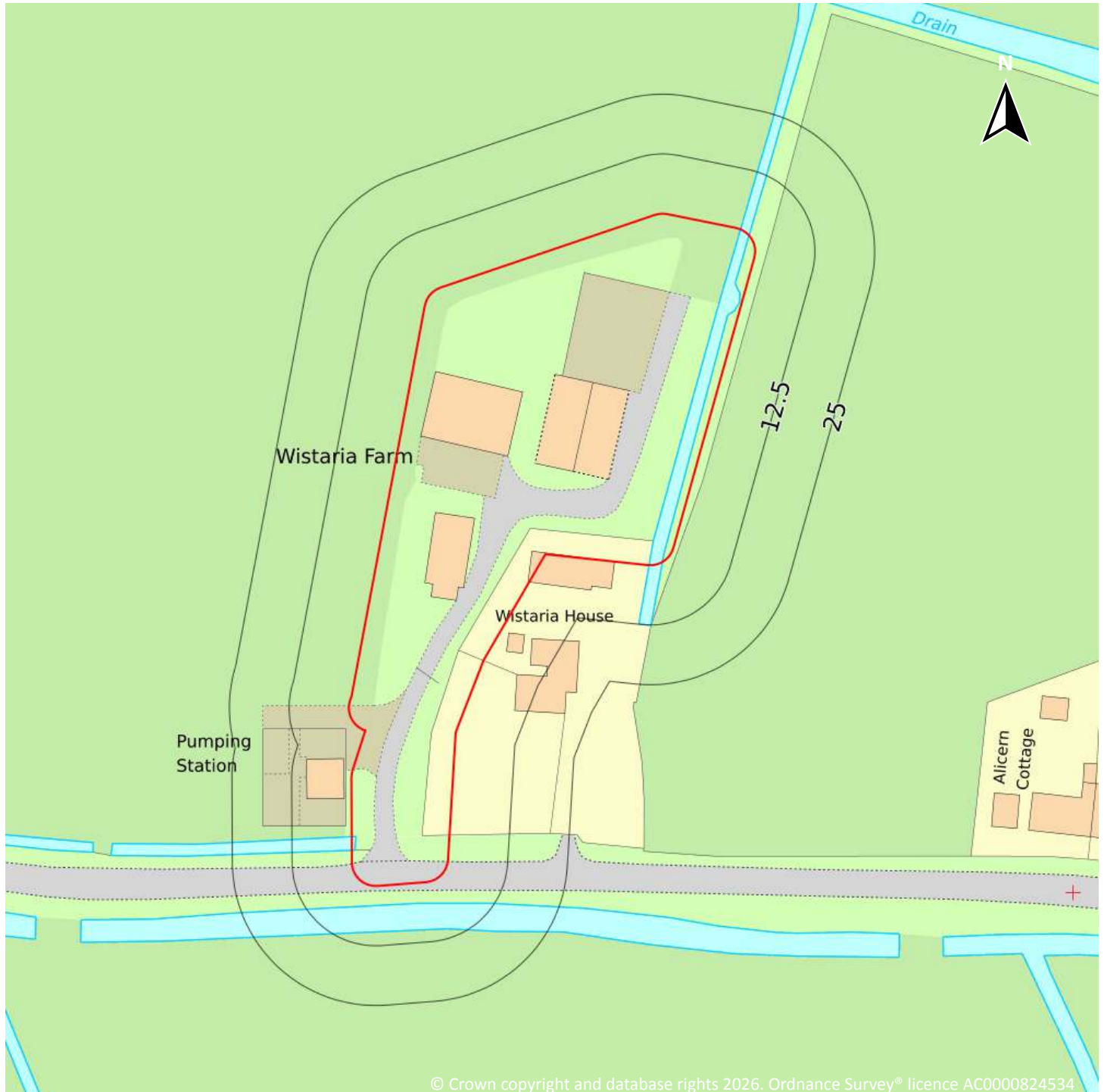


Capture Date: 05/06/1999

Site Area: 0.59ha



## OS MasterMap site plan



Site Area: 0.59ha



## 1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical energy features

### 1.1 Historical industrial land uses

#### Records within 500m

2

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

| ID | Location | Land use | Dates present | Group ID |
|----|----------|----------|---------------|----------|
| 1  | 285m SE  | Nursery  | 1989          | 2038778  |



| ID | Location | Land use     | Dates present | Group ID |
|----|----------|--------------|---------------|----------|
| 3  | 456m S   | Packing Shed | 1989          | 2041998  |

*This data is sourced from Ordnance Survey® / Groundsure.*

## 1.2 Historical tanks

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

*This data is sourced from Ordnance Survey® / Groundsure.*

## 1.3 Historical energy features

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>1</b> |
|----------------------------|----------|

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

| ID | Location | Land use               | Dates present | Group ID |
|----|----------|------------------------|---------------|----------|
| 2  | 396m S   | Electricity Substation | 1972          | 243713   |

*This data is sourced from Ordnance Survey® / Groundsure.*

## 1.4 Historical petrol stations

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

*This data is sourced from Ordnance Survey® / Groundsure.*

## 1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

*This data is sourced from Ordnance Survey® / Groundsure.*

## 1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

*This data is sourced from Ordnance Survey® / Groundsure / other sources.*



## 2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical energy features

### 2.1 Historical industrial land uses

#### Records within 500m

2

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

| ID | Location | Land Use     | Date | Group ID |
|----|----------|--------------|------|----------|
| 1  | 285m SE  | Nursery      | 1989 | 2038778  |
| 3  | 456m S   | Packing Shed | 1989 | 2041998  |

This data is sourced from Ordnance Survey® / Groundsure.



## 2.2 Historical tanks

**Records within 500m****0**

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

*This data is sourced from Ordnance Survey® / Groundsure.*

## 2.3 Historical energy features

**Records within 500m****1**

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

| ID | Location | Land Use               | Date | Group ID |
|----|----------|------------------------|------|----------|
| 2  | 396m S   | Electricity Substation | 1972 | 243713   |

*This data is sourced from Ordnance Survey® / Groundsure.*

## 2.4 Historical petrol stations

**Records within 500m****0**

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

*This data is sourced from Ordnance Survey® / Groundsure.*

## 2.5 Historical garages

**Records within 500m****0**

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

*This data is sourced from Ordnance Survey® / Groundsure.*



## 3 Waste and landfill

### 3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

### 3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

*This data is sourced from the British Geological Survey.*

### 3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

*This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.*

### 3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

### 3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

*This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.*



### 3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

### 3.7 Waste exemptions

Records within 500m

0

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters

### 4.1 Recent industrial land uses

#### Records within 250m

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 22](#) >

| ID | Location | Company         | Address            | Activity               | Category            |
|----|----------|-----------------|--------------------|------------------------|---------------------|
| 1  | 37m W    | Pumping Station | Lincolnshire, PE11 | Water Pumping Stations | Industrial Features |

*This data is sourced from Ordnance Survey®.*



## 4.2 National Geographic Database (NGD) - Current or recent tanks

**Records within 250m****0**

Current or recent tanks identified from the Ordnance Survey® NGD.

*This data is sourced from Ordnance Survey®.*

## 4.3 Current or recent petrol stations

**Records within 500m****0**

Open, closed, under development and obsolete petrol stations.

*This data is sourced from Experian.*

## 4.4 Sites determined as Contaminated Land

**Records within 500m****0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

*This data is sourced from Local Authority records.*

## 4.5 Control of Major Accident Hazards (COMAH)

**Records within 500m****0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

*This data is sourced from the Health and Safety Executive.*

## 4.6 Regulated explosive sites

**Records within 500m****0**

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

*This data is sourced from the Health and Safety Executive.*

## 4.7 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

*This data is sourced from Local Authority records.*

## 4.8 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.9 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.10 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

*This data is sourced from Local Authority records.*

## 4.11 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.12 Licensed Discharges to controlled waters

### Records within 500m

**1**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 22 >](#)

| ID | Location | Address                                                                 | Details                                                                                                                                          |                                                                                                                                                                        |
|----|----------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2  | 400m E   | ORCHARD HOUSE,<br>NORTHGATE, PINCHBECK,<br>SPALDING, LINCS, PE11<br>3TA | Effluent Type: SEWAGE DISCHARGES -<br>UNSPECIFIED - NOT WATER COMPANY<br>Permit Number: PRNLF01226<br>Permit Version: 1<br>Receiving Water: land | Status: POST NRA LEGISLATION WHERE<br>ISSUE DATE > 31-AUG-89 (HISTORIC<br>ONLY)<br>Issue date: 03/07/1989<br>Effective Date: 03/07/1989<br>Revocation Date: 01/10/1996 |

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.13 Pollutant release to surface waters (Red List)

### Records within 500m

**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.14 Pollutant release to public sewer

### Records within 500m

**0**

Discharges of Special Category Effluents to the public sewer.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.15 List 1 Dangerous Substances

### Records within 500m

**0**

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 4.16 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.17 Pollution Incidents (EA/NRW)

Records within 500m

0

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.18 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

*This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.*

## 4.19 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

*This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.*

## 4.20 Pollution inventory radioactive waste

Records within 500m

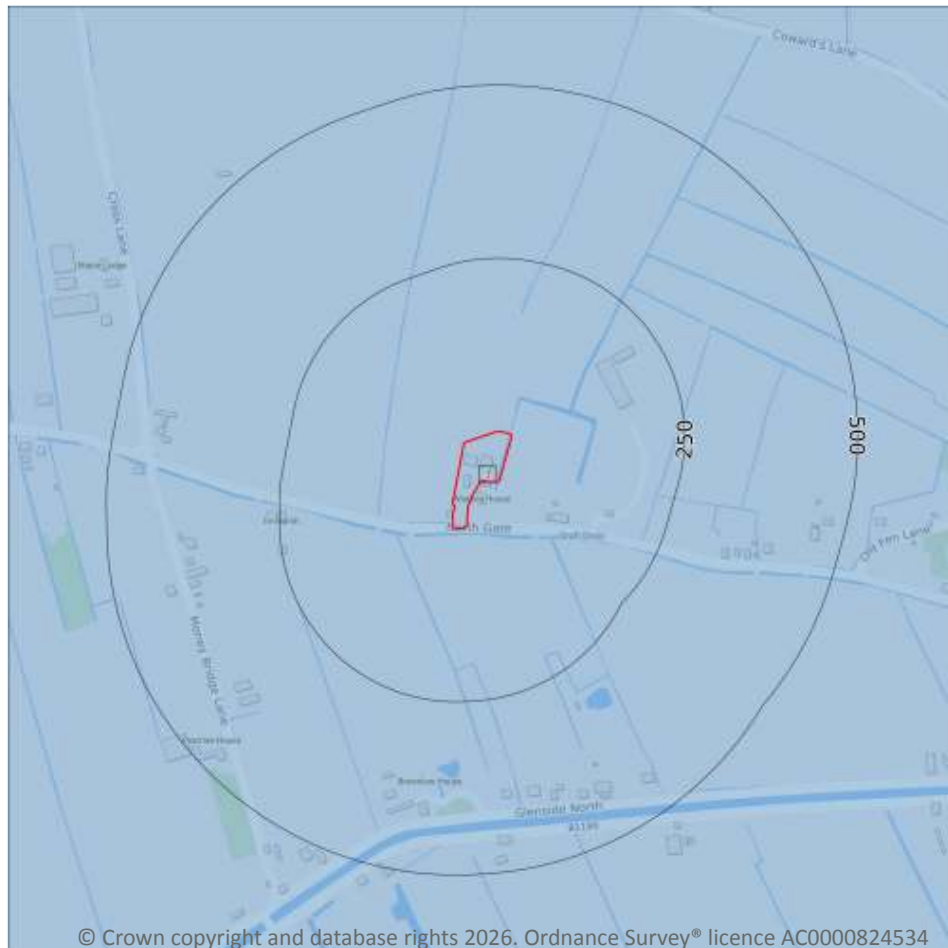
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

*This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.*



## 5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive
  - Unknown

### 5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 27 >](#)

| ID | Location | Designation  | Description                                                                                                                         |
|----|----------|--------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | Unproductive | These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow |

*This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.*



## Bedrock aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive

### 5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

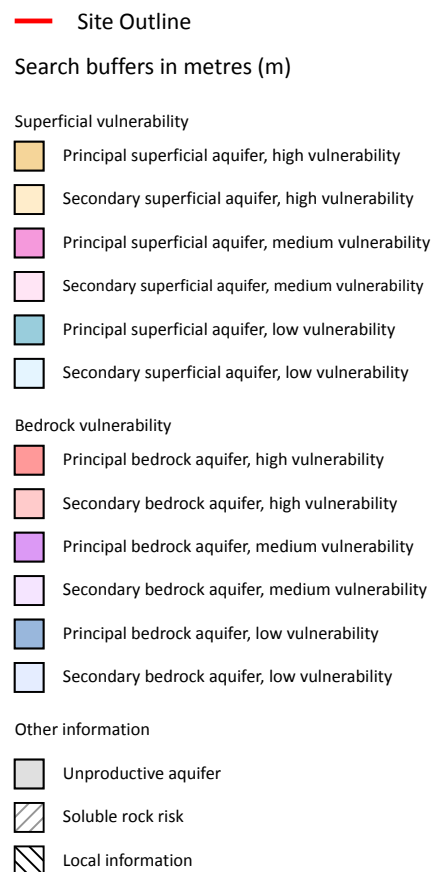
Features are displayed on the Bedrock aquifer map on [page 28 >](#)

| ID | Location | Designation  | Description                                                                                                                         |
|----|----------|--------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | Unproductive | These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow |

*This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.*



## Groundwater vulnerability



### 5.3 Groundwater vulnerability

#### Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 29](#) >



| ID | Location | Summary                                                                                                                                                                                           | Soil / surface                                                                                       | Superficial geology                                                                                                                                                  | Bedrock geology                                                                                                            |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <b>Summary Classification:</b><br>Unproductive aquifer (may have productive aquifer beneath)<br><b>Combined classification:</b><br>Unproductive Bedrock Aquifer, Unproductive Superficial Aquifer | <b>Leaching class:</b> High<br><b>Infiltration value:</b> >70%<br><b>Dilution value:</b> <300mm/year | <b>Vulnerability:</b> Unproductive<br><b>Aquifer type:</b> Unproductive<br><b>Thickness:</b> >10m<br><b>Patchiness value:</b> >90%<br><b>Recharge potential:</b> Low | <b>Vulnerability:</b> Unproductive<br><b>Aquifer type:</b> Unproductive<br><b>Flow mechanism:</b> Well connected fractures |

*This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.*

## 5.4 Groundwater vulnerability- soluble rock risk

|                        |          |
|------------------------|----------|
| <b>Records on site</b> | <b>0</b> |
|------------------------|----------|

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

*This data is sourced from the British Geological Survey and the Environment Agency.*

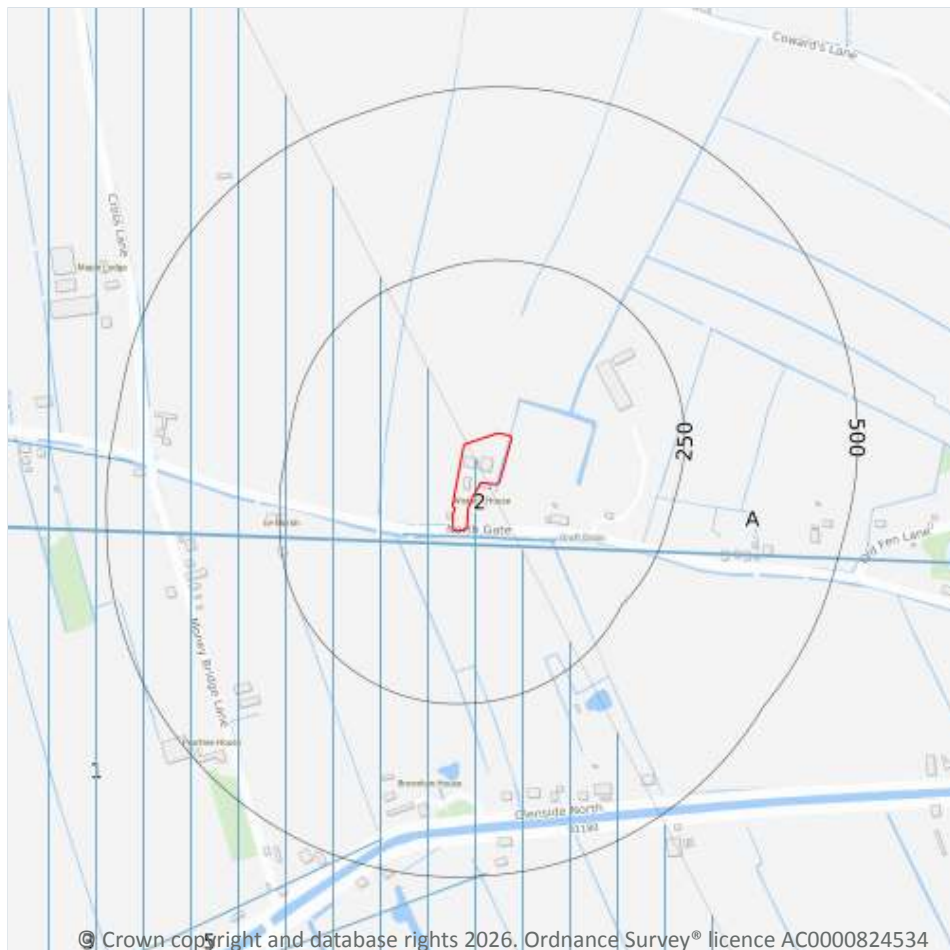
## 5.5 Groundwater vulnerability- local information

|                        |          |
|------------------------|----------|
| <b>Records on site</b> | <b>0</b> |
|------------------------|----------|

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) ↗.

*This data is sourced from the British Geological Survey and the Environment Agency.*

## Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1  
Inner catchment
- Source Protection Zone 2  
Outer catchment
- Source Protection Zone 3  
Total catchment
- Source Protection Zone 4  
Zone of Special Interest
- Source Protection Zone 1c  
Inner catchment - confined aquifer
- Source Protection Zone 2c  
Outer catchment - confined aquifer
- Source Protection Zone 3c  
Total catchment - confined aquifer
- Drinking water abstraction licences  
Polygon features
- Drinking water abstraction licences  
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

### 5.6 Groundwater abstractions

#### Records within 2000m

4

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 31](#) >

| ID | Location | Details                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1610m N  | Status: Historical<br>Licence No: 4/30/12/*G/0015<br>Details: General Farming & Domestic<br>Direct Source: GROUND WATER SOURCE OF SUPPLY<br>Point: HACCONBY FM CO BORE PINCHBECK<br>Data Type: Point<br>Name: HACCONBY FARMING COMPANY<br>Easting: 522200<br>Northing: 327800                    | Annual Volume (m <sup>3</sup> ): 4000<br>Max Daily Volume (m <sup>3</sup> ): 459.16<br>Original Application No: -<br>Original Start Date: 01/05/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2006<br>Version End Date: - |
| -  | 1610m N  | Status: Historical<br>Licence No: 4/30/12/*G/0015<br>Details: Transfer Between Sources (Pre Water Act 2003)<br>Direct Source: GROUND WATER SOURCE OF SUPPLY<br>Point: HACCONBY FM CO BORE PINCHBECK<br>Data Type: Point<br>Name: HACCONBY FARMING COMPANY<br>Easting: 522200<br>Northing: 327800 | Annual Volume (m <sup>3</sup> ): 4000<br>Max Daily Volume (m <sup>3</sup> ): 459.16<br>Original Application No: -<br>Original Start Date: 01/05/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2006<br>Version End Date: - |
| -  | 1841m S  | Status: Historical<br>Licence No: 5/31/14/*G/0007<br>Details: General Farming & Domestic<br>Direct Source: GROUND WATER SOURCE OF SUPPLY<br>Point: BORE CHASE FARM PINCHBECK<br>Data Type: Point<br>Name: MOLSON<br>Easting: 522070<br>Northing: 324280                                          | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 01/02/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/02/1979<br>Version End Date: -         |
| -  | 1870m S  | Status: Historical<br>Licence No: 5/31/14/*G/0007<br>Details: General Farming & Domestic<br>Direct Source: GROUND WATER SOURCE OF SUPPLY<br>Point: BOREHOLE - CHASE FARM<br>Data Type: Point<br>Name: MOLSON<br>Easting: 522070<br>Northing: 324250                                              | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 01/02/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 23/08/1999<br>Version End Date: -         |

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 5.7 Surface water abstractions

### Records within 2000m

39

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.



