

**A1886
Phase 1
Geo-Environmental Report**

**Land adjacent to Nightingale Way, Sutton
Bridge, Spalding, PE12 9SX**



For

Lincoln Jack Ltd
C/O Alan Brown Development Services Ltd
Boscarnon Farmhouse, St Keverne, Cornwall
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**September 2018
Report Number: A1816**

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DOCUMENT CONTROL

Client	Lincoln Jack
Project Title	Sutton Bridge
Document Title	Phase 1 Geo-Environmental Report
Document No.	A1886

Date	Revision	Changes	Author	Review	Approved
23/04/2019	0		CS	PF	

CONTENTS

Page

1.	INTRODUCTION	I
2.	SITE LOCATION AND LAYOUT	II
3.	SITE HISTORY	III
4.	ENVIRONMENTAL SETTING	V
4.1	GEOLOGY	V
4.2	GROUNDWATER	V
4.3	SURFACE WATER	V
4.4	MINING	VI
4.5	RADON	VI
4.6	OTHER GEOLOGICAL INFORMATION	VI
	4.6.1 Artificial / Made Ground	vi
	4.6.2 Geological faults	vi
	4.6.3 Surface & Underground Workings	vi
	4.6.4 Mining, extraction & natural cavities	vi
	4.6.5 Natural Subsidence	vii
4.7	OTHER ENVIRONMENTAL INFORMATION	VIII
	4.7.1 Historical Industrial Land Use	viii
	4.7.2 Environment	viii
	4.7.3 Waste	ix
	4.7.4 Current Industrial Land Use	ix
	4.7.5 Water	ix
	4.7.6 Flooding	x
	4.7.7 Protected Locations - Environmentally Sensitive Receptors	ix
5.	CONCEPTUAL SITE MODEL	XI
5.1	CONTAMINANT SOURCES	XII
5.2	PATHWAYS	XII
5.3	RECEPTORS	XII
5.4	POLLUTANT LINKAGES	XII
5.5	DISCUSSION	XIII
6.	LAND STABILITY ASSESSMENT	XV
6.1	UNDERGROUND CAVITIES	XV
6.2	UNSTABLE SLOPES	XV
6.3	GROUND COMPRESSION / SHRINK / SWELL	XV
7.	CONCLUSIONS AND RECOMMENDATIONS	XVII
7.1	RECOMMENDATIONS	XVII

APPENDICES:

1. Site Photographs

2. Historical Maps
3. Geological Report
4. Environmental Report

1. INTRODUCTION

AGS Ground Solutions Ltd (AGS) were commissioned by Alan Brown Development Services (The Architect) on behalf of Lincoln Jack Ltd (The Client) to undertake a Phase 1 geo-environmental site investigation on a site known as Land adjacent to Nightingale Way, Sutton Bridge, Lincolnshire.

It is understood that it is planned to purchase a large plot of land, with outline planning permission on two areas of the site, to construct 60 new residential dwellings, with associated garages, amenity space and access roads.

The aim of the investigation was to examine site conditions, and to identify any potential risks of ground contamination resulting from historical and contemporary site usage, and to make recommendations in accordance with these findings. In addition, an assessment of ground stability was also made.

2. SITE LOCATION AND LAYOUT

The site was located at Sutton Bridge, Lincolnshire and was centred approximately on Ordnance Survey Grid Reference TF 468 219.

A walkover survey was undertaken on the 16th April 2019.

A photographic record of the site walkover survey and siteworks are presented in Appendix 1.

Access to the site was via a private track at the end of Granville Terrace, and a private track off of Nightingale Way. The two tracks formed the eastern and western boundary of the site respectively.

At the time of the walkover survey the site was approximately rectangular in shape, and comprised a field recently sewn with potatoes.

The entire field area was level, and comprised bare earth, as the crop had not yet germinated.

The following features surrounded the site:

- **To the north;** the site was bound by a ploughed farm fields, with trackways bordering the edges. Further farm fields were found beyond.
- **To the south;** the site boundary was boarded by the back gardens of properties in Nightingale Way, with a large green amenity area approximately mid way along the southern boundary of the site.
- **To the east;** the site boundary was boarded by a trackway with an overgrown field beyond.
- **To the west;** the site was bound by a trackway with a number of detached barns, and an old railway wagon beyond.

3. SITE HISTORY

A map search was carried out for the site and extracts of the following Ordnance Survey maps were obtained covering the period between 1887 and 2014. Maps marked (*) are obtained from Russian Military Mapping, not Ordnance Survey.

These are presented in Appendix 2 and the relevant historic details are summarised as follows:

Period	Scale	Observations
1887	1:10,560	The site is shown as two fields, with additional fields to the north of the site, and the village of Sutton bridge to the south and south east of the site.
1887	1:10,560	No significant changes.
1888	1:2,500	The site is shown as two fields, with a lane to the east and to the west of the site. A terrace of houses is located to the south east of the site. Two large buildings, possibly barns, are situated to the north west of the site.
1889	1:2,500	No significant changes.
1903	1:10,560	No significant changes.
1904	1:2,500	A small building is shown to the south west of the site. An allotment garden is shown to the south west of the site. A pump is shown approximately 140 m south of the site.
1931	1:10,560	A number of fields to the north of the site are shown as Allotment Gardens.
1938	1:10,560	No significant changes.
1958	1:10,560	No significant changes.
1965	1:2,500	No significant changes.
1971	1:2,500	A drain is shown immediately to the north of the site. Beyond the drain, the field is shown as an allotment garden. Additional allotment gardens are shown to the north east of the site. The former allotment gardens to the south west of the site are now shown as a nursery. Additional buildings are shown immediately to the south west of the site, and to the south east of the site.
1974	1:10,000	No significant changes.
1984	1:2,500	No significant changes.
1990	1:2,500	No significant changes.

1991	1:10,000	No significant changes.
1992	1:2,500	No significant changes.
1993	1:2,500	No significant changes.
1995	1:2,500	No significant changes.
1995	1:2,500	No significant changes.
1995	1:2,500	No significant changes.
2002	1:10,000	No significant changes.
2010	1:10,000	No significant changes.
2014	1:10,000	No significant changes.

4. ENVIRONMENTAL SETTING

4.1 GEOLOGY

Reference to the British Geological Survey 1:50,000 scale geological map of the area shows the site as being underlain by Superficial deposits, identified as Tidal Flat Deposits – Clay and Silt (TFD). This is shown to be underlain by The Amphill Clay Formation - Mudstone (AMC).

The British Geological survey provides the following geological descriptions. Contains British Geological Survey materials © NERC 2019:

Tidal Flat Deposits – Clay and Silt (TFD)

Description: Tidal Flat Deposits - Clay And Silt. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by shorelines (U).

Setting: shorelines (U). These sedimentary deposits are shallow-marine in origin. They are detrital, generally coarse-grained forming beaches and bars in a coastal setting.

Amphill Clay Formation – Mudstone (AMC)

Description: Amphill Clay Formation - Mudstone. Sedimentary Bedrock formed approximately 157 to 164 million years ago in the Jurassic Period. Local environment previously dominated by shallow seas.

Setting: shallow seas. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences.

4.2 GROUNDWATER

Reference to the British Geological Survey's Aquifer within Superficial Deposits, indicated that the superficial strata underlying the site are classified as a Unproductive.

Reference to the British Geological Survey's Aquifer within Bedrock Deposits, indicated that the strata underlying the site are classified as Unproductive. "These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

The site is not shown as being in a source protection zone.

4.3 SURFACE WATER

The nearest recorded surface water feature shown on the Ordnance Survey MasterMap Water Network is an inland river 1 m to the north of the site.

4.4 MINING

The site is not situated in an area where underground mining is likely to have taken place. Therefore, no mining search has been requested.

4.5 RADON

Reference to the British Geological Society (BGS) National Geoscience Information Service indicated that less than one percent (< 1 %) of homes within the area, which includes the site, have radon concentrations above the action level of 200Bq/m³.

Based upon the advice of the BGS National Geoscience Information Service, no radon protection measures are required in the construction of new dwellings or extensions.

4.6 OTHER GEOLOGICAL INFORMATION

Reference was made to the geological database Groundsure, extracts from which are provided in Appendix 3. Relevant entries in this database, relating to the sites geological stability is summarised as follows:

4.6.1 Artificial / Made Ground

Reference to the British Geological Survey (BGS) 1:10,000 and 1:50,000 plans for the area, indicates that there is no Artificial Ground / Made Ground (MGR) on the site.

4.6.2 Geological faults

Reference to the Geological Database, Groundsure indicates that there are no recorded faults within 250 m of the site.

4.6.3 Surface & Underground Workings

Surface Workings

There were no surface workings identified on within 250 m of the site.

Underground Workings

No underground workings were identified on or within 250 m of the site.

4.6.4 Mining, extraction & natural cavities

Historical Mining

No historical mining areas were identified within 250 m of the site.

Coal Mining

No coal mining was identified within 250 m of the site.

Johnson, Poole & Bloomer

No Johnson, Poole & Bloomer mining sites were identified within 250 m of the site.

Non-Coal Mining Cavities

No non-coal mining features were identified on site.

Natural Cavities

No natural cavities were identified within 250 m of the site.

Brine Extraction

No brine extraction sites were identified within 250 m of the site.

Gypsum Extraction

No gypsum extraction sites were identified within 250 m of the site.

Clay Mining

No clay mining sites were identified within 250 m of the site.

4.6.5 Natural Subsidence

Shrink / Swell

The site is identified as being at low risk of shrink swell subsidence.

