Phase 1

Environmental Assessment Report

15 The Reservoir, Surfleet, Spalding, PE11 4DH

Date: 2nd November 2022

Version 1

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Document Verification

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Checked by	Tom Craig	**Signature**	

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Executive Summary

The preliminary environmental site assessment indicates that the site can be classified as low risk in terms of contamination and the risks to the identified receptors (e.g., human health, controlled waters, buildings) following redevelopment is considered to be low.

During site preparation works, if any unexpected visual or olfactory evidence of contamination is encountered, it is recommended that the material is removed and stockpiled on site and advise is sought from a suitably qualified person (Environmental Consultant) on how to deal with the material. Testing of the material will be necessary to identify whether it is suitable for re-use on site or if it will have to be taken off-site for disposal.

In addition, to ensure that they do not come into contact with contaminated soils and groundwater, it is recommended that workers wear appropriate personal protective equipment (PPE) and that suitable Health and Safety procedures be adopted to ensure that ingestion of contaminated soils and groundwater is avoided (e.g., by washing hands prior to eating, drinking and smoking.

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However, to the extent that the report is based on or relies upon information contained in records, reports or other materials provided to EnviroSolution Ltd, which have not been independently produced or verified, EnviroSolution Ltd, gives no warranty, representation or assurance as to the accuracy or completeness of such information.

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1 Introduction

1.1 Background

EnviroSolution Ltd was commissioned to undertake a Phase 1 Environmental Site Assessment at a site located at 15 The Reservoir Surfleet, Spalding, PE11 4DH. This report was commissioned to provide information on the potential contamination status of the site.

1.2 Objectives

The objective of the preliminary environmental site assessment was:

1. To provide a summary of the environmental setting and historical land use of the site and immediate surrounding area.
2. To obtain information on the ground conditions present beneath the site.
3. To develop a conceptual site model and complete a generic quantitative risk assessment to identify any environmental risks and liabilities associated with ground conditions at the site.

1.3 Scope of Work

To achieve the objectives, the following scope of work was completed:

1. A desk-based study of the site comprising a review of available environmental information for the site such as geological and hydrogeological data and historical land use information.
2. Assessment of potential hazards and constraints during construction and longer term.

This work has been devised to generally comply with the relevant principles and requirements of the following legalisation and guidance:

- Part IIA of the Environmental Protection Act, 1990 and Section 57 of the Environmental Act 1995;
- Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance (DEFRA, April 2012);
- National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019);
- BS10175: 2011 +A2:2017 “Investigation of Potentially Contaminated Sites- Code of Practice”; and
- Environment Agency (2020) Land Contamination Risk Management Report LCRM “How to assess and manage the risks from land contamination”.

1.4 Information Sources

Historical Ordnance Survey maps have been obtained from historical records, ranging from 1887 to 2022. These maps provide high quality information on historical site use.

The British Geological Survey Geoindex database has been used to provide information on geo-environmental aspects of the site and the immediate surrounding area such as geological, hydrogeological and hydrological data.

The Environment Agency website (www.gov.uk/government/organisations/environment-agency) and Magic website (www.magic.gov.uk) was also used to obtain environmental information.

Industry Profiles produced by the Department of the Environment were utilised to obtain information on processes, materials and wastes associated with potential contaminative land uses near the site.

Readily available information sources have been used to produce this desk-based study. Additional information may be requested by the Local Planning Authority (e.g., local authority environmental information request).

2 The Site

2.1 Site Location

The site is located at 15 The Reservoir, Surfleet, Spalding, PE11 4DH. The British National Grid Reference for the approximate site centre is GR: 527899, 329247.

The site location is shown on **Figure 1** in **Appendix A**.

2.2 Site Description

The site is rectangular in shape and covers an approximate area of 50 square metres. There is an existing timber framed residential dwelling (constructed in 1930) present in the southern part of the site which fronts onto the River Glen. The rest of the site is occupied by soft landscaping with a road running through the middle of the site in an east – west direction providing vehicle and pedestrian access from Reservoir Road to the east.

Similar residential type land uses immediately surround the site.

The site is gently sloping towards the southeast with an approximate mean elevation of 6m aOD.

The River Glen forms the southern site boundary and this flows in a southwest to northeast direction.

Land use in the surrounding area is agricultural with some residential.

No petrol filling stations have been identified within a 250m radius of the site.

The existing site plan is shown on **Figure 2** which is included in **Appendix A**.

2.3 Development Proposals

The development plan for this site comprises the demolition of the existing dwelling and the erection of a new dwelling; a ground floor property of 1 x 2-bedroom self-contained property with the erection of a garage and septic tank, which fronts onto the River Glen. The site is proposed to be built with 1120mm of elevated brickwork above ground level as flood defence.

The proposed site will be accessed between the property and garage along the side road off the main road to the east (The Reservoir).

The proposed development plan is shown on **Figure 3** which is included in **Appendix A.**

2.4 Site History

The development site and surrounding area has been reviewed with reference to historical Ordnance Survey (OS) maps. The history of the site and immediate surrounding area is

summarised in Table 1. Copies of the historical OS maps are included in **Appendix B**. A search buffer of 250m has been used.

Table 1 - Historic Mapping Review

Date	Scale	On Site	Off Site
1887-1888	1:2,500	The site is undeveloped.	Surrounding land has a few developments but majority is undeveloped agriculture land. The River Glen directly adjacent to the southeast side of the site Reservoir Bridge 87m east to the site.
1904-1906	1:2,500	At the north of the site, a drain has been fitted.	No significant change.
1931	1:2,500	No significant change.	Minor residential development 70m west of the site.
1951-1956	1:10,000	No significant change.	Majority of the surrounding land is undeveloped agriculture land.
1972-1973	1:2,500	Residential dwelling erected.	Moderate residential development around the site. Drains 110m east, 120m north northeast, 167m northwest and 244m west.
1987-1990	1:10,000	No significant change.	No significant change.
1995	1:2,500	No significant change.	No significant change.
2000	1:10,000	No significant change.	No significant change.
2022	1:10,000	No significant change.	No significant change.

3 Environmental Setting

3.1 Geology

Geological maps of the area indicate that the site is directly underlain by superficial tidal flat deposits, deposited during the Quaternary Period. They mainly consist of mud and/or sand with layers of sand, gravel and peat.

The underlying bedrock beneath the site is the Oxford Clay Formation, deposited during the Jurassic Period. It mainly consists of silicate-mudstone, grey, generally smooth to slightly silty, with sporadic beds of argillaceous limestone nodules.

There are no records of geological faults located within a 1km radius of the site.

A copy of the geological maps is included in **Appendix C**.

3.2 Radon

The site lies within the lowest band of radon potential where it is estimated that less than 1% of the properties are above the action level (low probability). Radon protective measures are not deemed necessary for the development.

3.3 Coal Mining Activity

The site does not fall within a Coal Mining Reporting Area described as having minable coal deposits and does not lie within a 'Development High Risk Area' for coal mining, as defined by the Coal Authority. As such, it is considered that there are no coal mining related hazards which could affect the site.

3.4 Hydrogeology

Both underlying tidal flat deposits and Oxford Clay Formation are designated as Unproductive Aquifers, defined as; rocks that have low permeability for water supply or baseflow to rivers or lakes and naturally provide protection to any aquifers beneath.

There are no records of groundwater abstraction licences located within a 1km radius of the site and the site does not lie within a Source Protection Zone.

A copy of the hydrogeological maps is included in **Appendix D**.

3.5 Hydrology

The River Glen is located adjacent to the southern site boundary running in and southwest to northeast direction.

There are 4 no. drains within a 250m radius of the site. They are located 110m east, 120m north northeast, 167m northwest and 244m west of the site.

3.6 Flood Risk

The Environment Agency Flood map indicates the site is in a formal water storage area and lies within a Flood Zone 3 (high probability), land assessed as having a 1 in 100 (1%) or greater chance of flooding each year from rivers; or with a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

The completion of a detailed Flood Risk Assessment is outside the scope of works of this report. However, EnviroSolution is aware that a Flood Risk Assessment has been completed for the site and has been submitted to the South Holland District Council.

A copy of the flood risk map is included in **Appendix E**.

3.7 Waste Management Facilities

There are no records of historic or currently authorised landfill sites located within a 1km radius of the site.

There are no records of sites operating under an environmental permit for waste operations within a 1km radius of the site.

3.8 Environmental Permits, Incidents and Registers

There are 3 no. records of sites located within a 1km radius of the development site operating under an environmental permit for discharges to water and groundwater. The nearest permit is held by Mr J H Smith, 125m southwest of the site, for a domestic property.

There are no records of pollution incidents recorded by the Environment Agency having occurred within a 1km radius of the site.

There are no records of development sites operating under an environmental installation permit within a 1km radius of the site.

3.9 Designated Environmentally Sensitive Sites

Records of designated environmentally sensitive sites located within a 1km radius of the site are summarised in Table 2 and shown on plans included in **Appendix F**.

Table 2 – Environmental Designations Summary

Features	Distance	Comments
Nitrate Vulnerable Zone	On Site	The site lies within a Nitrate Vulnerable Zone.

4 Preliminary Conceptual Site Model

4.1 Introduction

In order to assess the environmental risks present, a preliminary conceptual model has been developed for the site. This model has been developed using best practice guidelines in conjunction with the current assessment framework taking into account the development proposals. This preliminary conceptual model is based on the gathered desk-based information (e.g. historical OS data and data sourced from the EA, Geoindex and Magic databases).

The conceptual site model is a representation of the hypothesised relationships between sources, pathways and receptors which allows the identification of potential pollutant linkages and whether these linkages have the potential to comprise significant harm and/or pollution of controlled waters in relation to the site. This model comprises three elements:

Source – the key pollutant hazards associated with the site

Receptor – the key targets at risk from the sources

Pathway – the means by which the contaminant can cause harm to the receptor

If all three elements are present, then a potential pollutant linkage exists, and this may require further assessment.

4.2 Potential Contamination Sources

The site was developed and occupied by the current residential property between the late 1950s and early 1970s. It is considered unlikely that there would have been loss to ground of contamination associated with this type of land use. No current or historical off-site sources of contamination have been identified.

4.3 Receptors

The potential receptors considered to be at risk from soil and groundwater contamination associated with the site are summarised in Table 3 below:

Table 3 - Receptor Description

Receptor	Details
Human (On Site)	- Construction workers - Future site users

Receptor	Details
	- Site visitors
Human (Off Site)	- Adjacent site users
Controlled Waters	- River Glen
Building/ construction materials	- Foundations - Buried services
Environmental Receptors	- Nitrate Vulnerable Zone

4.4 Pathways

The potential exposure pathways linking contamination with the receptors identified above are summarised in Table 4 below:

Table 4 - Exposure Pathways Summary

Receptor	Details of Exposure Pathway
Human (on-site)	- Direct ingestion of contaminated soil/groundwater - Dermal contact with soil/groundwater - Inhalation of gases and vapours
Human (off-site)	- Inhalation of fibres and particulates - Inhalation of migrating gases and vapours
Controlled waters	- Direct surface water run-off to surface water features - In ground migration to surface water features
Building/construction	- Buried materials/services - Contact with contaminated soil and/or groundwater

4.5 Potential Pollution Linkages

4.5.1 Human Health

The presence of buildings and hardstanding would eliminate the risk of exposure, via the dermal contact and ingestion pathways to future site users to any ground contamination that may remain following development.

There could be a potential risk of exposure to any ground contamination that remains following redevelopment in any areas of soft landscaping (i.e. gardens), to future site users, via all possible exposure pathways.

Any ground gases (i.e. methane and carbon dioxide) and vapours that are present within the soils beneath the site could potentially ingress into future buildings through preferential pathways (e.g. service entry points). Therefore, there would be a risk of exposure via inhalation to future site users.

There is the potential for construction workers and adjacent land users to be exposed to soil and groundwater contamination during site redevelopment. However, the use of appropriate PPE and the adoption of suitable Health and Safety methods will help to reduce the risks posed to human health during this work.

4.5.2 Controlled Waters

The site is immediately underlain by relatively impermeable geology consisting in tidal flat deposits and the Oxford Clay Formation. Therefore, inground migration of any contamination would be negligible. Furthermore, the site does not lie within a Source Protection Zone and there are no groundwater abstraction licences held within a 1km radius of the site.

The River Glen is located directly south of the site. In addition, there are several drains within a 250m radius of the site. Migration of pollutants via direct surface water run-off is deemed possible.

4.5.3 Building/Construction Materials/Buried Services

The presence of any soil and groundwater contaminants beneath the site could potentially impact on construction materials for future new developments, such as below ground structures and services. Concrete foundations are particularly sensitive to aggressive ground conditions, i.e. sulphate attack.

If ground gases and vapour are present in the soil beneath the site, then there would be the potential risk of ingress into new properties which could present a risk of explosion.

4.6 Environmental Designations

There is a single record of designated environmentally sensitive sites located within a 1km radius of the site.

The environmental designations are summarised in Table 3 below:

Table 3 - Environmental Designations Summary

Designation	Distance	Details
Nitrate Vulnerable Zones	On site	The site lies within a Nitrate Vulnerable Zone.

4.7 Preliminary Hazard Assessment

A preliminary hazard assessment is presented in Table 5. The preliminary hazard assessment is a qualitative assessment of the risks posed by each potential pollutant linkage described above and is used to identify the requirement for additional work (e.g. intrusive ground investigation).

Table 5 – Preliminary Hazard Assessment

Source 1	Pathway	Receptor	Likelihood	Effect	Risk	Assessment
Contaminated soil	Ingestion (via soil dust), inhalation (via soil dust and vapours), ingestion through dirty hands, dermal contact with soil/water.	Future site users Adjacent site users Construction workers	1	3	Low	No contamination sources identified.
Contaminated soil groundwater	Direct contact	Buildings/ services	1	3	Low	No contamination sources identified.
Contaminated groundwater	Lateral migration Surface water run-off	Unproductive Aquifer	1	3	Low	No contamination sources identified.
Ground gas / vapours Radon	Inhalation, ingress into buildings	Buildings / services Future site users Adjacent site users Construction workers	1	4	Low	No significant ground gas source identified. Site located within a low probability area for radon.

Using Risk Matrix (Table 6) Degree of Risk (R) = Likelihood (L) x Effect (E)

Table 6 - Risk Matrix, Degree of Risk (R) = Likelihood (L) x Effect (E)

Likelihood	Description	Probability	Effect (E)	Description
5	Almost certain	>70%		
4	Probable	50-70%	4	Severe
3	Likely	30-50%	3	Medium
2	Unlikely	10-30%	2	Mild
1	Negligible	<10%	1	Minor
Risk (R)	**Risk Level**	**Action**		
1-5	Low	None required		
6-10	Moderate	Further assessment via Phase 2 intrusive ground investigation.		
>10	High	Further assessment via Phase 2 intrusive ground investigation.		

5 Conclusions and Recommendations

The preliminary environmental site assessment indicates that the site can be classified as low risk in terms of contamination and the risks to the identified receptors (e.g., human health, controlled waters, buildings) following redevelopment is considered to be low.

During site preparation works, if any unexpected visual or olfactory evidence of contamination is encountered, it is recommended that the material is removed and stockpiled on site and advise is sought from a suitably qualified person (Environmental Consultant) on how to deal with the material. Testing of the material will be necessary to identify whether it is suitable for re-use on site or if it will have to be taken off-site for disposal.

In addition, to ensure that they do not come into contact with contaminated soils and groundwater, it is recommended that workers wear appropriate personal protective equipment (PPE) and that suitable Health and Safety procedures be adopted to ensure that ingestion of contaminated soils and groundwater is avoided (e.g., by washing hands prior to eating, drinking and smoking.

