STUART GUY CONSULTING



Stage One Environmental Desk Study of

land adjacent to 41 Kenzie Drive

Sutton Bridge, Spalding, PE12 9SW

31st January 2020

REPORT NUMBER 20-01-01

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STUART GUY CONSULTING

Report number 20-01-01 **Date 31st January 2020**

Environmental Risk Assessment of land adjacent to

41 Kenzie Drive, Sutton Bridge, Spalding, PE12 9SW

Non - technical Summary

The site (~0.05 ha) comprises a vacant plot between a Medical Centre and a small housing estate. The area is level and flat with no slopes in any direction. The development plan is to construct two new houses with small gardens.

The site was very clean and was covered in vegetation that was growing very well. The Siteheck Data report identified two sources of potential contamination near to the site, that of an historical railway near the southern boundary and a very old gas works on the other side of the railway. However, as both ceased to operate at least 50 years ago and with considerable development around the site, these do not present a significant risk of harm to the occupiers of the site or to the environment. The underlying bedrock and upper soil layer are largely impermeable. Therefore, the risk of harm to the environment and to the occupiers of the site from any of the potential sources of contamination is not significant and the risk is acceptable.

No further investigation is necessary for this development.

STUART GUY CONSULTING

Report number 20-01-01 **Date 31st January 2020**

Stage One Environmental Desk Study of land adjacent to

41 Kenzie Drive, Sutton Bridge, Spalding, PE12 9SW

Planning Application No. H18-1028-19

1. Scope of the Risk Assessment

1.1 Under instructions from Des Ford of D Brown Building Contractors Ltd, Seas End Road, Moulton Seas End, Spalding, Lincolnshire, PE12 6JX, I have prepared this risk assessment based on the following:

A Sitecheck Data Report dated 16th January 2020, reference SCD_230823392_1_1.
BGS map of the site for bedrock and superficial deposits identification
A visit to the site on 17th January 2020

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

2 Sitecheck Data Report + Google aerial photograph + BGS data

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

2.2 The Google aerial photograph (figure 1) shows the site is in an urban area with wooded areas to the south of adjacent commercial buildings.

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

2.4 Under current land use for the surrounding area, a Local Authority Pollution, Prevention and Controls is at a garage marked at about 170 m to the northwest (which also has fuel filling facilities and a car dealership), a prosecution relating to controlled waters is noted at about 190 m to the north, engineering services are marked at about 30 m to the south, an inactive garage services and an inactive printing services is marked at about 40 m to the southwest, an inactive gate manufacturers is noted at about 120 m to the north, an inactive manufacturers is marked at about 220 m to the north, an inactive fertilizer business is noted at about 240 m to the south and inactive engineering services is marked at about 240 m to the northeast.

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

2.6 Under historical land use for the surrounding area, potential tanks are marked at about 200 m to the northwest, gas industry facilities are noted at about 220 m to the northeast, a factory or works is marked next to a railway on the southern boundary, gas manufacture and

distribution is marked on the southern side of the railway at about 40 m, garage services are marked at about 200 m to the northwest, gas storage is noted at about 220 m to the northeast and railways are marked at about 240 m to the southeast.

2.7 The BGS geology map shows that the site is on mudstone, which is largely impermeable, with superficial deposits of clay and silt, which are also largely impermeable. The nearest surface water feature is a ditch about 210 m to the south.

2.8 Radon is in a low probability area affecting < 1 % of homes and no radon protection measures are recommended.

2.9 In summary, the site is in an urban area with a wooded area to the south, it has a number of commercial and industrial businesses within 250 m, the ground under the site is largely impermeable with the nearest surface water feature a long was from it and radon does not present a significant risk of harm to the occupants of the site.

3 Site Visit on 17th January 2020

3.1 The site was visited when the sky was slightly cloudy, but it was dry and fairly bright. The site is in a road that has been developed in about the last twenty years with houses on both sides. This vacant site is between numbers 41 and 43 Kenzie Drive and is protected by a high fence at the front (photo 1) but open access is available from a public path that runs between the site and the fence around Railway Lane Industrial Estate (photo 2). The area is flat and level with no significant slope in any direction.

3.2 The site has weeds and grass with a few brambles growing against the fences (photos 2, 3 and 4). A walk over the site found no evidence for dumping of waste materials of any rubbish on site, except for a mattress that had been probably thrown over the fence from Kenzie Drive (photo 5). Two excavations (most likely for geotechnical testing) were visible where fresh loamy soil was seen on the surface which showed no sign of potential contamination. The vegetation was growing very well and there were no oily residues anywhere on the site which was remarkably clean, as was the path leading to the east where it continued past brambles and tree saplings for at least 300 m. The path to the west led to the car parks for Railway Lane Industrial Estate and Sutton Bridge Medical Centre.

3.3 The Medical Centre that can be seen in photo 6 is next to the site. Further down Railway Lane the fuel filling station can be seen and a walk past it confirmed that it was still operating.