Landslips

The site is identified as being at very low risk from landslip subsidence.

Ground Solution

The site is identified as being at negligible risk from ground solution subsidence.

Compressible Ground

The site is identified as being at moderate risk from compressible ground subsidence.

Collapsible Ground

The site is identified as being at negligible risk from collapsible ground subsidence.

Running Sands

The site is identified as being at moderate risk from running sands subsidence.

4.7 OTHER ENVIRONMENTAL INFORMATION

Reference was made to the environmental database Groundsure, extracts from which are provided in Appendix 4. Relevant entries in this database, relating to the sites environmental sensitivity is summarised as follows:

4.7.1 Historical Industrial Land Use

Potentially Contaminative Land Use

There were three potentially contaminative land uses shown on site or found within 250 m of the site.

- 1 x Nursery
- 2 x Pump

Historical Tank Database

There were no historical tanks identified on within 250 m of the site.

Historical Energy Features

There were no historical energy features identified on or within 250 m of the site.

Petrol and Fuel

No historical petrol stations or fuel sites were listed on or within 250 m of the site.

Historical Garage and Motor Vehicle Repair

There were three historical vehicle or motor repair sites identified 250 m of the site.

- 3 x Garage

Potentially Infilled Land

There were no potentially infilled features identified on or within 250 m of the site.

4.7.2 Environment

Environmental Permits

There were no environmental permits listed within 250 m of the site.

Discharge Consents

There were no licensed discharge consent shown on or within 250 m of the site.

Dangerous or Hazardous Sites

No recorded COMAH & NIHHS sites were listed within 250 m of the site.

Pollution Incidents

There was one pollution incidents recorded within 250 m of the site.

- 1 x Pollution of diesel. No impact to land, air or water.

Contaminated Land

There were no sites listed as contaminated land under part II A of the Environmental Protection Act, 1990 on or within 250 m of the site.

4.7.3 Waste

Landfill

There were no historical landfill sites listed within 250 m of the site.

There were no registered landfill sites listed within 250 m of the site.

There were no landfill records from historical mapping within 250 m of the site.

Waste

There were no licensed waste management facilities listed within 250 m of the site.

There were no waste transfer sites listed within 250 m of the site.

4.7.4 Current Industrial Land Use

Industrial Land Use

There were two potentially contaminative industrial site listed within 250 m of the site.

- 1 x Electrical Features
- 1 x Vehicle Breakdown and Recovery Services

Petrol and Fuel

There was one petrol station or fuel site was listed within 250 m of the site.

- 1 x Obsolete, Unbranded Feature

4.7.5 Water

Abstraction Licenses

There were one water abstraction licenses listed within 1000 m of the site.

- 1 x Well 444 m South east of the site. Direct Source, Ground Water Source and Supply. Details, General Farming & Domestic. Name, Hayes. Status, 1 x Historical.

4.7.6 Flooding

Flooding from Rivers and the Sea

The risk of flooding from rivers and the sea on the site is considered to be low. The site is situated within a Zone 2 and a Zone 3 floodplain.

Groundwater Flooding

The site is not within 50 m of a British Geological Survey groundwater susceptibility area.

4.7.7 Protected Locations - Environmentally Sensitive Receptors

There was no Nitrate Vulnerable Zone (DEFRA) shown as Existing on site.

The site is not situated within 250 m of any other environmentally sensitive receptors, except those referred to in chapters 4.2 and 4.3.

5. CONCEPTUAL SITE MODEL

This conceptual site model has been undertaken with due regard to the advice relating to groundwater as provided in the Environment Agency's "Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources", the advice provided in the Contaminated Land (England) Regulations 2000, and the associated statutory guidance. The guidance defines contaminated land as any land that is in such a condition that by reason of substances in, on or under the land:

- significant harm is being caused or there is a significant possibility of such harm being caused; or
- pollution of controlled water is being, or is likely to be caused.

This definition is based on the principles of risk assessment defined as a combination of the probability (or frequency) of occurrence of a defined hazard and the magnitude (including the seriousness) of the consequences. Central to the risk assessment process is the concept of pollutant linkage that is a linkage between a contaminant and a receptor by means of a pathway.

Statutory definitions relating to pollution linkage.	
Contaminant	"a substance which is in, on or under the land and which has the potential to cause harm or to cause pollution of controlled waters."
Receptor	"a living organism, a group of living organisms, and ecological system or a piece of property" which meets given criteria. "controlled waters which are, or could be, polluted by a contaminant".
Pathway	"one or more routes or means by, or through, which a receptor: • is being exposed to, or affected by, a contaminant, or • could be so exposed or affected".

The relationship between these components is discussed below in order to identify the existence of any source-pathway-receptor linkage on the site, and hence the potential risks associated with any contamination.

5.1 CONTAMINANT SOURCES

There were several potential contamination sources identified in chapters 2 – 4. These are summarised below.

- Electrical substation
- Nursery
- Pump
- Garage
- Allotment gardens

5.2 PATHWAYS

The following potential contaminant pathways may therefore exist on the site:

- Indoor ingestion of soil dust.
- Inhalation of indoor dust and vapour.
- Contact with indoor dust.
- Vapours from the ground.
- Soil tracked indoors by people.
- Dermal contact with contaminated soil.
- Outdoor ingestion of soil.
- Outdoor inhalation of dust and vapour.
- Wind erosion and lifting of soil dust.
- Surface water runoff with suspended soil.
- Wind deposition to surface water.
- Migration through soil.
- Migration into groundwater.
- Migration of surface water.
- Contact of building foundations and buried services with contaminated soil.

5.3 RECEPTORS

Potential receptors/targets at the site and in the area in which the site is located include:

- Future occupants
- Site construction workers
- Groundwater resources
- Trees / Plants
- Underground services in and around the site
- Allotment gardens
- Buried structures

5.4 POLLUTANT LINKAGES

Source	Contaminant	Receptor	Pathway	Severity	Likelihood	Risk	Justification
Farm Land / Allotment Gardens	Pesticides Herbicides Vermicides	Residents Construction Workers	Ingestion / inhalation of dust / soil / vapour	Moderate	Low	Low / Moderate	Modern pesticides / herbicides are carefully controlled so as not to pose a significant risk to human health.
		Groundwater	Migration into groundwater	Mild	Medium	Low / Moderate	Modern pesticides / herbicides will break down within the groundwater.
Garage	PAH & TPH	Groundwater Residents Servicing Staff Plants Site Workers	Ingestion / inhalation of dust / soil / vapour / migration into groundwater	Moderate	Low	Low / Moderate	Given the distance from the site, the risks posed by the garage on the site are low.
Pump	Inhalation of vapor, dermal contact, migration into water systems, direct ingestion, uptake by plants, permeation into water pipes.	Residents Site Workers Plants Groundwater	Ingestion / inhalation of dust / soil / vapour / migration into groundwater	Mild	Low	Low	It is likely that the pump was for water for the adjacent village, and as such it poses no risk to health.
Electrical sub station	Inhalation of vapour, dermal contact, risk of explosion in enclosed space, migration into watercourses	Groundwater Residents Plants Site Workers		Moderate	Low	Low / Moderate	PCBs were historically used as lubricants within electricity substations. Given the size of the stations and the age of the sub stations, these are unlikely to have any significant and adverse effect.

5.5 DISCUSSION

The site is situated in a rural location and as such the site has not been witness to any considerable industrial or commercial activity.

The area around the site is a mixture of medium density residential land and farm land with few contaminative features.

A low / moderate risk exists from a number of sources, however, no particular areas of concern have been identified.

Given the size of the site, and the number of dwellings proposed, it would be prudent to carry out screening for a range of possible contaminants which may be present due to the sites history.

If, during construction, any potentially contaminated ground is encountered, as denoted by discolouration, man-made material, odour, etc, work should stop until the risk posed by the extent of the contamination and the risk posed can be established.

6. LAND STABILITY ASSESSMENT

This risk assessment has been undertaken with due regard to the advice relating to ground instability as provided in the National Planning Policy Framework (NPPF) Planning Practice Guidance (PPG) ID:45 for "Land Stability".

This Land Stability Assessment has been designed to consider the following risks:

1. The effects of underground cavities; these may be of natural origin or due to mining or to civil engineering works;
2. Unstable slopes; these may be natural, in both coastal and inland situations; or manmade, whether excavated, as in quarries or cuttings, or constructed, as in tips and embankments.
3. Ground compression; this may be of natural origin due to peat, alluvial, estuarine or marine soils; or due to human activities, e.g. made ground, landfill or restored opencast mines; and ground subject to movement due to shrinking and swelling clays.

While in all cases instability may arise whether or not there is any development on the surface, it is important to recognise that the development itself or the intensification of development may be the triggering factor, which initiates instability problems.

The risks posed by each type of unstable ground are discussed based upon the proposed redevelopment of the site for residential structures and associated infrastructure.

6.1 UNDERGROUND CAVITIES

The desk-top study identified that the site was unlikely to be affected by historic mining features.

The geology of the area is not susceptible to solution features.

Therefore, the risks posed by underground cavities is considered to be low.

6.2 UNSTABLE SLOPES

The site was situated on level ground.

The site was identified as being at very low risk from landslip subsidence.

The risks posed by unstable slopes are therefore considered to be low.

6.3 GROUND COMPRESSION / SHRINK / SWELL

The geology of the site is identified as being at moderate risk of shrink / swell subsidence.

The geology of the site is identified as being at moderate risk of compressible ground subsidence.