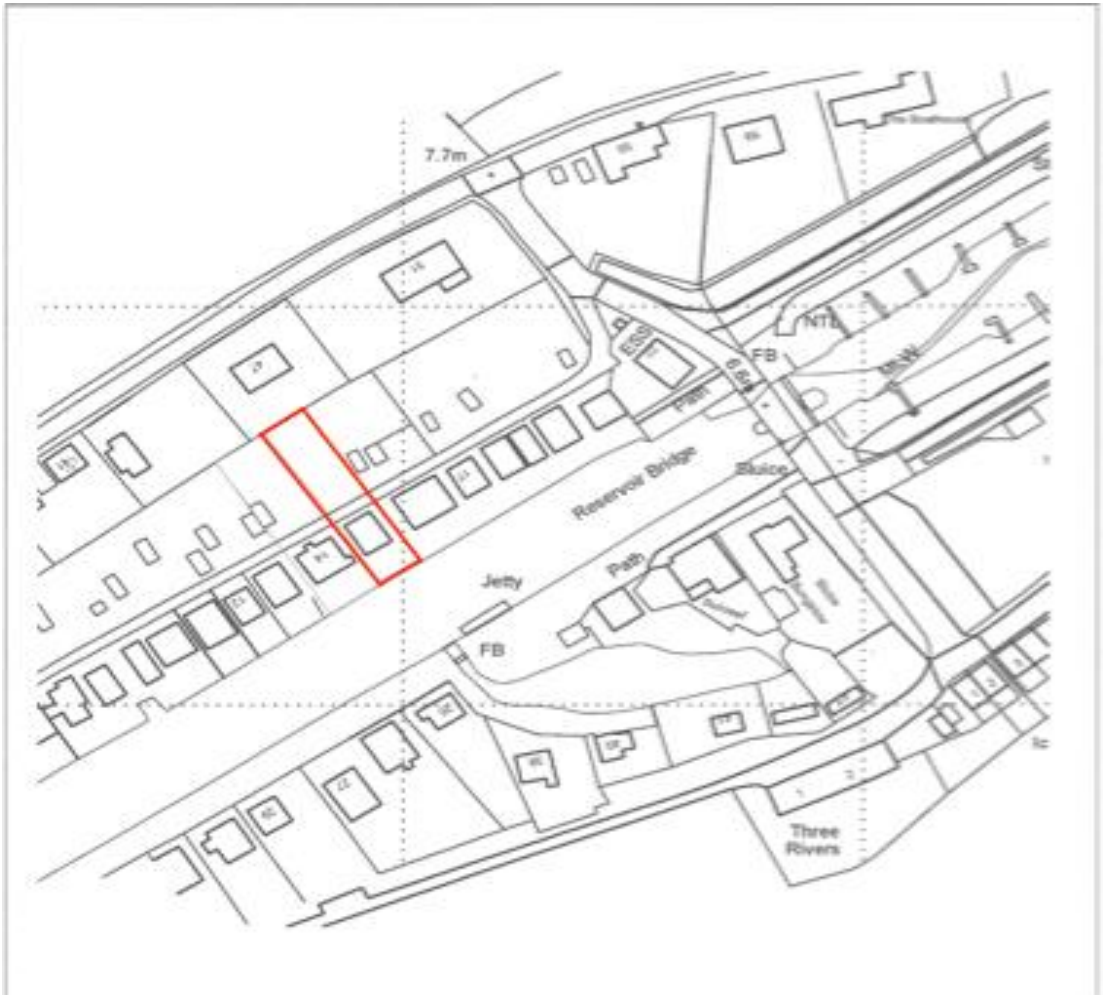
APPENDICES

Appendix A – Site Location and Site Plan



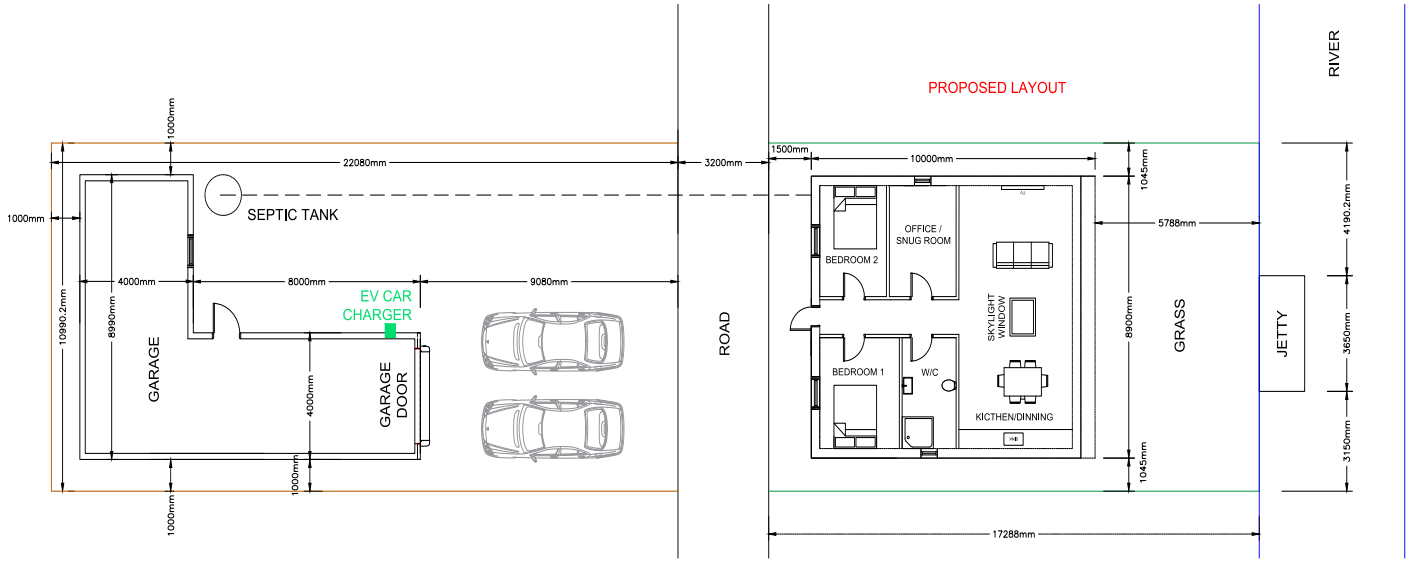
enviro | solution	**Site Location Map**

Figure 1



enviro | solution	**Existing Site Plan**

Figure 2



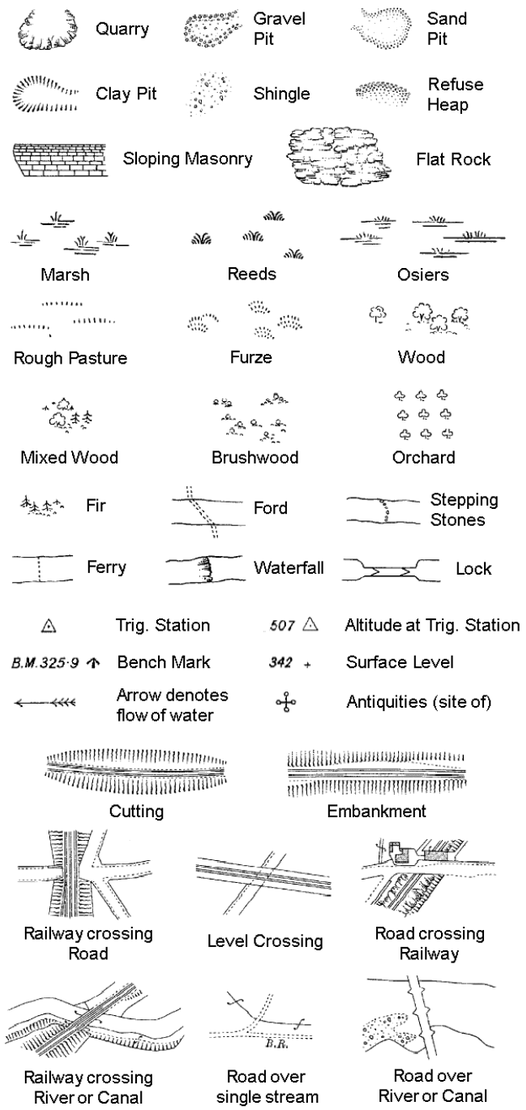
enviro | solution	**Proposed Development Plan**

Figure 3

Appendix B – Historic Maps

Historical Mapping Legends

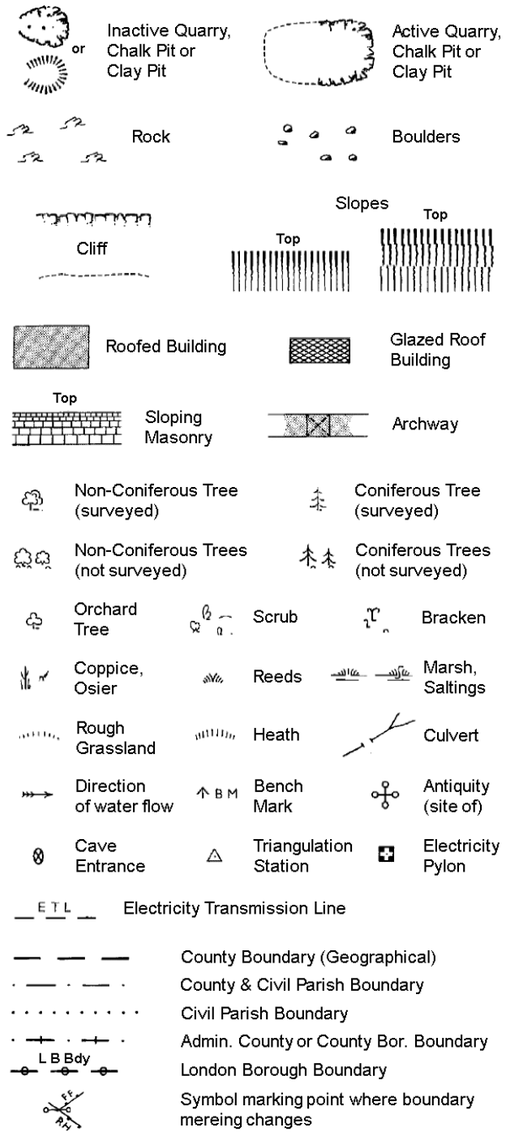
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

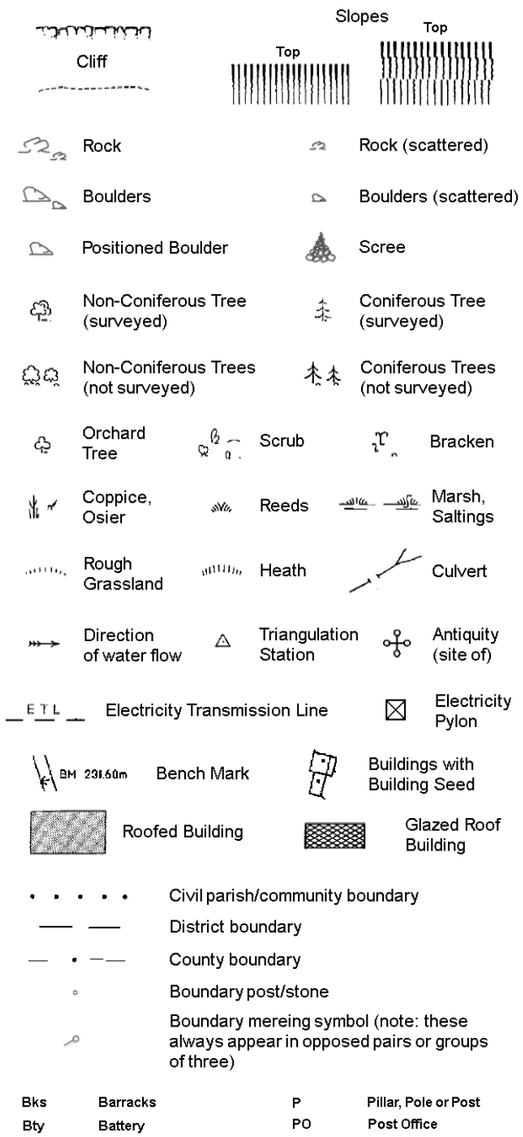
Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
L B Bdy London Borough Boundary
Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

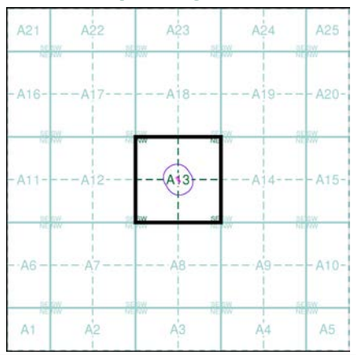
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lincolnshire	1:2,500	1888 - 1889	2
Lincolnshire	1:2,500	1904 - 1905	3
Lincolnshire	1:2,500	1931	4
Ordnance Survey Plan	1:2,500	1972 - 1973	5
Additional SIMs	1:2,500	1987	6
Large-Scale National Grid Data	1:2,500	1995	7

Historical Map - Segment A13



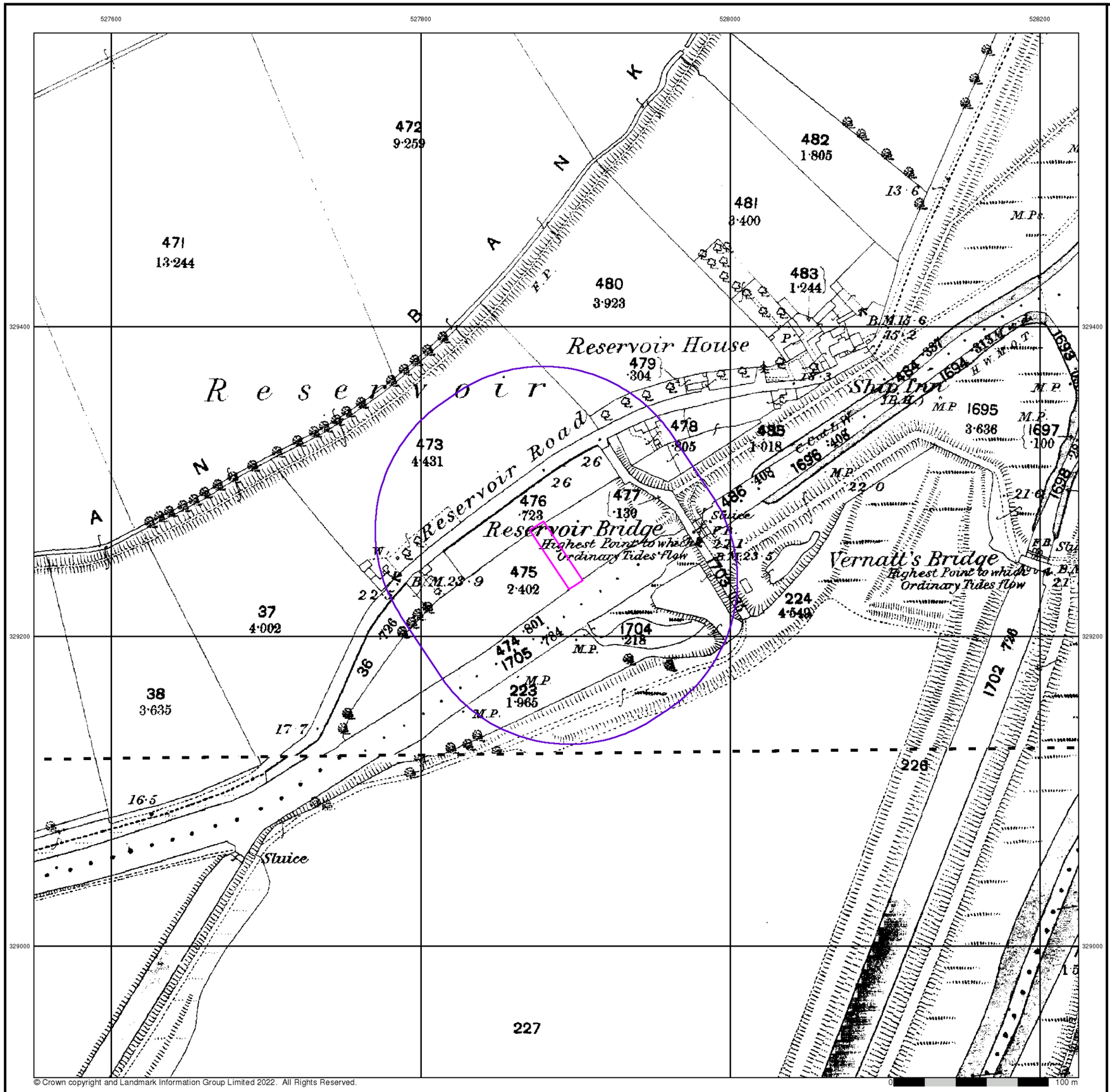
Order Details

Order Number: 302962605_1_1
Customer Ref: ES211022
National Grid Reference: 527890, 329250
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

14, The Reservoir, Surfleet, SPALDING, PE11 4DJ

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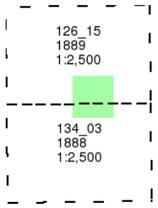
Lincolnshire

Published 1888 - 1889

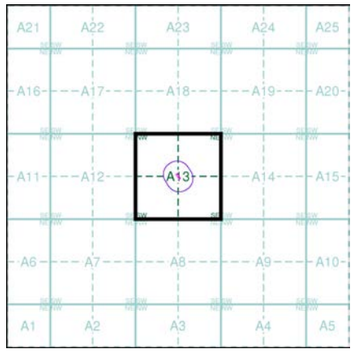
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