Features are displayed on the Abstractions and Source Protection Zones map on [page 31 >](#)

| ID | Location | Details                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                      |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <b>Status: Active</b><br><b>Licence No: AN/030/0012/054</b><br><b>Details: Spray Irrigation - Direct</b><br><b>Direct Source: SURFACE WATER SOURCE OF SUPPLY</b><br><b>Point: FARM DRAINS PINCHBECK WEST</b><br><b>Data Type: Poly4</b><br><b>Name: Sneath</b><br><b>Easting: 520882</b><br><b>Northing: 327932</b> | <b>Annual Volume (m<sup>3</sup>): 7970</b><br><b>Max Daily Volume (m<sup>3</sup>): 338</b><br><b>Original Application No: NPS/WR/037886</b><br><b>Original Start Date: 22/12/2022</b><br><b>Expiry Date: 31/03/2040</b><br><b>Issue No: 1</b><br><b>Version Start Date: 01/04/2023</b><br><b>Version End Date: -</b> |
| 2  | 8m S     | Status: Active<br>Licence No: 4/30/12/*S/0207<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: GRAFT DRAIN(& TRIBS)PINCHBECK<br>Data Type: Line<br>Name: F TIPLER & SONS PINCHBECK LTD<br>Easting: 521900<br>Northing: 326080                                       | Annual Volume (m <sup>3</sup> ): 4546<br>Max Daily Volume (m <sup>3</sup> ): 363.69<br>Original Application No: -<br>Original Start Date: 01/12/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2004<br>Version End Date: -                                                                     |
| A  | 18m S    | Status: Active<br>Licence No: 5/31/14/*S/0247<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: CAPTAINS DRAIN "E - F"<br>Data Type: Line<br>Name: LINCOLNSHIRE FIELD PRODUCTS LTD<br>Easting: 524550<br>Northing: 325970                                            | Annual Volume (m <sup>3</sup> ): 135000<br>Max Daily Volume (m <sup>3</sup> ): 8000<br>Original Application No: NS761<br>Original Start Date: 27/11/1998<br>Expiry Date: -<br>Issue No: 1<br>Version Start Date: 27/11/1998<br>Version End Date: -                                                                   |
| A  | 20m S    | Status: Historical<br>Licence No: 5/31/14/*S/0247<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: CAPTAINS DRAIN "E - F"<br>Data Type: Line<br>Name: LINCOLNSHIRE FIELD PRODUCTS LTD<br>Easting: 524550<br>Northing: 325970                                        | Annual Volume (m <sup>3</sup> ): 135000<br>Max Daily Volume (m <sup>3</sup> ): 8000<br>Original Application No: -<br>Original Start Date: 27/11/1998<br>Expiry Date: -<br>Issue No: 1<br>Version Start Date: 27/11/1998<br>Version End Date: -                                                                       |
| 3  | 457m S   | Status: Historical<br>Licence No: 4/30/12/*S/0184<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: FARM DRAINS PINCHBECK WEST<br>Data Type: Line<br>Name: SNEATH<br>Easting: 520800<br>Northing: 325250                                                             | Annual Volume (m <sup>3</sup> ): 10274<br>Max Daily Volume (m <sup>3</sup> ): 436<br>Original Application No: -<br>Original Start Date: 01/09/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/1998<br>Version End Date: -                                                                       |



| ID | Location | Details                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                    |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4  | 467m W   | Status: Active<br>Licence No: AN/030/0012/045<br>Details: Trickle Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: REACH L-M DRAINS WITHIN BLACK SLUICE IDB<br>Data Type: Line<br>Name: R BRATLEY (QUADRING) LTD<br>Easting: 520918<br>Northing: 326260 | Annual Volume (m <sup>3</sup> ): 96922<br>Max Daily Volume (m <sup>3</sup> ): 1290<br>Original Application No: NPS/NA/001707<br>Original Start Date: 17/03/2022<br>Expiry Date: 31/03/2028<br>Issue No: 1<br>Version Start Date: 17/03/2022<br>Version End Date: - |
| 5  | 497m S   | Status: Active<br>Licence No: 5/31/14/*S/0116A<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: RIVER GLEN, WEST PINCHBECK<br>Data Type: Line<br>Name: Sneath<br>Easting: 521000<br>Northing: 325300                                  | Annual Volume (m <sup>3</sup> ): 32000<br>Max Daily Volume (m <sup>3</sup> ): 1900<br>Original Application No: NPS/WR/037881<br>Original Start Date: 01/02/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 31/08/2020<br>Version End Date: -        |
| -  | 768m E   | Status: Historical<br>Licence No: 4/30/12/*S/0179<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: UNNAMED FARM DYKE PINCHBECK<br>Data Type: Point<br>Name: GRANGE FARM PINCHBECK<br>Easting: 522600<br>Northing: 326150              | Annual Volume (m <sup>3</sup> ): 22730<br>Max Daily Volume (m <sup>3</sup> ): 1454.75<br>Original Application No: -<br>Original Start Date: 01/03/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/05/1986<br>Version End Date: -                 |
| -  | 769m E   | Status: Historical<br>Licence No: 4/30/12/*S/0179<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: UNNAMED FARM DYKE PINCHBECK<br>Data Type: Point<br>Name: LINCOLNSHIRE FIELD PRODUCTS LTD<br>Easting: 522600<br>Northing: 326140    | Annual Volume (m <sup>3</sup> ): 22730<br>Max Daily Volume (m <sup>3</sup> ): 1455<br>Original Application No: -<br>Original Start Date: 01/03/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 12/01/2006<br>Version End Date: -                    |
| -  | 850m NE  | Status: Historical<br>Licence No: 4/30/12/*S/0179<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: UNNAMED FARM DYKE PINCHBECK<br>Data Type: Point<br>Name: GRANGE FARM PINCHBECK<br>Easting: 522600<br>Northing: 326600              | Annual Volume (m <sup>3</sup> ): 22730<br>Max Daily Volume (m <sup>3</sup> ): 1454.75<br>Original Application No: -<br>Original Start Date: 01/03/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/05/1986<br>Version End Date: -                 |



| ID | Location | Details                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                    |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 867m W   | Status: Historical<br>Licence No: 4/30/12/*S/0016<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: GRAFT DRAIN(IDB SYST)PINCHBECK<br>Data Type: Line<br>Name: HACCONBY FARMING COMPANY<br>Easting: 520800<br>Northing: 326300         | Annual Volume (m <sup>3</sup> ): 4091<br>Max Daily Volume (m <sup>3</sup> ): 1136<br>Original Application No: -<br>Original Start Date: 01/05/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1994<br>Version End Date: -                     |
| -  | 868m NE  | Status: Historical<br>Licence No: 4/30/12/*S/0179<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: UNNAMED FARM DYKE PINCHBECK<br>Data Type: Point<br>Name: LINCOLNSHIRE FIELD PRODUCTS LTD<br>Easting: 522620<br>Northing: 326600    | Annual Volume (m <sup>3</sup> ): 22730<br>Max Daily Volume (m <sup>3</sup> ): 1455<br>Original Application No: -<br>Original Start Date: 01/03/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 12/01/2006<br>Version End Date: -                    |
| -  | 968m NE  | Status: Historical<br>Licence No: 4/30/12/*S/0179<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: UNNAMED FARM DYKE PINCHBECK<br>Data Type: Point<br>Name: LINCOLNSHIRE FIELD PRODUCTS LTD<br>Easting: 522350<br>Northing: 327050    | Annual Volume (m <sup>3</sup> ): 22730<br>Max Daily Volume (m <sup>3</sup> ): 1455<br>Original Application No: -<br>Original Start Date: 01/03/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 12/01/2006<br>Version End Date: -                    |
| -  | 989m W   | Status: Active<br>Licence No: 4/30/12/*S/0207<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: GRAFT DRAIN(& TRIBS)PINCHBECK<br>Data Type: Line<br>Name: F TIPLER & SONS PINCHBECK LTD<br>Easting: 520770<br>Northing: 326260         | Annual Volume (m <sup>3</sup> ): 4546<br>Max Daily Volume (m <sup>3</sup> ): 363.69<br>Original Application No: -<br>Original Start Date: 01/12/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2004<br>Version End Date: -                   |
| -  | 1096m S  | Status: Active<br>Licence No: AN/030/0012/046<br>Details: Trickle Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: REACH C-D DRAINS WITHIN BLACK SLUICE IDB<br>Data Type: Line<br>Name: R BRATLEY (QUADRING) LTD<br>Easting: 522497<br>Northing: 325082 | Annual Volume (m <sup>3</sup> ): 21070<br>Max Daily Volume (m <sup>3</sup> ): 1290<br>Original Application No: NPS/NA/001708<br>Original Start Date: 17/03/2022<br>Expiry Date: 31/03/2028<br>Issue No: 1<br>Version Start Date: 17/03/2022<br>Version End Date: - |



| ID | Location | Details                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1127m E  | Status: Historical<br>Licence No: 4/30/12/*S/0179<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: UNNAMED FARM DYKE PINCHBECK<br>Data Type: Point<br>Name: LINCOLNSHIRE FIELD PRODUCTS LTD<br>Easting: 522950<br>Northing: 326400            | Annual Volume (m <sup>3</sup> ): 22730<br>Max Daily Volume (m <sup>3</sup> ): 1455<br>Original Application No: -<br>Original Start Date: 01/03/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 12/01/2006<br>Version End Date: -                        |
| -  | 1155m N  | Status: Historical<br>Licence No: 4/30/12/*S/0016<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: NEW DRAIN(IDB SYSTEM)PINCHBECK<br>Data Type: Line<br>Name: HACCONBY FARMING COMPANY<br>Easting: 521600<br>Northing: 327500                 | Annual Volume (m <sup>3</sup> ): 4091<br>Max Daily Volume (m <sup>3</sup> ): 1136<br>Original Application No: -<br>Original Start Date: 01/05/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1994<br>Version End Date: -                         |
| -  | 1169m W  | Status: Active<br>Licence No: 4/30/12/*S/0207<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: GRAFT DRAIN(& TRIBS)PINCHBECK<br>Data Type: Line<br>Name: F TIPLER & SONS PINCHBECK LTD<br>Easting: 520590<br>Northing: 326270                 | Annual Volume (m <sup>3</sup> ): 4546<br>Max Daily Volume (m <sup>3</sup> ): 363.69<br>Original Application No: -<br>Original Start Date: 01/12/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2004<br>Version End Date: -                       |
| -  | 1184m N  | Status: Historical<br>Licence No: AN/030/0012/024<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: NEW DRAIN(IDB SYSTEM)PINCHBECK<br>Data Type: Line<br>Name: HACCONBY FARMING COMPANY<br>Easting: 521678<br>Northing: 327520                 | Annual Volume (m <sup>3</sup> ): 1273.53<br>Max Daily Volume (m <sup>3</sup> ): 353.64<br>Original Application No: NPS/WR/031166<br>Original Start Date: 01/08/2019<br>Expiry Date: 31/03/2026<br>Issue No: 1<br>Version Start Date: 01/08/2019<br>Version End Date: - |
| -  | 1248m SE | Status: Active<br>Licence No: AN/030/0012/046<br>Details: Trickle Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: REACH B-C FROM DRAINS WITHIN BLACK<br>SLUICE IDB<br>Data Type: Line<br>Name: R BRATLEY (QUADRING) LTD<br>Easting: 522425<br>Northing: 324638 | Annual Volume (m <sup>3</sup> ): 21070<br>Max Daily Volume (m <sup>3</sup> ): 1290<br>Original Application No: NPS/NA/001708<br>Original Start Date: 17/03/2022<br>Expiry Date: 31/03/2028<br>Issue No: 1<br>Version Start Date: 17/03/2022<br>Version End Date: -     |



| ID | Location | Details                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1277m SW | Status: Active<br>Licence No: 5/31/14/*S/0164A<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: R GLEN AT WEST PINCHBECK<br>Data Type: Point<br>Name: E M COLE FARMS LTD<br>Easting: 520824<br>Northing: 325220                             | Annual Volume (m <sup>3</sup> ): 15000<br>Max Daily Volume (m <sup>3</sup> ): 1090<br>Original Application No: NPS/WR/033006<br>Original Start Date: 01/02/1984<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 17/07/2020<br>Version End Date: -       |
| -  | 1277m SW | Status: Active<br>Licence No: 5/31/14/*S/0164A<br>Details: Trickle Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: R GLEN AT WEST PINCHBECK<br>Data Type: Point<br>Name: E M COLE FARMS LTD<br>Easting: 520824<br>Northing: 325220                           | Annual Volume (m <sup>3</sup> ): 15000<br>Max Daily Volume (m <sup>3</sup> ): 1090<br>Original Application No: NPS/WR/033006<br>Original Start Date: 01/02/1984<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 17/07/2020<br>Version End Date: -       |
| -  | 1278m W  | Status: Active<br>Licence No: 4/30/12/*S/0207<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: GRAFT DRAIN(&TRIBS)PINCHBECK<br>Data Type: Line<br>Name: F TIPLER & SONS PINCHBECK LTD<br>Easting: 520480<br>Northing: 326270                | Annual Volume (m <sup>3</sup> ): 4546<br>Max Daily Volume (m <sup>3</sup> ): 363.69<br>Original Application No: -<br>Original Start Date: 01/12/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2004<br>Version End Date: -                  |
| -  | 1281m SW | Status: Active<br>Licence No: AN/030/0012/040<br>Details: Trickle Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: 'ABSTRACTION POINT', RIVER GLEN, PINCHBECK WEST<br>Data Type: Point<br>Name: G & D Matthews Limited<br>Easting: 520819<br>Northing: 325219 | Annual Volume (m <sup>3</sup> ): 6098<br>Max Daily Volume (m <sup>3</sup> ): 1080<br>Original Application No: NPS/WR/043507<br>Original Start Date: 18/08/2021<br>Expiry Date: 31/03/2038<br>Issue No: 3<br>Version Start Date: 24/03/2025<br>Version End Date: - |
| -  | 1379m SW | Status: Historical<br>Licence No: 5/31/14/*S/0164A<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: R GLEN AT WEST PINCHBECK<br>Data Type: Point<br>Name: E M COLE FARMS LTD<br>Easting: 520740<br>Northing: 325160                         | Annual Volume (m <sup>3</sup> ): 10000<br>Max Daily Volume (m <sup>3</sup> ): 545<br>Original Application No: -<br>Original Start Date: 01/02/1984<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2010<br>Version End Date: -                    |



| ID | Location | Details                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |
|----|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1403m W  | Status: Active<br>Licence No: AN/030/0012/025<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: GRAFT DRAIN(IDB SYST)PINCHBECK<br>Data Type: Line<br>Name: John Grant (Donington)<br>Easting: 520283<br>Northing: 326274       | Annual Volume (m <sup>3</sup> ): 2817.47<br>Max Daily Volume (m <sup>3</sup> ): 782.36<br>Original Application No: NPS/WR/031166<br>Original Start Date: 01/08/2019<br>Expiry Date: 31/03/2028<br>Issue No: 1<br>Version Start Date: 01/08/2019<br>Version End Date: - |
| -  | 1409m N  | Status: Active<br>Licence No: AN/030/0012/025<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: NEW DRAIN(IDB SYSTEM)PINCHBECK<br>Data Type: Line<br>Name: John Grant (Donington)<br>Easting: 521090<br>Northing: 327650       | Annual Volume (m <sup>3</sup> ): 2817.47<br>Max Daily Volume (m <sup>3</sup> ): 782.36<br>Original Application No: NPS/WR/031166<br>Original Start Date: 01/08/2019<br>Expiry Date: 31/03/2028<br>Issue No: 1<br>Version Start Date: 01/08/2019<br>Version End Date: - |
| -  | 1427m N  | Status: Historical<br>Licence No: 4/30/12/*S/0016<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: NEW DRAIN(IDB SYSTEM)PINCHBECK<br>Data Type: Line<br>Name: HACCONBY FARMING COMPANY<br>Easting: 521100<br>Northing: 327600 | Annual Volume (m <sup>3</sup> ): 4091<br>Max Daily Volume (m <sup>3</sup> ): 1136<br>Original Application No: -<br>Original Start Date: 01/05/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1994<br>Version End Date: -                         |
| -  | 1454m W  | Status: Active<br>Licence No: 4/30/12/*S/0207<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: RIPARIAN DYKES PINCHBECK<br>Data Type: Line<br>Name: F TIPLER & SONS PINCHBECK LTD<br>Easting: 520390<br>Northing: 325590      | Annual Volume (m <sup>3</sup> ): 4546<br>Max Daily Volume (m <sup>3</sup> ): 363.69<br>Original Application No: -<br>Original Start Date: 01/12/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2004<br>Version End Date: -                       |
| -  | 1454m W  | Status: Active<br>Licence No: 4/30/12/*S/0207<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: RIPARIAN DYKES PINCHBECK<br>Data Type: Line<br>Name: F TIPLER & SONS PINCHBECK LTD<br>Easting: 520430<br>Northing: 325420      | Annual Volume (m <sup>3</sup> ): 4546<br>Max Daily Volume (m <sup>3</sup> ): 363.69<br>Original Application No: -<br>Original Start Date: 01/12/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2004<br>Version End Date: -                       |



| ID | Location | Details                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                    |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1469m SW | Status: Active<br>Licence No: 4/30/12/*S/0207<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: RIPARIAN DYKES PINCHBECK<br>Data Type: Line<br>Name: F TIPLER & SONS PINCHBECK LTD<br>Easting: 520410<br>Northing: 325500                   | Annual Volume (m <sup>3</sup> ): 4546<br>Max Daily Volume (m <sup>3</sup> ): 363.69<br>Original Application No: -<br>Original Start Date: 01/12/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2004<br>Version End Date: -                   |
| -  | 1486m SW | Status: Active<br>Licence No: 4/30/12/*S/0207<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: RIPARIAN DYKES PINCHBECK<br>Data Type: Line<br>Name: F TIPLER & SONS PINCHBECK LTD<br>Easting: 520140<br>Northing: 325300                   | Annual Volume (m <sup>3</sup> ): 4546<br>Max Daily Volume (m <sup>3</sup> ): 363.69<br>Original Application No: -<br>Original Start Date: 01/12/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2004<br>Version End Date: -                   |
| -  | 1553m W  | Status: Historical<br>Licence No: 4/30/12/*S/0016<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: GRAFT DRAIN(IDB SYST)PINCHBECK<br>Data Type: Line<br>Name: HACCONBY FARMING COMPANY<br>Easting: 520200<br>Northing: 326300              | Annual Volume (m <sup>3</sup> ): 4091<br>Max Daily Volume (m <sup>3</sup> ): 1136<br>Original Application No: -<br>Original Start Date: 01/05/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1994<br>Version End Date: -                     |
| -  | 1572m S  | Status: Active<br>Licence No: AN/030/0012/046<br>Details: Trickle Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: REACH E-F FROM DRAINS WITHIN BLACK SLUICE IDB<br>Data Type: Line<br>Name: R BRATLEY (QUADRING) LTD<br>Easting: 521640<br>Northing: 324527 | Annual Volume (m <sup>3</sup> ): 21070<br>Max Daily Volume (m <sup>3</sup> ): 1290<br>Original Application No: NPS/NA/001708<br>Original Start Date: 17/03/2022<br>Expiry Date: 31/03/2028<br>Issue No: 1<br>Version Start Date: 17/03/2022<br>Version End Date: - |
| -  | 1585m S  | Status: Active<br>Licence No: AN/030/0012/046<br>Details: Trickle Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: REACH A-B DRAINS WITHIN BLACK SLUICE IDB<br>Data Type: Line<br>Name: R BRATLEY (QUADRING) LTD<br>Easting: 520832<br>Northing: 324159      | Annual Volume (m <sup>3</sup> ): 21070<br>Max Daily Volume (m <sup>3</sup> ): 1290<br>Original Application No: NPS/NA/001708<br>Original Start Date: 17/03/2022<br>Expiry Date: 31/03/2028<br>Issue No: 1<br>Version Start Date: 17/03/2022<br>Version End Date: - |



| ID | Location | Details                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1611m NW | Status: Active<br>Licence No: AN/030/0012/045<br>Details: Trickle Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: REACH J-K DRAINS WITHIN BLACK SLUICE IDB<br>Data Type: Line<br>Name: R BRATLEY (QUADRING) LTD<br>Easting: 519350<br>Northing: 327526 | Annual Volume (m <sup>3</sup> ): 96922<br>Max Daily Volume (m <sup>3</sup> ): 1290<br>Original Application No: NPS/NA/001707<br>Original Start Date: 17/03/2022<br>Expiry Date: 31/03/2028<br>Issue No: 1<br>Version Start Date: 17/03/2022<br>Version End Date: -     |
| -  | 1758m W  | Status: Active<br>Licence No: 4/30/12/*S/0207<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: RIPARIAN DYKES PINCHBECK<br>Data Type: Line<br>Name: F TIPLER & SONS PINCHBECK LTD<br>Easting: 520110<br>Northing: 325470              | Annual Volume (m <sup>3</sup> ): 4546<br>Max Daily Volume (m <sup>3</sup> ): 363.69<br>Original Application No: -<br>Original Start Date: 01/12/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2004<br>Version End Date: -                       |
| -  | 1823m NW | Status: Historical<br>Licence No: 4/30/12/*S/0016<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: NEW DRAIN(IDB SYSTEM)PINCHBECK<br>Data Type: Line<br>Name: HACCONBY FARMING COMPANY<br>Easting: 520200<br>Northing: 327400         | Annual Volume (m <sup>3</sup> ): 4091<br>Max Daily Volume (m <sup>3</sup> ): 1136<br>Original Application No: -<br>Original Start Date: 01/05/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1994<br>Version End Date: -                         |
| -  | 1829m NW | Status: Active<br>Licence No: AN/030/0012/025<br>Details: Spray Irrigation - Direct<br>Direct Source: SURFACE WATER SOURCE OF SUPPLY<br>Point: NEW DRAIN(IDB SYSTEM)PINCHBECK<br>Data Type: Line<br>Name: John Grant (Donington)<br>Easting: 520189<br>Northing: 327348               | Annual Volume (m <sup>3</sup> ): 2817.47<br>Max Daily Volume (m <sup>3</sup> ): 782.36<br>Original Application No: NPS/WR/031166<br>Original Start Date: 01/08/2019<br>Expiry Date: 31/03/2028<br>Issue No: 1<br>Version Start Date: 01/08/2019<br>Version End Date: - |