3.4 The Railway Lane Industrial Estate had small units, most of which were still in use. Two or three appeared to not be in use, but there was no accumulation of rubbish or any sources of potential contamination on or near to the units. To the east of the industrial units, there is an area that is used to store materials on the ground, in a skip and in a steel shipping container. There is also a shed at the far end, the purpose of which is not known. Old PVC window frames were stored against the shipping container, the skip had waste materials in it, but around it was reasonably tidy. Small amounts of building materials, such as blocks, bricks, tiles, sand, etc were stored behind the steel shipping container. This area started about 40 m from the development site. The railway line appeared to pass along the northern side of this

area and the units on Railway Lane Industrial Estate. However, there was no trace of any railway features near to the site.

3.5 A walk around the area did not find any sources of potential contamination that were not listed in the Sitecheck Data report.

4. Conceptual Model

4.1 The site (~0.05 ha) is in an urban setting with a number of commercial units adjacent to the southern boundary. The Sitecheck Data report listed a few sources of potential contamination that were within 250 m of the site. However, as the area is flat and level most would not have any impact on this site as they are too far away from the site. The only significant source of potential contamination that presents a risk of harm to the occupants of the site is the historical railway as the gas manufacturing to the south is on the south side of the railway line on what is Railway Lane Industrial Estate.

4.2 The site is level and flat, the ground under the site and the soils on the site are largely impermeable and the nearest surface water feature is a ditch a long way from the site. The development plan is to construct two detached houses on the site, both having small gardens backing onto Railway Lane Industrial Estate.

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

4.4 Possible pollutant linkages:

Contaminant	Pathway	Receptor
Railway land that can have heavy metals, polycyclic aromatic hydrocarbons and petroleum hydrocarbons on it	Migration onto the site from the railway line and potential sidings	Occupiers of the house Groundwater and aquifer

5 Conclusions and Recommendations

5.1 A number of sources of potential contamination were identified in the Sitecheck Data report, but only one was near enough to impact on the site. The site visit confirmed that only the railway line was close to the site, the rest being either too far away from the site or located in the Industrial Estate. The inactive engineering and garage services in the Industrial Estate did not leave any oily residues or waste materials around the units, so would be very unlikely to impact on this site.

5.2 The railway line and gas manufacture closed many years ago and it is unlikely that any sources of potential contamination have migrated onto the development site as the ground is largely undisturbed and the surface appears to be very clean with vegetation growing across the whole site. That area is now a small Industrial Estate which comprises small units in a relatively new single one-storey building.

5.3 No further site investigation is necessary for this site.

6 Summary

6.1 The site (~0.05 ha) comprises a vacant plot between a medical centre and a small housing estate. The area is level and flat with no slopes in any direction. The development plan is to construct two new houses with small gardens.

6.2 The Siteheck Data report identified two sources of potential contamination near to the site. However, these did not present a significant risk of harm to the occupiers of the site or to the environment because of the location and many developments around the site. The underlying bedrock and upper soil layer are largely impermeable. The storage area behind the Industrial Estate contains a few waste items, but nothing that could impact on this site or the environment. Therefore, the risk of harm to the occupiers of the site and to the environment from sources of potential contamination is not significant and the risk is acceptable.

6.3 No further investigation is necessary for this development.

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

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

Figure 1 Google aerial photo showing the urban setting of the site



Photo 1 Site on Kenzie Drive fenced off from road



Photo 2 Open access to rear of site from path next to fence on industrial estate



Photo 3 Site looking towards Kenzie Drive



Photo 4 East of site with public path beside industrial estate fence



Photo 5 Mattress thrown over fence on Kenzie Drive



Photo 6 Medical Centre to right and fuel filling station in far distance in the middle



Photo 7 Rear of industrial estate with various materials stored.