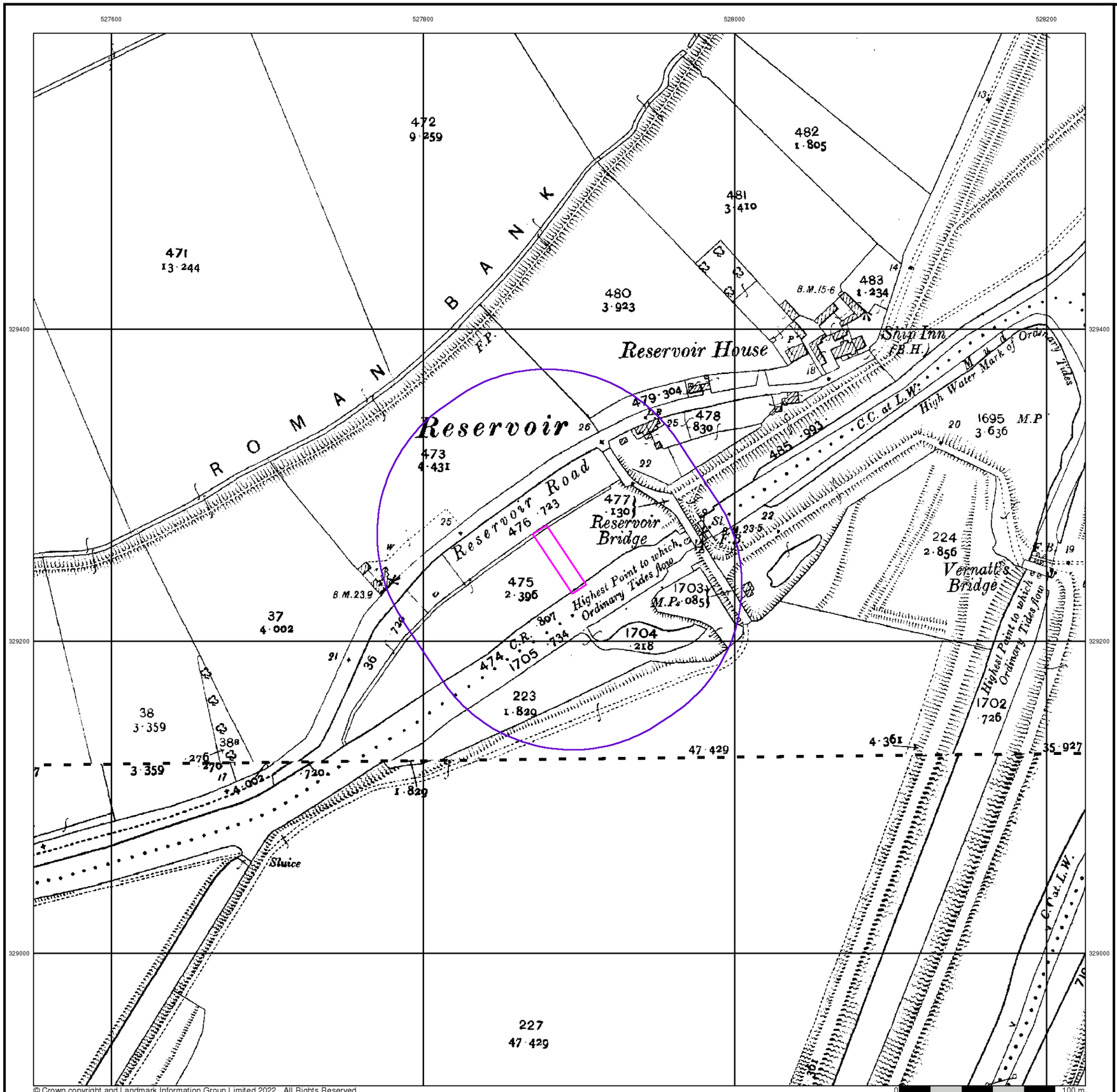
Order Number:	302962605_1_1
Customer Ref:	ES211022
National Grid Reference:	527890, 329250
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	100

Site Details

14, The Reservoir, Surfleet, SPALDING, PE11 4DJ

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Lincolnshire

Published 1904 - 1905

Source map scale - 1:2,500

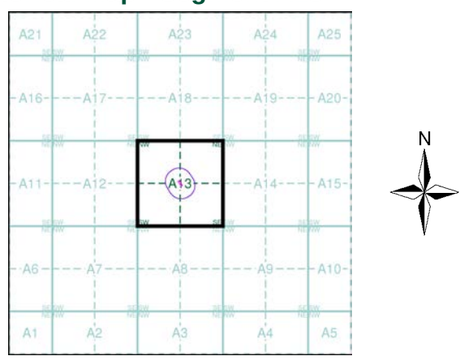
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

126_15
1905
1:2,500

134_03
1904
1:2,500

Historical Map - Segment A13



Order Details

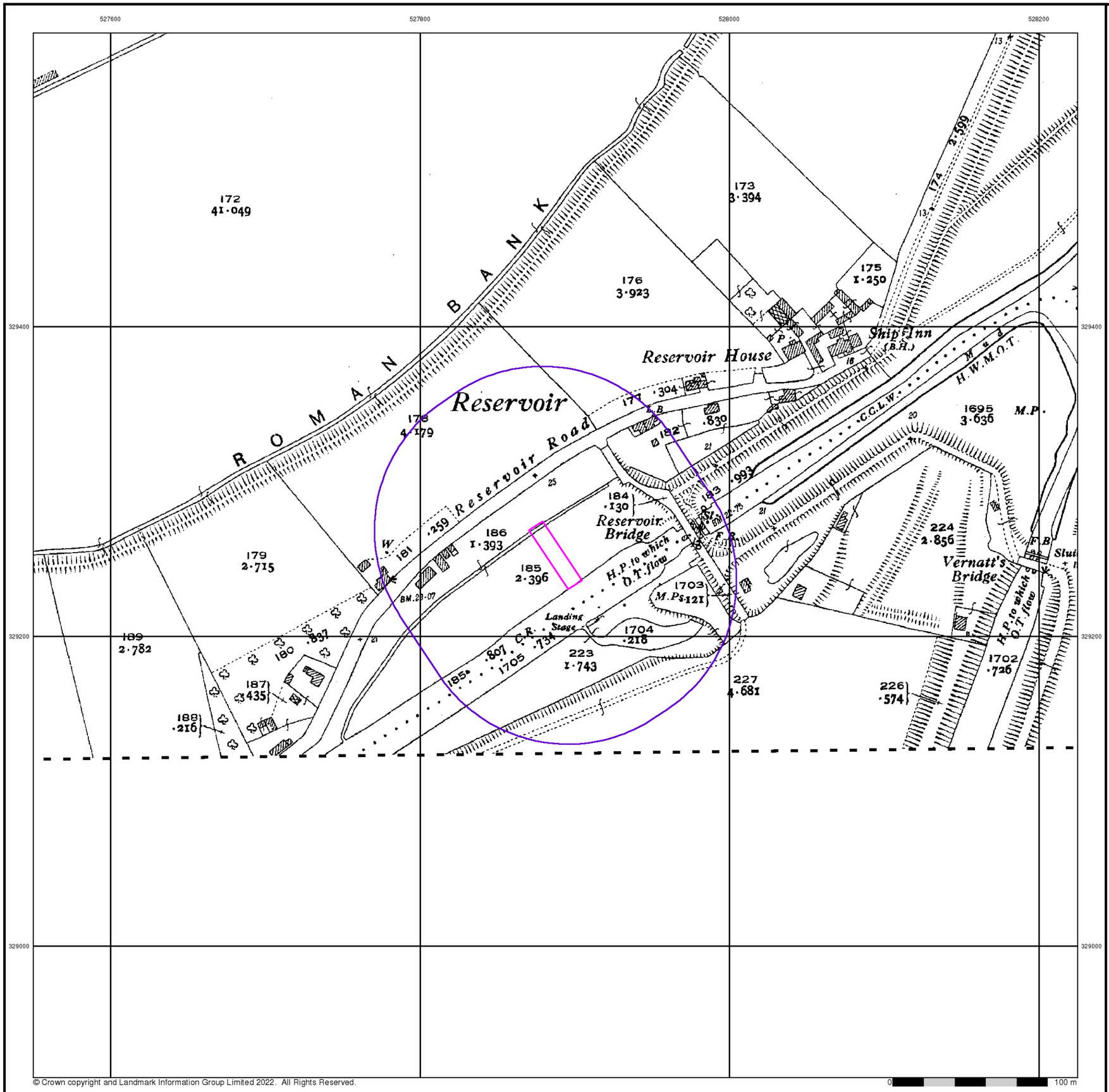
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Site Details

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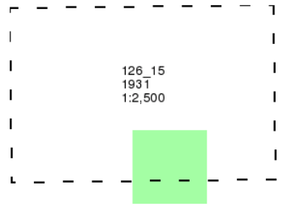
Lincolnshire

Published 1931

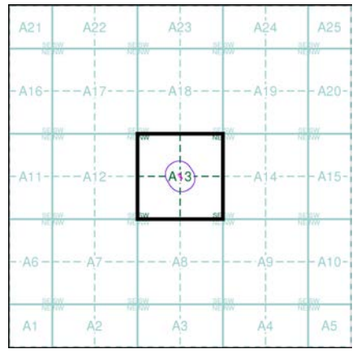
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



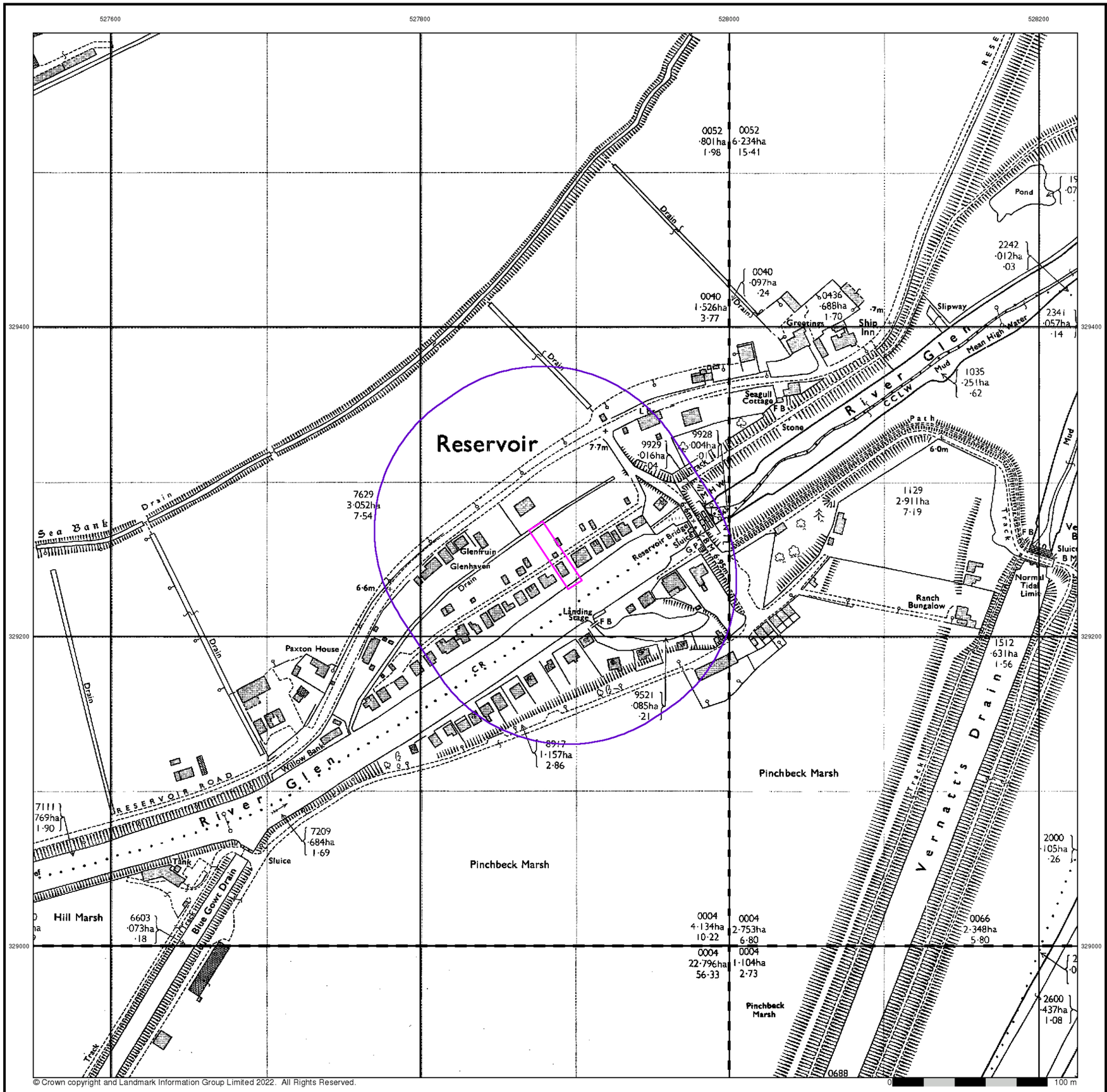
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Ordnance Survey Plan

Published 1972 - 1973

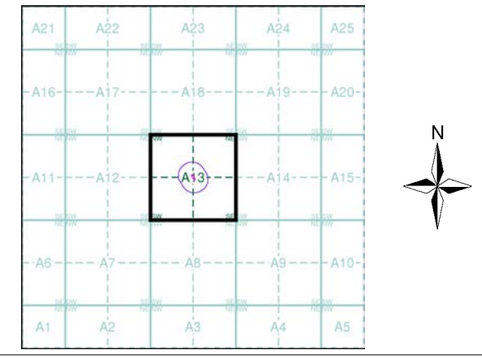
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TF2729 1973 1:2,500	TF2829 1973 1:2,500
TF2728 1973 1:2,500	TF2828 1972 1:2,500

Historical Map - Segment A13



Order Details

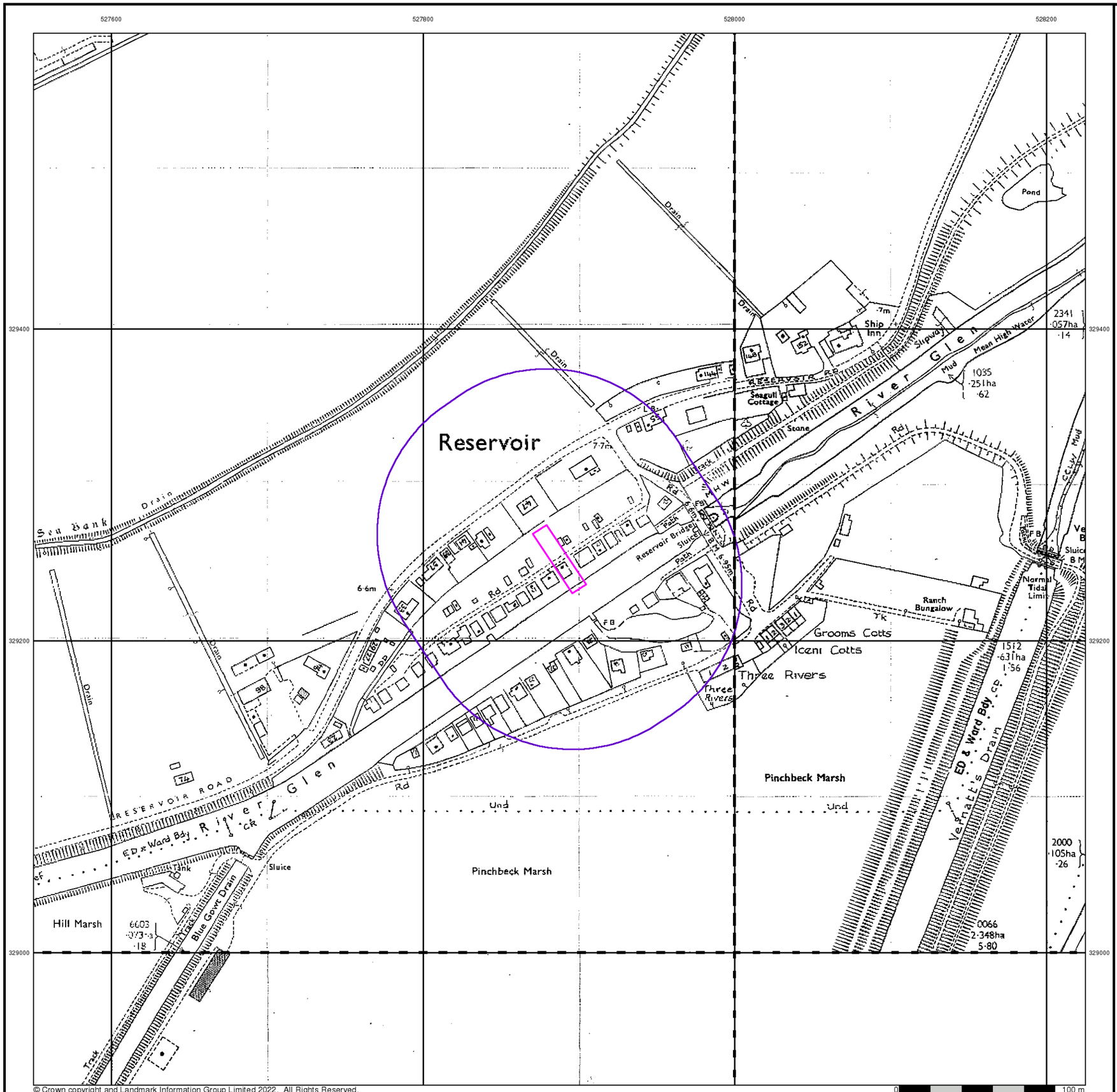
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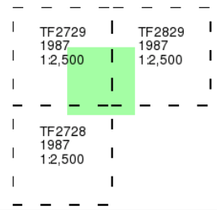
Additional SIMs