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 5.8 Potable abstractions

### Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

*This data is sourced from the Environment Agency and Natural Resources Wales.*





| ID | Location | Type of water feature                                                             | Ground level             | Permanence                                                             | Name        |
|----|----------|-----------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------|-------------|
| A  | On site  | <b>Drain. A manmade watercourse for the removal of excess water from an area.</b> | <b>On ground surface</b> | <b>Watercourse contains water year round (in normal circumstances)</b> | -           |
| B  | 7m S     | Drain. A manmade watercourse for the removal of excess water from an area.        | On ground surface        | Watercourse contains water year round (in normal circumstances)        | Graft Drain |
| C  | 54m W    | Drain. A manmade watercourse for the removal of excess water from an area.        | On ground surface        | Watercourse contains water year round (in normal circumstances)        | -           |
| A  | 58m W    | Drain. A manmade watercourse for the removal of excess water from an area.        | Underground              | Watercourse contains water year round (in normal circumstances)        | Graft Drain |
| A  | 68m W    | Drain. A manmade watercourse for the removal of excess water from an area.        | On ground surface        | Watercourse contains water year round (in normal circumstances)        | Graft Drain |
| 5  | 79m W    | Drain. A manmade watercourse for the removal of excess water from an area.        | On ground surface        | Watercourse contains water year round (in normal circumstances)        | -           |
| A  | 79m W    | Drain. A manmade watercourse for the removal of excess water from an area.        | On ground surface        | Watercourse contains water year round (in normal circumstances)        | Graft Drain |
| 6  | 92m E    | Drain. A manmade watercourse for the removal of excess water from an area.        | On ground surface        | Watercourse contains water year round (in normal circumstances)        | -           |
| 7  | 92m E    | Drain. A manmade watercourse for the removal of excess water from an area.        | On ground surface        | Watercourse contains water year round (in normal circumstances)        | -           |
| D  | 94m SE   | Drain. A manmade watercourse for the removal of excess water from an area.        | Underground              | Watercourse contains water year round (in normal circumstances)        | Graft Drain |
| D  | 100m SE  | Drain. A manmade watercourse for the removal of excess water from an area.        | On ground surface        | Watercourse contains water year round (in normal circumstances)        | Graft Drain |
| A  | 103m W   | Drain. A manmade watercourse for the removal of excess water from an area.        | Underground              | Watercourse contains water year round (in normal circumstances)        | Graft Drain |
| E  | 111m W   | Drain. A manmade watercourse for the removal of excess water from an area.        | On ground surface        | Watercourse contains water year round (in normal circumstances)        | Graft Drain |



| ID | Location | Type of water feature                                                      | Ground level      | Permanence                                                      | Name        |
|----|----------|----------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------|-------------|
| 9  | 111m SE  | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | -           |
| D  | 111m SE  | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | Graft Drain |
| D  | 155m SE  | Drain. A manmade watercourse for the removal of excess water from an area. | Underground       | Watercourse contains water year round (in normal circumstances) | Graft Drain |
| F  | 167m SE  | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | Graft Drain |
| G  | 173m N   | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | -           |
| H  | 197m S   | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | -           |
| H  | 203m S   | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | -           |
| I  | 220m SE  | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | -           |
| J  | 224m E   | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | -           |
| J  | 225m E   | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | -           |
| J  | 225m E   | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | -           |
| J  | 225m E   | Drain. A manmade watercourse for the removal of excess water from an area. | Underground       | Watercourse contains water year round (in normal circumstances) | -           |
| 11 | 226m E   | Drain. A manmade watercourse for the removal of excess water from an area. | On ground surface | Watercourse contains water year round (in normal circumstances) | -           |



| ID | Location | Type of water feature                                                      | Ground level | Permanence                                                      | Name        |
|----|----------|----------------------------------------------------------------------------|--------------|-----------------------------------------------------------------|-------------|
| K  | 249m W   | Drain. A manmade watercourse for the removal of excess water from an area. | Underground  | Watercourse contains water year round (in normal circumstances) | Graft Drain |

*This data is sourced from the Ordnance Survey®.*

## 6.2 Surface water features

|                            |           |
|----------------------------|-----------|
| <b>Records within 250m</b> | <b>12</b> |
|----------------------------|-----------|

Covering rivers, streams and lakes (some overlap with OS NGD Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 42 >](#)

*This data is sourced from the Ordnance Survey®.*

## 6.3 WFD Surface water body catchments

|                        |          |
|------------------------|----------|
| <b>Records on site</b> | <b>1</b> |
|------------------------|----------|

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 42 >](#)

| ID | Location | Type  | Water body catchment | Water body ID  | Operational catchment | Management catchment |
|----|----------|-------|----------------------|----------------|-----------------------|----------------------|
| 3  | On site  | River | Glen                 | GB105031050720 | Glens                 | Welland              |

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 6.4 WFD Surface water bodies

|                           |          |
|---------------------------|----------|
| <b>Records identified</b> | <b>1</b> |
|---------------------------|----------|

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 42](#) >

| ID | Location | Type  | Name | Water body ID                    | Overall rating       | Chemical rating             | Ecological rating | Year |
|----|----------|-------|------|----------------------------------|----------------------|-----------------------------|-------------------|------|
| 22 | 432m S   | River | Glen | <a href="#">GB105031050720</a> ↗ | No longer applicable | Does not require assessment | Moderate          | 2022 |

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 6.5 WFD Groundwater bodies

Records on site

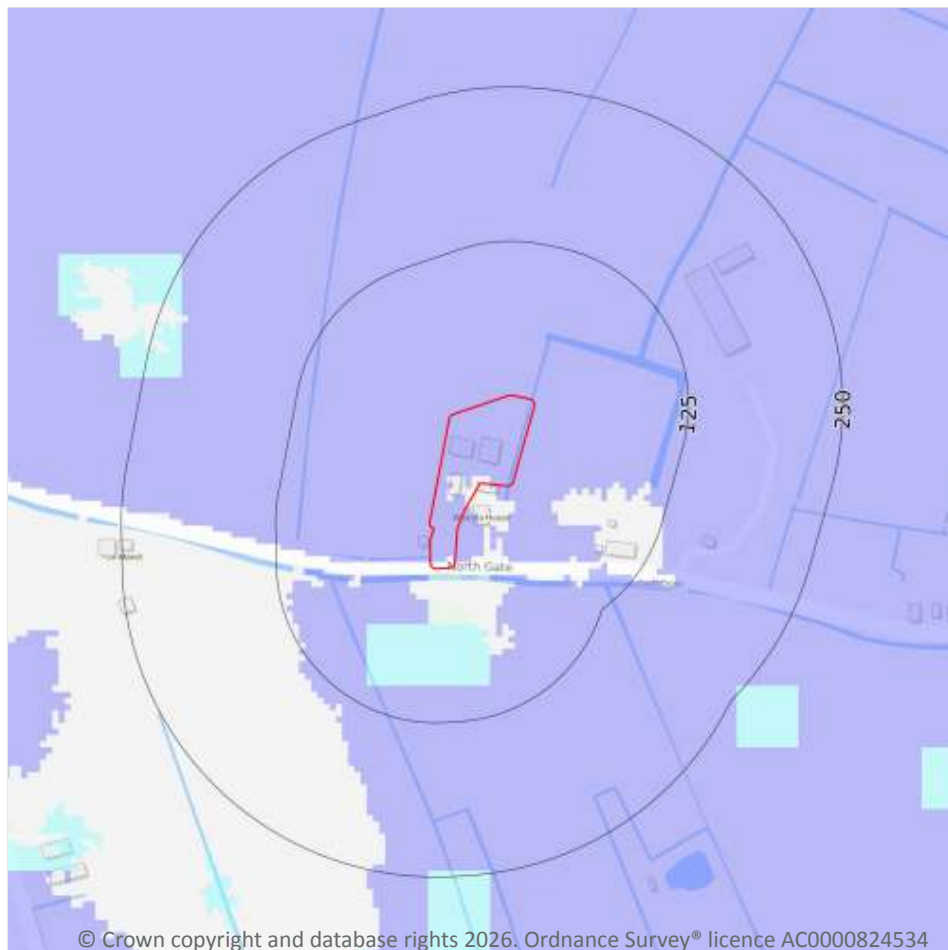
0

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Flood Defences

### 7.1 Risk of flooding from rivers and the sea

#### Records within 50m

5

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on [page 47 >](#)

| Distance       | Flood risk category |
|----------------|---------------------|
| <b>On site</b> | <b>Medium</b>       |
| 0 - 50m        | Medium              |

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 7.2 Historical Flood Events

|                            |          |
|----------------------------|----------|
| <b>Records within 250m</b> | <b>0</b> |
|----------------------------|----------|

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 7.3 Flood Defences

|                            |          |
|----------------------------|----------|
| <b>Records within 250m</b> | <b>0</b> |
|----------------------------|----------|

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

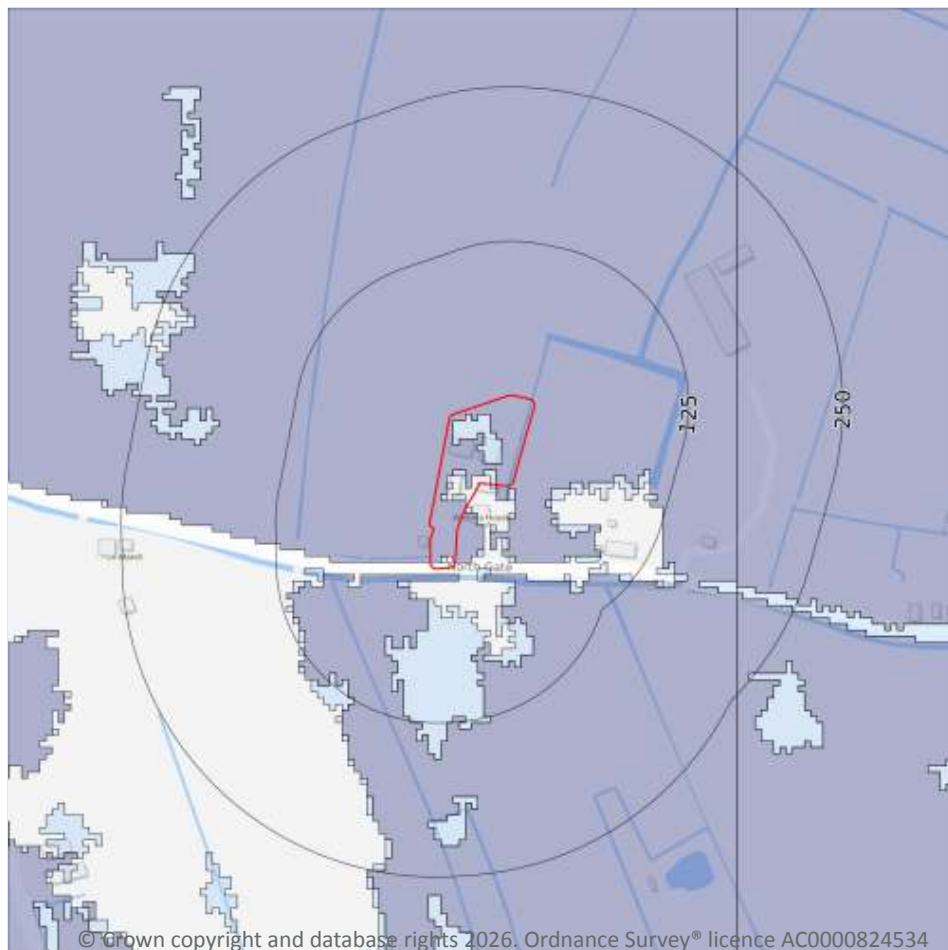
## 7.4 Flood Storage Areas

|                            |          |
|----------------------------|----------|
| <b>Records within 250m</b> | <b>0</b> |
|----------------------------|----------|

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

### 7.5 Flood Zone 2

#### Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on [page 47 >](#)

| Location | Type                             |
|----------|----------------------------------|
| On site  | Zone 2 - (Fluvial /Tidal Models) |

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 7.6 Flood Zone 3

### Records within 50m

**1**

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

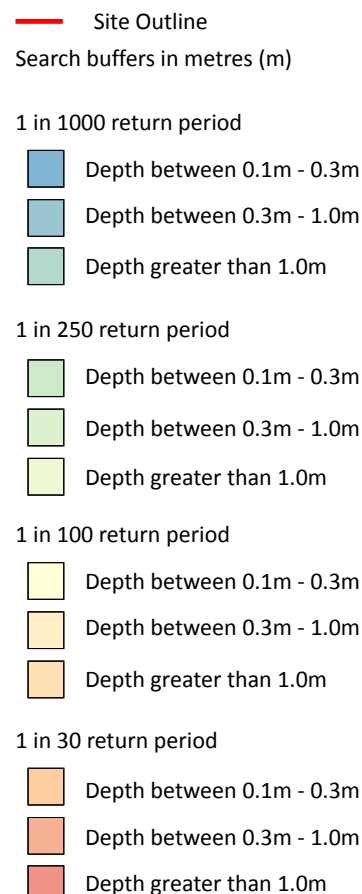
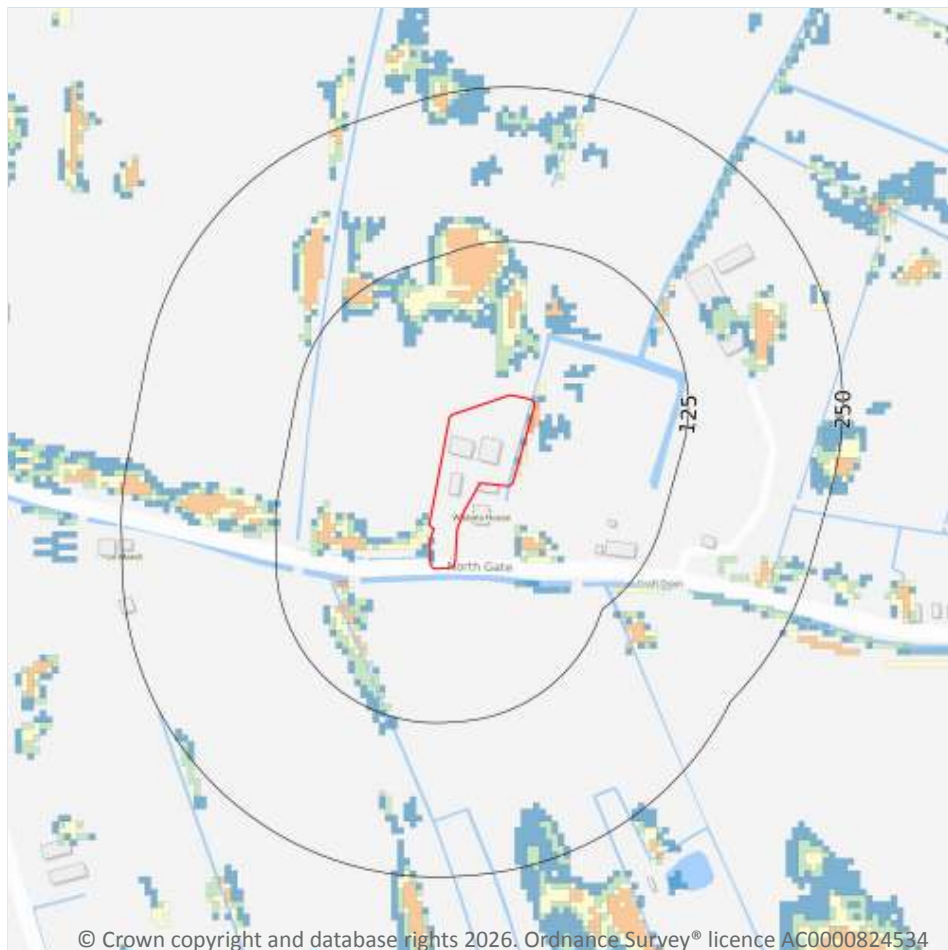
Features are displayed on the River and coastal flooding map on [page 47](#) >

| Location | Type                             |
|----------|----------------------------------|
| On site  | Zone 3 - (Fluvial /Tidal Models) |

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 8 Surface water flooding



### 8.1 Surface water flooding

**Highest risk on site**

**1 in 30 year, 0.3m - 1.0m**

**Highest risk within 50m**

**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 51](#) >

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

| Return period  | Maximum modelled depth |
|----------------|------------------------|
| 1 in 1000 year | Between 0.3m and 1.0m  |
| 1 in 250 year  | Between 0.3m and 1.0m  |
| 1 in 100 year  | Between 0.3m and 1.0m  |
| 1 in 30 year   | Between 0.3m and 1.0m  |

*This data is sourced from Ambiantal Risk Analytics.*



## 9 Groundwater flooding



- Site Outline
- Search buffers in metres (m)
- High
  - Moderate - High
  - Moderate
  - Low
  - Negligible

### 9.1 Groundwater flooding

**Highest risk on site**

**Negligible**

**Highest risk within 50m**

**Negligible**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 53](#) >

*This data is sourced from Ambient Risk Analytics.*



## 10 Environmental designations

### 10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

### 10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

### 10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

### 10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*



## 10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

*This data is sourced from the Forestry Commission.*

## 10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

*This data is sourced from the Ministry of Housing, Communities and Local Government.*

## 10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

*This data is sourced from Natural England.*

## 10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

*This data is sourced from Natural England and Natural Resources Wales.*



## 10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

*This data is sourced from Natural England.*

## 10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

*This data is sourced from Natural England.*

## 10.16 Nitrate Vulnerable Zones

Records within 2000m

8

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

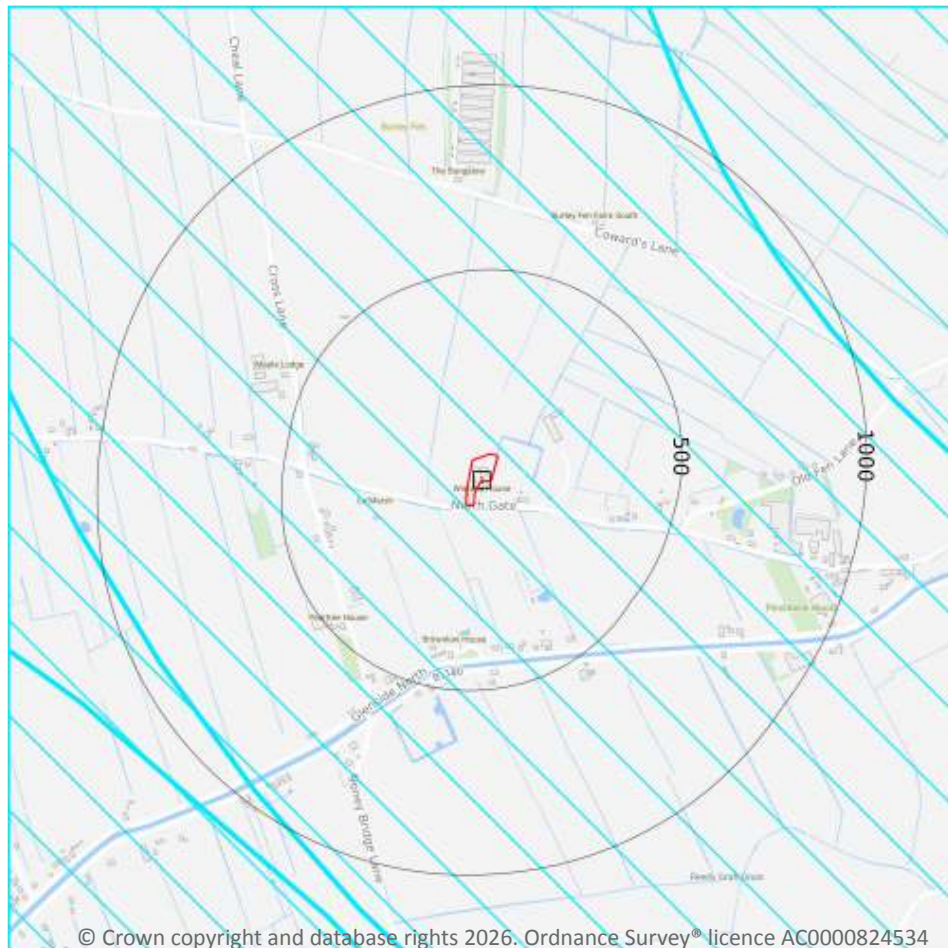
| Location       | Name                                                        | Type                 | NVZ ID     | Status          |
|----------------|-------------------------------------------------------------|----------------------|------------|-----------------|
| <b>On site</b> | <b>Glen NVZ</b>                                             | <b>Surface Water</b> | <b>378</b> | <b>Existing</b> |
| 113m S         | Glen NVZ                                                    | Surface Water        | 378        | Existing        |
| 360m W         | Black Sluice IDB draining to the South Forty Foot Drain NVZ | Surface Water        | 669        | Existing        |
| 363m W         | Black Sluice IDB draining to the South Forty Foot Drain NVZ | Surface Water        | 669        | Existing        |
| 441m S         | Vernatt's Drain NVZ                                         | Surface Water        | 379        | Existing        |
| 1530m E        | Vernatt's Drain NVZ                                         | Surface Water        | 379        | Existing        |
| 1655m E        | Glen NVZ                                                    | Surface Water        | 378        | Existing        |
| 1882m N        | Risegate Eau NVZ                                            | Surface Water        | 381        | Existing        |



*This data is sourced from Natural England and Natural Resources Wales.*



## SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

### 10.17 SSSI Impact Risk Zones

#### Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 59](#) >

| ID | Location | Type of developments requiring consultation                                                                                                                                                                                                                                     |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000&amp;notes=&amp;location=524378,324538%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000&amp;notes=&amp;location=524378,324538%20(IRZ%20polygon%20centre)</a> |

This data is sourced from Natural England.