The superficial deposits beneath the site have been identified as Marine Beach Deposits, which may contain significant quantities of clay / silt, which may be subject to volume change depending upon moisture content. In addition, the groundwater may be subject to tidal action, given the proximity of the tidal River Nene to the east of the site.

We would therefore suggest that the risks from compressible ground should be considered moderate, and further work should be carried out to establish the magnitude of any compressibility.

7. CONCLUSIONS AND RECOMMENDATIONS

Based on the data assessment, the following conclusions and recommendations have been drawn up in respect to Land adjacent to Chestnut Terrance, and Land adjacent to Withington Street, Sutton Bridge, Lincolnshire.

- Several potential contamination sources were identified on or within 250 m of the site.
- All risks were identified as low or low / moderate risk.
- The risks posed by sub surface voids were considered to be low.
- The risks posed by unstable slopes were considered to be low.
- The risks posed by compressible ground on the site were considered to be moderate.

7.1 RECOMMENDATIONS

Given the size of the site, it is recommended that the topsoil and subsoil beneath the site are sampled for the presence of a basic suite of contaminants.

This work should involve the excavation of a number of shallow trial pits / boreholes across the site to enable soil samples to be taken for laboratory analysis.

Samples should be tested for (as a minimum) the presence of toxic metals, pH, sulphate, Phenol, PAH and TPH.

Should any unexpected ground contamination is encountered, that work should stop until the extents and risks posed by the contamination can be identified.

It is recommended that a geotechnical site investigation be carried out, to establish the risks posed by compressible ground beneath the proposed buildings and roads. The investigation should also provide a ground bearing pressure for the design of building foundations.

APPENDICES:

1. Site Photographs
2. Historical Maps
3. Geological Report
4. Environmental Report

Appendix 1

Site Photographs



Photograph 1 – General view of site, from the mid-point on the northern boundary, facing west.



Photograph 2 – General view of site, facing west.



Photograph 3 – General view of site, facing east.



Photograph 4 – Lane to the west of the site, facing north.



Photograph 5 – Fields to the east of the site.

Appendix 2

Historical Maps

Site Details:

ELMGARTH, CHESTNUT
TERRACE, SUTTON BRIDGE,
SPALDING, PE12 9SX

Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: County Series

Map date: 1888

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1888
Revised 1888
Edition N/A
Copyright N/A
Levelled N/A

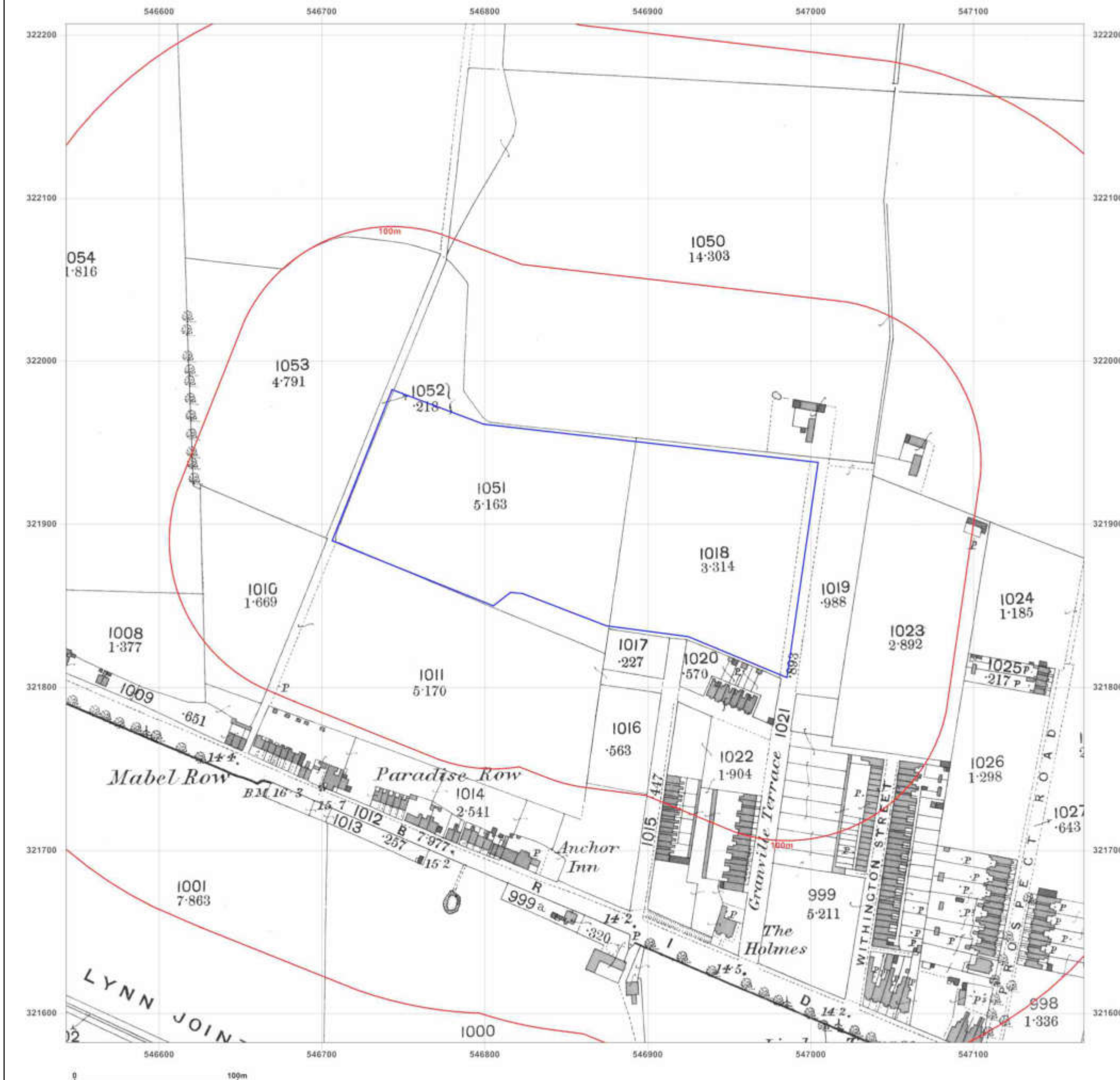


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Site Details:

ELMGARTH, CHESTNUT
TERRACE, SUTTON BRIDGE,
SPALDING, PE12 9SX

Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: County Series

Map date: 1889

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1889
Revised 1889
Edition N/A
Copyright N/A
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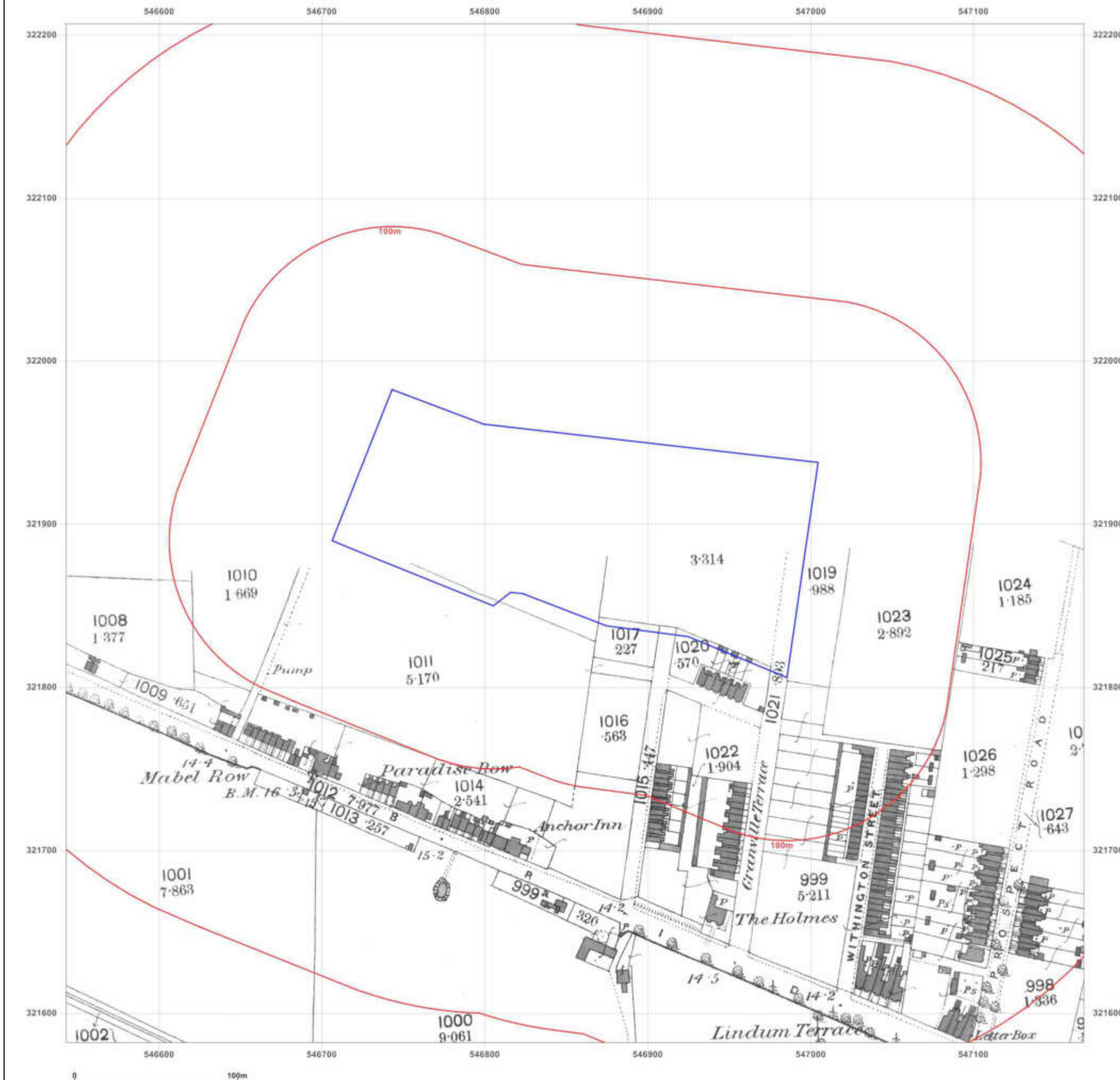