Published 1987

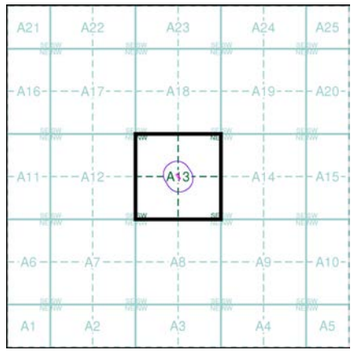
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

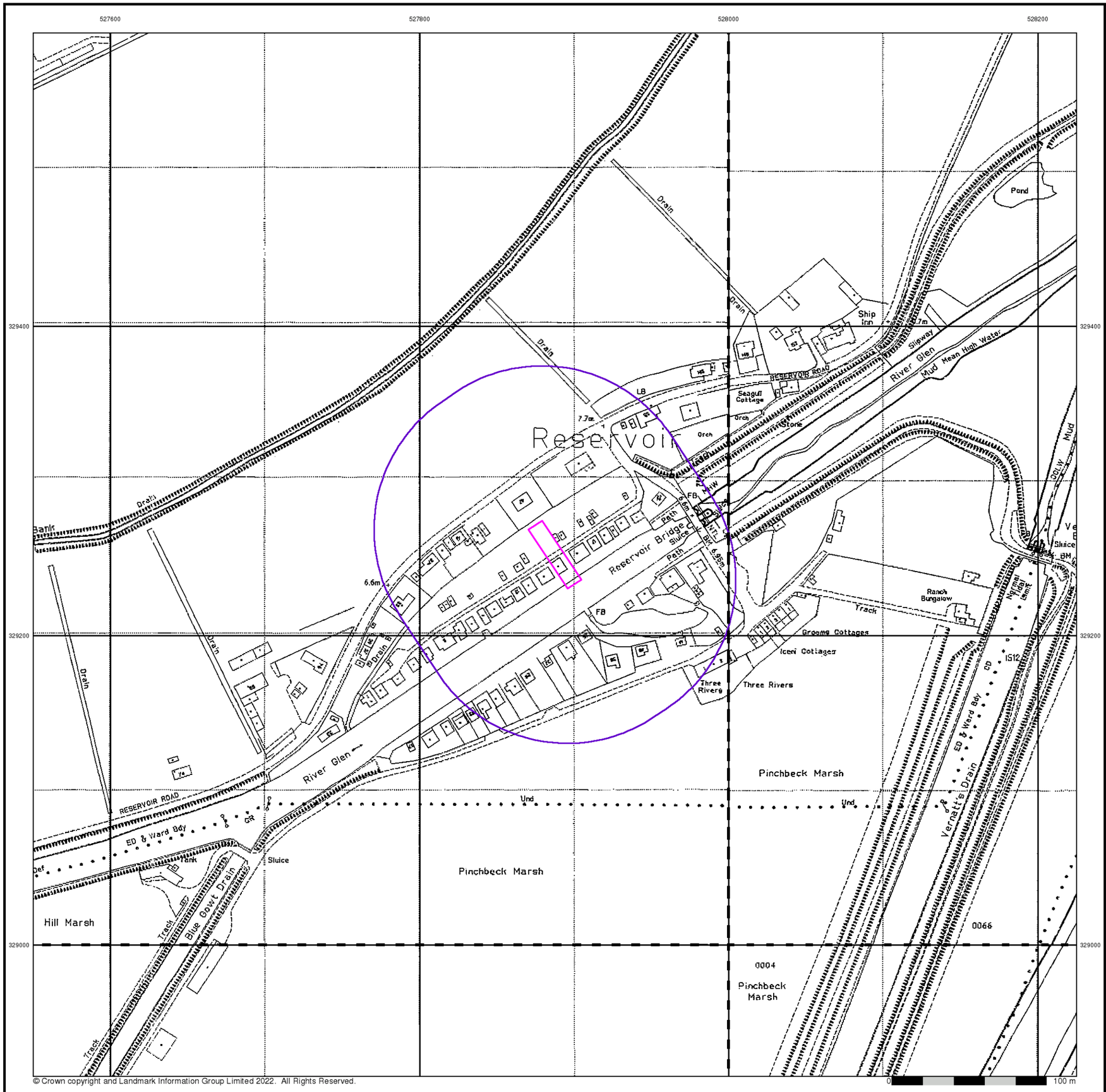
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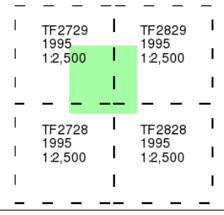
Large-Scale National Grid Data

Published 1995

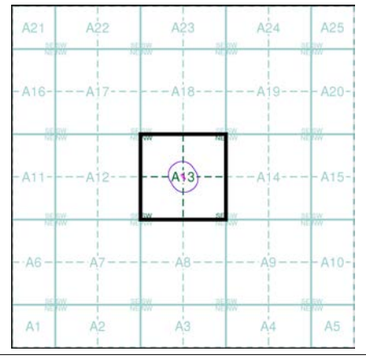
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Electricity Transmission Line
Pole
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

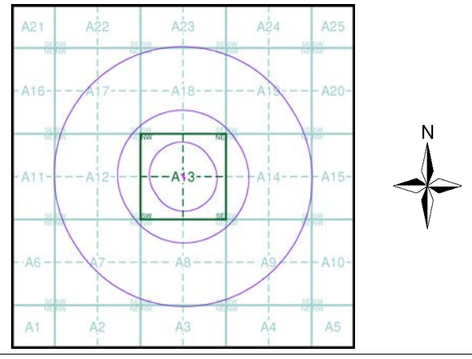
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lincolnshire	1:10,560	1887 - 1888	2
Lincolnshire	1:10,560	1906	3
Lincolnshire	1:10,560	1906	4
Lincolnshire	1:10,560	1906	5
Lincolnshire	1:10,560	1932	6
Lincolnshire	1:10,560	1951	7
Ordnance Survey Plan	1:10,000	1956	8
Ordnance Survey Plan	1:10,000	1975 - 1977	9
Ordnance Survey Plan	1:10,000	1990	10
10K Raster Mapping	1:10,000	2000	11
Street View	Variable		12

Historical Map - Slice A



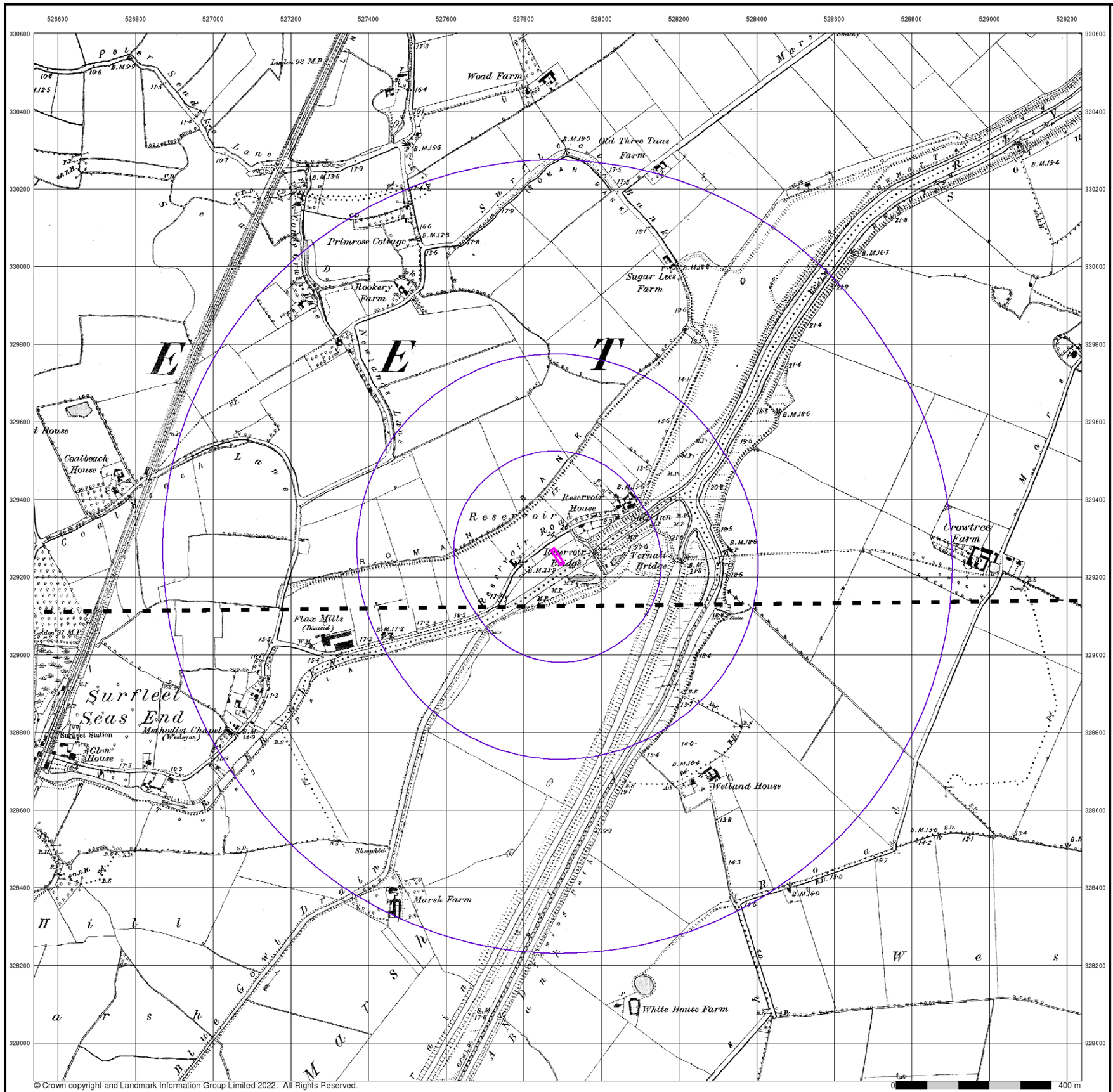
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Customer Ref: ES211022
National Grid Reference: 527890, 329250
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Search Buffer (m): 1000

Site Details

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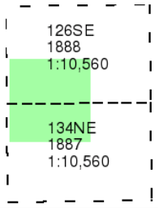
Lincolnshire

Published 1887 - 1888

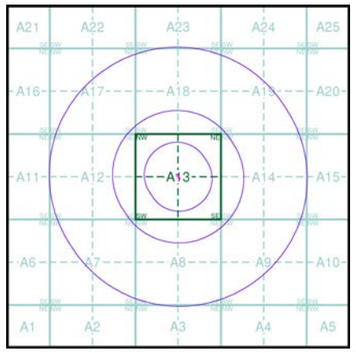
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

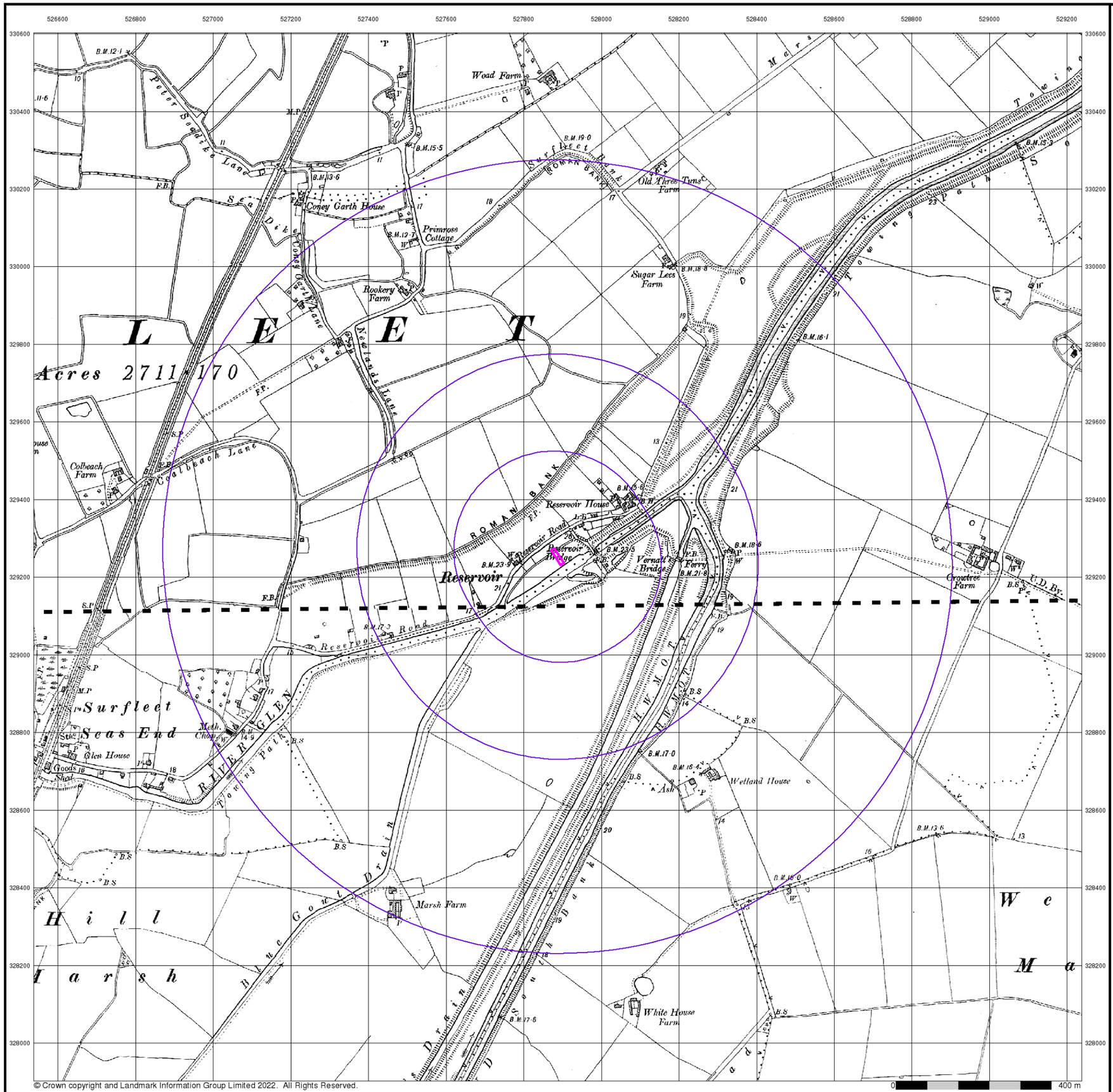
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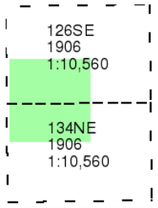
Lincolnshire

Published 1906

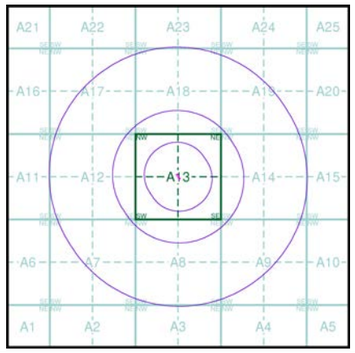
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Map Name(s) and Date(s)