## 10.18 SSSI Units

Records within 2000m

0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

*This data is sourced from Natural England and Natural Resources Wales.*



## 11 Visual and cultural designations

### 11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*

### 11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

### 11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

*This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.*

### 11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*

## 11.5 Conservation Areas

**Records within 250m**

**0**

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*

## 11.6 Scheduled Ancient Monuments

**Records within 250m**

**0**

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*

## 11.7 Registered Parks and Gardens

**Records within 250m**

**0**

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*



## 12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

### 12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 63](#) >

| ID | Location | Classification | Description                                                                                                                                                                                                                                                                                                                        |
|----|----------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | Grade 1        | Excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality. |

*This data is sourced from Natural England.*



## 12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

*This data is sourced from Natural England and Natural Resources Wales.*

## 12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

*This data is sourced from the Forestry Commission.*

## 12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

*This data is sourced from Natural England.*

## 12.5 Countryside Stewardship Schemes

Records within 250m

4

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

| Location | Reference | Scheme                                | Start Date | End Date   |
|----------|-----------|---------------------------------------|------------|------------|
| On site  | 93980     | Countryside Stewardship (Higher Tier) | 01/08/2023 | 31/07/2026 |
| On site  | 79874     | Countryside Stewardship (Middle Tier) | 01/01/2023 | 31/12/2027 |
| 80m W    | 79874     | Countryside Stewardship (Middle Tier) | 01/01/2023 | 31/12/2027 |
| 196m S   | 136302    | Countryside Stewardship (Higher Tier) | 01/07/2024 | 30/06/2027 |



*This data is sourced from Natural England.*



## 13 Habitat designations

### 13.1 Priority Habitat Inventory

Records within 250m

0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

*This data is sourced from Natural England.*

### 13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

*This data is sourced from Natural England.*

### 13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

*This data is sourced from Natural England.*

### 13.4 Limestone Pavement Orders

Records within 250m

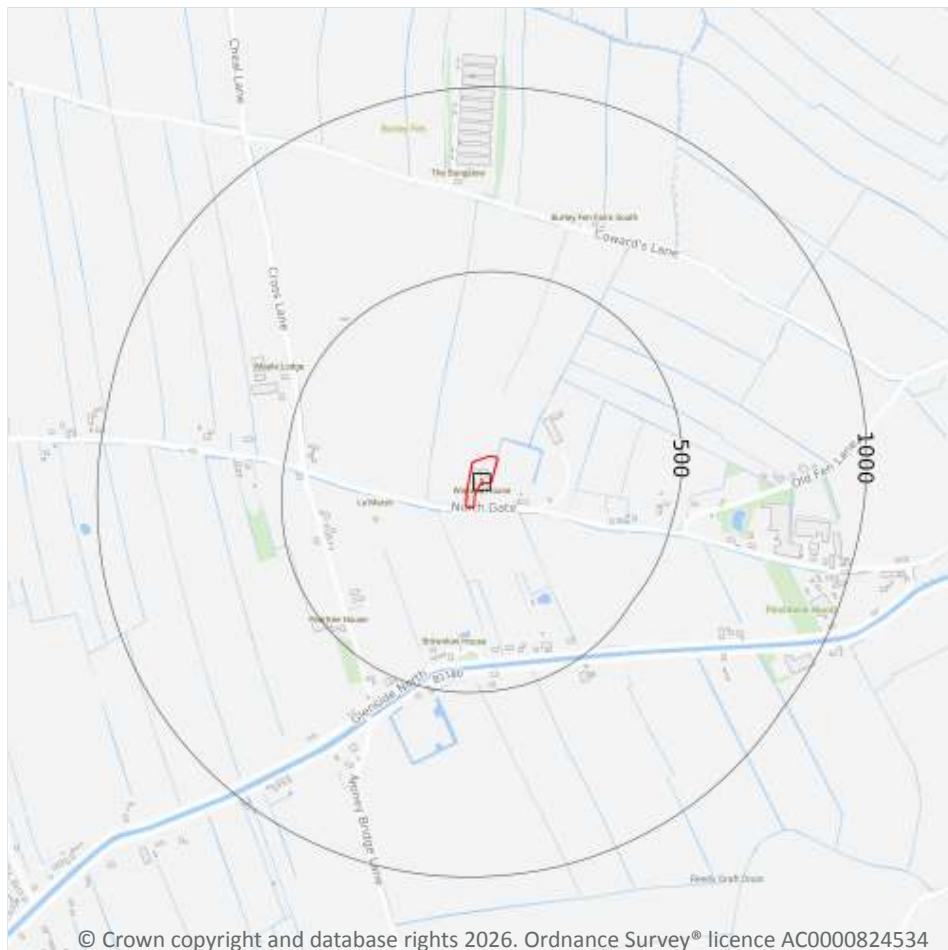
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

*This data is sourced from Natural England.*



## 14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
  - Partial coverage
  - No coverage

### 14.1 10k Availability

#### Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 67](#) >

| ID | Location | Artificial  | Superficial | Bedrock     | Mass movement | Sheet No. |
|----|----------|-------------|-------------|-------------|---------------|-----------|
| 1  | On site  | No coverage | No coverage | No coverage | No coverage   | NoCov     |

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Artificial and made ground

### 14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Superficial

### 14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

*This data is sourced from the British Geological Survey.*

### 14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Bedrock

### 14.5 Bedrock geology (10k)

Records within 500m

0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

*This data is sourced from the British Geological Survey.*

### 14.6 Bedrock faults and other linear features (10k)

Records within 500m

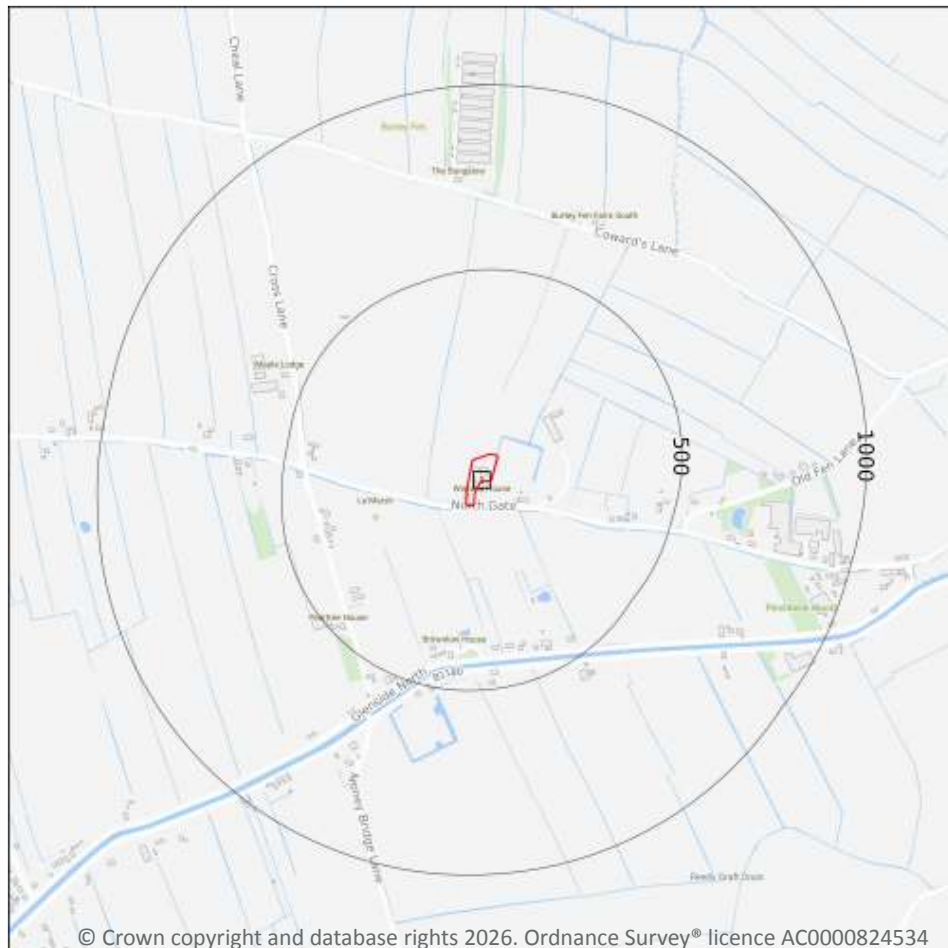
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

*This data is sourced from the British Geological Survey.*



## 15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

### 15.1 50k Availability

#### Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 71](#) >

| ID | Location | Artificial | Superficial | Bedrock | Mass movement | Sheet No.         |
|----|----------|------------|-------------|---------|---------------|-------------------|
| 1  | On site  | Full       | Full        | Full    | No coverage   | EW144_spalding_v4 |

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Artificial and made ground

### 15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

*This data is sourced from the British Geological Survey.*

### 15.3 Artificial ground permeability (50k)

Records within 50m

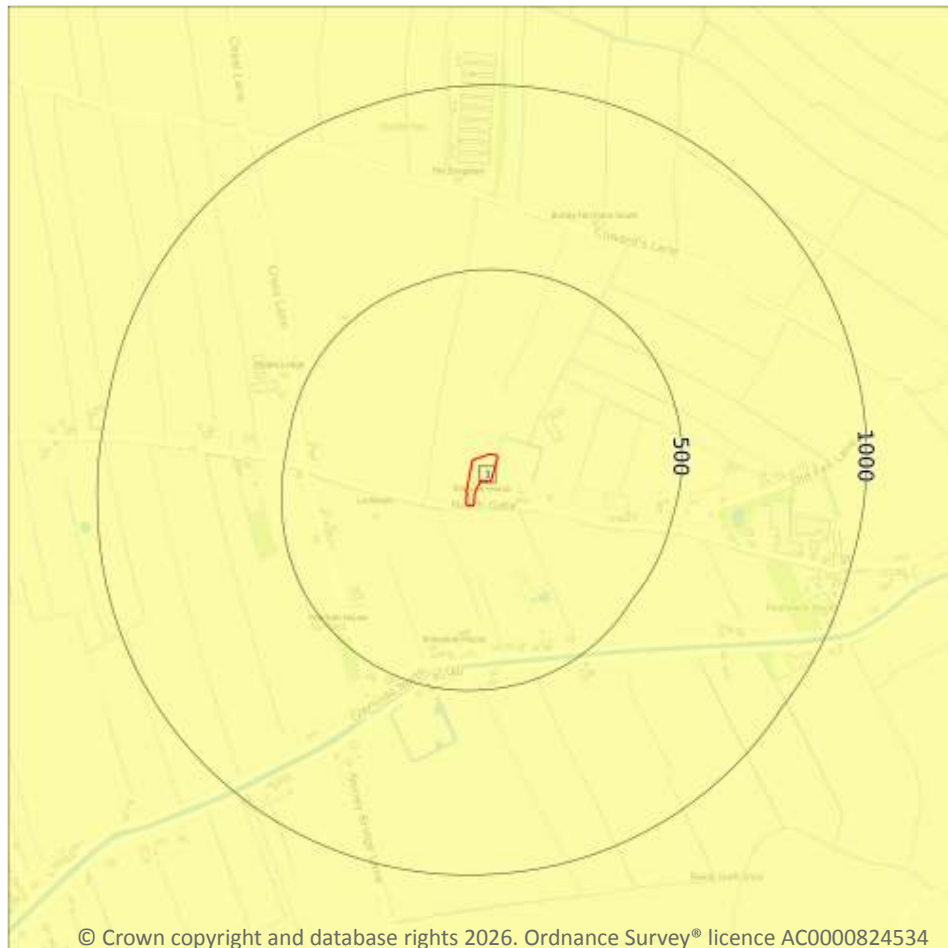
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Superficial



**Site Outline**

Search buffers in metres (m)

**Landslip (50k)**

**Superficial geology (50k)**  
Please see table for more details.

### 15.4 Superficial geology (50k)

#### Records within 500m

1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 73](#) >

| ID | Location | LEX Code | Description         | Rock description |
|----|----------|----------|---------------------|------------------|
| 1  | On site  | TFD-XCZ  | Tidal flat deposits | Clay and silt    |

*This data is sourced from the British Geological Survey.*



## 15.5 Superficial permeability (50k)

**Records within 50m****1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

| Location | Flow type     | Maximum permeability | Minimum permeability |
|----------|---------------|----------------------|----------------------|
| On site  | Intergranular | Low                  | Very Low             |

*This data is sourced from the British Geological Survey.*

## 15.6 Landslip (50k)

**Records within 500m****0**

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

*This data is sourced from the British Geological Survey.*

## 15.7 Landslip permeability (50k)

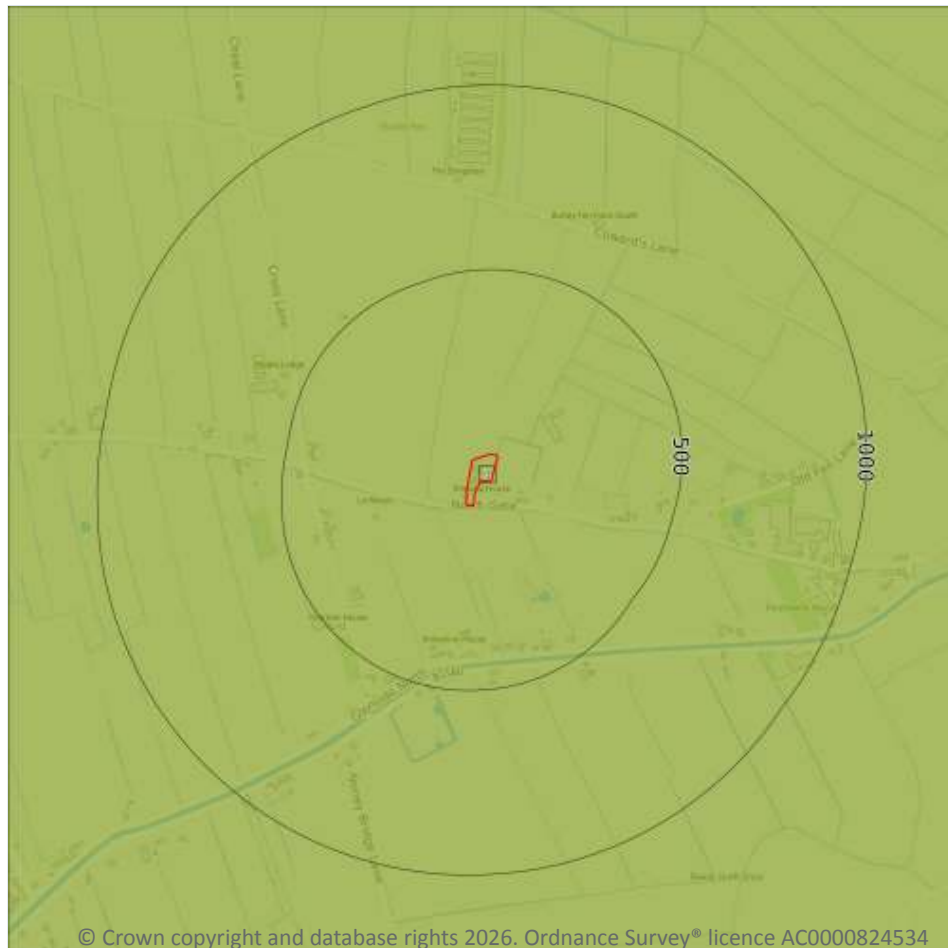
**Records within 50m****0**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)  
Please see table for more details.

### 15.8 Bedrock geology (50k)

#### Records within 500m

1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 75 >](#)

| ID | Location | LEX Code | Description                    | Rock age  |
|----|----------|----------|--------------------------------|-----------|
| 1  | On site  | OXC-MDST | Oxford Clay Formation-Mudstone | Callovian |

*This data is sourced from the British Geological Survey.*

## 15.9 Bedrock permeability (50k)

### Records within 50m

**1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

| Location | Flow type | Maximum permeability | Minimum permeability |
|----------|-----------|----------------------|----------------------|
| On site  | Fracture  | Low                  | Very Low             |

*This data is sourced from the British Geological Survey.*

## 15.10 Bedrock faults and other linear features (50k)

### Records within 500m

**0**

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

*This data is sourced from the British Geological Survey.*



## 16 Boreholes

### 16.1 BGS Boreholes

Records within 250m

0

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

*This data is sourced from the British Geological Survey.*



## 17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☐ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

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### 17.1 Shrink swell clays

#### Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 78 >](#)

| Location | Hazard rating | Details                                            |
|----------|---------------|----------------------------------------------------|
| On site  | Low           | Ground conditions predominantly medium plasticity. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☐ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

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### 17.2 Running sands

#### Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 79 >](#)

| Location | Hazard rating | Details                                                                                                                                    |
|----------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | Moderate      | Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☐ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

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### 17.3 Compressible deposits

#### Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

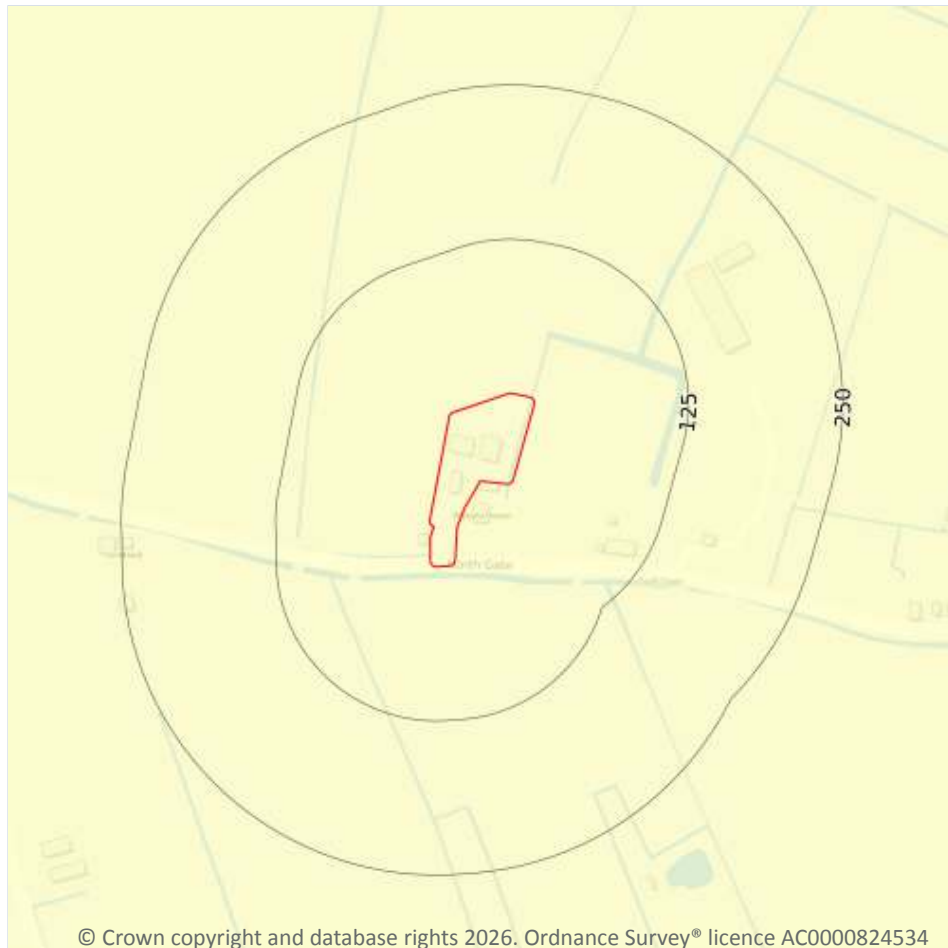
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 80 >](#)

| Location | Hazard rating | Details                                                                                                                                                    |
|----------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | Moderate      | Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☒ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.4 Collapsible deposits

#### Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 81](#) >

| Location | Hazard rating | Details                                                                                       |
|----------|---------------|-----------------------------------------------------------------------------------------------|
| On site  | Negligible    | Deposits with potential to collapse when loaded and saturated are believed not to be present. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☒ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

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### 17.5 Landslides

#### Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

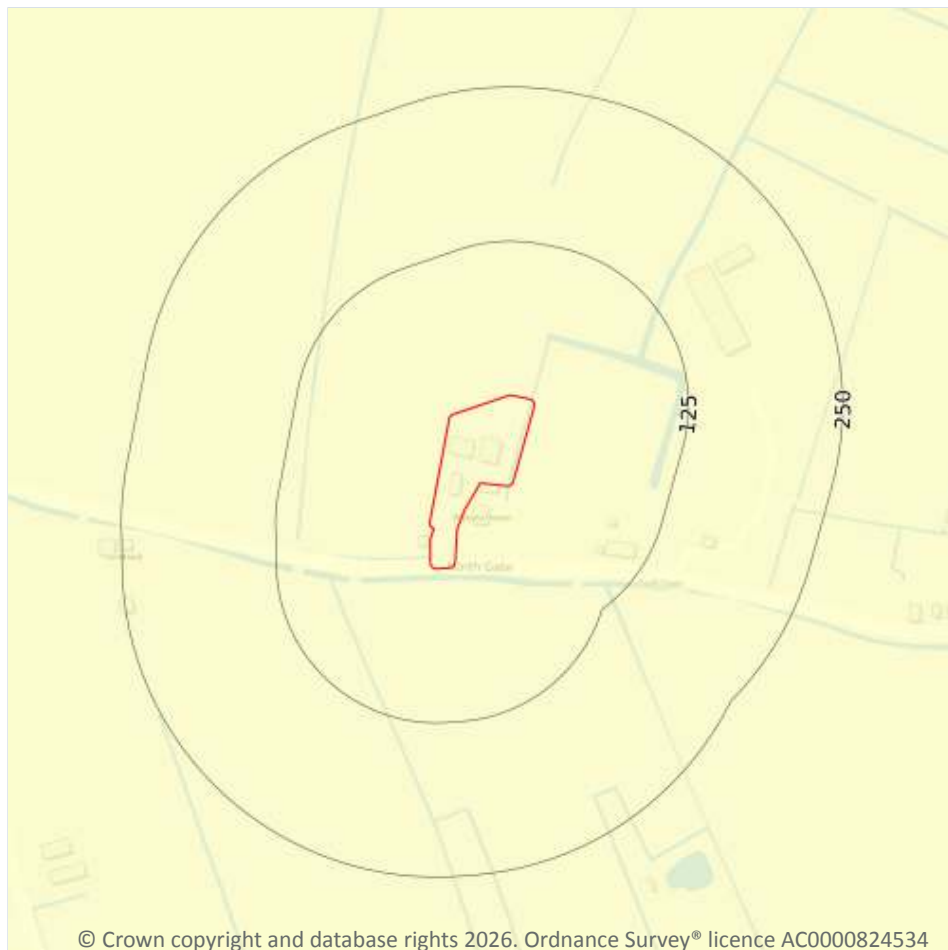
Features are displayed on the Natural ground subsidence - Landslides map on [page 82](#) >

| Location | Hazard rating | Details                                                                                                                                                         |
|----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | Very low      | Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☒ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.6 Ground dissolution of soluble rocks

#### Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 83](#)

| Location | Hazard rating | Details                                                                                                                                             |
|----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | Negligible    | Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present. |



*This data is sourced from the British Geological Survey.*



## 18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▭ Surface ground workings
- ▭ Underground workings
- ▭ Underground mining extents
- ▭ Historical mineral planning areas
- ▭ TCA non-coal mining
- Non Coal Mining
  - ▭ Sporadic underground mining of restricted extent possible
  - ▭ Localised small scale underground mining possible
  - ▭ Small scale mining possible
  - ▭ Underground mining known or likely within or in close proximity
  - ▭ Underground mining known within or in very close proximity

### 18.1 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

*This data is sourced from the British Geological Survey.*

## 18.2 Surface ground workings

### Records within 250m

**4**

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 85 >](#)

| ID | Location | Land Use | Year of mapping | Mapping scale |
|----|----------|----------|-----------------|---------------|
| A  | 128m SE  | Pond     | 1950            | 1:10560       |
| A  | 128m SE  | Pond     | 1887            | 1:10560       |
| A  | 129m SE  | Pond     | 1950            | 1:10560       |
| A  | 130m SE  | Pond     | 1906            | 1:10560       |

*This data is sourced from Ordnance Survey®/Groundsure.*

## 18.3 Underground workings

### Records within 1000m

**0**

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

*This data is sourced from Ordnance Survey®/Groundsure.*

## 18.4 Underground mining extents

### Records within 500m

**0**

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

*This data is sourced from Groundsure.*

## 18.5 Historical Mineral Planning Areas

### Records within 500m

**0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

*This data is sourced from the British Geological Survey.*



## 18.6 Non-coal mining

### Records within 1000m

**0**

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

*This data is sourced from the British Geological Survey.*

## 18.7 JPB mining areas

### Records on site

**0**

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

*This data is sourced from Johnson Poole and Bloomer.*

## 18.8 The Coal Authority non-coal mining

### Records within 500m

**0**

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

*This data is sourced from The Coal Authority.*

## 18.9 Researched mining

### Records within 500m

**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

*This data is sourced from Groundsure.*



## 18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

*This data is sourced from Groundsure.*

## 18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

*This data is sourced from Groundsure.*

## 18.12 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

*This data is sourced from the Coal Authority.*

## 18.13 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

*This data is sourced from the Cheshire Brine Subsidence Compensation Board.*

## 18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*



## 18.15 Tin mining

|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

Generalised areas that may be affected by historical tin mining.