Photo 8

Sitecheck Data

Adjacent to 41, Kenzie Drive, Sutton Bridge, SPALDING, PE12 9SW

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

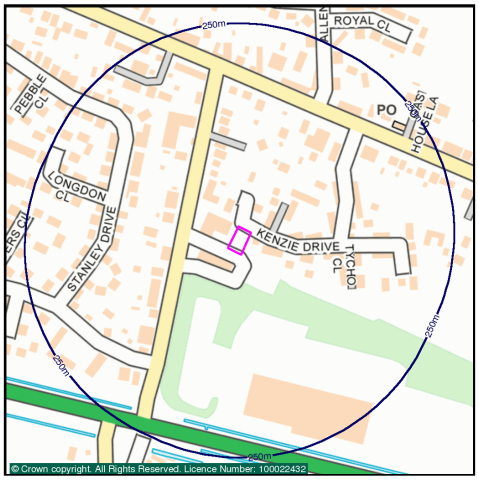
Report Reference: SCD_230823392_1_1

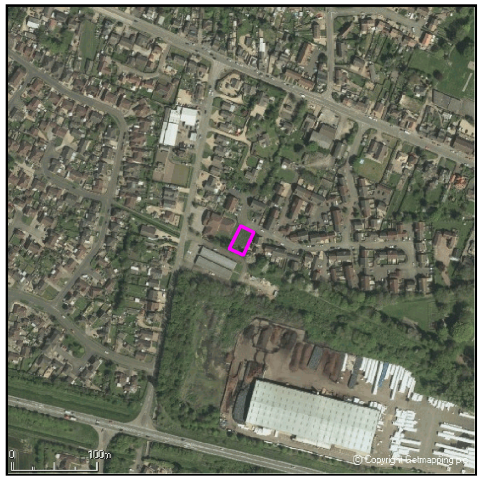
Report Date: 16-JAN-2020

Customer Reference: 20-01-01

National Grid Reference: 547350 321260

Site Area: 515 m²





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

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

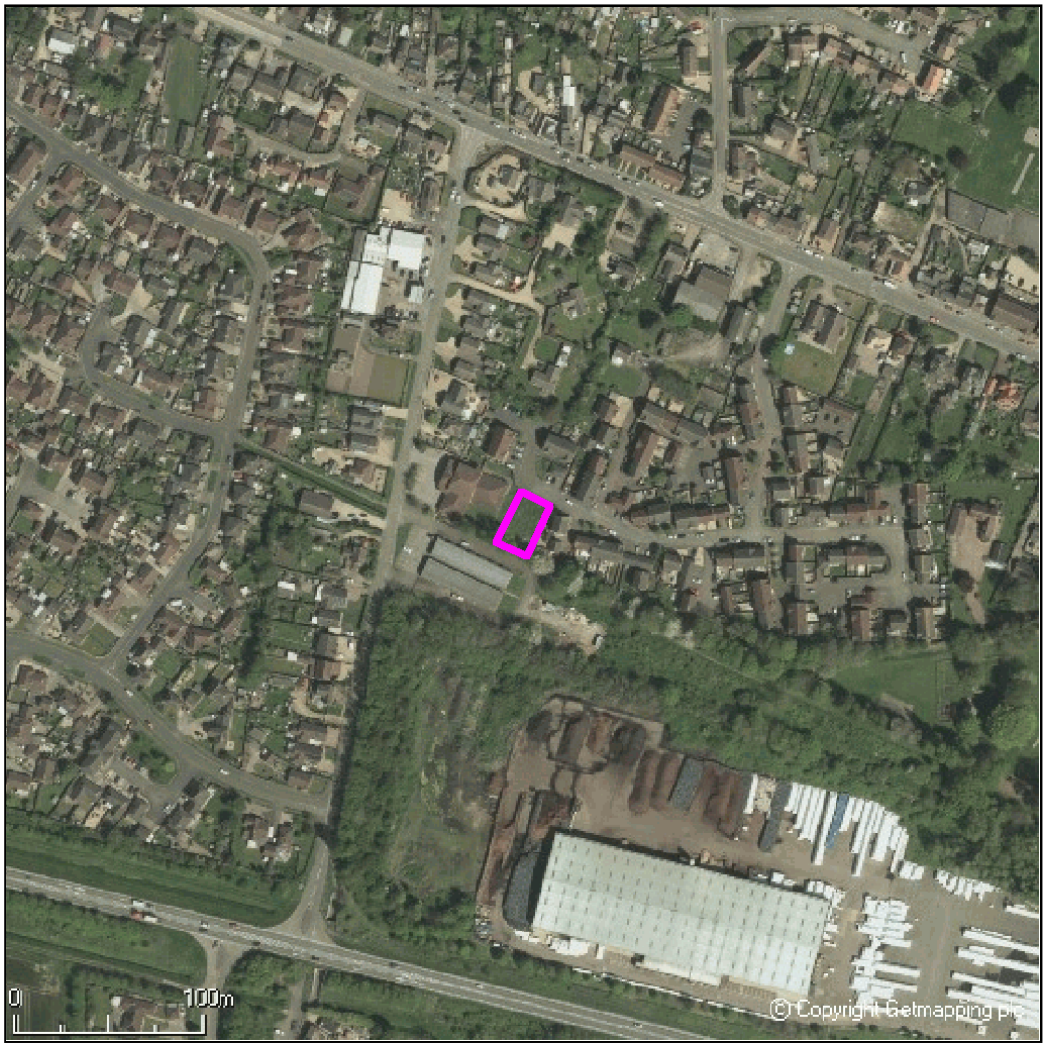
Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	10
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	13
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	16
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	17
This section contains information which may be of use when interpreting the report.	
Useful Contacts	18
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

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

Sensitivity Pathways	Page No.	Reference Number (Map ID)
Extreme Flooding from Rivers or Sea without Defences		
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial/Tidal Models, Contact Ref: 2	15	-
Flooding from Rivers or Sea without Defences		
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial/Tidal Models, Contact Ref: 2	15	-

Other Factors Geological	Page No.	Reference Number (Map ID)
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	16	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	16	-
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 3	16	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	16	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 3	16	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	16	-

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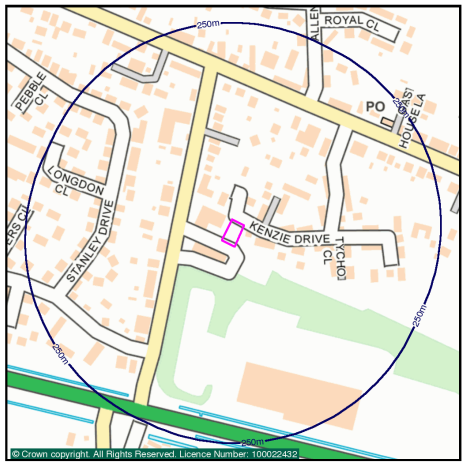
Site
Adjacent to 41, Kenzie Drive,Sutton Bridge,SPALDING,PE12 9SW