Historical Map - Slice A



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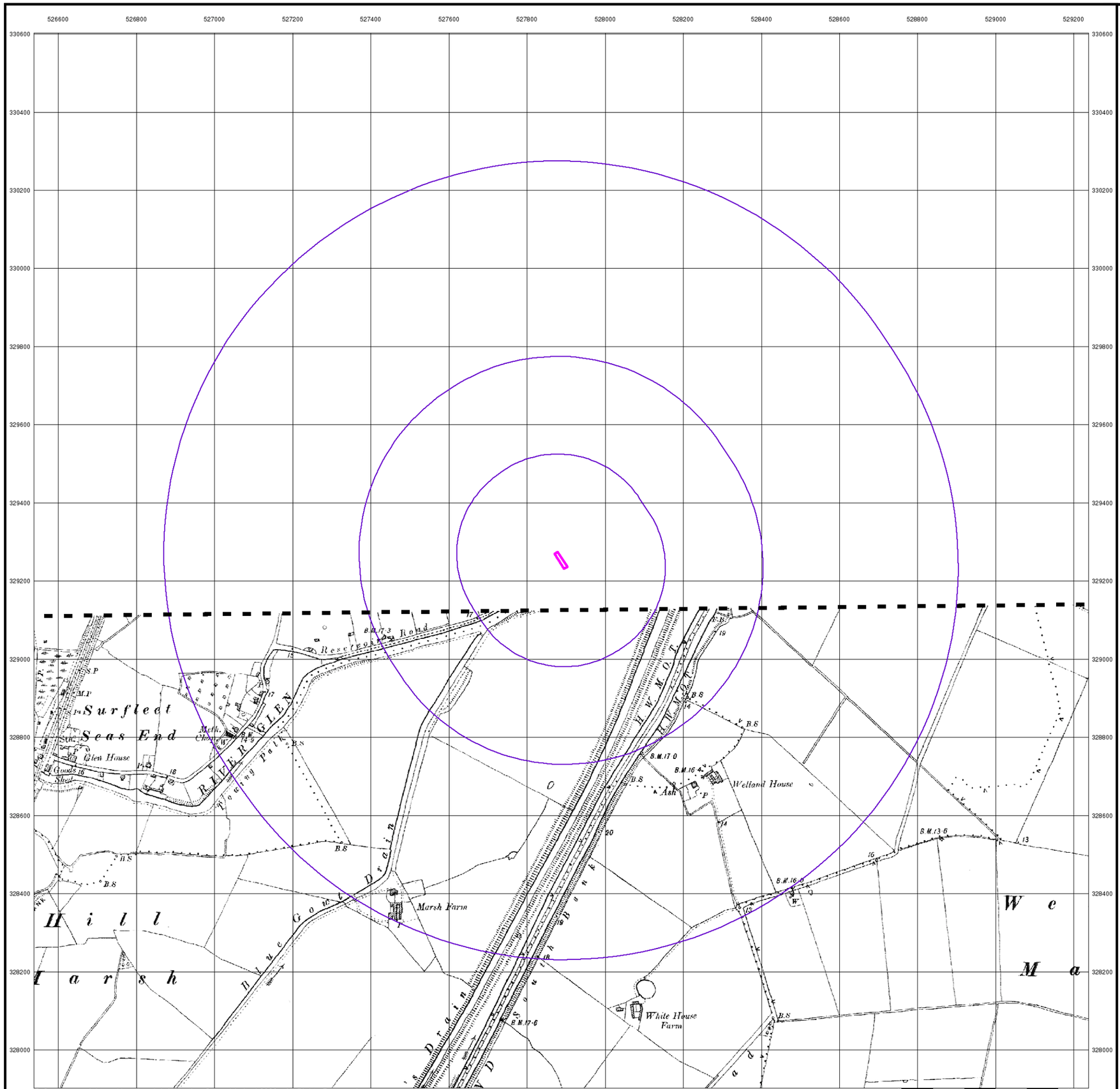
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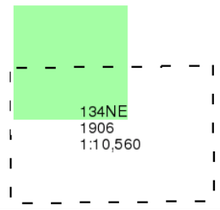
Lincolnshire

Published 1906

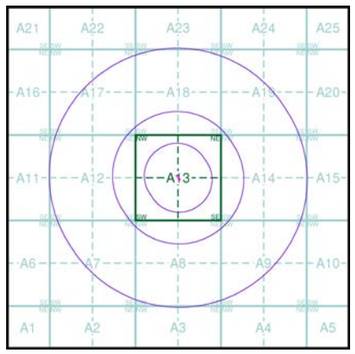
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Historical Map - Slice A

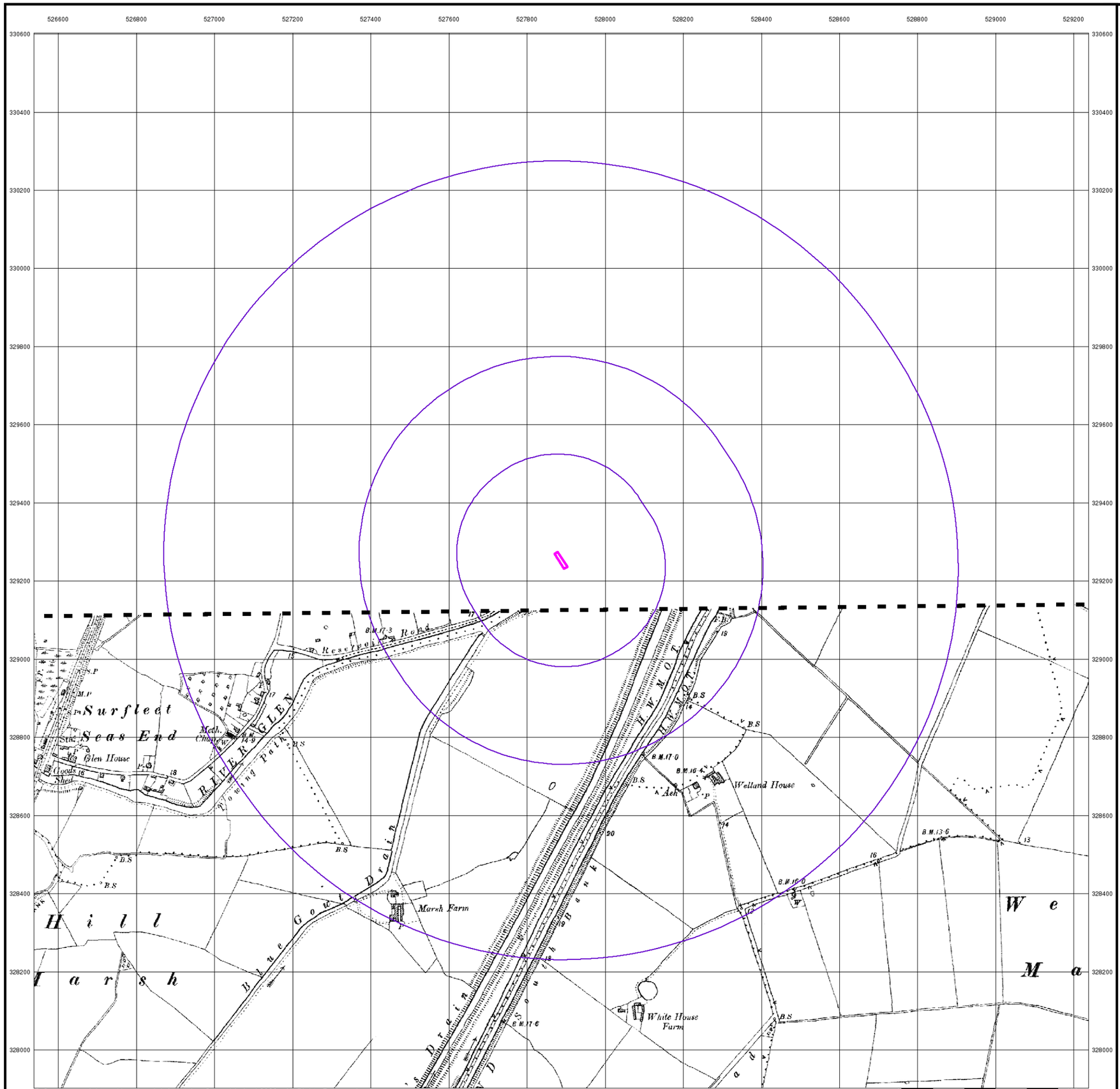


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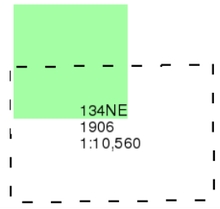
Lincolnshire

Published 1906

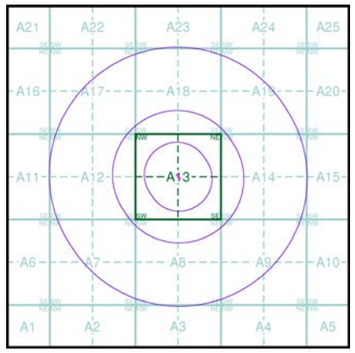
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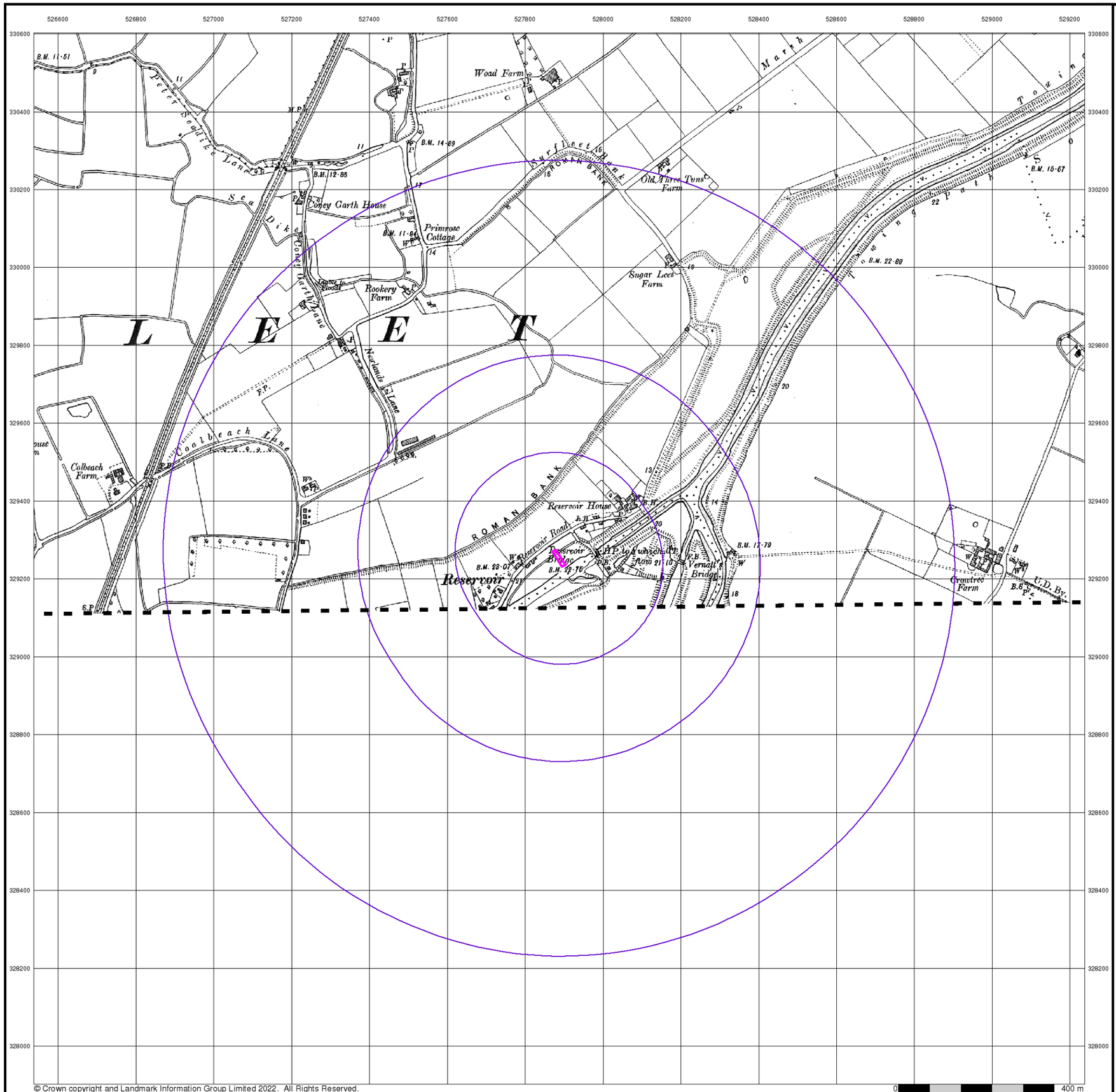
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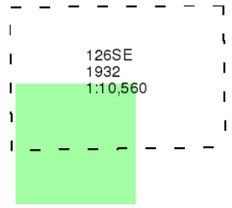
Lincolnshire

Published 1932

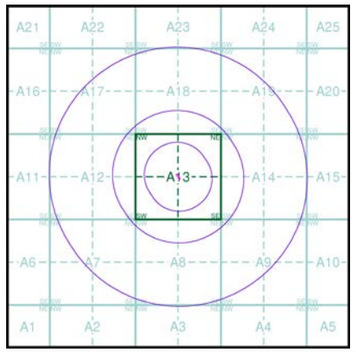
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

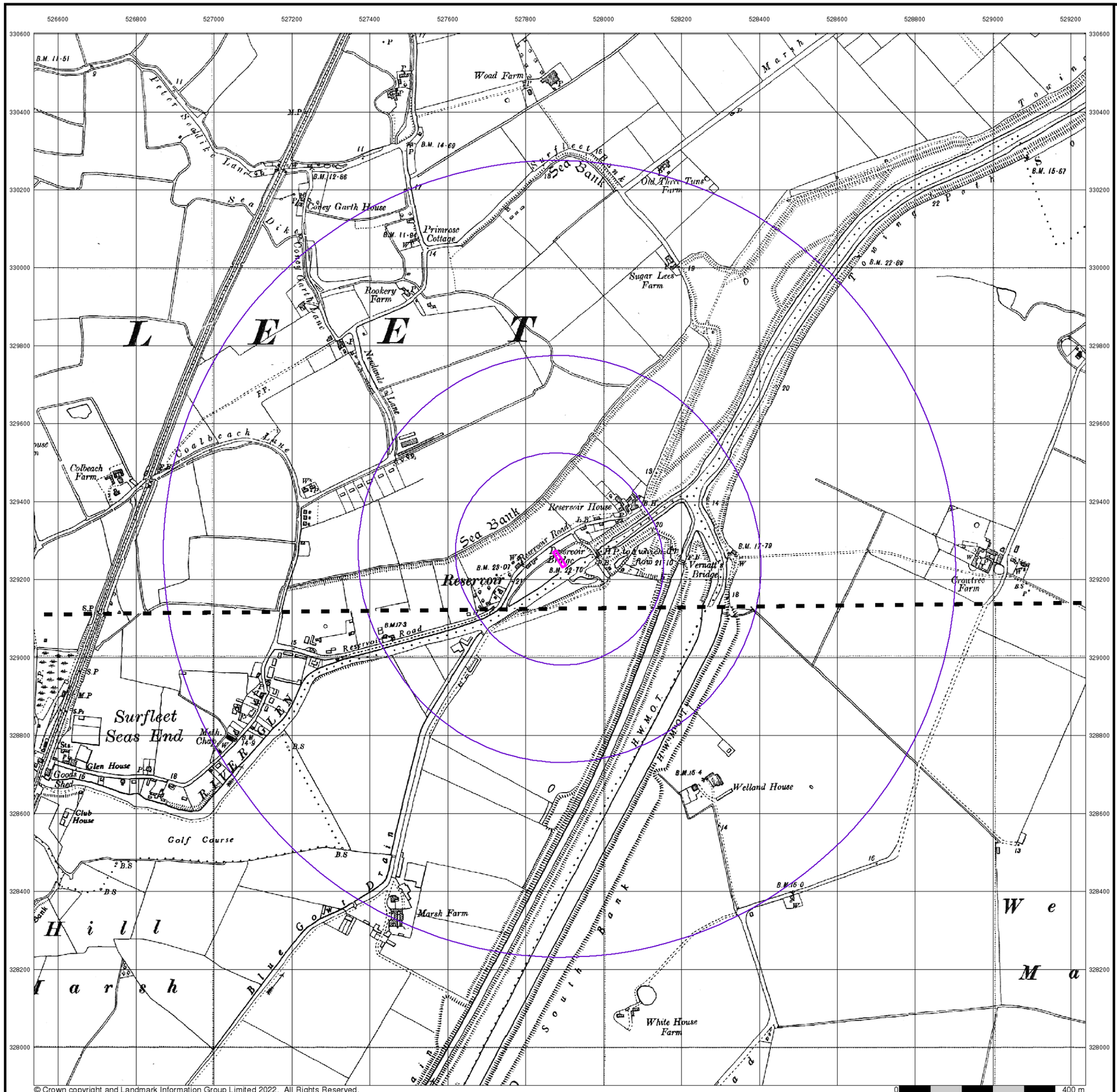
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Customer Ref:	ES211022
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Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

Site Details

14, The Reservoir, Surfleet, SPALDING, PE11 4DJ

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Lincolnshire

Published 1951

Source map scale - 1:10,560

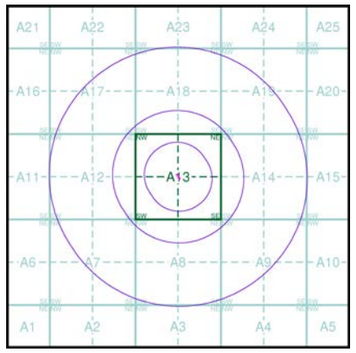
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