*This data is sourced from Groundsure.*

## 18.16 Clay mining

|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

Generalised areas that may be affected by kaolin and ball clay extraction.

*This data is sourced from the Kaolin and Ball Clay Association (UK).*

## 19 Ground cavities and sinkholes

### 19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

*This data is sourced from Stantec UK Ltd.*

### 19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

*This data is sourced from Stantec UK Ltd.*

### 19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

*This data is sourced from Groundsure.*

### 19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

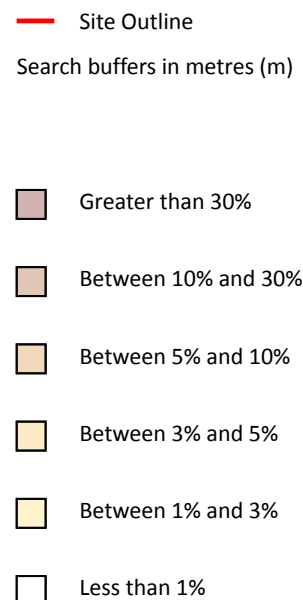
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



*This data is sourced from Groundsure.*



## 20 Radon



### 20.1 Radon

#### Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 92](#) >

| Location | Estimated properties affected | Radon Protection Measures required |
|----------|-------------------------------|------------------------------------|
| On site  | Less than 1%                  | None                               |



*This data is sourced from the British Geological Survey and UK Health Security Agency.*



## 21 Soil chemistry

### 21.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km<sup>2</sup>. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km<sup>2</sup>; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

| Location | Arsenic  | Bioaccessible Arsenic | Lead      | Bioaccessible Lead | Cadmium   | Chromium      | Nickel        |
|----------|----------|-----------------------|-----------|--------------------|-----------|---------------|---------------|
| On site  | 15 mg/kg | No data               | 100 mg/kg | 60 mg/kg           | 1.8 mg/kg | 60 - 90 mg/kg | 15 - 30 mg/kg |

*This data is sourced from the British Geological Survey.*

### 21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km<sup>2</sup>).

*This data is sourced from the British Geological Survey.*

### 21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km<sup>2</sup>.

*This data is sourced from the British Geological Survey.*



## 22 Railway infrastructure and projects

### 22.1 Underground railways (London)

**Records within 250m****0**

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

*This data is sourced from publicly available information by Groundsure.*

### 22.2 Underground railways (Non-London)

**Records within 250m****0**

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

*This data is sourced from publicly available information by Groundsure.*

### 22.3 Railway tunnels

**Records within 250m****0**

Railway tunnels taken from contemporary Ordnance Survey® mapping.

*This data is sourced from the Ordnance Survey®.*

### 22.4 Historical railway and tunnel features

**Records within 250m****0**

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

*This data is sourced from Ordnance Survey®/Groundsure.*

### 22.5 Royal Mail tunnels

**Records within 250m****0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



*This data is sourced from Groundsure/the Postal Museum.*

## 22.6 Historical railways

**Records within 250m**

**0**

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

*This data is sourced from OpenStreetMap.*

## 22.7 Railways

**Records within 250m**

**0**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

*This data is sourced from Ordnance Survey® and OpenStreetMap.*

## 22.8 Crossrail 2

**Records within 500m**

**0**

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

*This data is sourced from publicly available information by Groundsure.*

## 22.9 HS2

**Records within 500m**

**0**

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

*This data is sourced from HS2 Ltd.*



## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

## Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: [www.groundsure.com/terms-conditions-april-2026/](https://www.groundsure.com/terms-conditions-april-2026/) ↗.



# Appendix (ii)

Historical maps

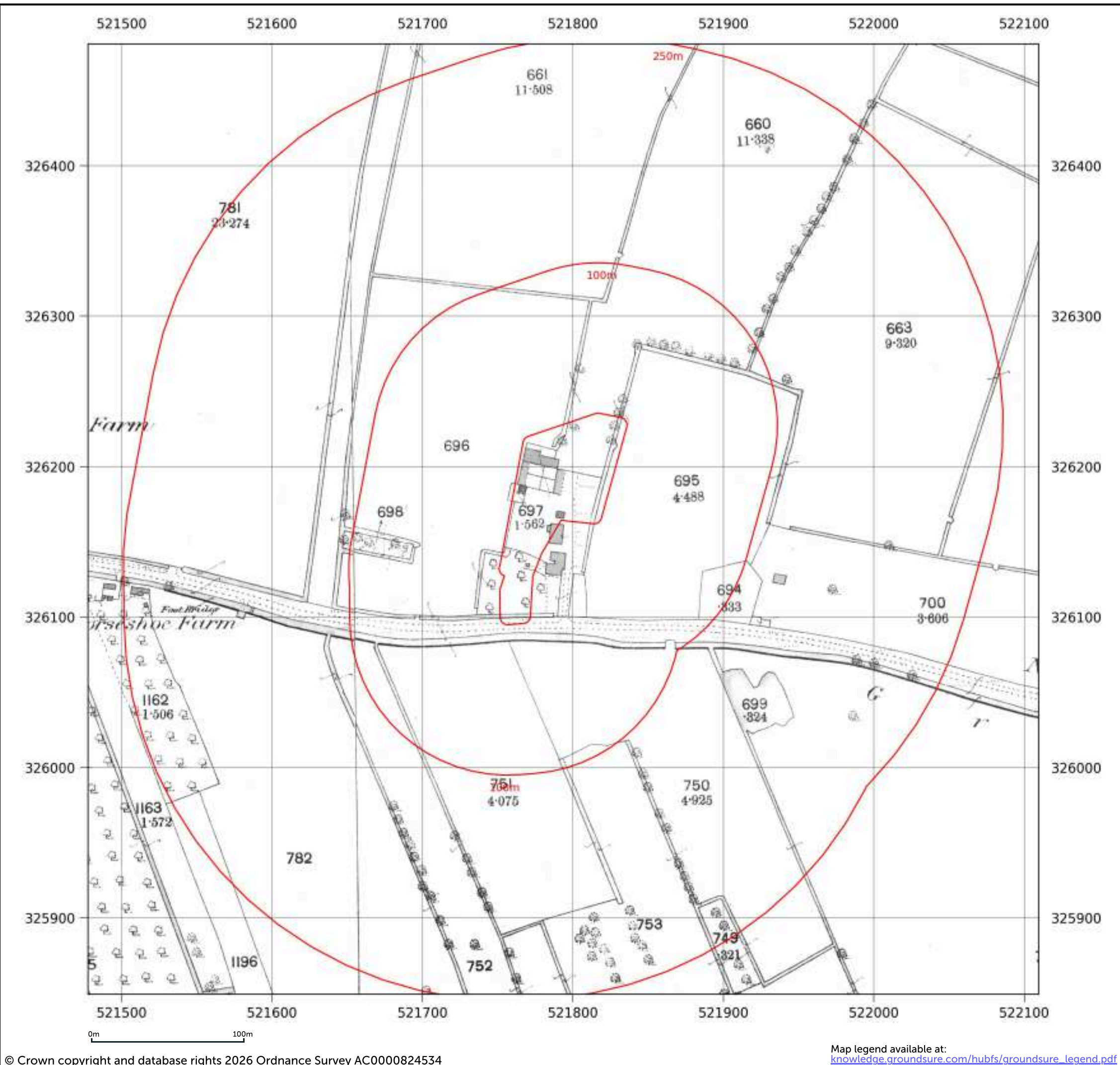
**Site details:** WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA  
**Client ref:** 72 030  
**Report ref:** GS-S29-QHE-NJL-PJ2  
**Grid ref:** 521788.13, 326178.98  
**Production date:** 8 September 2026

**Map name:** County Series  
**Map date:** 1888  
**Scale:** 1:2,500  
**Printed at:** 1:2,500



|                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|
| Date: 1888<br>Surveyed: 1888<br>Revised: 1888 | Date: 1888<br>Surveyed: 1888<br>Revised: 1888 |
|-----------------------------------------------|-----------------------------------------------|

Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com)  
 01273 257 755



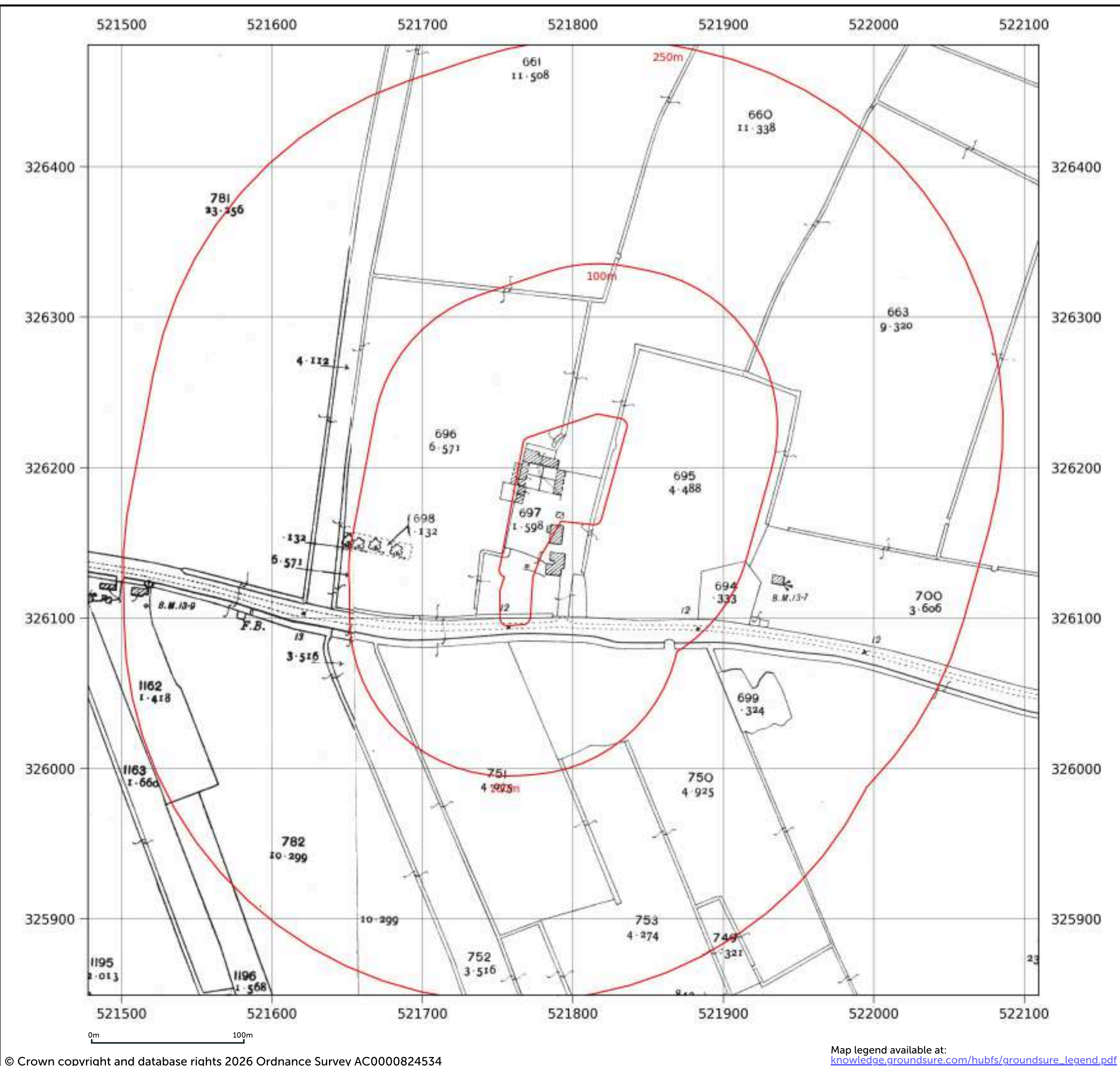
**Site details:** WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA  
**Client ref:** 72 030  
**Report ref:** GS-S29-QHE-NJL-PJ2  
**Grid ref:** 521788.13, 326178.98  
**Production date:** 8 September 2026

**Map name:** County Series  
**Map date:** 1904  
**Scale:** 1:2,500  
**Printed at:** 1:2,500



|                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|
| Date: 1904<br>Surveyed: 1904<br>Revised: 1904 | Date: 1904<br>Surveyed: 1904<br>Revised: 1904 |
|-----------------------------------------------|-----------------------------------------------|

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[knowledge.groundsure.com/hubfs/groundsure\\_legend.pdf](https://knowledge.groundsure.com/hubfs/groundsure_legend.pdf)

**Site details:** WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA

**Client ref:** 72 030

**Report ref:** GS-S29-QHE-NJL-PJ2

**Grid ref:** 521788.13, 326178.98

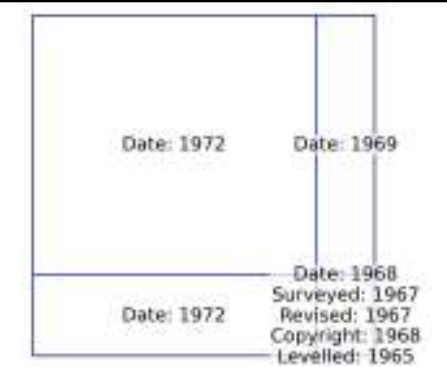
**Production date:** 8 September 2026

**Map name:** National Grid

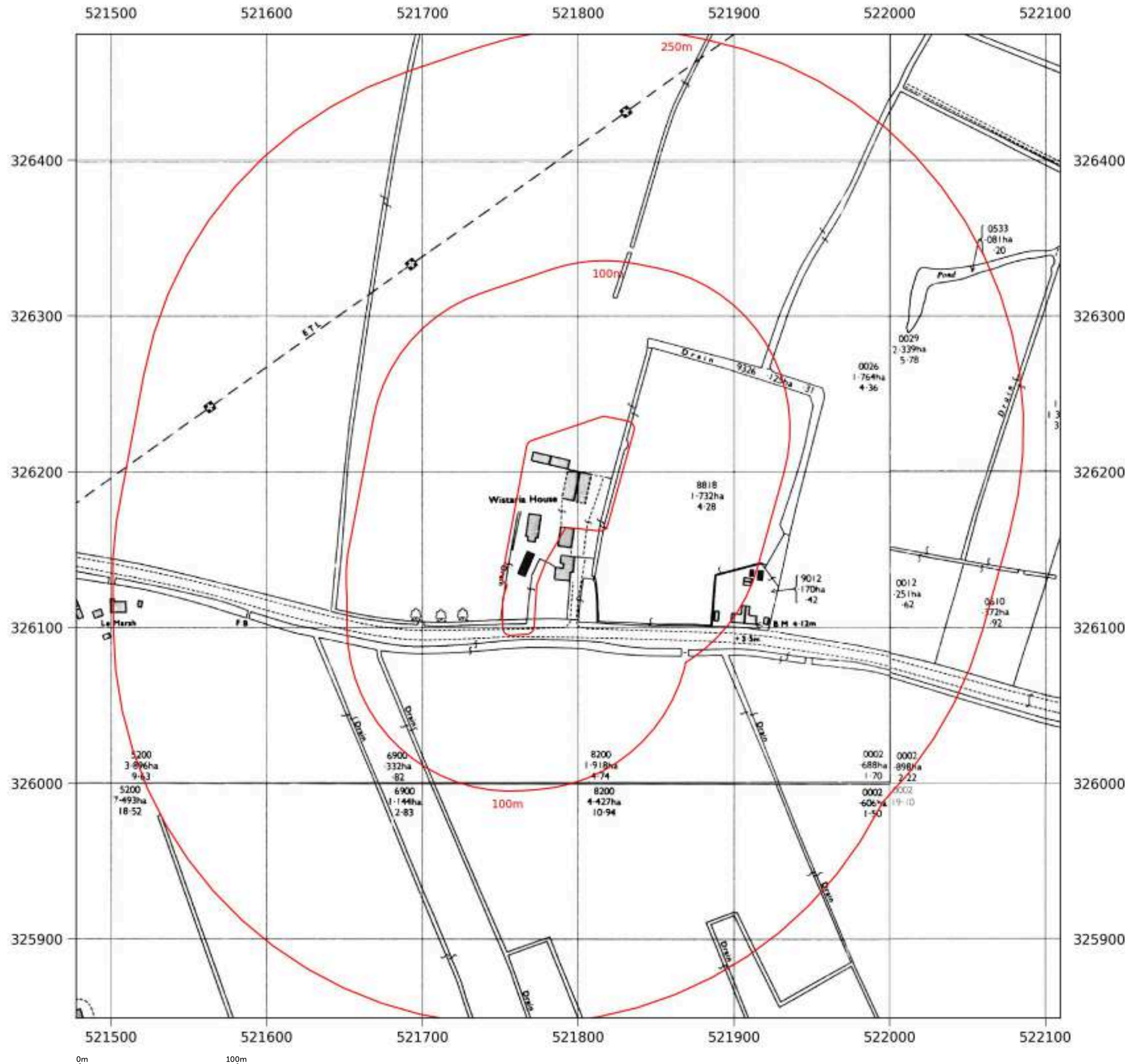
**Map date:** 1968-1972

**Scale:** 1:2,500

**Printed at:** 1:2,500



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**Site details:** WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA

**Client ref:** 72 030

**Report ref:** GS-S29-QHE-NJL-PJ2

**Grid ref:** 521788.13, 326178.98

**Production date:** 8 September 2026

**Map name:** National Grid

**Map date:** 1969-1972

**Scale:** 1:2,500

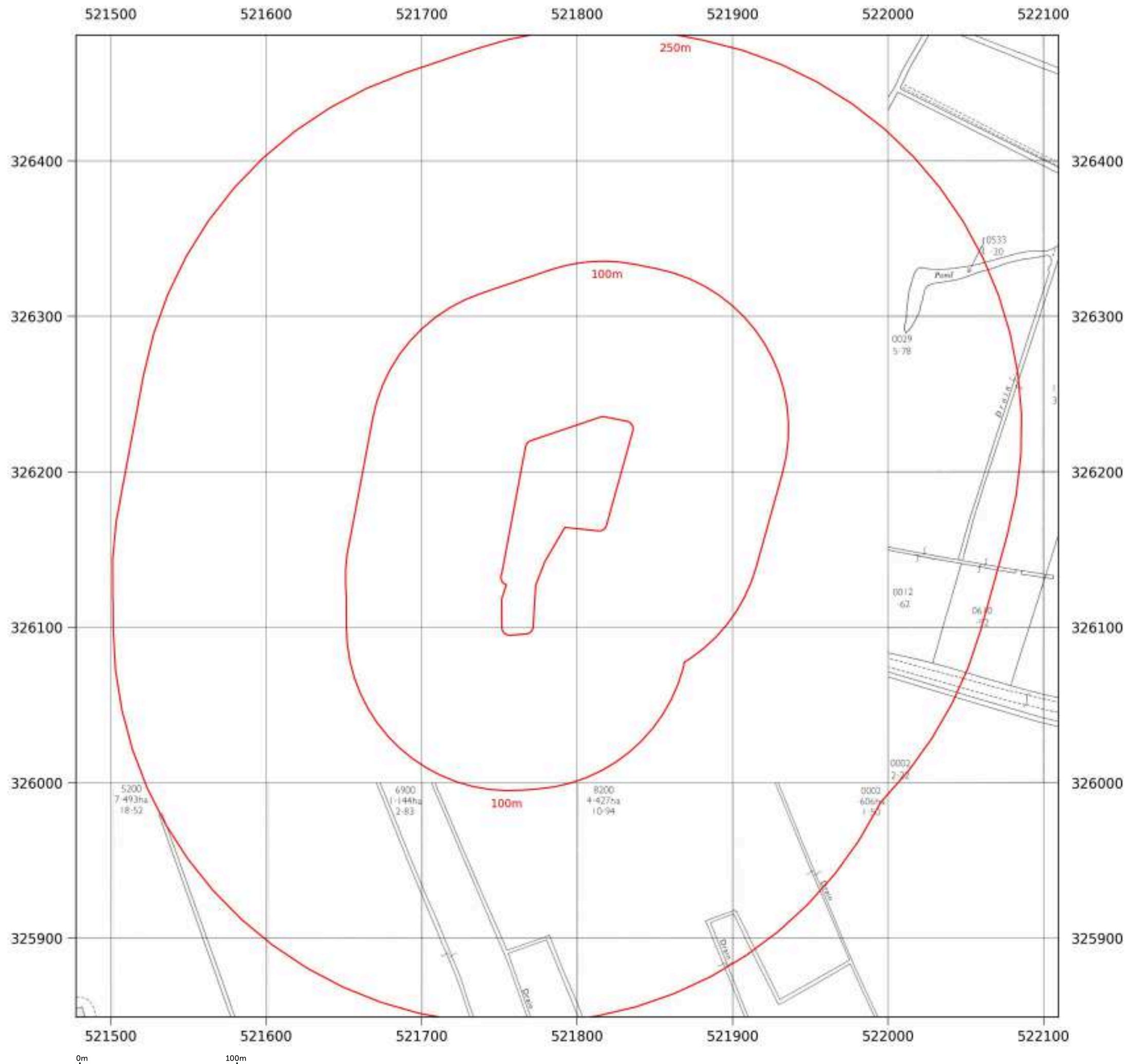
**Printed at:** 1:2,500



Date: 1969  
Surveyed: 1967  
Revised: 1967  
Copyright: 1969  
Levelled: 1965

Date: 1972  
Surveyed: 1971  
Revised: 1971  
Copyright: 1972  
Levelled: 1965

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**Client ref:** 72 030

**Report ref:** GS-S29-QHE-NJL-PJ2

**Grid ref:** 521788.13, 326178.98

**Production date:** 8 September 2026

**Map name:** National Grid

**Map date:** 1986-1988

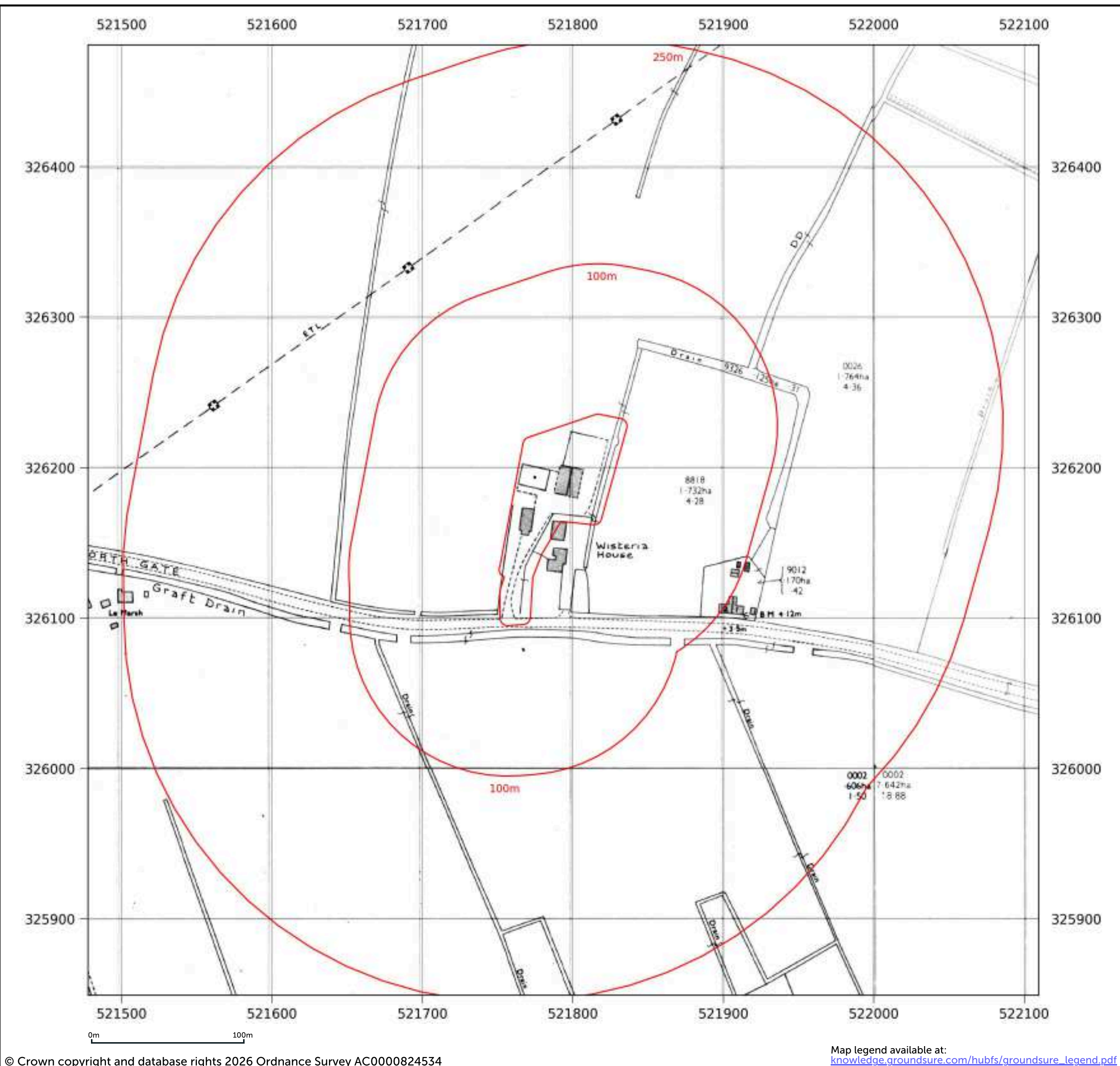
**Scale:** 1:2,500

**Printed at:** 1:2,500



|                                                                  |                                                                                    |
|------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Date: 1988<br>Surveyed: 1988<br>Revised: 1988<br>Copyright: 1988 | Date: 1988<br>Surveyed: 1965<br>Revised: 1988<br>Copyright: 1988<br>Levelled: 1965 |
| Date: 1988<br>Surveyed: 1988<br>Revised: 1988<br>Copyright: 1988 | Date: 1986                                                                         |

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**Client ref:** 72 030

**Report ref:** GS-S29-QHE-NJL-PJ2

**Grid ref:** 521788.13, 326178.98

**Production date:** 8 September 2026

**Map name:** National Grid

**Map date:** 1995

**Scale:** 1:2,500

**Printed at:** 1:2,500



|                                                 |                                                 |
|-------------------------------------------------|-------------------------------------------------|
| Date: 1995<br>Surveyed: 1995<br>Copyright: 1995 | Date: 1995<br>Surveyed: 1995<br>Copyright: 1995 |
| Date: 1995<br>Surveyed: 1995<br>Copyright: 1995 | Date: 1995<br>Surveyed: 1995<br>Copyright: 1995 |

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|------------------|-----------------------------------------------------------------------------|
| Site details:    | WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA |
| Client ref:      | 72 030                                                                      |
| Report ref:      | GS-S29-QHE-NJL-PJ2                                                          |
| Grid ref:        | 521788.13, 326178.98                                                        |
| Production date: | 8 September 2026                                                            |

|             |          |
|-------------|----------|
| Map name:   | LandLine |
| Map date:   | 2003     |
| Scale:      | 1:1,250  |
| Printed at: | 1:1,250  |



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Client ref: 72 030

Report ref: GS-S29-QHE-NJL-PJ2

Grid ref: 521788.13, 326178.98

Production date: 8 September 2026

Map name: County Series

Map date: 1887

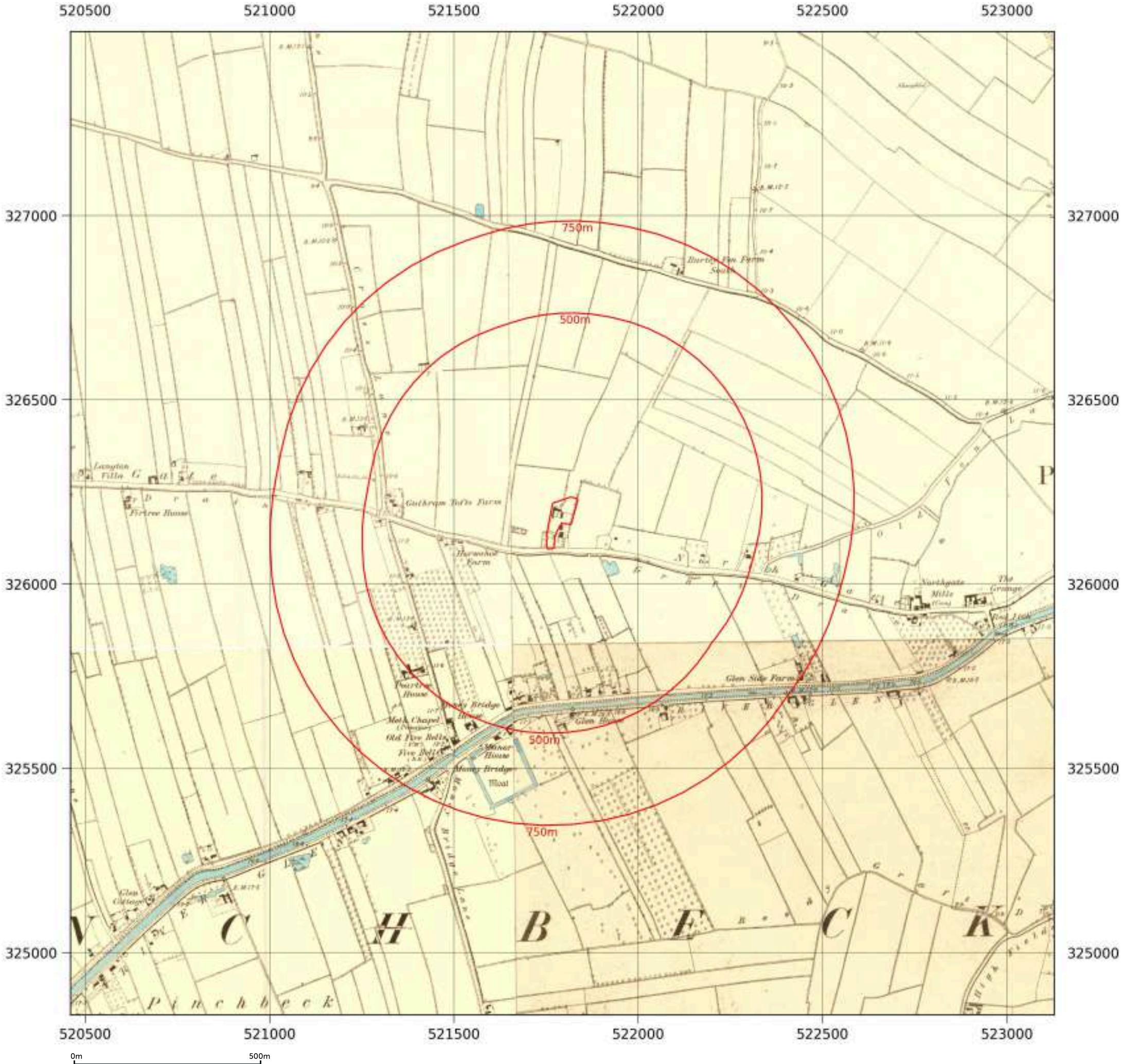
Scale: 1:10,560

Printed at: 1:10,560



|                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|
| Date: 1887<br>Surveyed: 1887<br>Revised: 1887 | Date: 1887<br>Surveyed: 1887<br>Revised: 1887 |
| Date: 1887<br>Surveyed: 1887<br>Revised: 1887 | Date: 1887<br>Surveyed: 1887<br>Revised: 1887 |

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Client ref: 72 030

Report ref: GS-S29-QHE-NJL-PJ2

Grid ref: 521788.13, 326178.98

Production date: 8 September 2026

Map name: County Series

Map date: 1903-1906

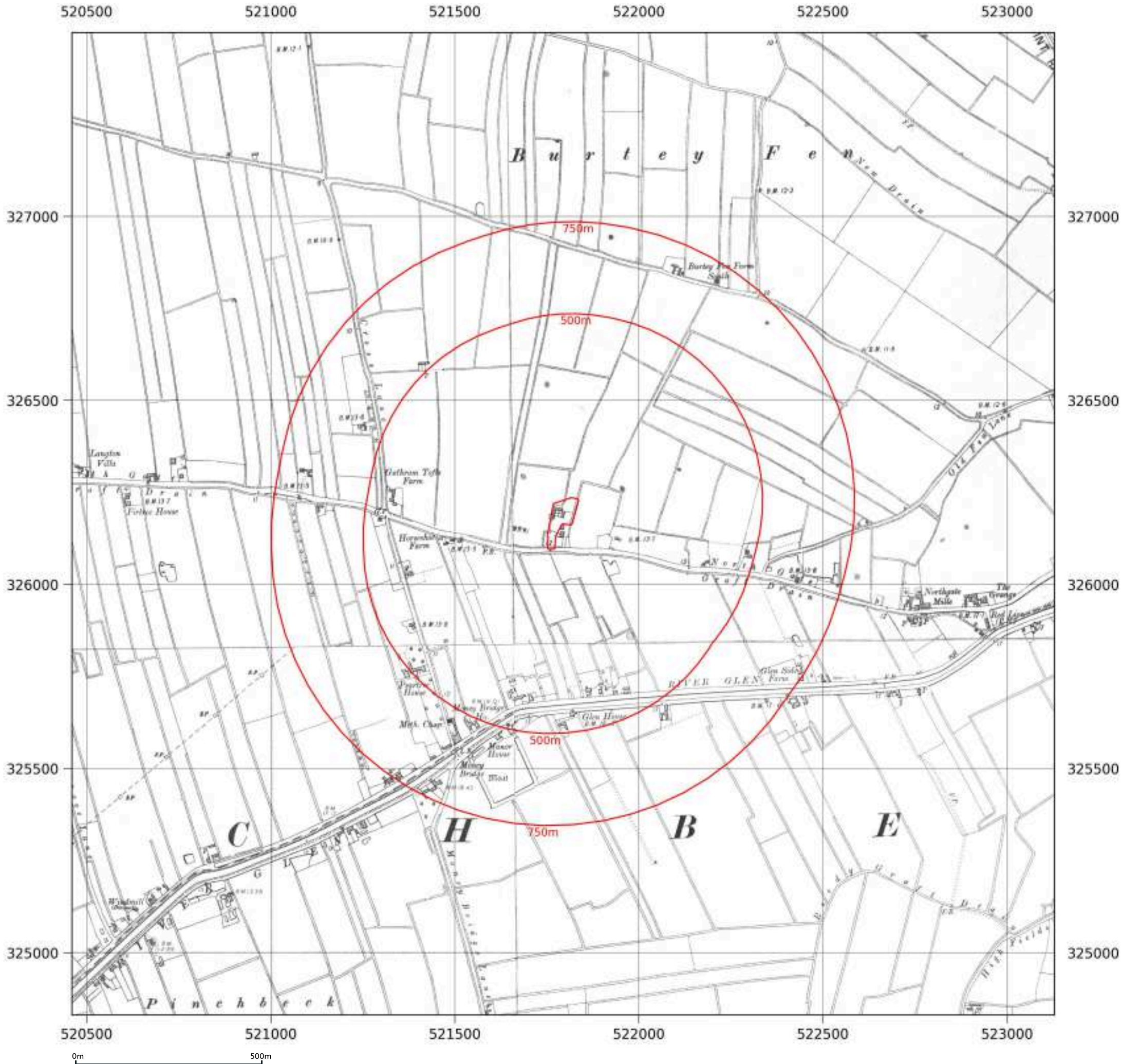
Scale: 1:10,560

Printed at: 1:10,560



|                                                                |                                               |
|----------------------------------------------------------------|-----------------------------------------------|
| Date: 1906<br>Surveyed: 1886<br>Revised: 1906<br>Edition: 1906 | Date: 1903<br>Surveyed: 1886<br>Revised: 1903 |
| Date: 1903<br>Surveyed: 1886<br>Revised: 1903                  | Date: 1903<br>Surveyed: 1887<br>Revised: 1903 |

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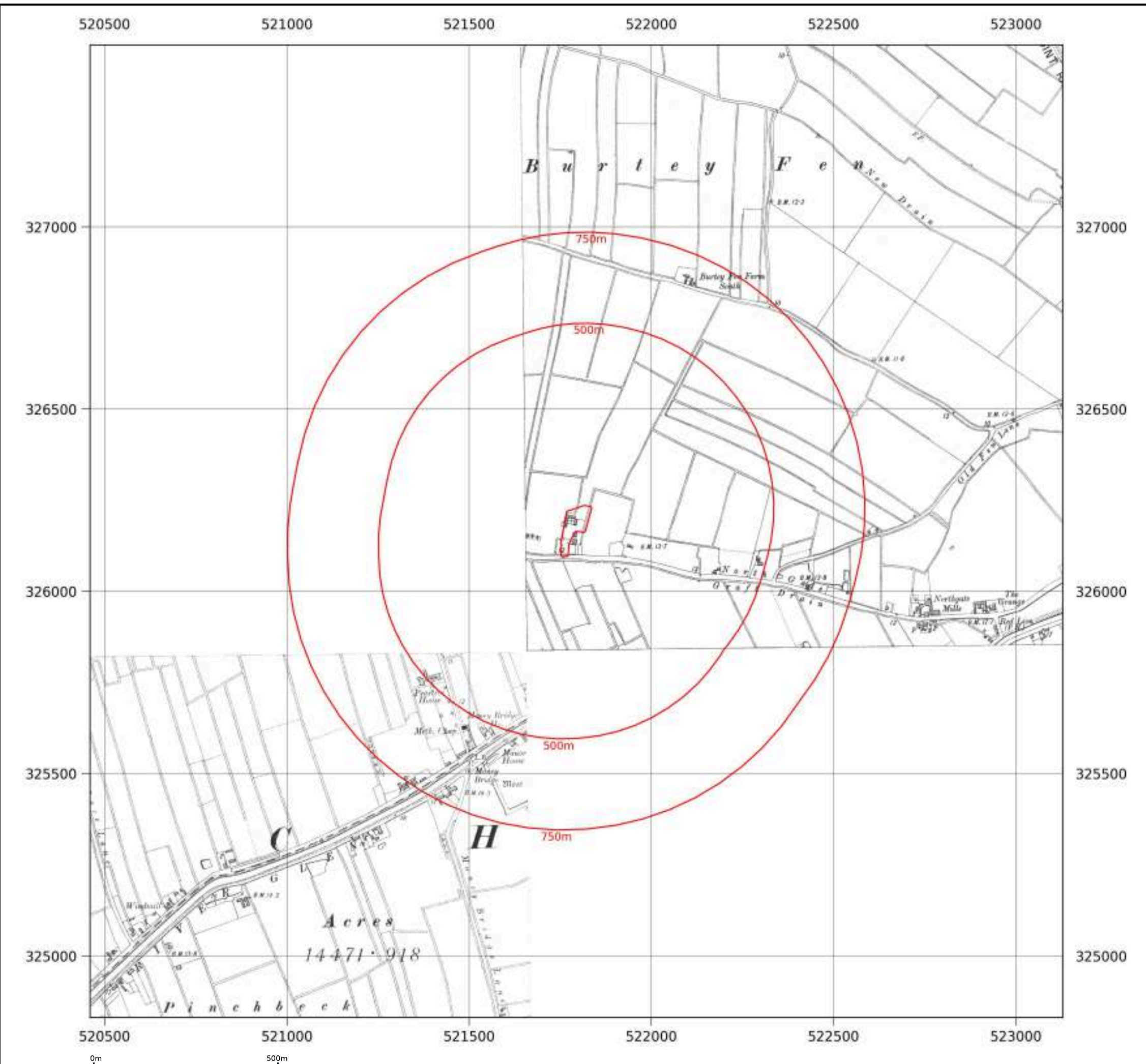
**Site details:** WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA  
**Client ref:** 72 030  
**Report ref:** GS-S29-QHE-NJL-PJ2  
**Grid ref:** 521788.13, 326178.98  
**Production date:** 8 September 2026

**Map name:** County Series  
**Map date:** 1903-1906  
**Scale:** 1:10,560  
**Printed at:** 1:10,560



|                                               |                                                                |
|-----------------------------------------------|----------------------------------------------------------------|
|                                               | Date: 1906<br>Surveyed: 1886<br>Revised: 1906<br>Edition: 1906 |
| Date: 1903<br>Surveyed: 1886<br>Revised: 1903 |                                                                |

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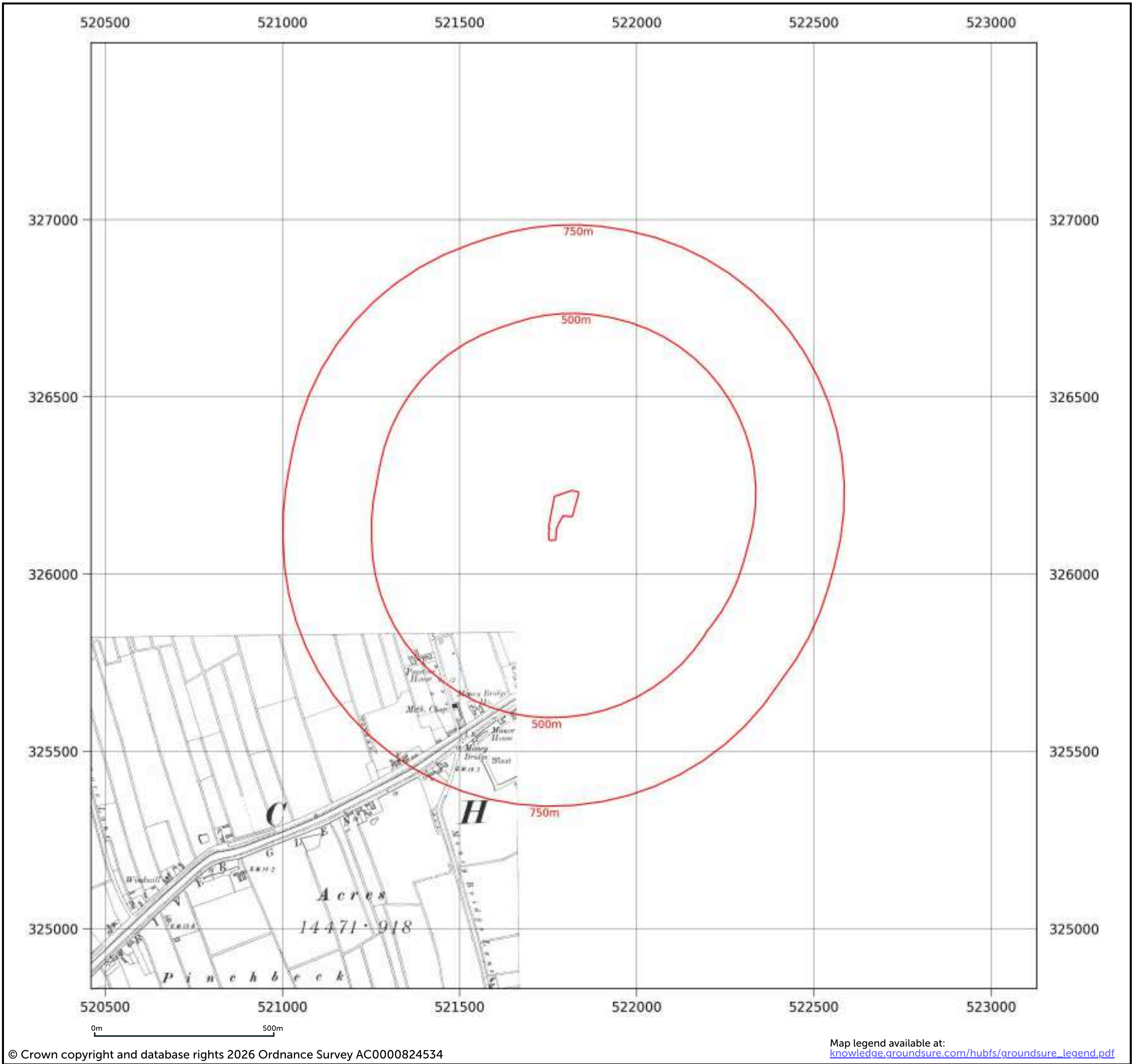
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| Site details:    | WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA |
| Client ref:      | 72 030                                                                      |
| Report ref:      | GS-S29-QHE-NJL-PJ2                                                          |
| Grid ref:        | 521788.13, 326178.98                                                        |
| Production date: | 8 September 2026                                                            |

|             |               |
|-------------|---------------|
| Map name:   | County Series |
| Map date:   | 1906          |
| Scale:      | 1:10,560      |
| Printed at: | 1:10,560      |



|                                                                |
|----------------------------------------------------------------|
| Date: 1906<br>Surveyed: 1886<br>Revised: 1906<br>Edition: 1906 |
|----------------------------------------------------------------|