Grid Reference
547350, 321260

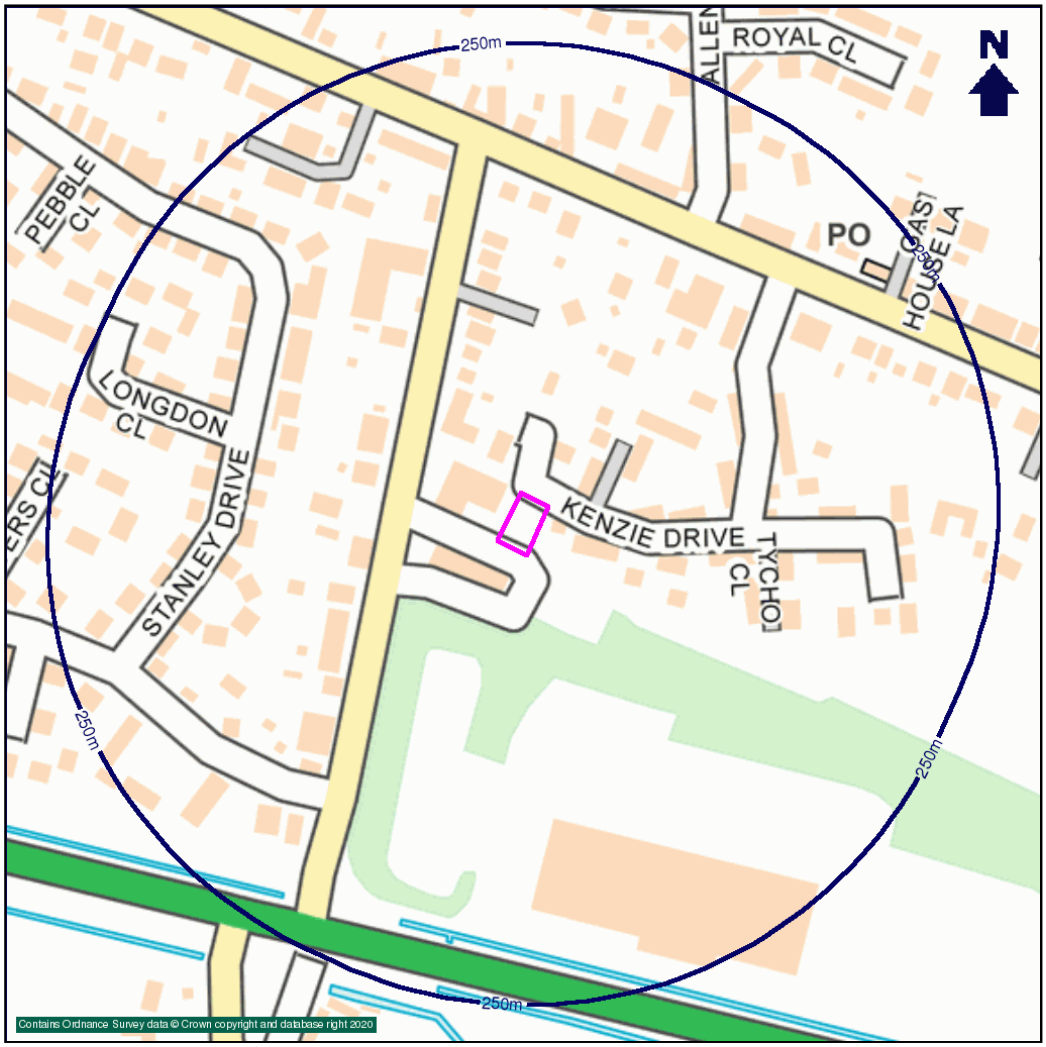
Report Reference
SCD_230823392_1_1

Customer Reference
20-01-01

Size of Site
515 m²



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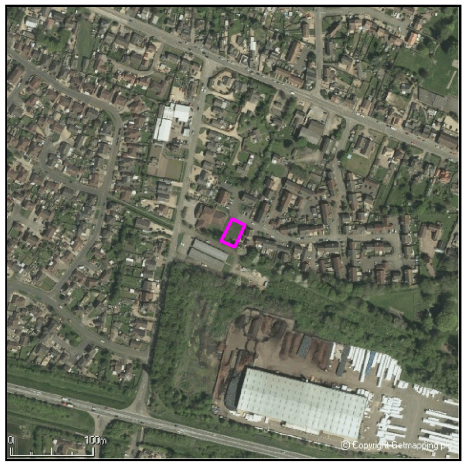
Site
Adjacent to 41, Kenzie Drive,Sutton Bridge,SPALDING,PE12 9SW

Grid Reference
547350, 321260

Report Reference
SCD_230823392_1_1

Customer Reference
20-01-01

Size of Site
515 m²



Current Land Use Contaminants	On Site 0	0-250m 12
Waste / Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	1
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	0
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	1
Substantiated Pollution Incident Register	0	0

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Current Land Use Contaminants	On Site 0	0-250m 12
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	9
Fuel Station Entries	0	1
Miscellaneous		
BGS Recorded Mineral Sites	0	0

Historical Land Use Contaminants	On Site 0	0-250m 11
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	0	2
Potentially Contaminative Industrial Uses (Past Land Use)	0	7
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	2