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Site Details:

ELMGARTH, CHESTNUT
TERRACE, SUTTON BRIDGE,
SPALDING, PE12 9SX

Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: County Series

Map date: 1904

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1904
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Site Details:

ELMGARTH, CHESTNUT
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SPALDING, PE12 9SX

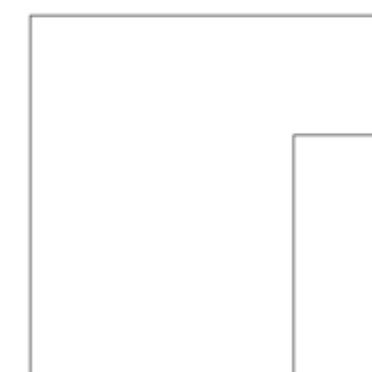
Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1971
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Map date: 1972

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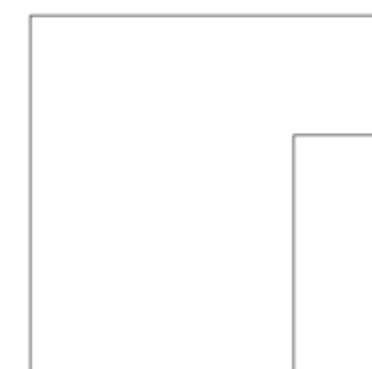
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Grid Ref: 546855, 321894

Map Name: National Grid

Map date: 1984

Scale: 1:2,500

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Levelled 1965

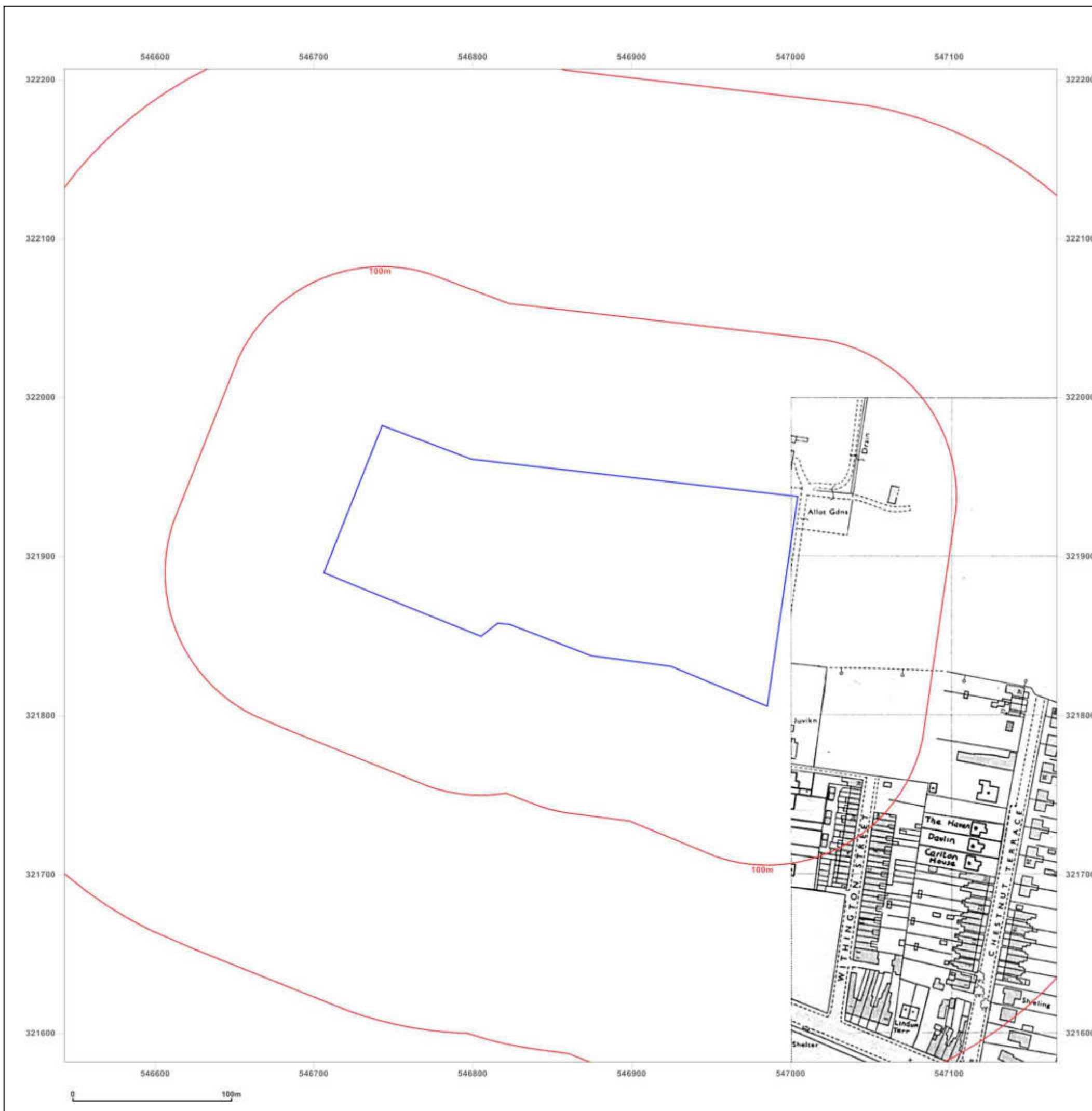


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Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: National Grid

Map date: 1987-1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1990
Edition N/A
Copyright 1991
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Surveyed 1965
Revised 1987
Edition N/A
Copyright 1987
Levelled 1965

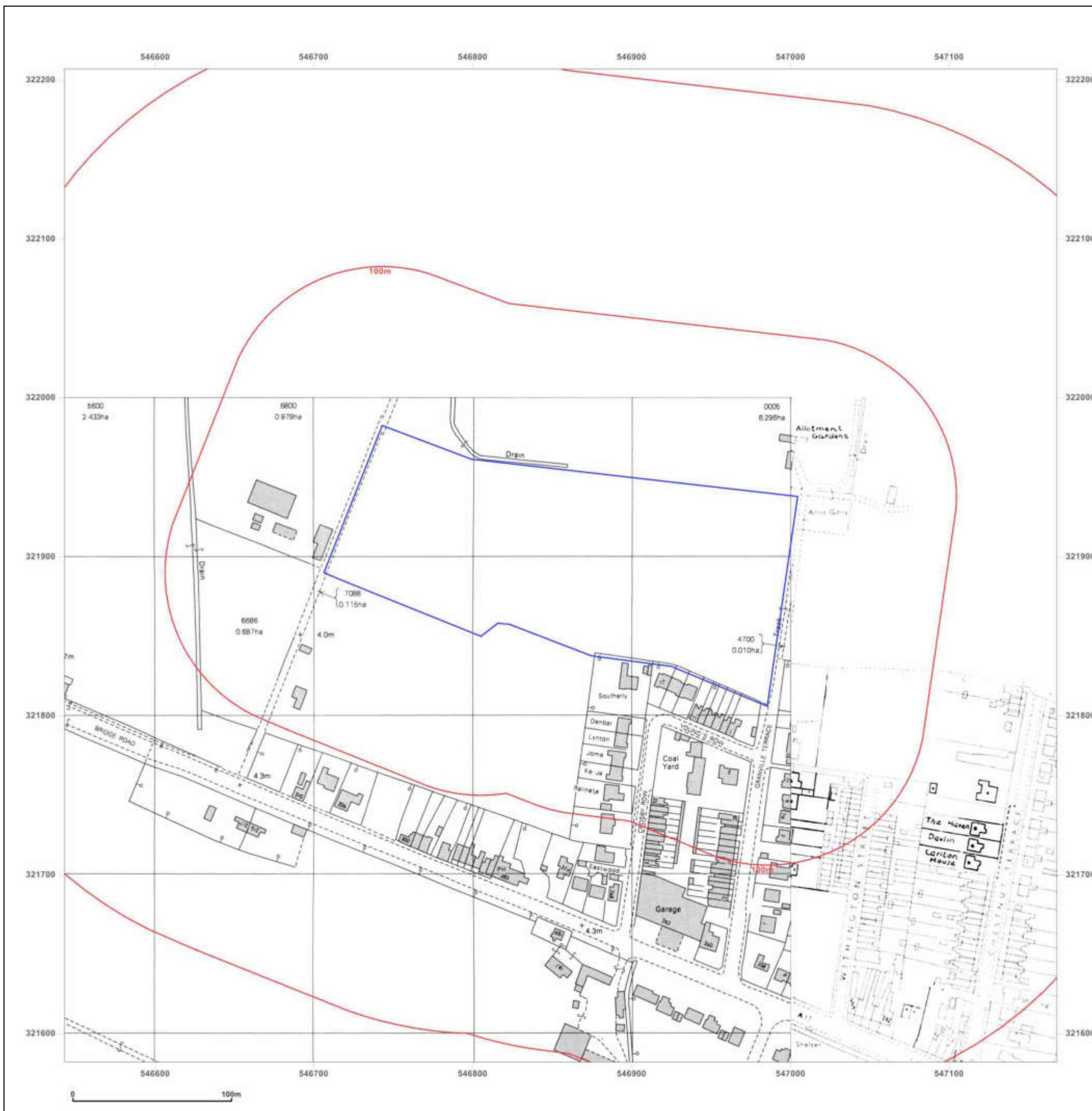


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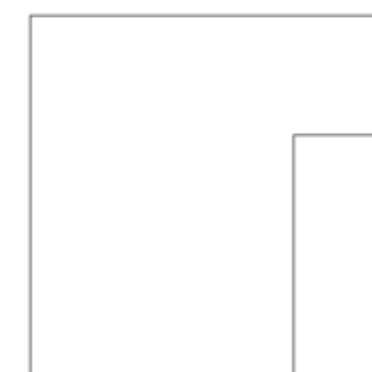
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Grid Ref: 546855, 321894