126SE
1951
1:10,560

134NE
1951
1:10,560

Historical Map - Slice A



Order Details

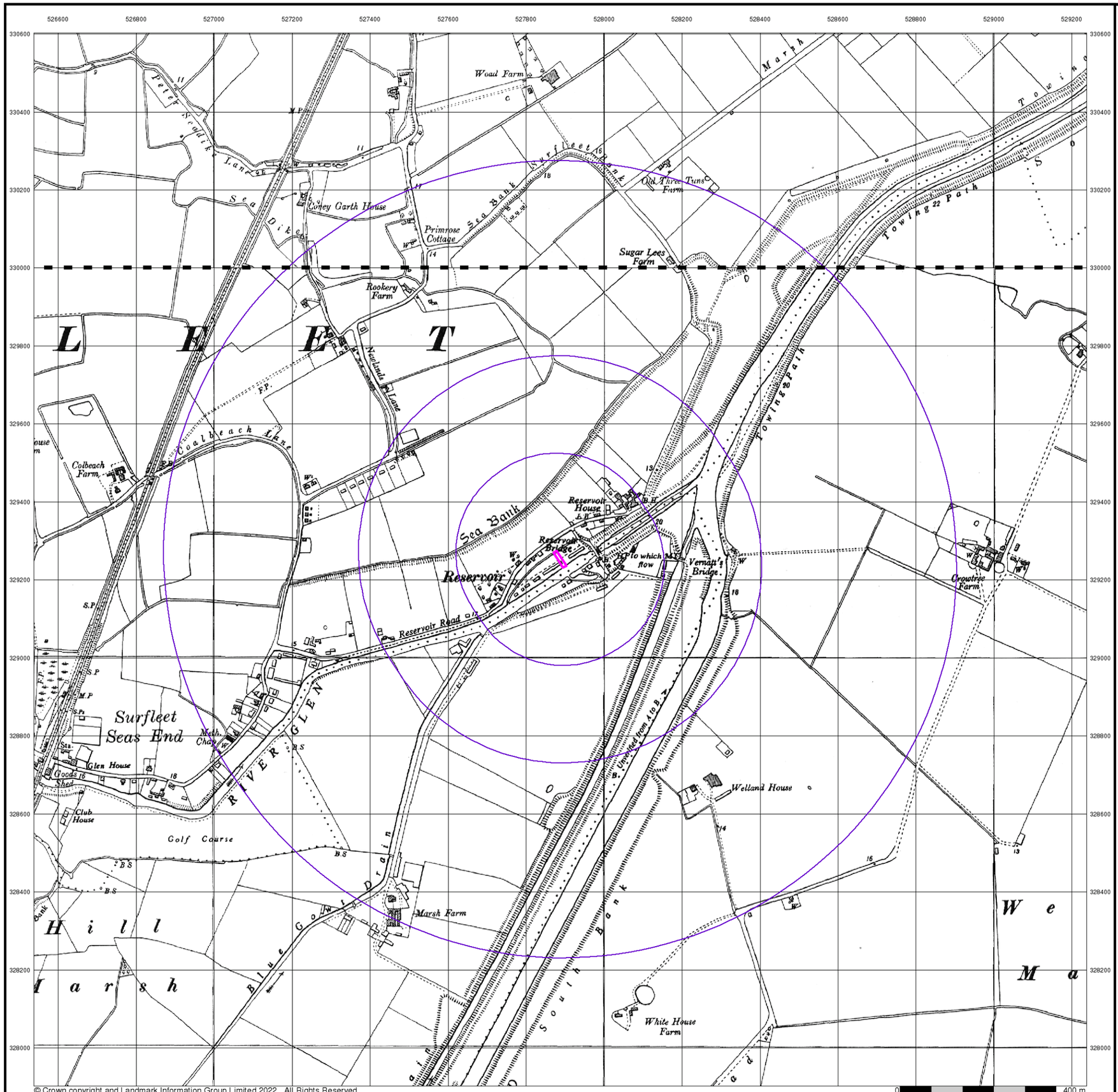
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Customer Ref:	ES211022
National Grid Reference:	527890, 329250
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

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Ordnance Survey Plan

Published 1956

Source map scale - 1:10,000

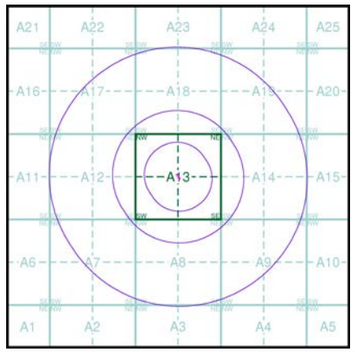
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TF23SE
1956
1:10,560

TF22NE
1956
1:10,560

Historical Map - Slice A



Order Details

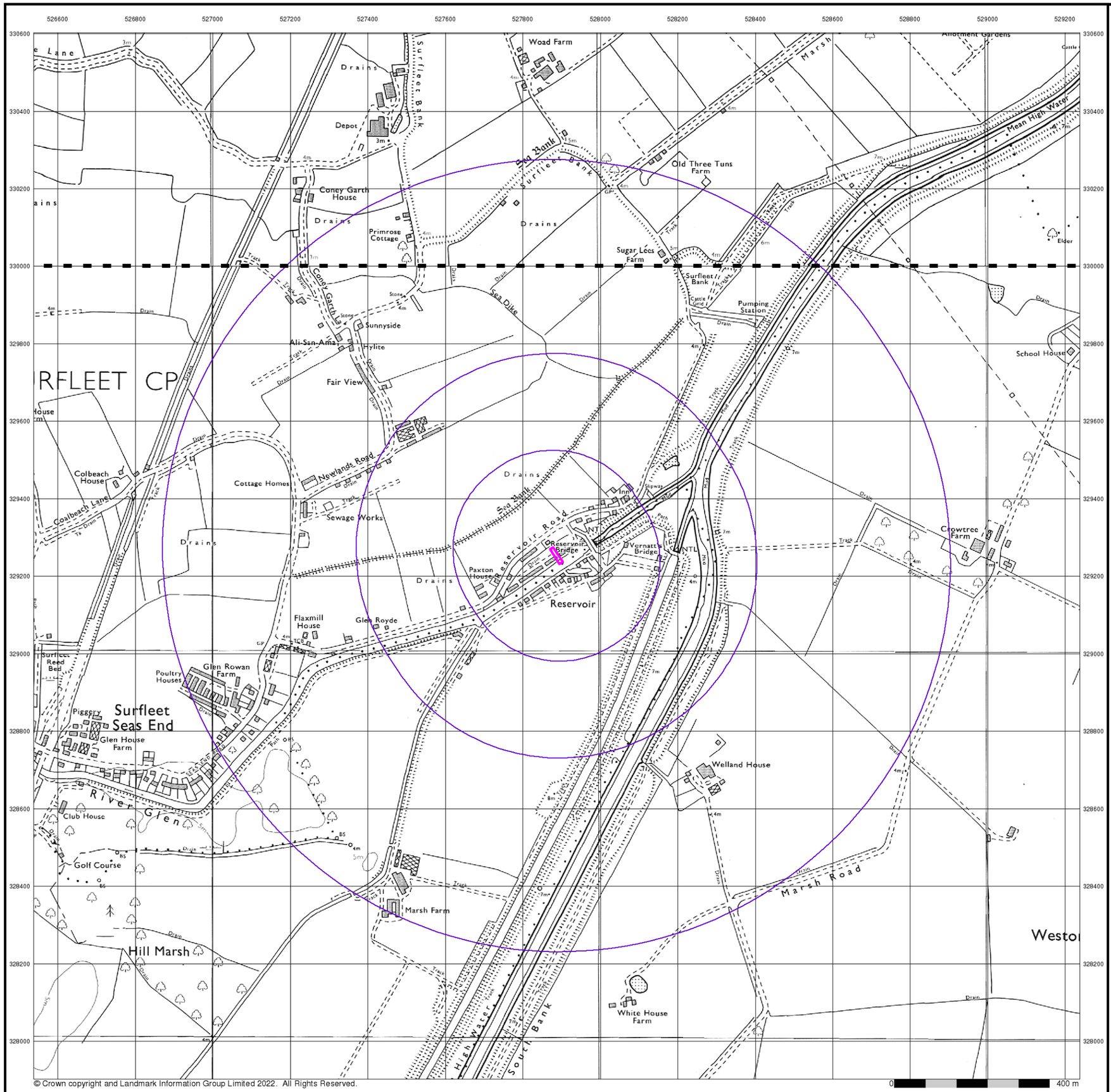
Order Number:	302962605_1_1
Customer Ref:	ES211022
National Grid Reference:	527890, 329250
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

Site Details

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Ordnance Survey Plan

Published 1975 - 1977

Source map scale - 1:10,000

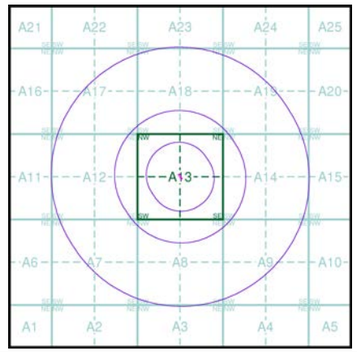
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TF23SE
1977
1:10,000

TF22NE
1975
1:10,000

Historical Map - Slice A



Order Details

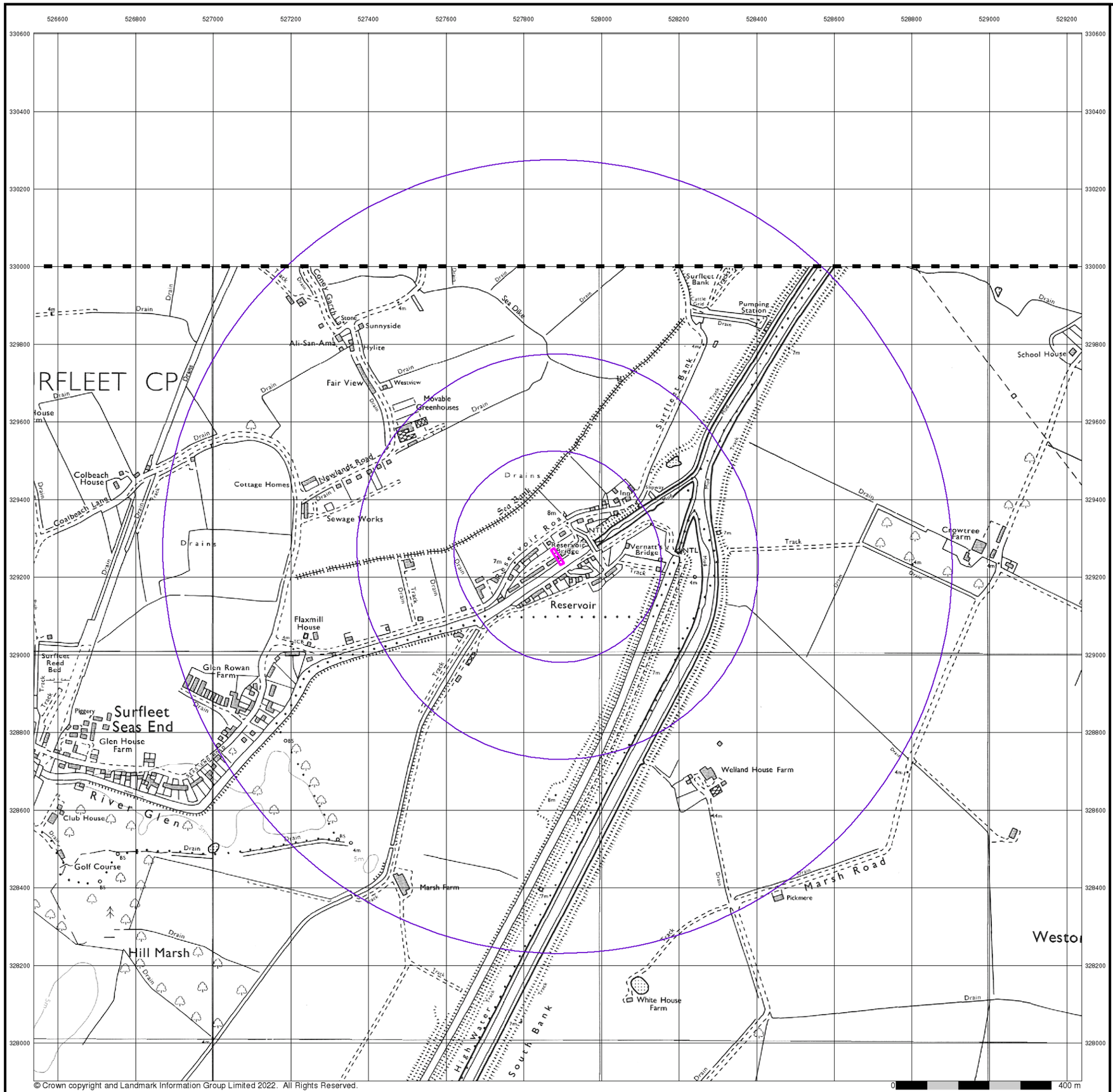
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Customer Ref:	ES211022
National Grid Reference:	527890, 329250
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

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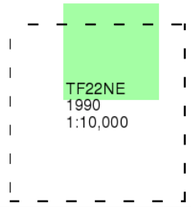
Ordnance Survey Plan

Published 1990

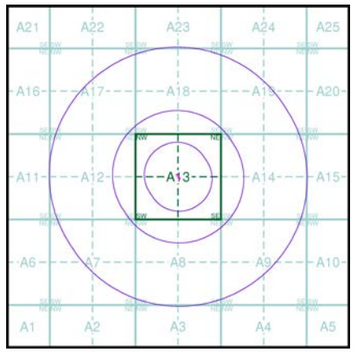
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

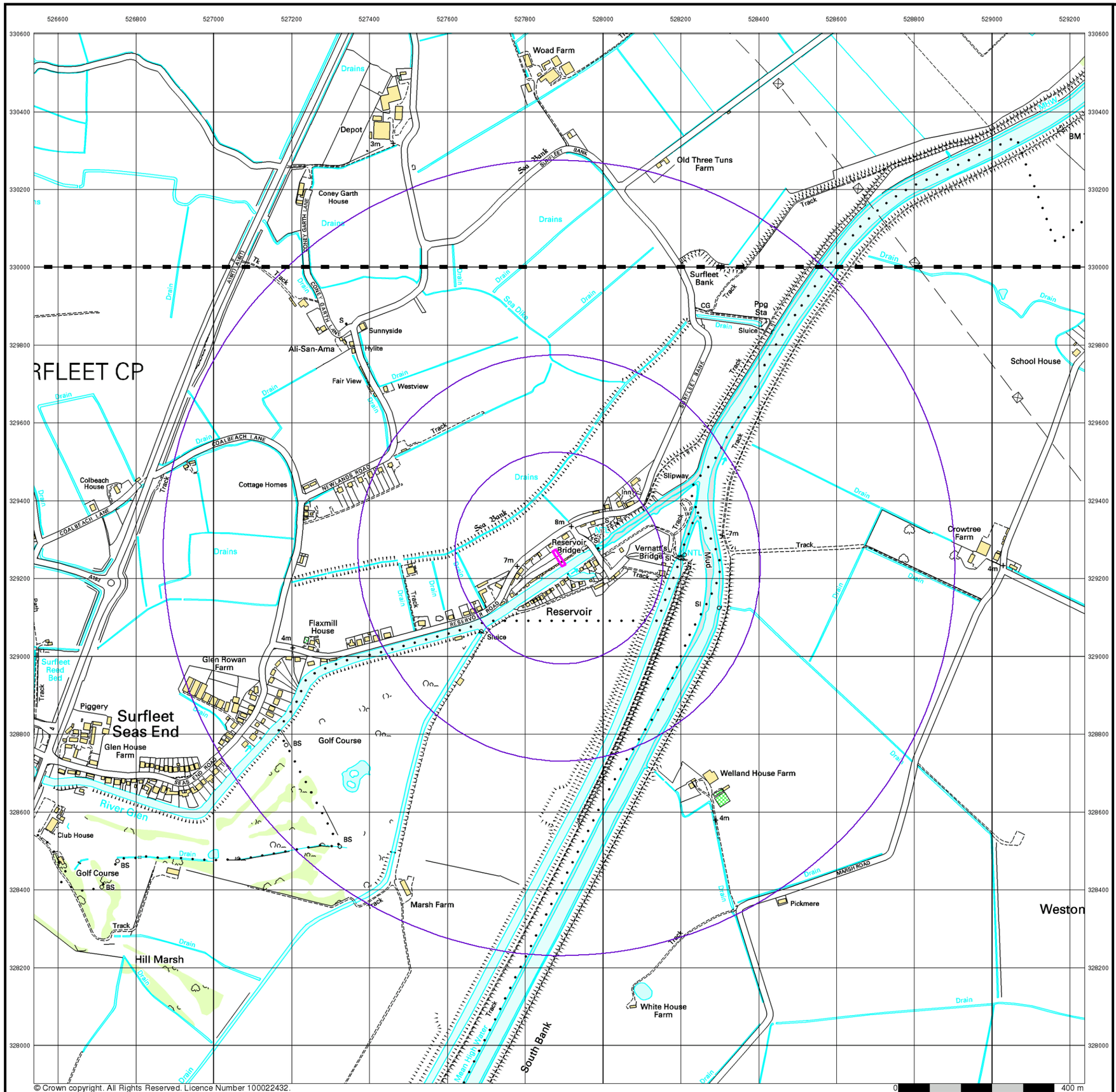
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10k Raster Mapping