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

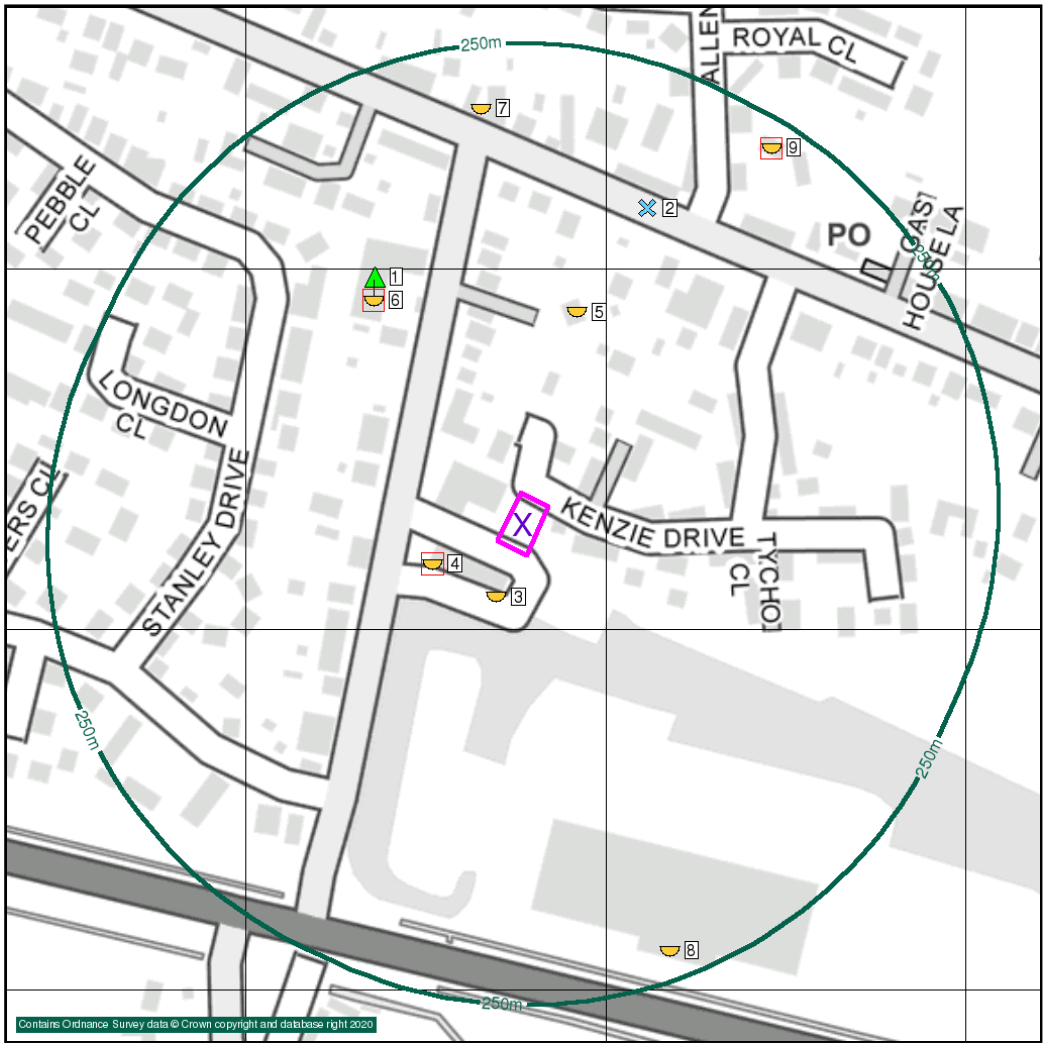
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Sensitivity Pathways and Receptors	On Site 2	0-250m 2
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	0	1
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	1
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

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

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General

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

Miscellaneous

- BGS Recorded Mineral Site

Potentially Contaminative Use

- Potentially Contaminative Use

Waste/Landfill Sites

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

Contraventions

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

Storage Of Hazardous Substances

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

Industrial Processes

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

Statutory Authorisations

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

Discharge Consents

- Discharge Consent
- Water Industry Act Referral

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Contaminants Waste / Landfill Sites	Ref No.	Search Buffer	Direction
Local Authority Landfill Coverage			
Name: South Holland District Council, - Has no landfill data to supply, Contact Ref: 1	-	On Site	E
Name: Lincolnshire County Council, - Had landfill data but passed it to the relevant environment agency, Contact Ref: 4	-	On Site	E

Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
Leesons Garage Ltd, Railway Lane, Sutton Bridge, SPALDING, Lincolnshire, PE12 9XD, Part B - Fuel and Power Industry Sector, Reference: Not Supplied, Status: Not Supplied, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	1	0-250m	NW