Map Name: National Grid

Map date: 1992

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

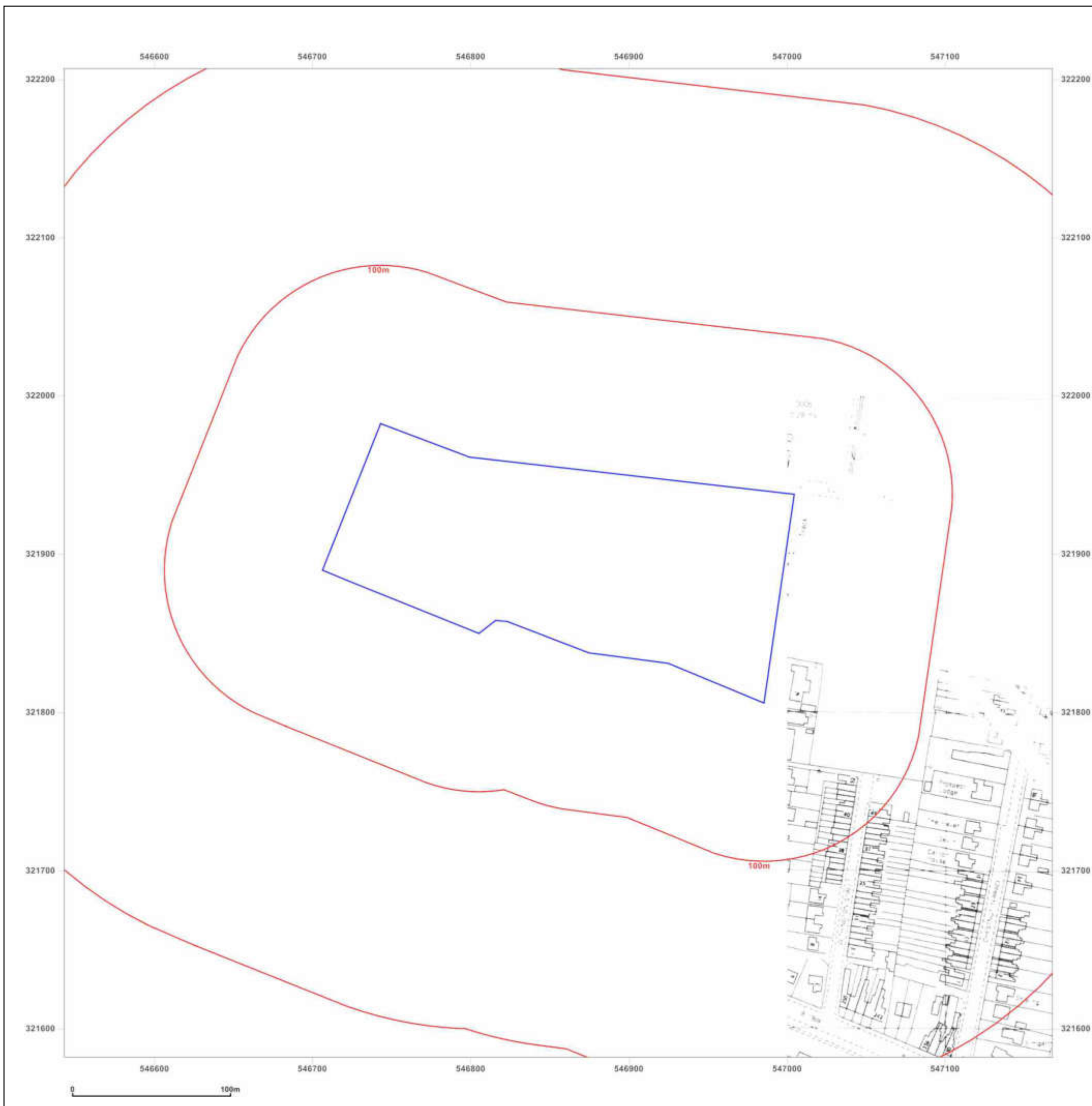


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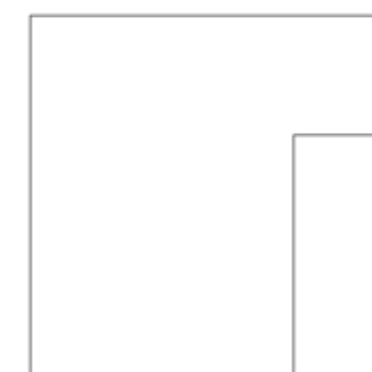
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Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

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Surveyed 1993
Revised 1993
Edition N/A
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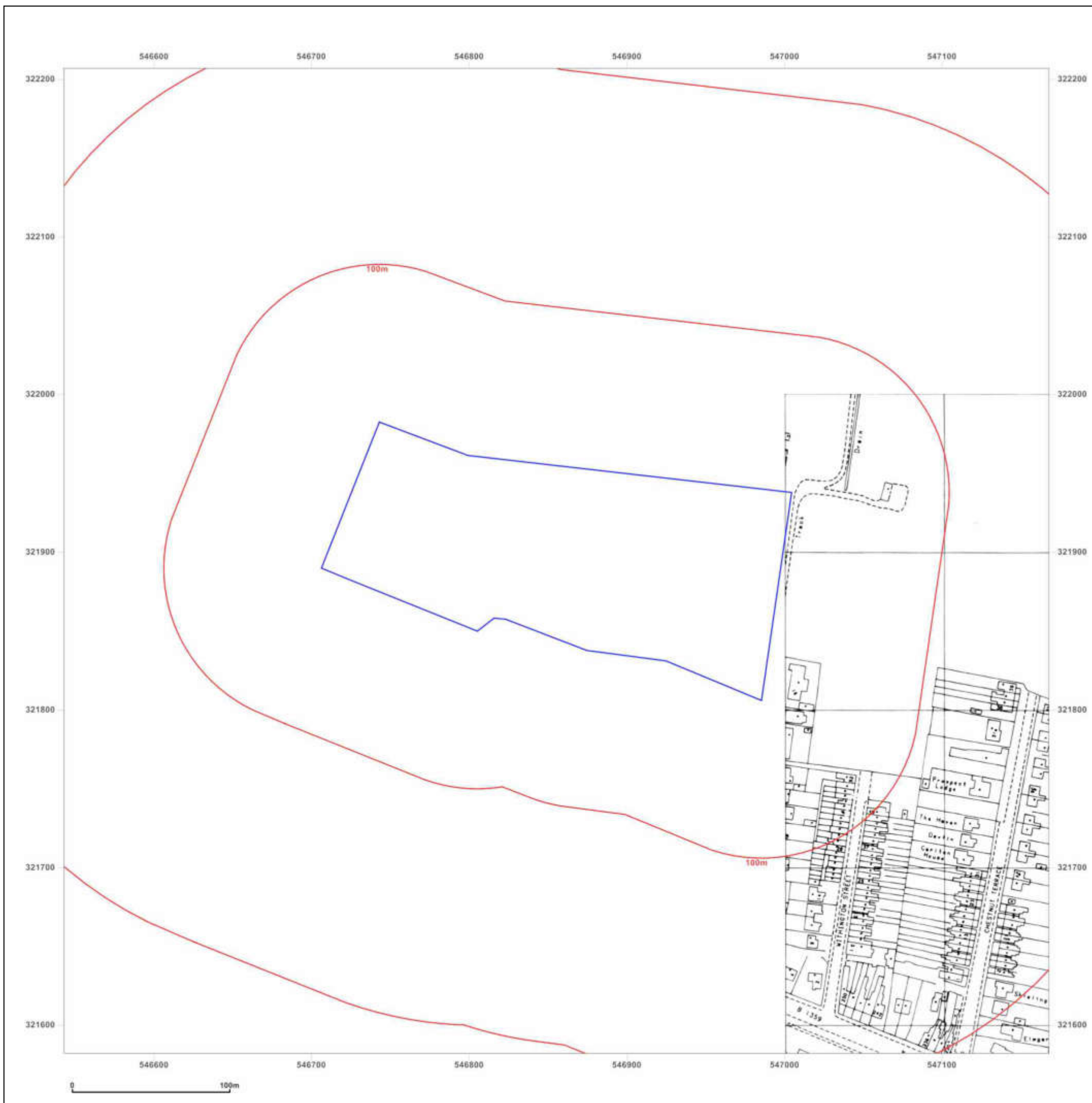