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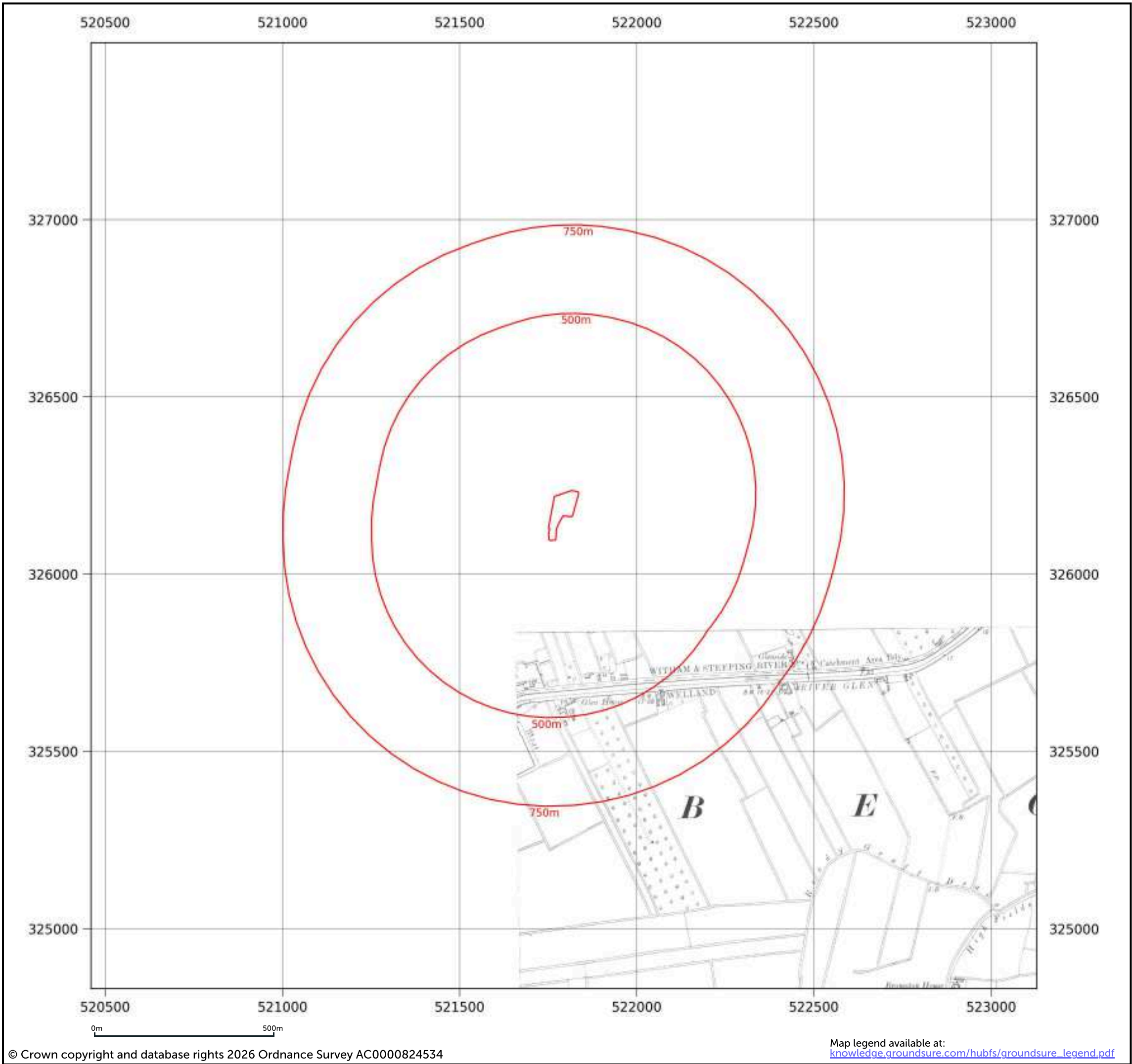
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|------------------|-----------------------------------------------------------------------------|
| Site details:    | WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA |
| Client ref:      | 72 030                                                                      |
| Report ref:      | GS-S29-QHE-NJL-PJ2                                                          |
| Grid ref:        | 521788.13, 326178.98                                                        |
| Production date: | 8 September 2026                                                            |

|             |               |
|-------------|---------------|
| Map name:   | County Series |
| Map date:   | 1929          |
| Scale:      | 1:10,560      |
| Printed at: | 1:10,560      |



Date: 1929  
Surveyed: 1886  
Revised: 1929

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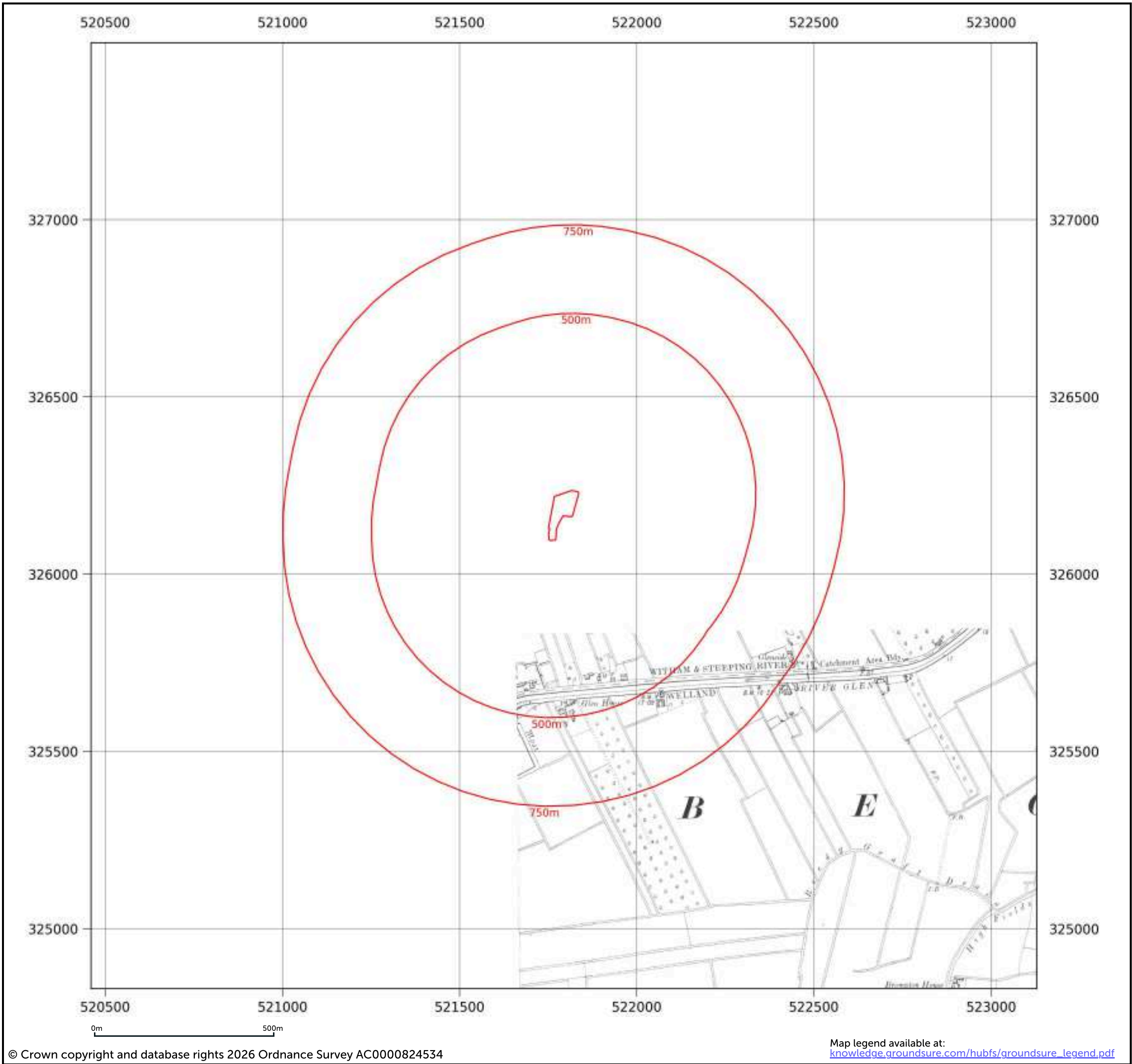
|                  |                                                                             |
|------------------|-----------------------------------------------------------------------------|
| Site details:    | WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA |
| Client ref:      | 72 030                                                                      |
| Report ref:      | GS-S29-QHE-NJL-PJ2                                                          |
| Grid ref:        | 521788.13, 326178.98                                                        |
| Production date: | 8 September 2026                                                            |

|             |               |
|-------------|---------------|
| Map name:   | County Series |
| Map date:   | 1929          |
| Scale:      | 1:10,560      |
| Printed at: | 1:10,560      |



|                                                            |
|------------------------------------------------------------|
| <div>Date: 1929<br/>Surveyed: 1886<br/>Revised: 1929</div> |
|------------------------------------------------------------|

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Client ref: 72 030

Report ref: GS-S29-QHE-NJL-PJ2

Grid ref: 521788.13, 326178.98

Production date: 8 September 2026

Map name: County Series

Map date: 1938

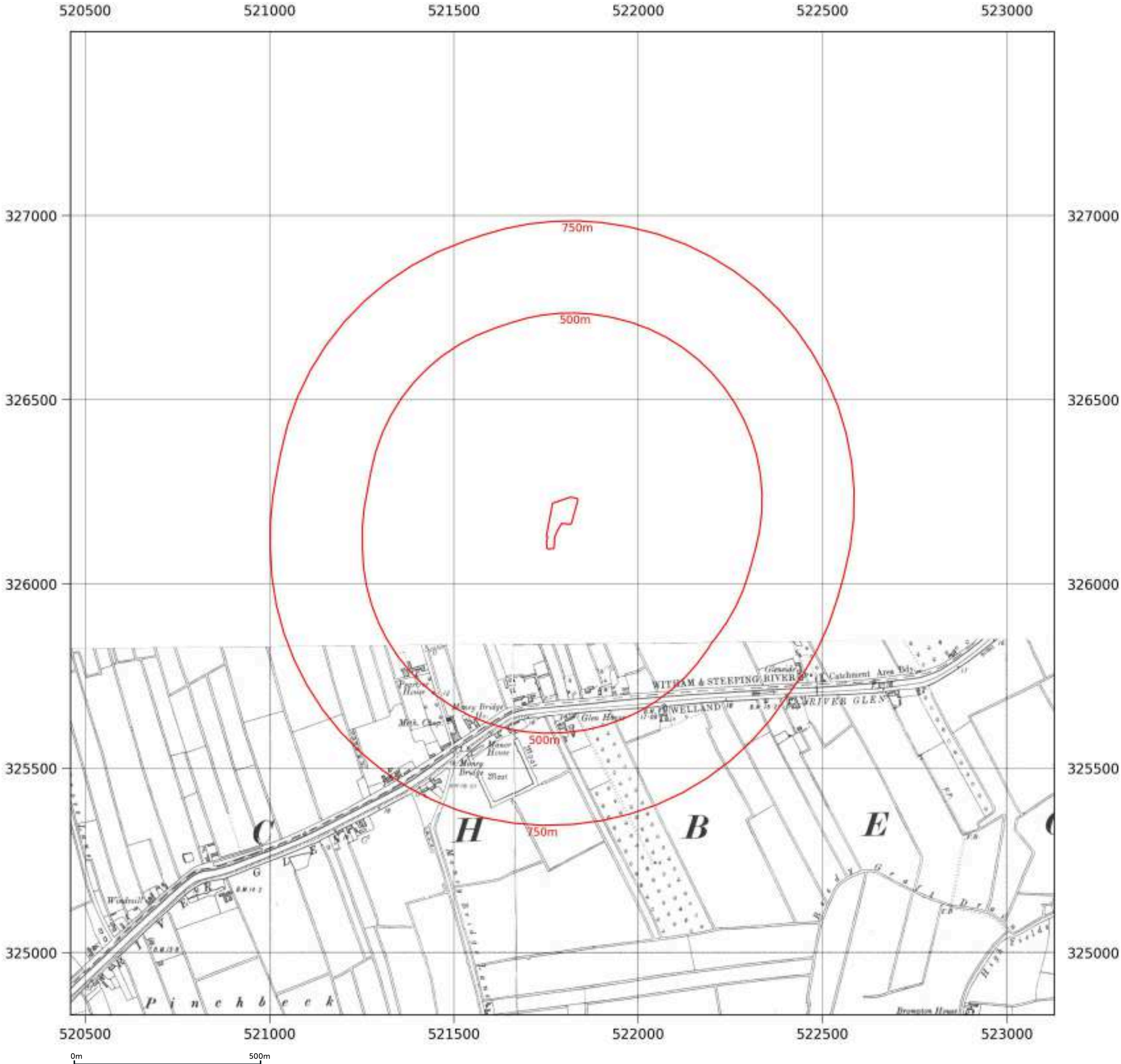
Scale: 1:10,560

Printed at: 1:10,560



|                                               |                                                                |
|-----------------------------------------------|----------------------------------------------------------------|
| Date: 1938<br>Surveyed: 1886<br>Revised: 1938 | Date: 1938<br>Surveyed: 1886<br>Revised: 1938<br>Edition: 1938 |
|-----------------------------------------------|----------------------------------------------------------------|