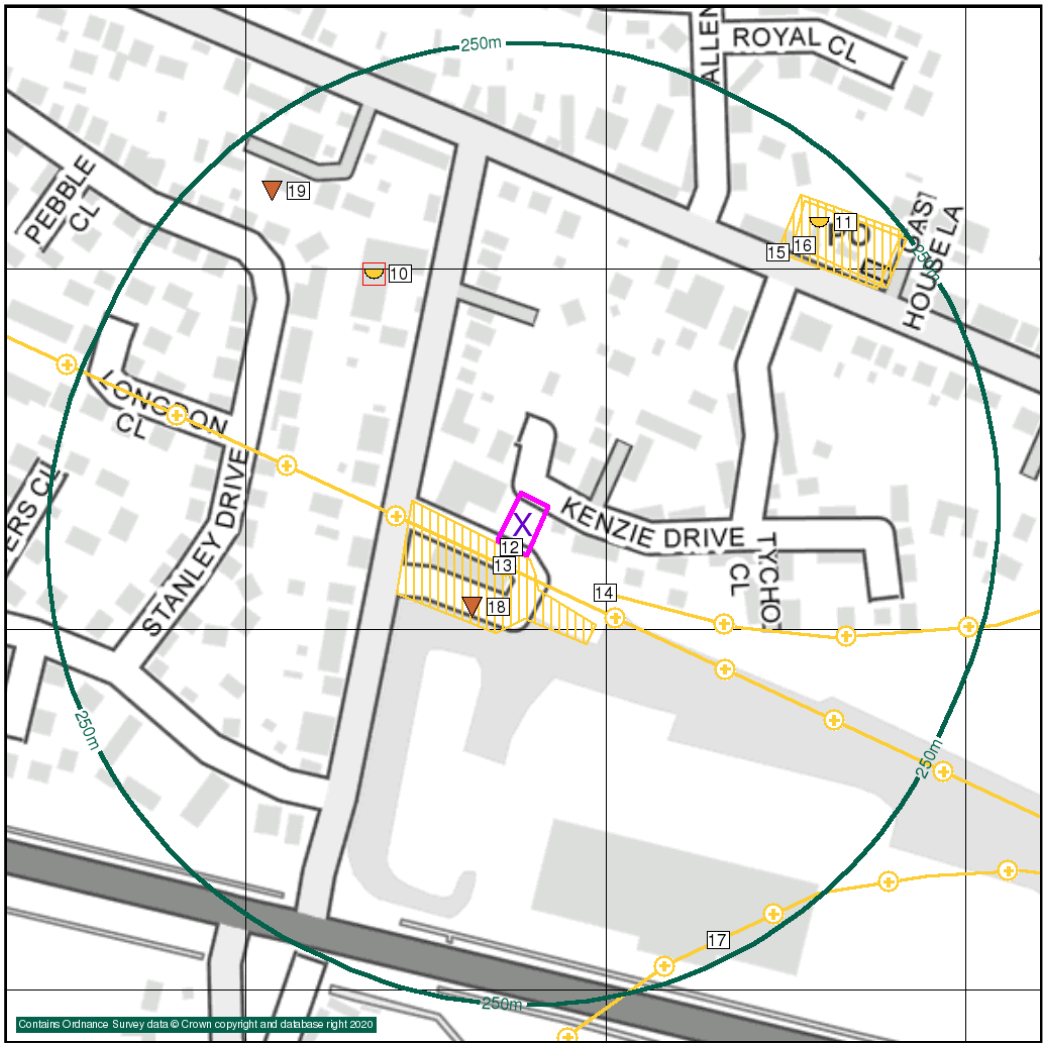
Contraventions	Ref No.	Search Buffer	Direction
Prosecutions Relating to Controlled Waters			
Bridge Road, Long Sutton, SPALDING, Lincolnshire, PE12 9EQ, EA (Water Resources) Prosecution, Hearing Date: 9th March 1999, Positional Accuracy: Manually positioned to the road within the address or location, Contact Ref: 2	2	0-250m	N

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Crosskeys Engineering, Unit 8, Railway Lane Industrial Estate, Railway Lane North, Sutton Bridge, Spalding, PE12 9UN, Engineering Services, Status: Active, Positional Accuracy: Automatically positioned to the address	3	0-250m	S
S J Auto Services, 1, Railway Lane Industrial Estate, Railway Lane, Sutton Bridge, Spalding, Lincolnshire, PE12 9UN, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4	0-250m	W
Imprest Design & Printing Services, 14, Railway Lane Industrial Estate, Railway Lane, Sutton Bridge, Spalding, Lincolnshire, PE12 9UN, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4	0-250m	SW
Dons Gates, 13, Railway Lane, Sutton Bridge, SPALDING, Lincolnshire, PE12 9UZ, Gate Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	5	0-250m	N
Leesons Garage, Railway Lane North, Sutton Bridge, Spalding, PE12 9XD, Car Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	6	0-250m	NW

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Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Bohemian Commerce Co, 194, Bridge Road, Sutton Bridge, Spalding, Lincolnshire, PE12 9SF, Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	N
A S B Greenworld Ltd, Greenworld Park, Sutton Bridge, Spalding, Lincolnshire, PE12 9RN, Fertilisers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	0-250m	S
Portapack Engineering Ltd, Portapack House, Allenbys Chase, Sutton Bridge, Spalding, PE12 9SY, Precision Engineers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	0-250m	NE
Veeract Ltd, Caprice, Allenbys Chase, Sutton Bridge, Spalding, Lincolnshire, PE12 9SY, Engineering Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	0-250m	NE
Fuel Station Entries			
Leesons Garage, Railway Lane North , Sutton Bridge , Spalding, Lincolnshire, PE12 9XD, Fuel Station, Status: Open, Positional Accuracy: Manually positioned to the address or location	6	0-250m	NW