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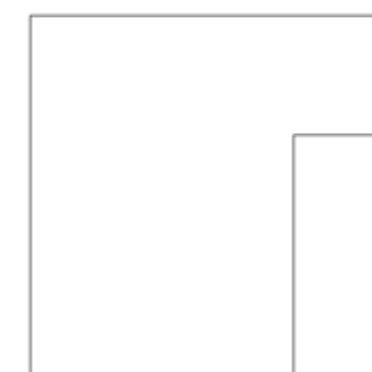
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Revised N/A
Edition N/A
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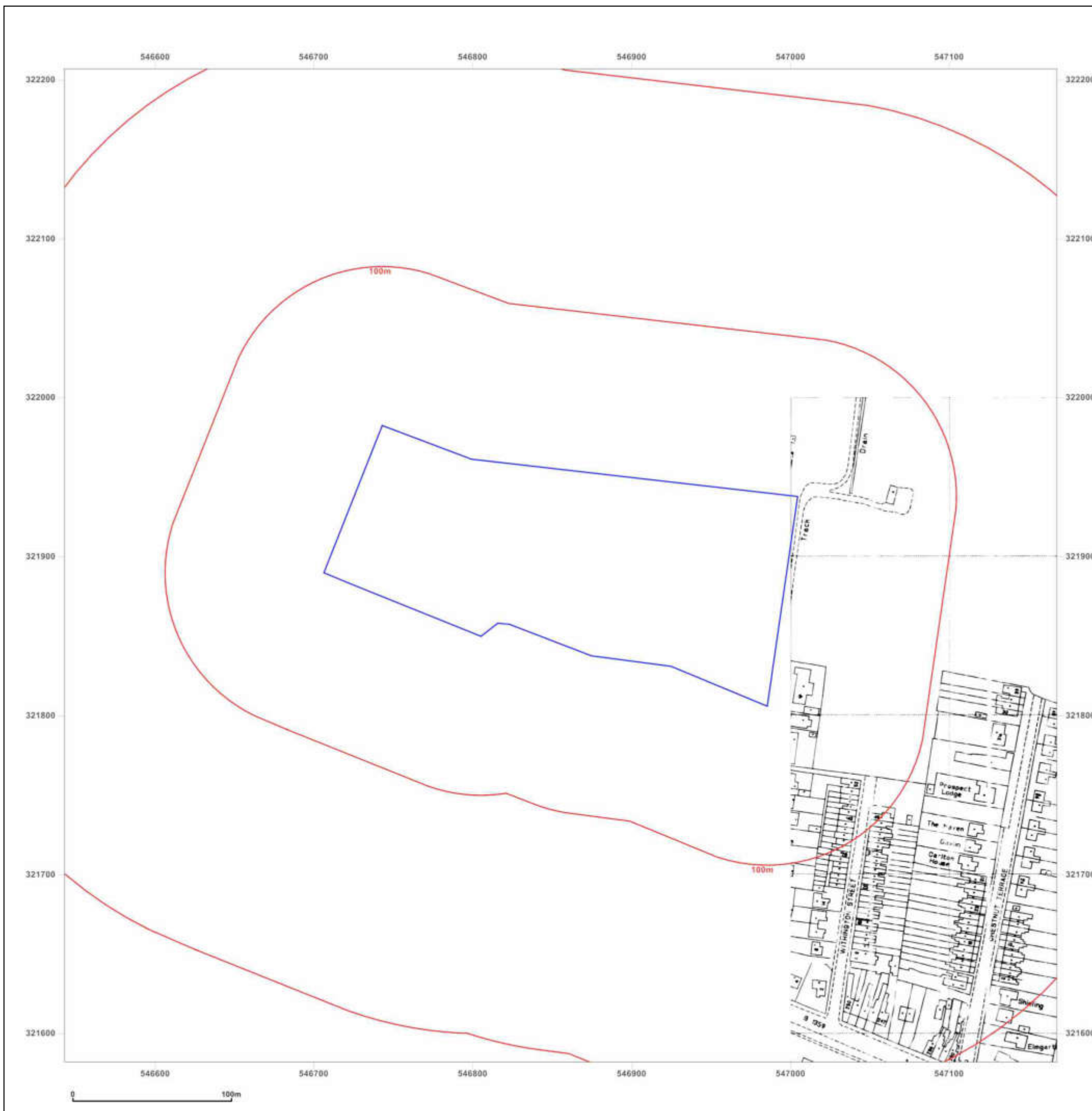


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Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: National Grid

Map date: 1991-1995

Scale: 1:2,500

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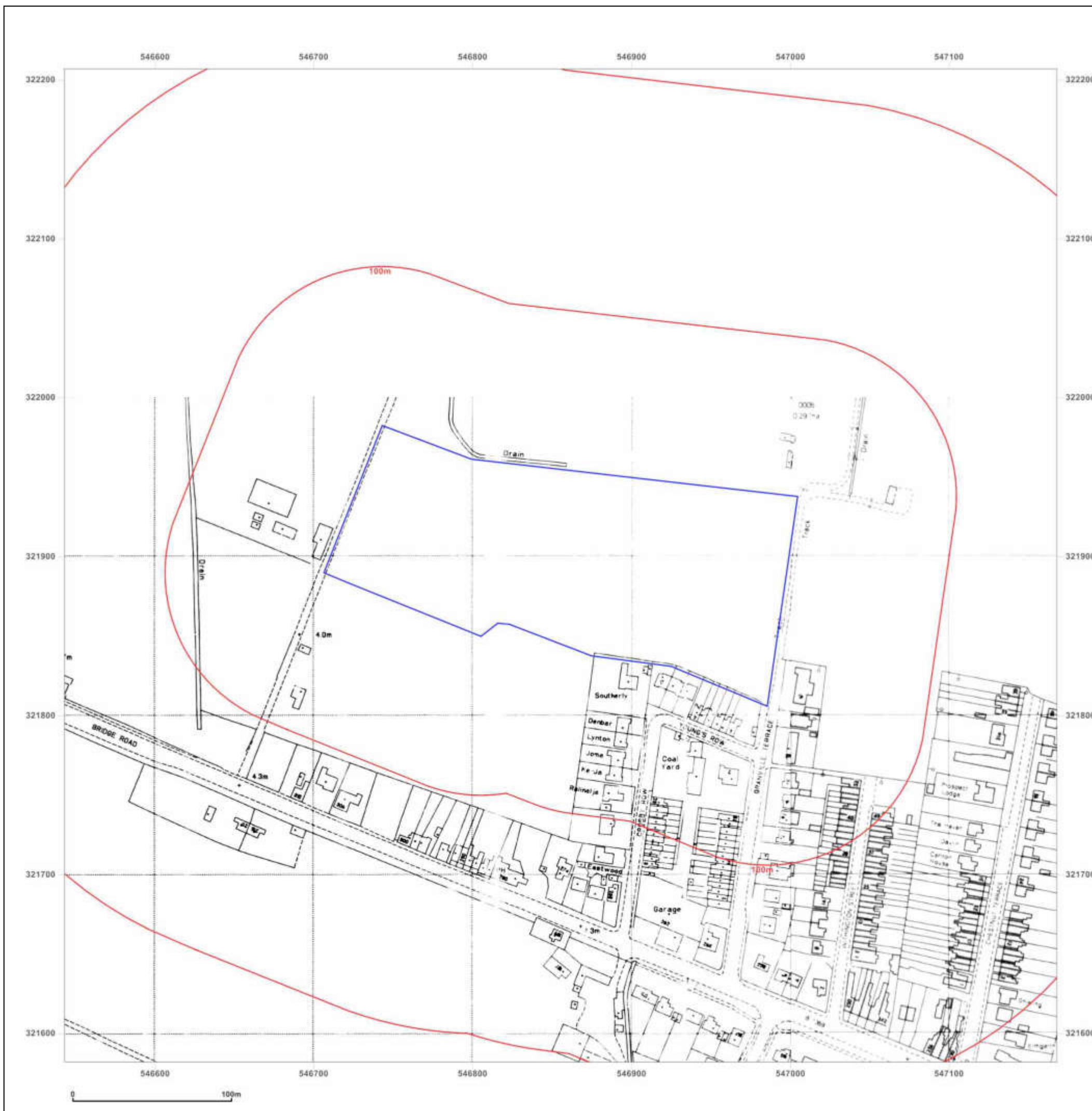


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Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: County Series