Published 2000

Source map scale - 1:10,000

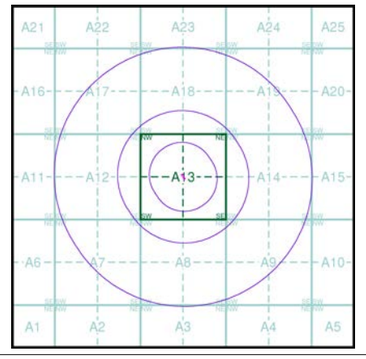
The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TF23SE
2000
1:10,000

TF22NE
2000
1:10,000

Historical Map - Slice A



Order Details

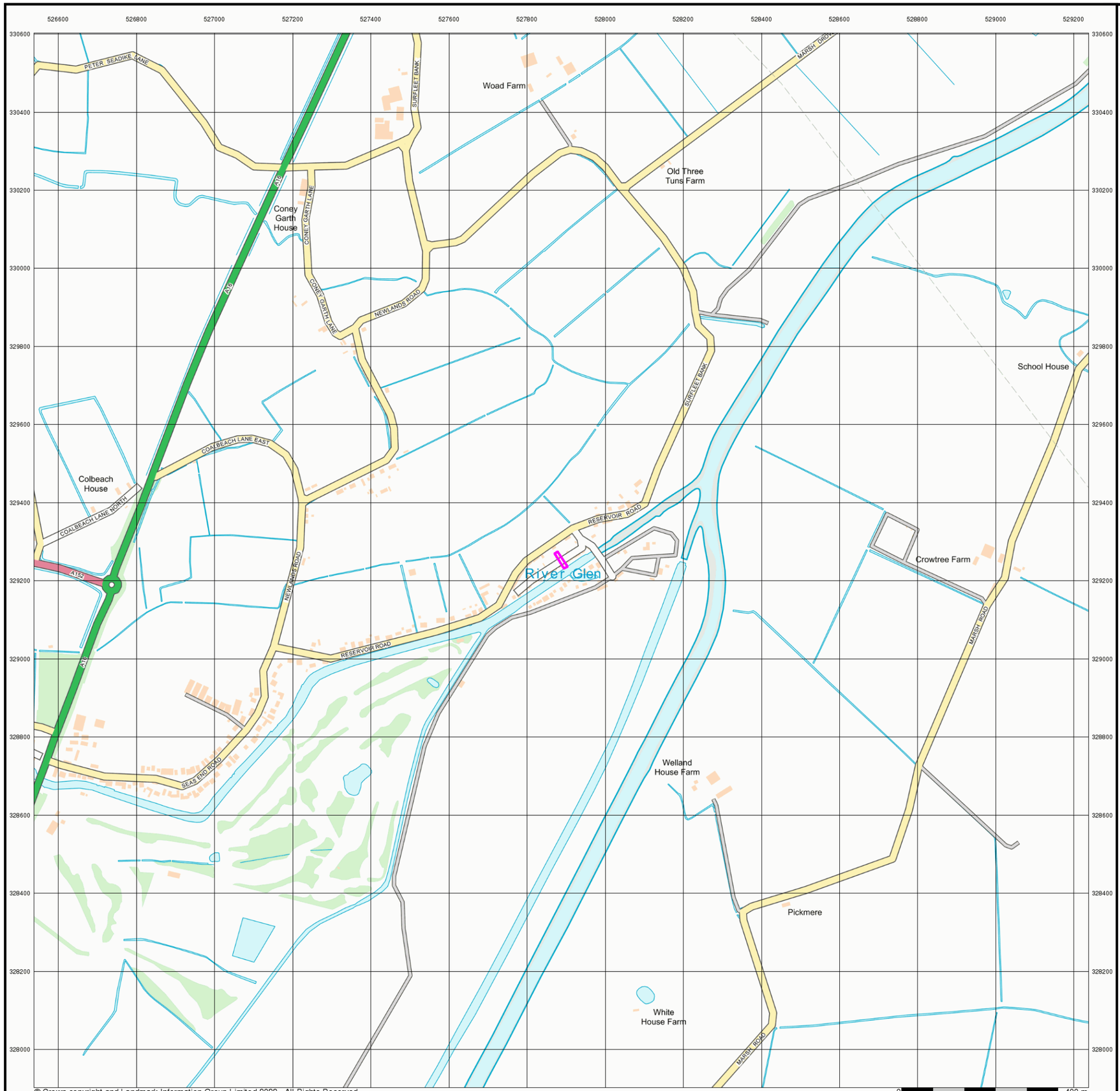
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National Grid Reference:	527890, 329250
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Site Area (Ha):	0.05
Search Buffer (m):	1000

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Street View

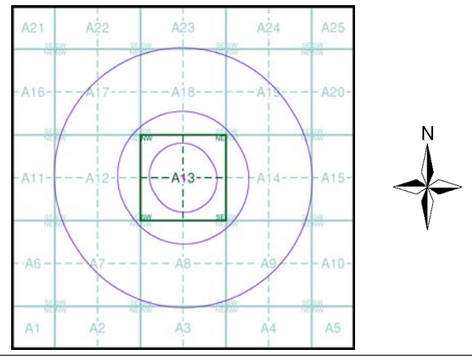
Published 2022

Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)

Street View Map - Slice A



Order Details

Order Number:	302962605_1_1
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National Grid Reference:	527890, 329250
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Site Area (Ha):	0.05
Search Buffer (m):	1000

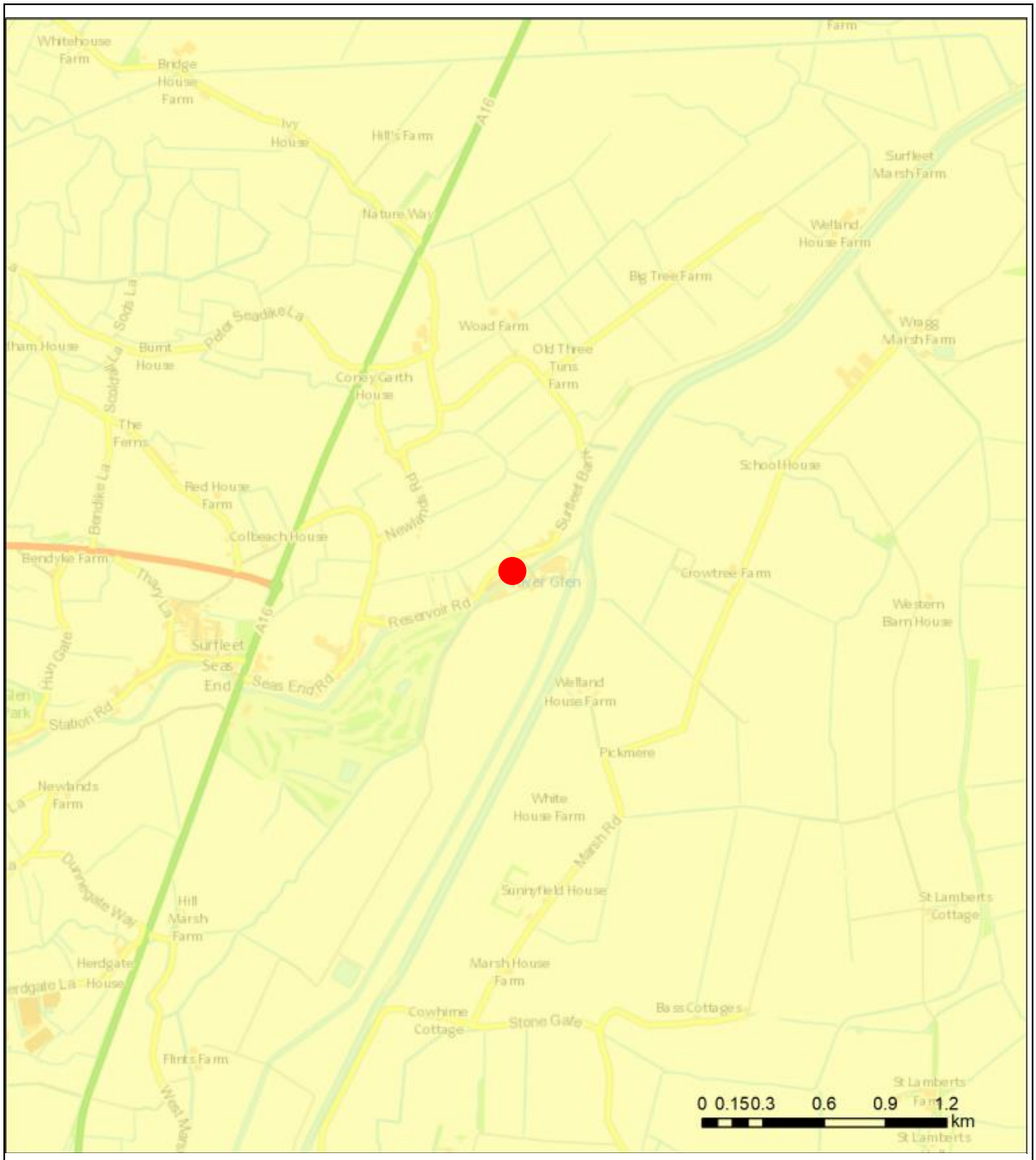
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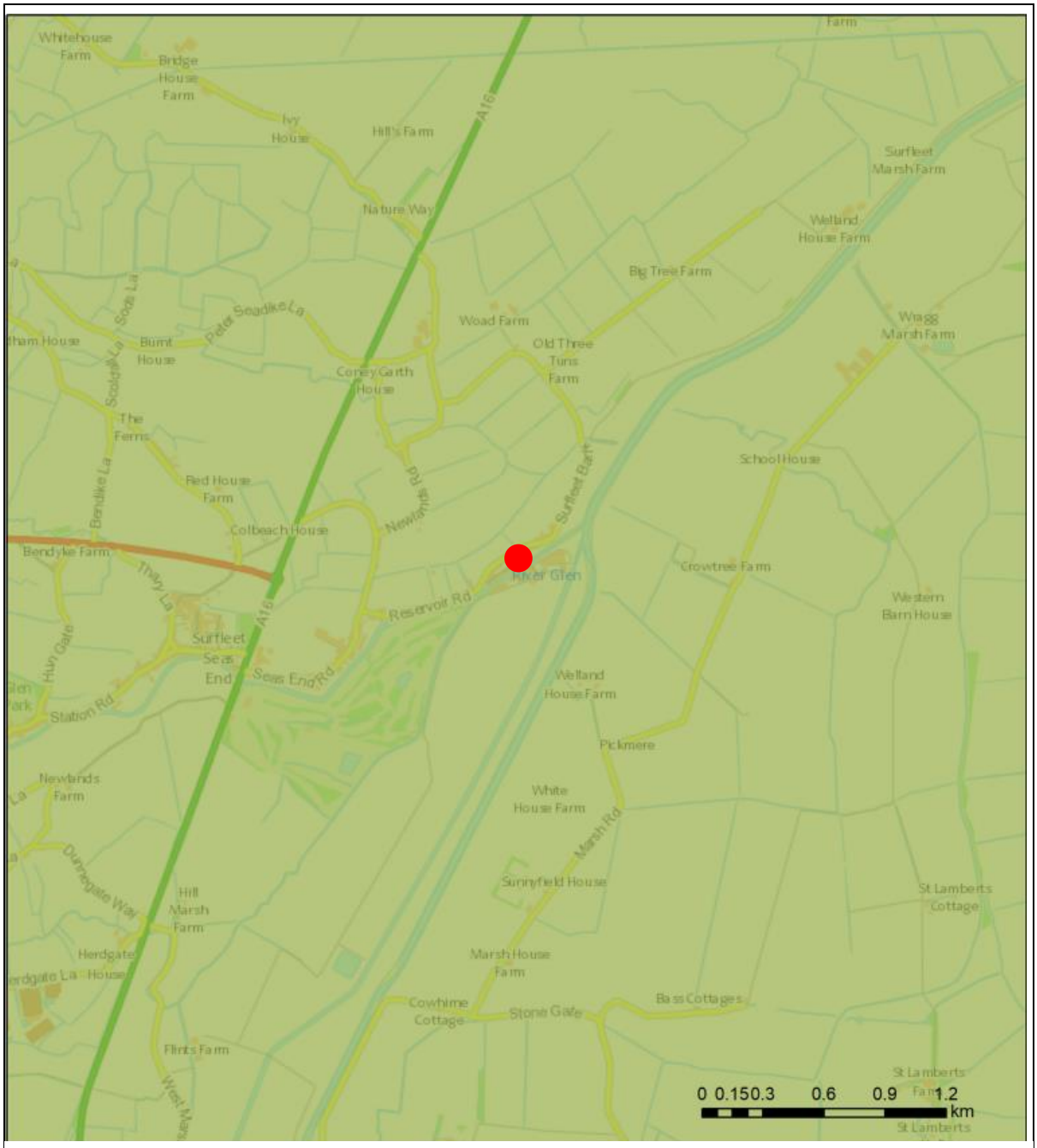
Appendix C – Geological Maps



Superficial deposits 1:50,000 scale

TIDAL FLAT DEPOSITS - CLAY AND SILT

enviro | solution	**Superficial Geology**



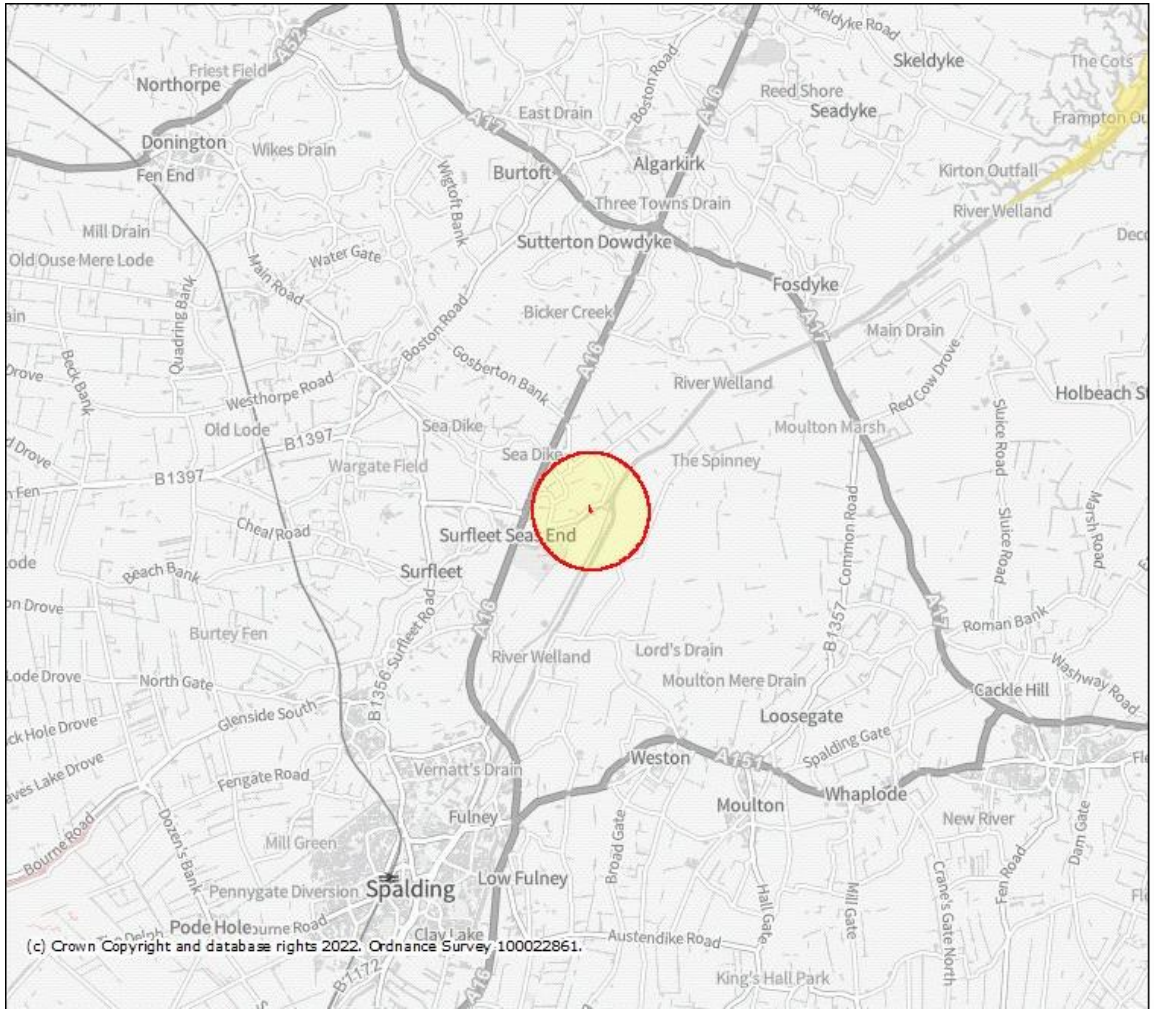
Bedrock geology 1:50,000 scale

WEST WALTON FORMATION - MUDSTONE AND SILTSTONE

OXFORD CLAY FORMATION - MUDSTONE

enviro | solution	**Bedrock Geology**

Appendix D – Hydrogeological Maps



Legend

Aquifer Designation Map (Superficial Drift) (England)