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General

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

Potentially Contaminative Use

- Point Feature
- Area Feature
- Line Feature

Potentially Infilled Land

- Point Feature
- Area Feature
- Line Feature

Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Historical Tanks And Energy Facilities			
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1972 - 1991	10	0-250m	NW
Gas Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1972	11	0-250m	NE
Potentially Contaminative Industrial Uses (Past Land Use)			
Factory or works - use not specified, Date of Mapping: 1991	12	0-250m	SW
Railways, Date of Mapping: 1890 - 1958	13	0-250m	SW
Railways, Date of Mapping: 1890 - 1958	14	0-250m	SE
Motor vehicles: maintenance & repair e.g. garages, Date of Mapping: 1991	10	0-250m	NW
Oil, petroleum & gas refining & storage, Date of Mapping: 1931 - 1958	15	0-250m	NE
Gas manufacture & distribution, Date of Mapping: 1890	16	0-250m	NE
Railways, Date of Mapping: 1890 - 1958	17	0-250m	SE

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1905	18	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1905	19	0-250m	NW

If you would like any further assistance regarding this report then please contact
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Map Details

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

1:2,500	Mapsheet	Published
Ordnance Survey Plan	TF4721	1972
Ordnance Survey Plan	TF4721	1991

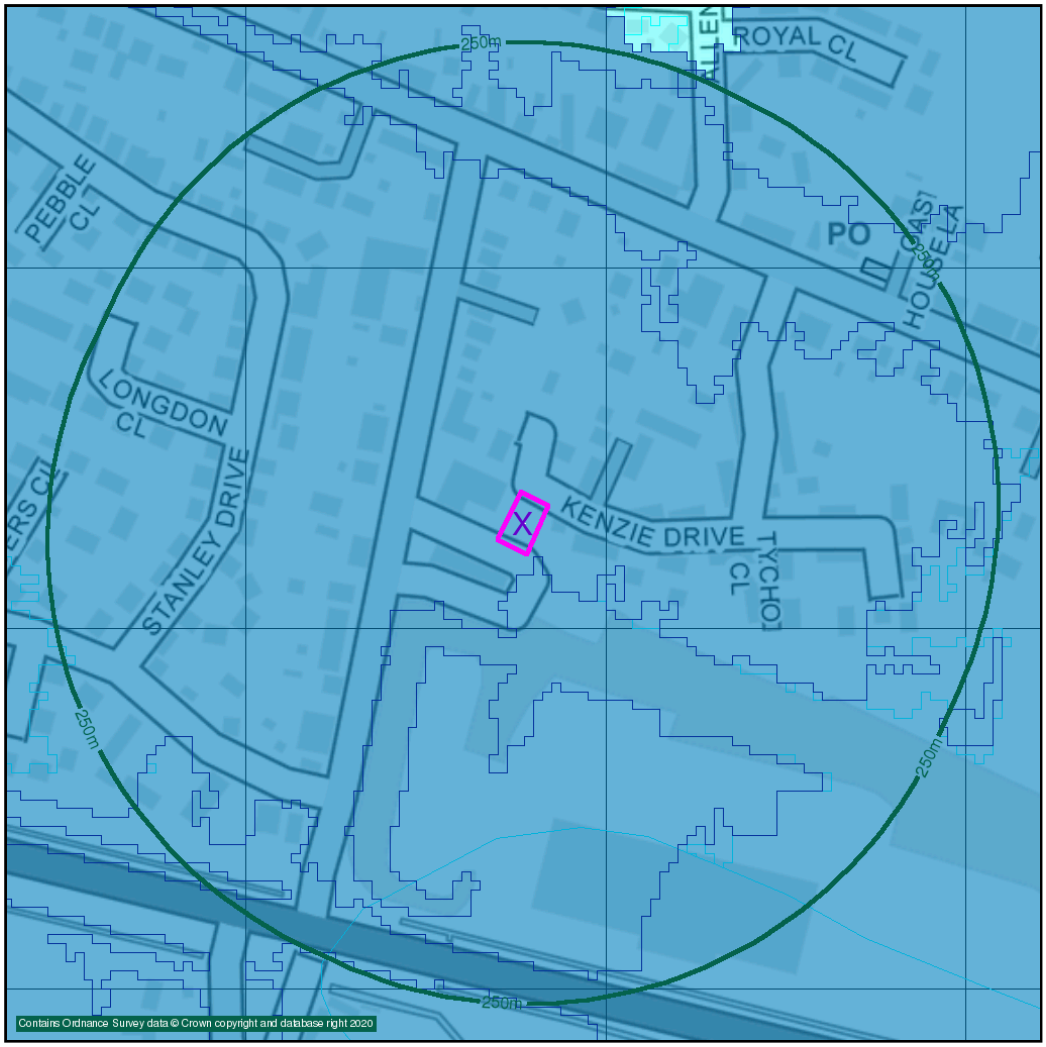
The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	TF42SE	1991

1:10,560	Mapsheet	Published
Norfolk	031_NE	1887
Lincolnshire	144_NE	1890
Lincolnshire	144_NE	1905
Lincolnshire	144_NE	1931
Lincolnshire	144_NE	1938
Ordnance Survey Plan	TF42SE	1959