Map date: 1887

Scale: 1:10,560

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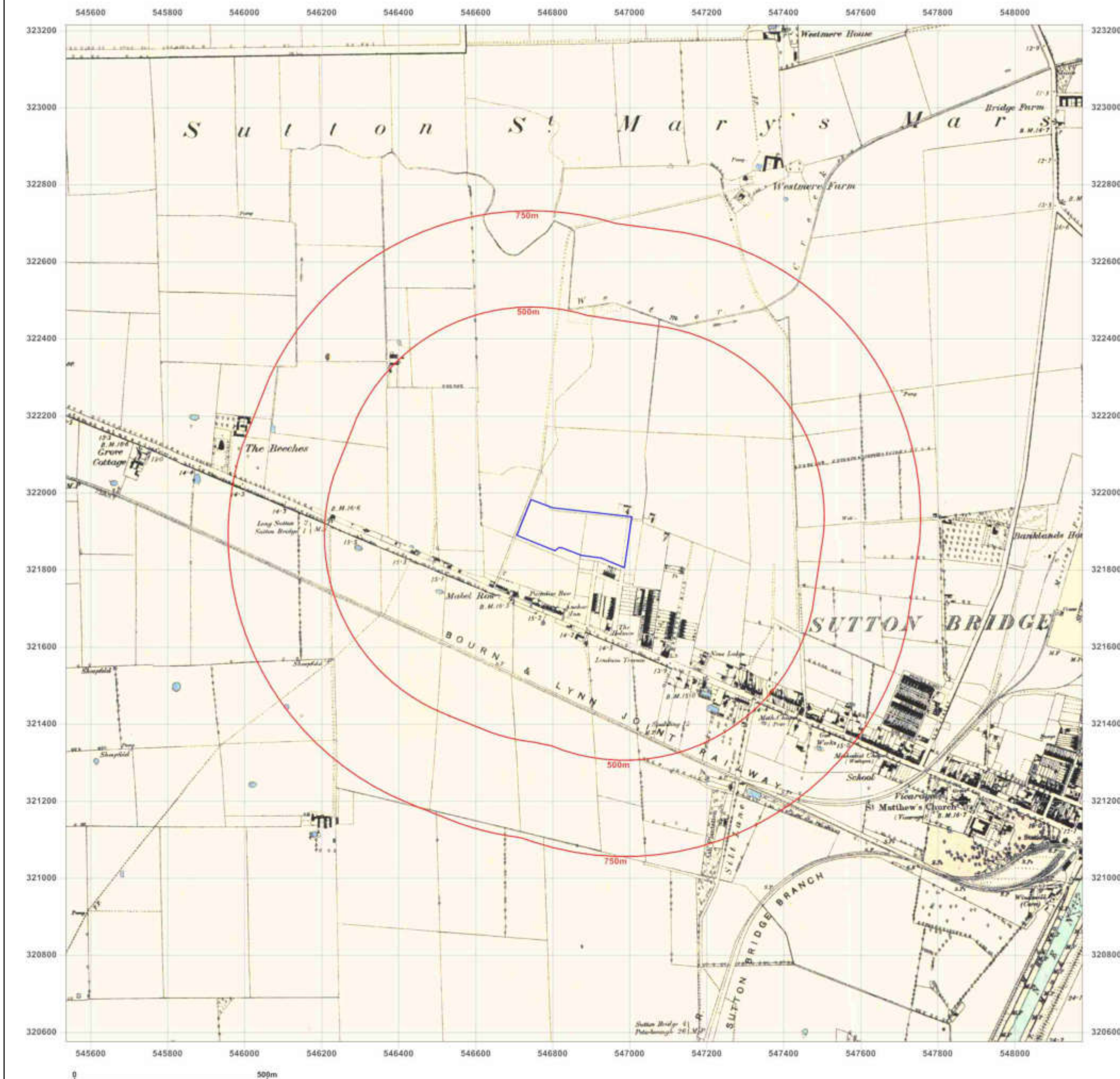


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Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: County Series

Map date: 1887

Scale: 1:10,560

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Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: County Series

Map date: 1903

Scale: 1:10,560

Printed at: 1:10,560



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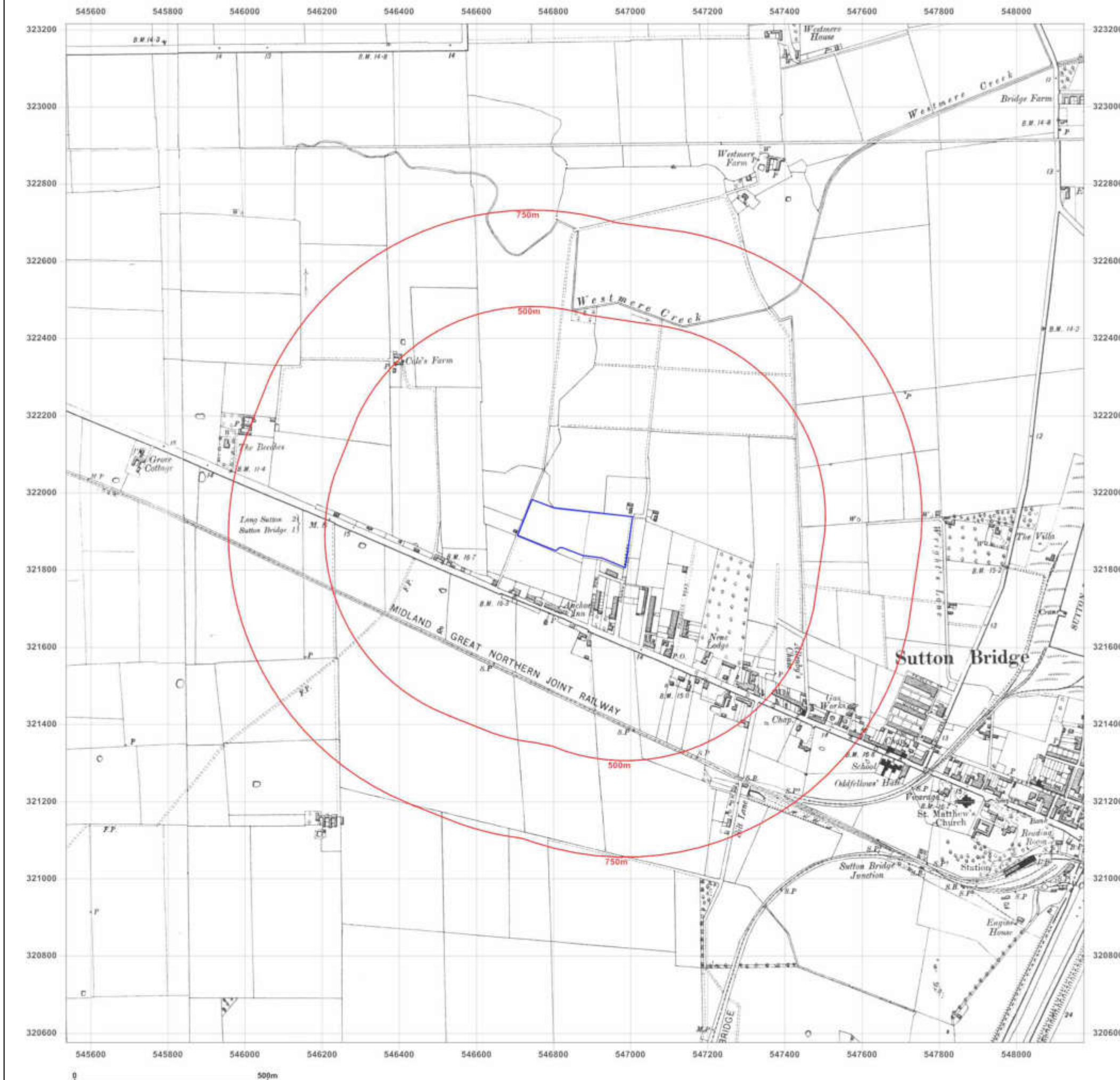


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Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: County Series

Map date: 1929-1931

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1886
Revised 1931
Edition 1931
Copyright N/A
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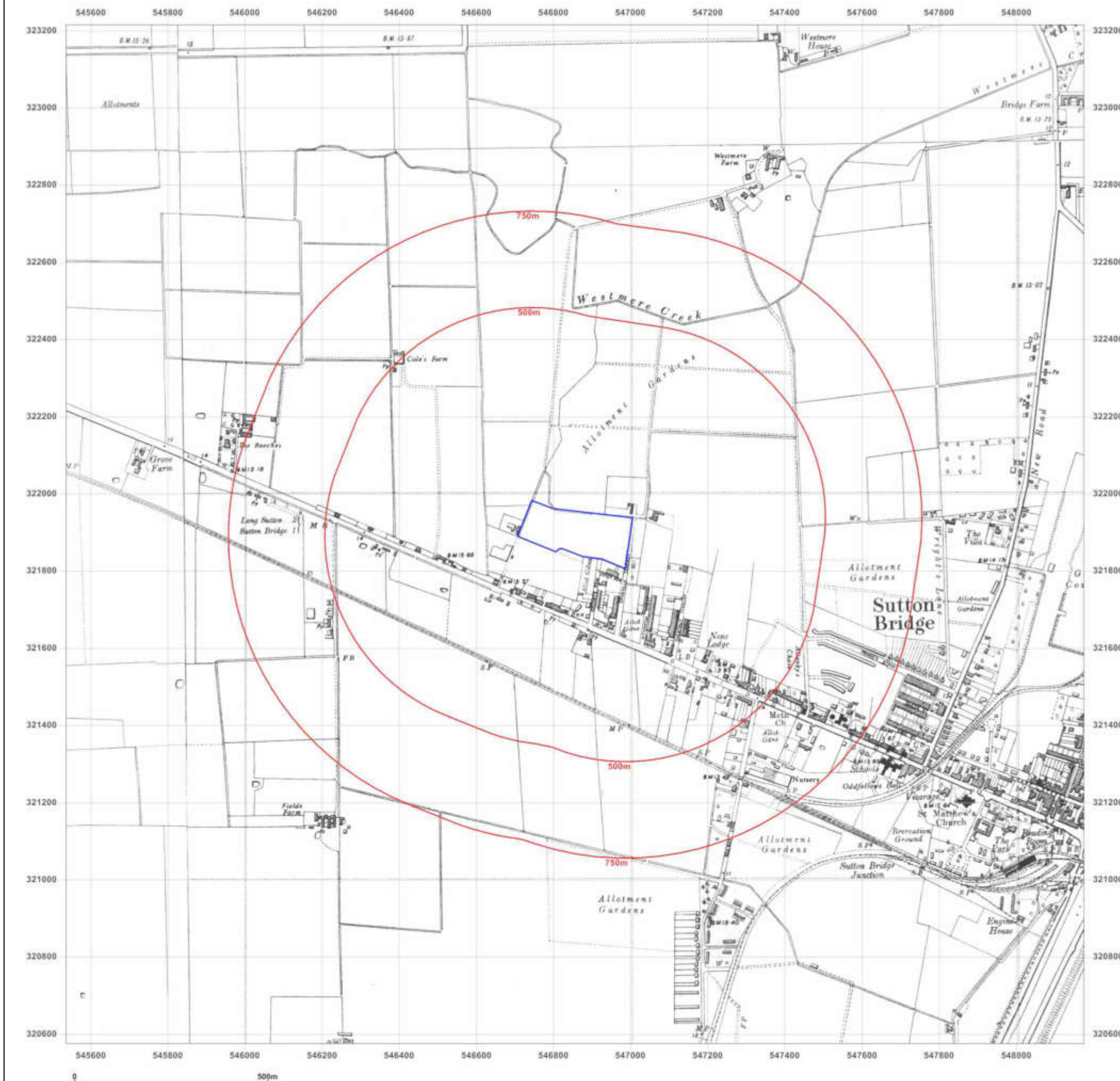