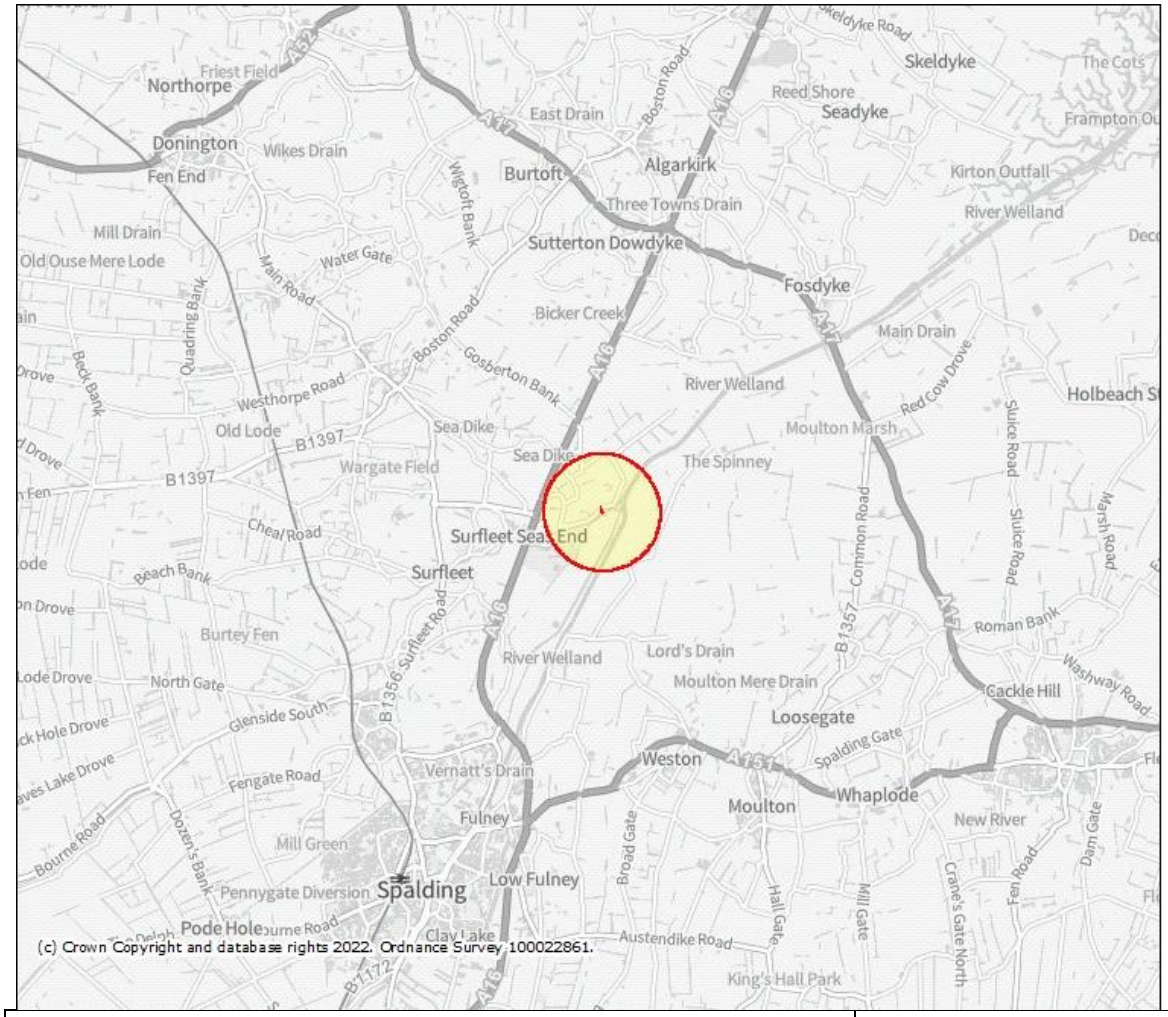
- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unknown (lakes+landslip)
- Unproductive

Projection = OSGB36
xmin = 502200
ymin = 316900
xmax = 553000
ymax = 341800

0 2 4
km

Map produced by MAGIC on 24 October, 2022.
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enviro | solution	**Superficial Aquifer**



Legend

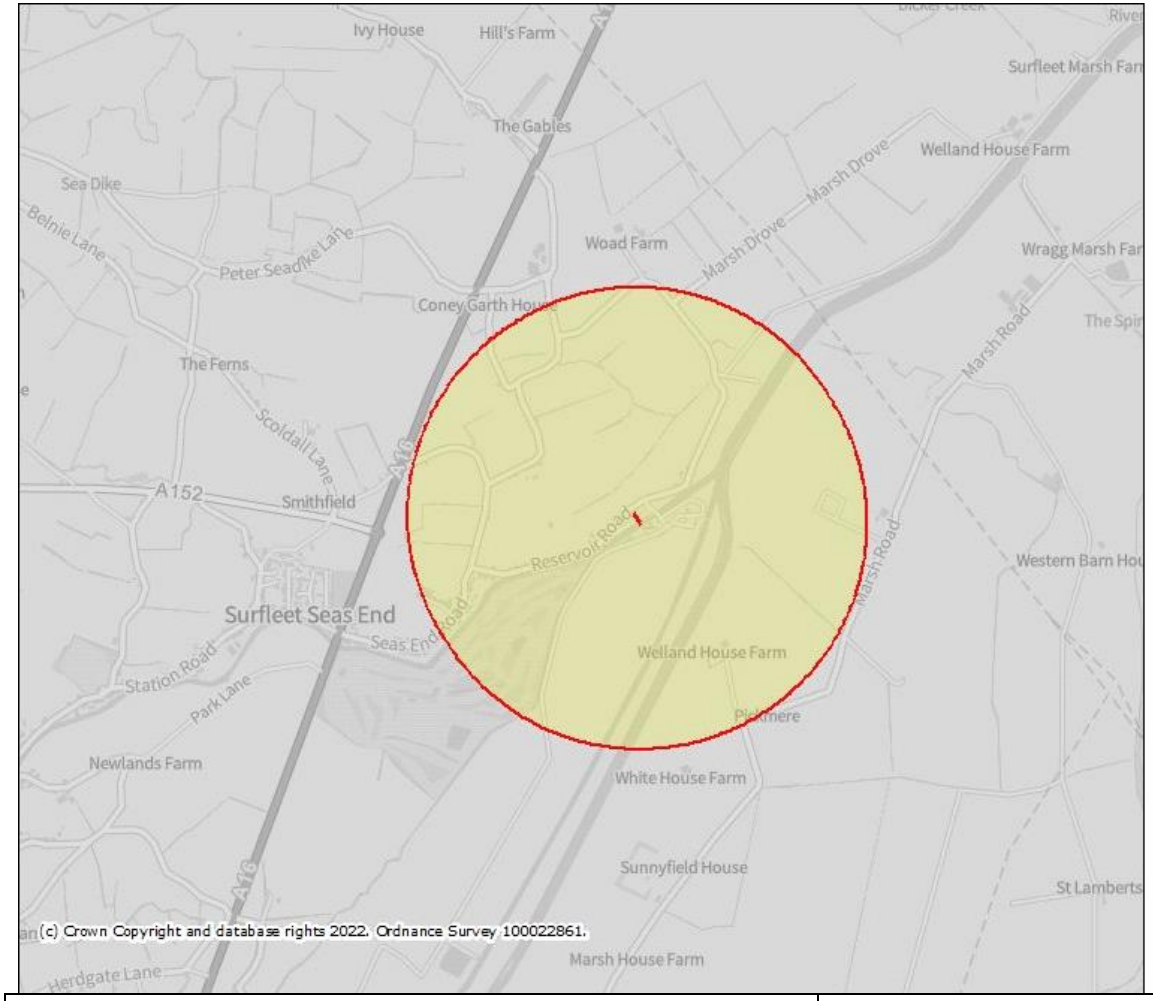
Aquifer Designation Map (Bedrock) (England)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unproductive

Projection = OSGB36
xmin = 502200
ymin = 316900
xmax = 553000
ymax = 341800
0 2 4 km
Map produced by MAGIC on 24 October, 2022.
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Bedrock Aquifer



Legend

Groundwater Vulnerability Map (England)

- Local Information
- Soluble Rock Risk
- High
- Medium - High
- Medium
- Medium - Low
- Low
- Unproductive

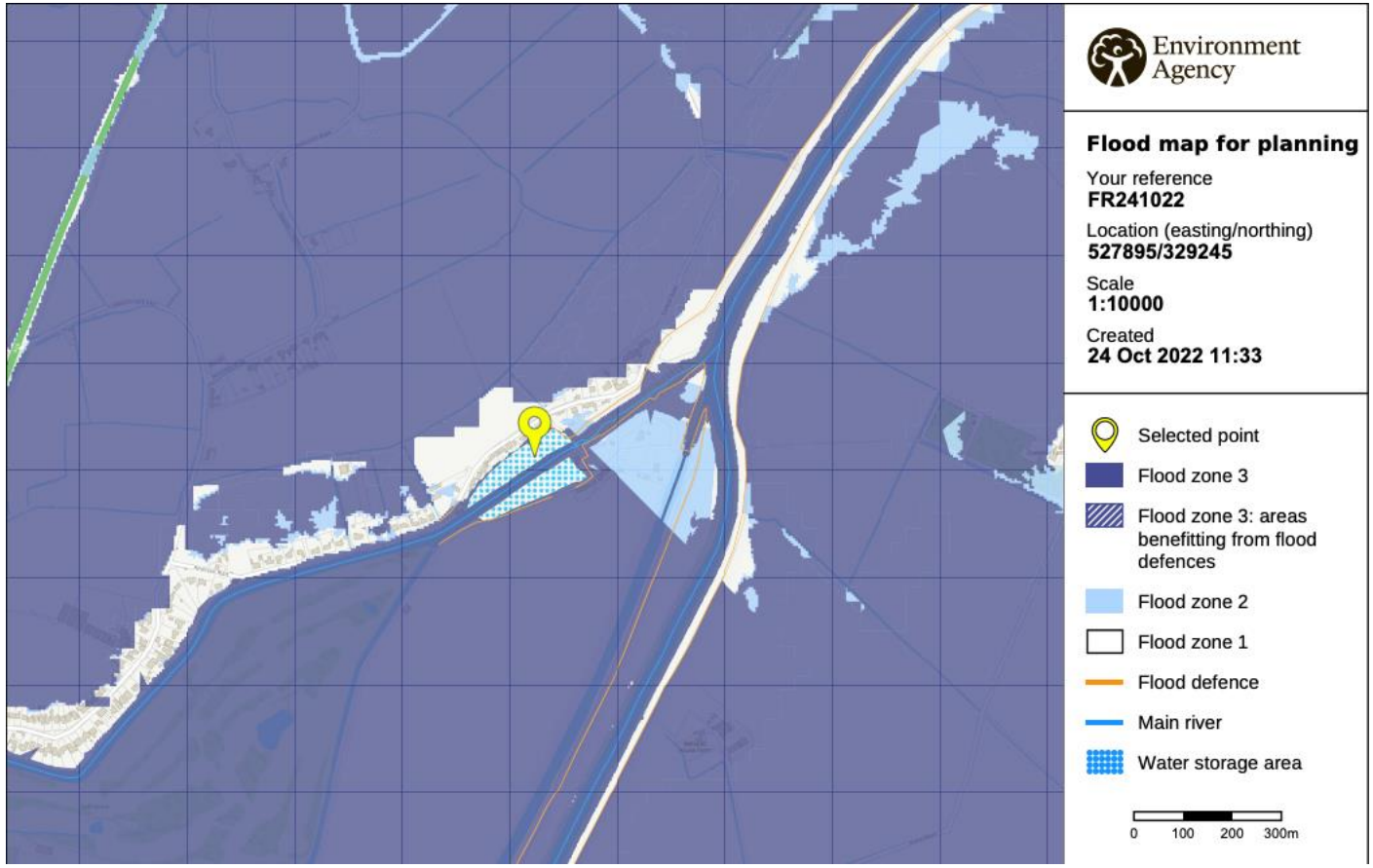
Projection = OSGB36
xmin = 521300
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xmax = 534000
ymax = 332500
0 0.5 1 km

Map produced by MAGIC on 24 October, 2022.
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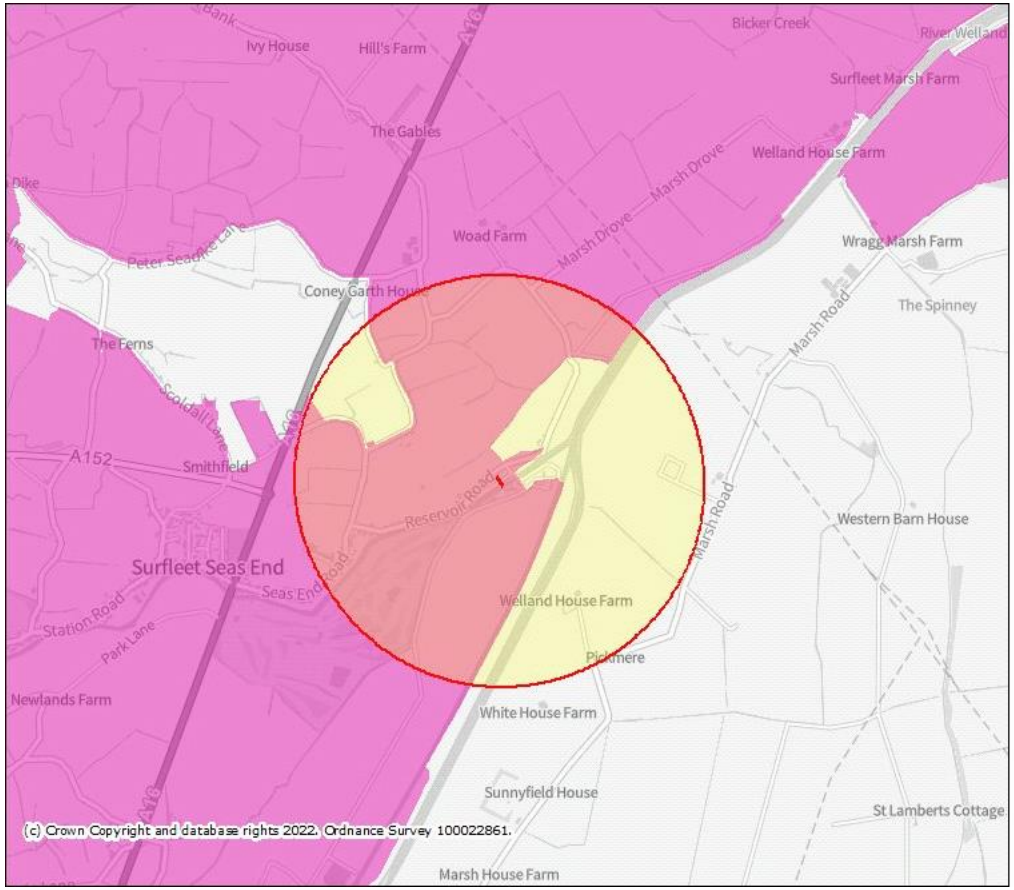
Groundwater Vulnerability

Appendix E – Flood Risk Map



enviro | solution	**Flood Risk Map**

Appendix F – Environmental Designations



Legend

Nitrate Vulnerable Zones 2017 Designations (England)

Projection = OSGB36
xmin = 521600
ymin = 326300
xmax = 534300
ymax = 332600
0 0.5 1 km

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Nitrate Vulnerable Zones