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Flood Map



General

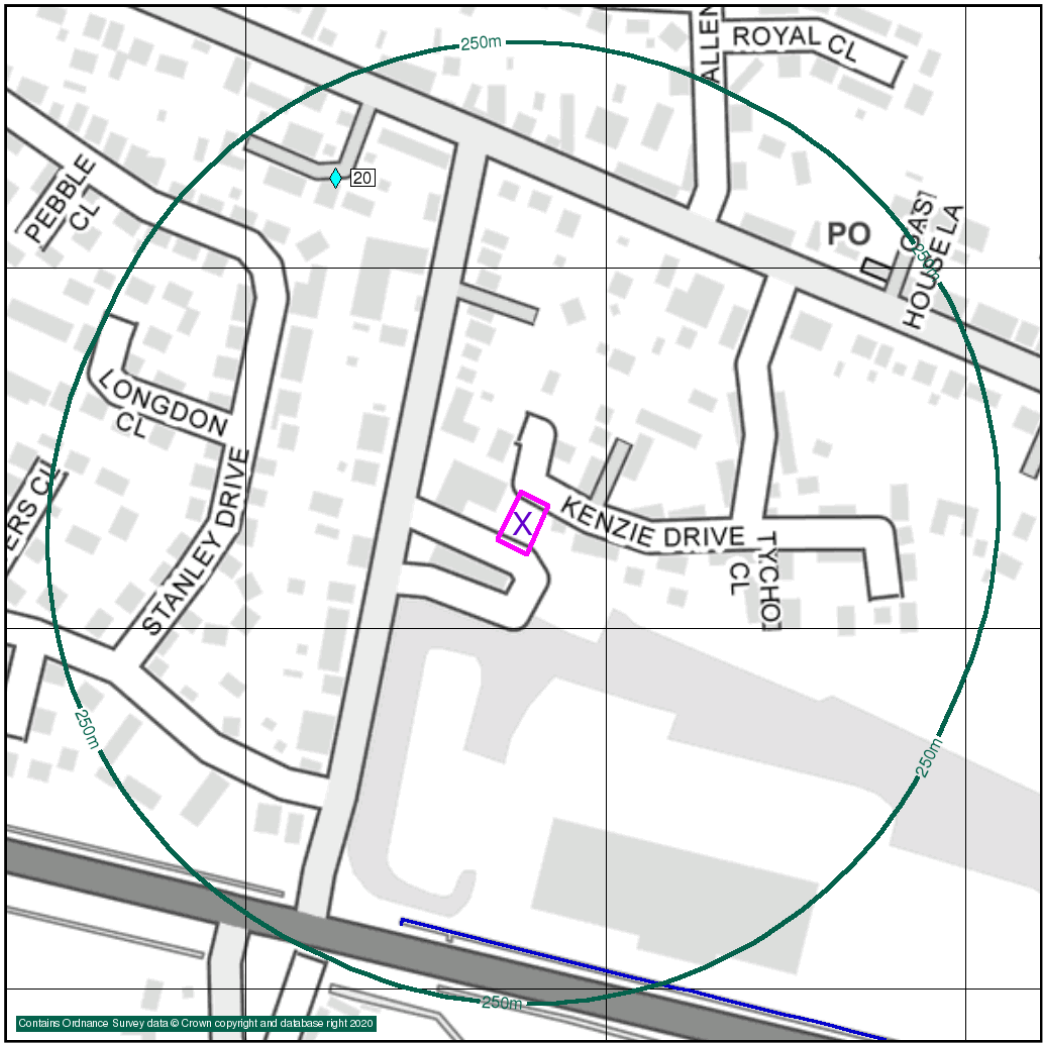
- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Area of Floodplain

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

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Sensitivity Map



General

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

Environmentally Sensitive Land Use

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

Protected Coutryside Areas

- Forest Park
- National Park
- National Scenic Area

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Pathways and Receptors Pathways	Ref No.	Search Buffer	Direction
Extreme Flooding from Rivers or Sea without Defences			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial/Tidal Models, Contact Ref: 2	-	On Site	E
Flooding from Rivers or Sea without Defences			
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial/Tidal Models, Contact Ref: 2	-	On Site	E
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 214m	-	0-250m	S
Water Abstractions			
A A Hayes, Well At Bridge Road, Abstractions Agricultural, Reference: 5/32/11/*G/0031, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	20	0-250m	NW

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Other Factors Geological	Search Buffer	Direction
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
No Hazard		-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	E
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	E
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 3	On Site	E
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 3	On Site	E
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	E
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	E
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Moderate Contact Ref: 3	On Site	E
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low Contact Ref: 3	On Site	E

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Registered Landfill Sites

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

Local Authority Recorded Landfill Sites

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

Flooding

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

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Contact Names and Addresses

1 South Holland District Council Environmental Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

www.sholland.gov.uk

2 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 03708 506 506

enquiries@environment-agency.gov.uk

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

3 British Geological Survey Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

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

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4th Floor
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LN1 1DN

Telephone 01522 552222
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PublicRelations@lincolnshire.gov.uk
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www.landmarkinfo.co.uk

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Code will:

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

COMPLAINTS

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

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

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

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

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

Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to:

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

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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

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

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