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Client ref: 72 030

Report ref: GS-S29-QHE-NJL-PJ2

Grid ref: 521788.13, 326178.98

Production date: 8 September 2026

Map name: Provisional

Map date: 1950

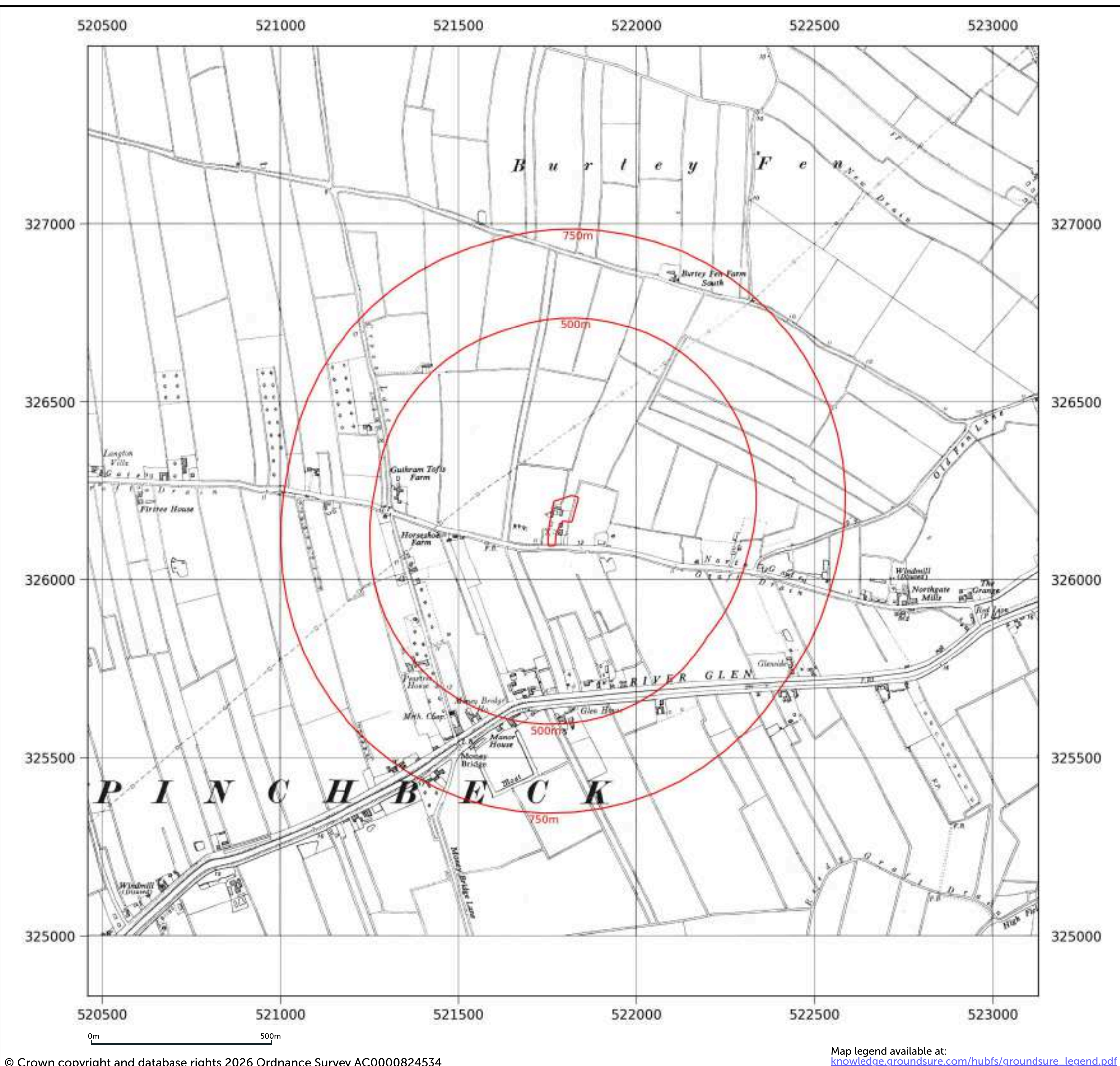
Scale: 1:10,560

Printed at: 1:10,560



Date: 1950  
Surveyed: 1950  
Revised: 1950

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Client ref: 72 030

Report ref: GS-S29-QHE-NJL-PJ2

Grid ref: 521788.13, 326178.98

Production date: 8 September 2026

Map name: County Series

Map date: 1950

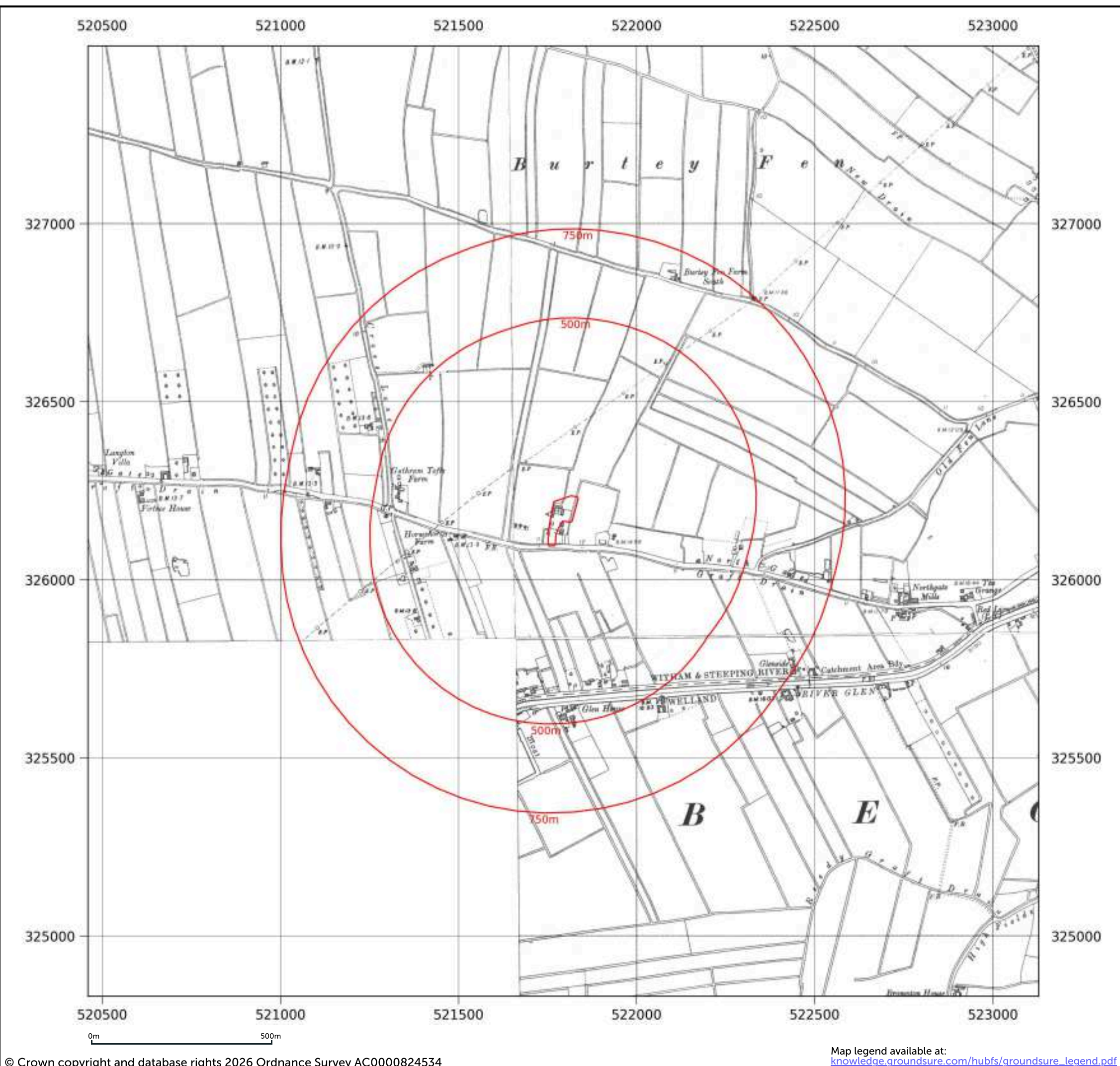
Scale: 1:10,560

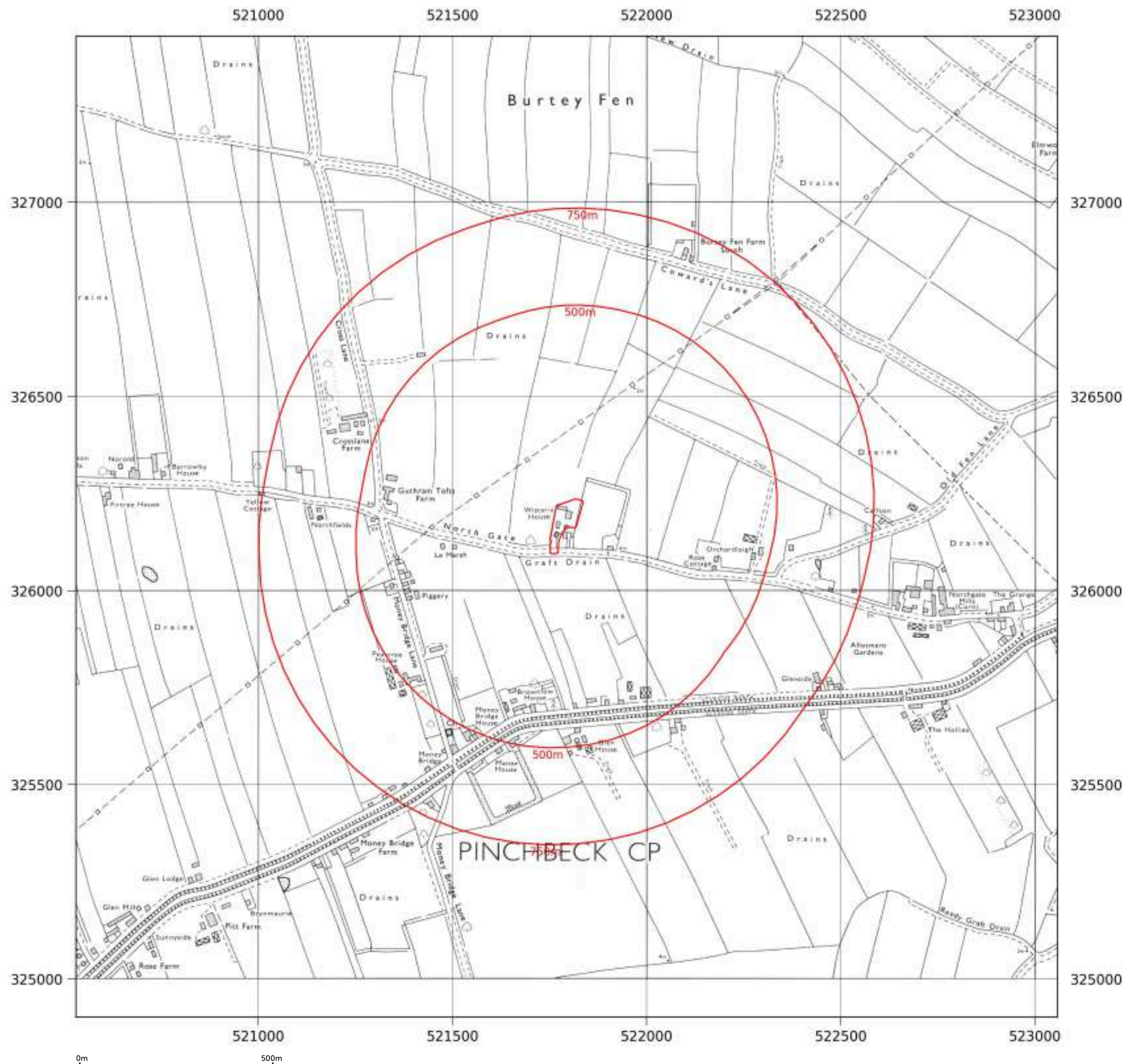
Printed at: 1:10,560



|                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|
| Date: 1950<br>Surveyed: 1886<br>Revised: 1950 | Date: 1950<br>Surveyed: 1886<br>Revised: 1950 |
|                                               | Date: 1950<br>Surveyed: 1886<br>Revised: 1950 |

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| <b>Client ref:</b>      | 72 030                                                                      |
| <b>Report ref:</b>      | GS-S29-QHE-NJL-PJ2                                                          |
| <b>Grid ref:</b>        | 521788.13, 326178.98                                                        |
| <b>Production date:</b> | 8 September 2026                                                            |

|                    |               |
|--------------------|---------------|
| <b>Map name:</b>   | National Grid |
| <b>Map date:</b>   | 1975          |
| <b>Scale:</b>      | 1:10,000      |
| <b>Printed at:</b> | 1:10,000      |



Date: 1975  
Surveyed: 1972  
Revised: 1975  
Copyright: 1975

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**Client ref:** 72 030

**Report ref:** GS-S29-QHE-NJL-PJ2

**Grid ref:** 521788.13, 326178.98

**Production date:** 8 September 2026

**Map name:** National Grid

**Map date:** 1989-1992

**Scale:** 1:10,000

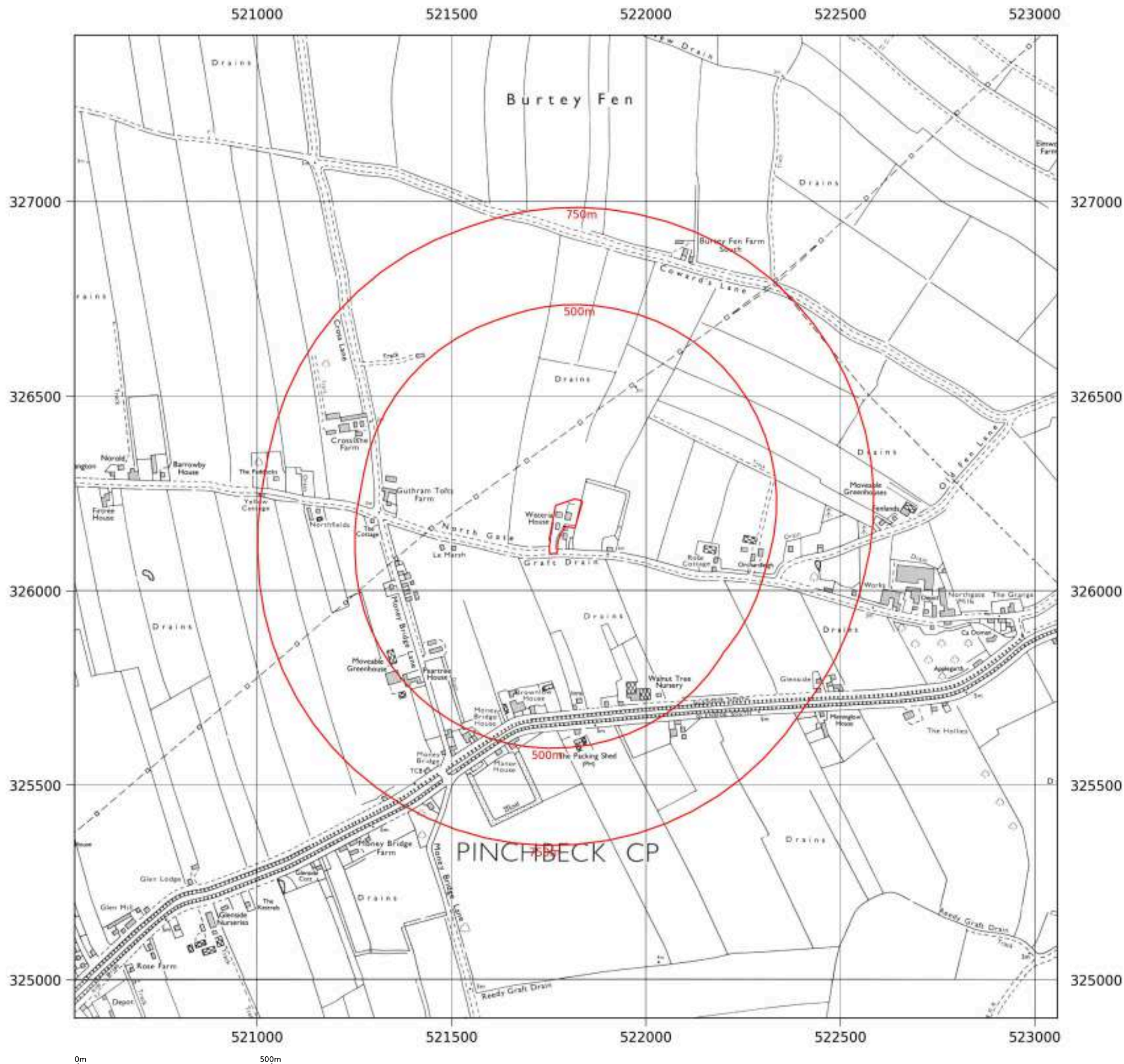
**Printed at:** 1:10,000



Date: 1989  
Surveyed: 1987  
Revised: 1989

Date: 1992  
Surveyed: 1989  
Revised: 1990  
Copyright: 1992

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Client ref: 72 030

Report ref: GS-S29-QHE-NJL-PJ2

Grid ref: 521788.13, 326178.98

Production date: 8 September 2026

Map name: National Grid

Map date: 2001

Scale: 1:10,000

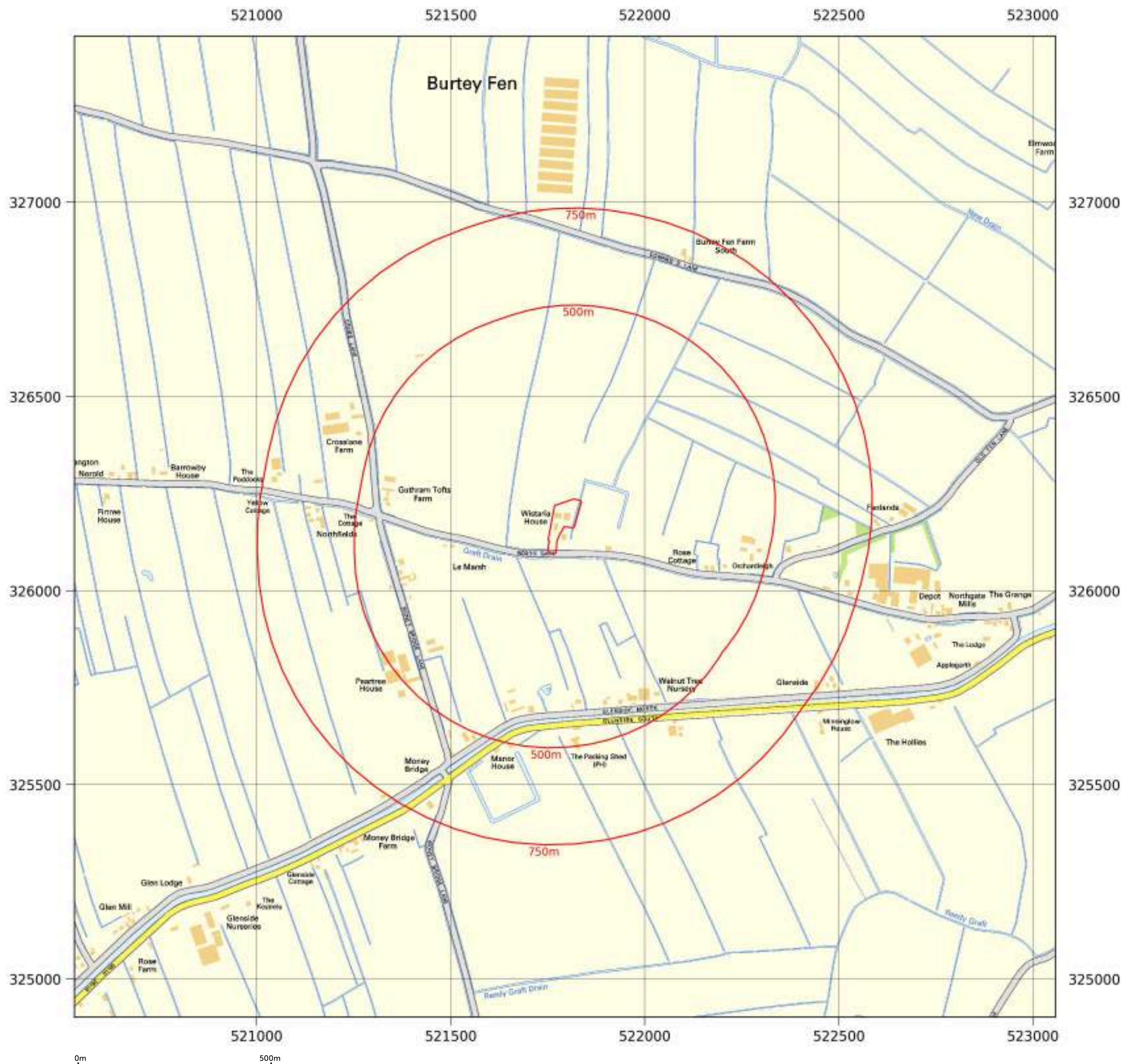
Printed at: 1:10,000



Date: 2001

Date: 2001

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**Client ref:** 72 030  
**Report ref:** GS-S29-QHE-NJL-PJ2  
**Grid ref:** 521788.13, 326178.98  
**Production date:** 8 September 2026

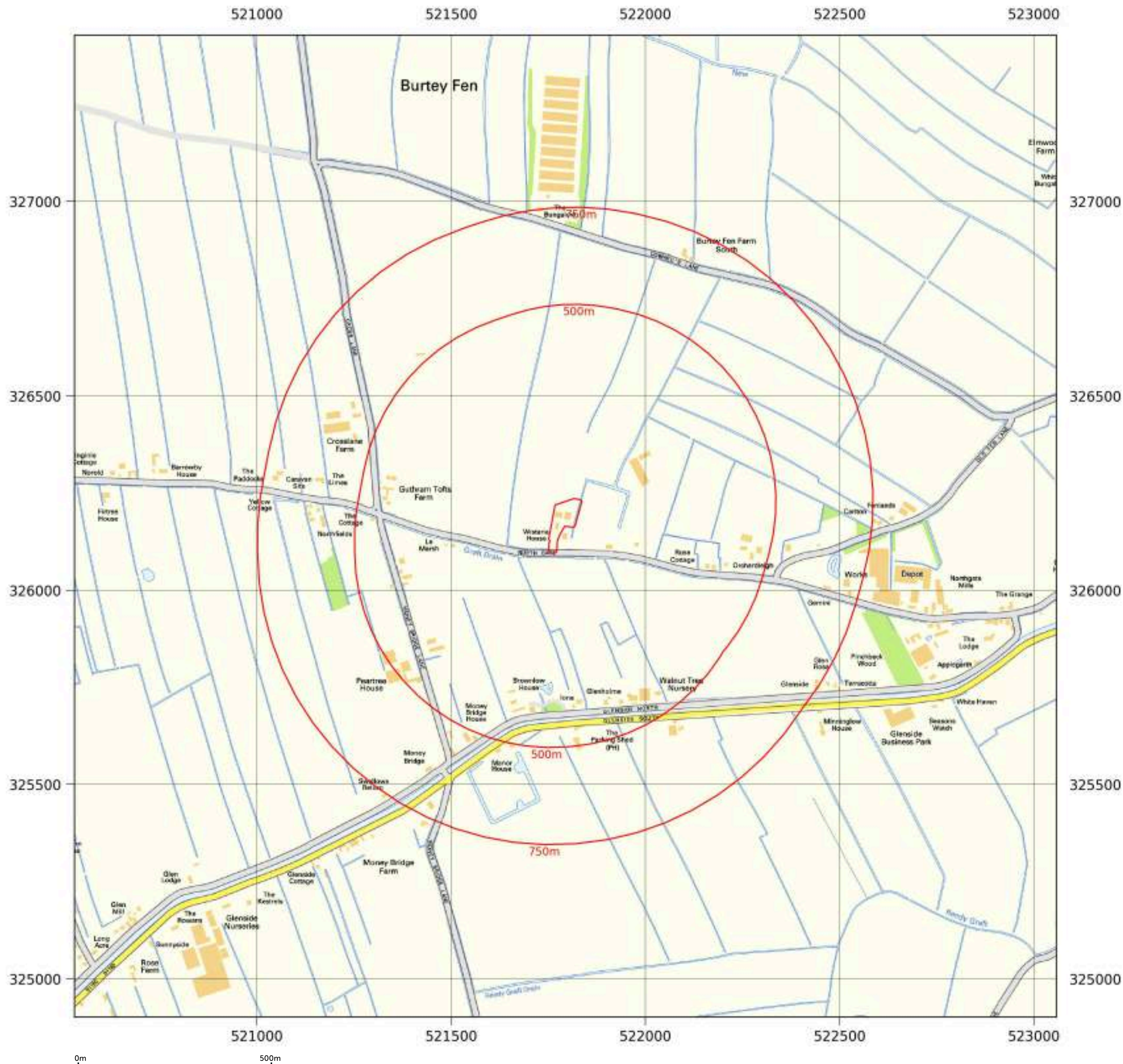
**Map name:** National Grid  
**Map date:** 2010  
**Scale:** 1:10,000  
**Printed at:** 1:10,000



Date: 2010

Date: 2010

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**Site details:** WISTERIA FARM, NORTH GATE, WEST PINCHBECK, SPALDING, LINCOLNSHIRE, PE11 3TA

**Client ref:** 72 030

**Report ref:** GS-S29-QHE-NJL-PJ2

**Grid ref:** 521788.13, 326178.98

**Production date:** 8 September 2026

**Map name:** National Grid

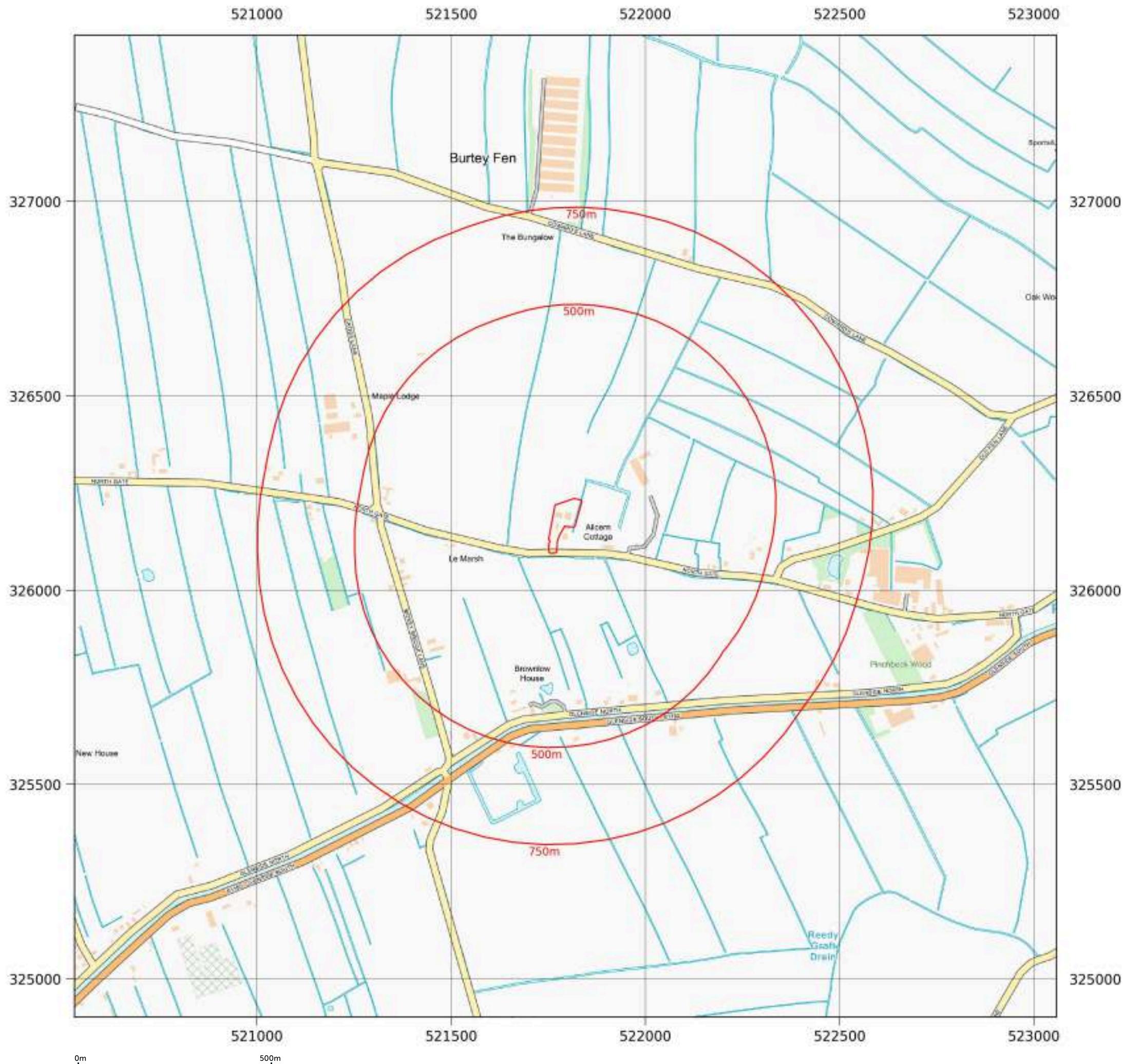
**Map date:** 2025

**Scale:** 1:10,000

**Printed at:** 1:10,000



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