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Grid Ref: 546855, 321894

Map Name: County Series

Map date: 1929-1931

Scale: 1:10,560

Printed at: 1:10,560



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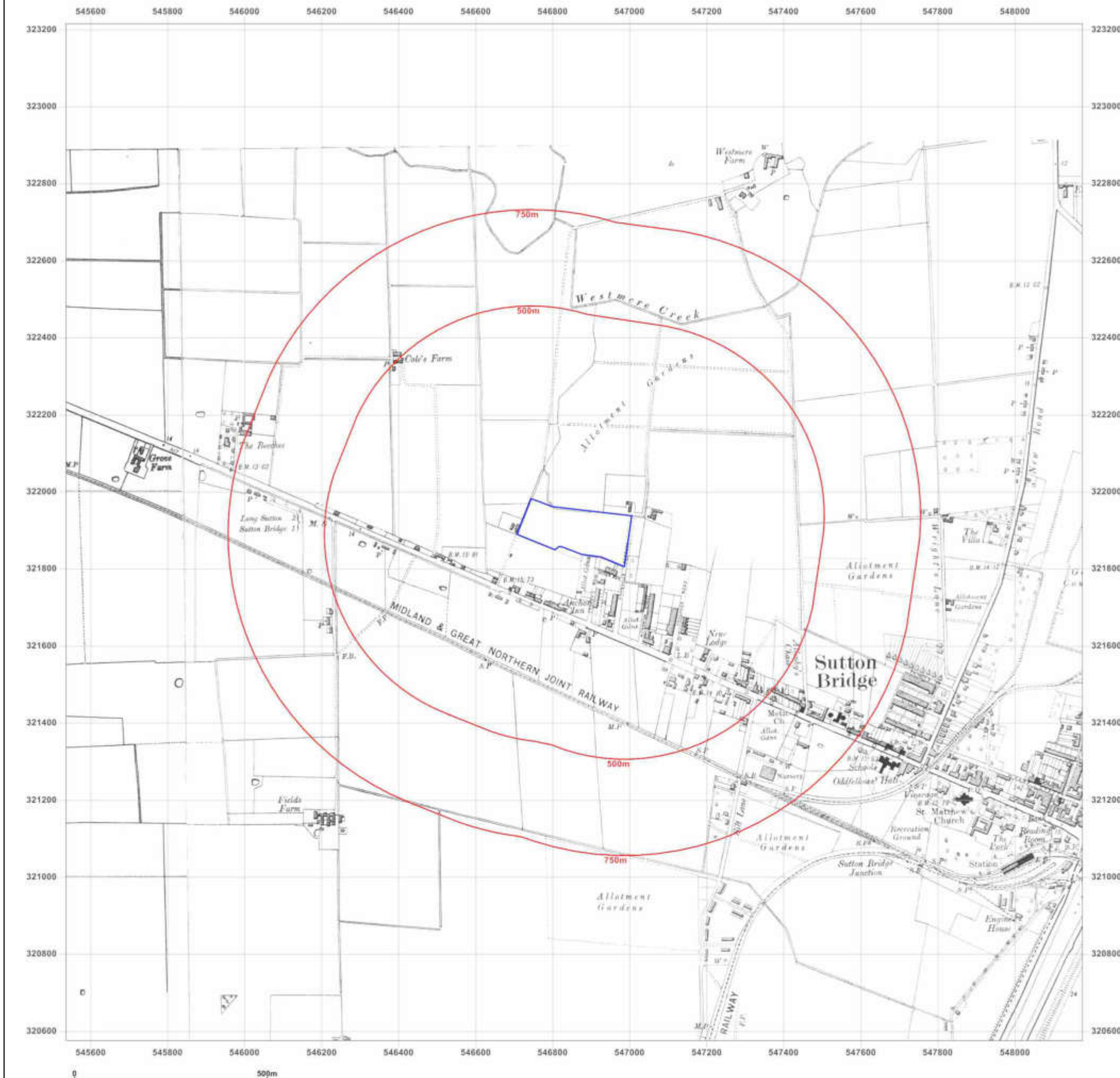


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Report Ref: GS-6078328
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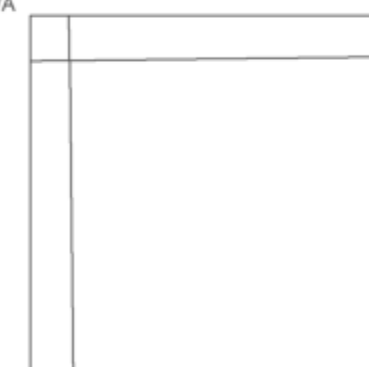
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Scale: 1:10,560

Printed at: 1:10,560



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Edition 1938
Copyright N/A
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Surveyed 1886
Revised 1938
Edition 1938
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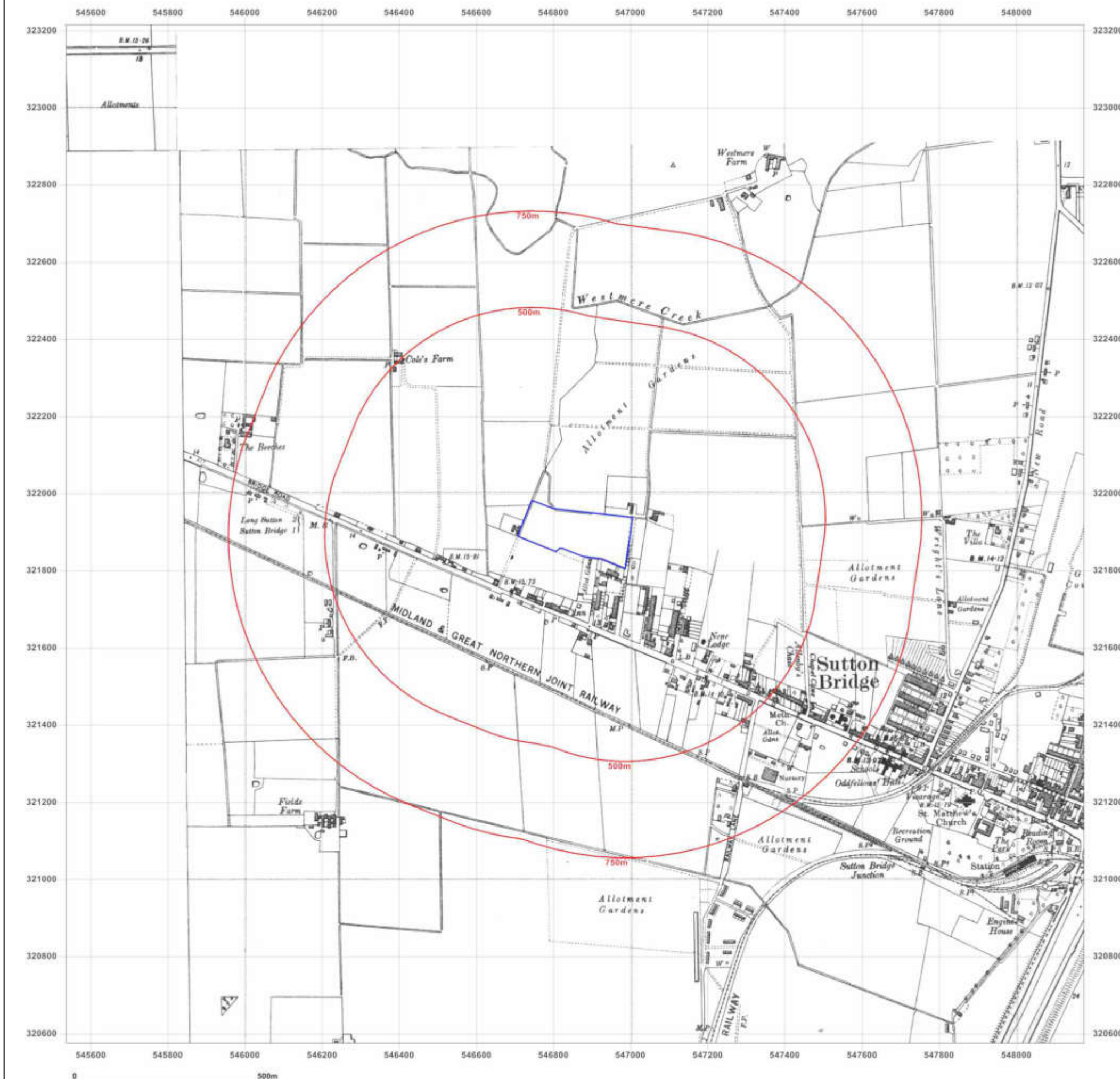


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Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: Provisional

Map date: 1958

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1958
Edition N/A
Copyright N/A
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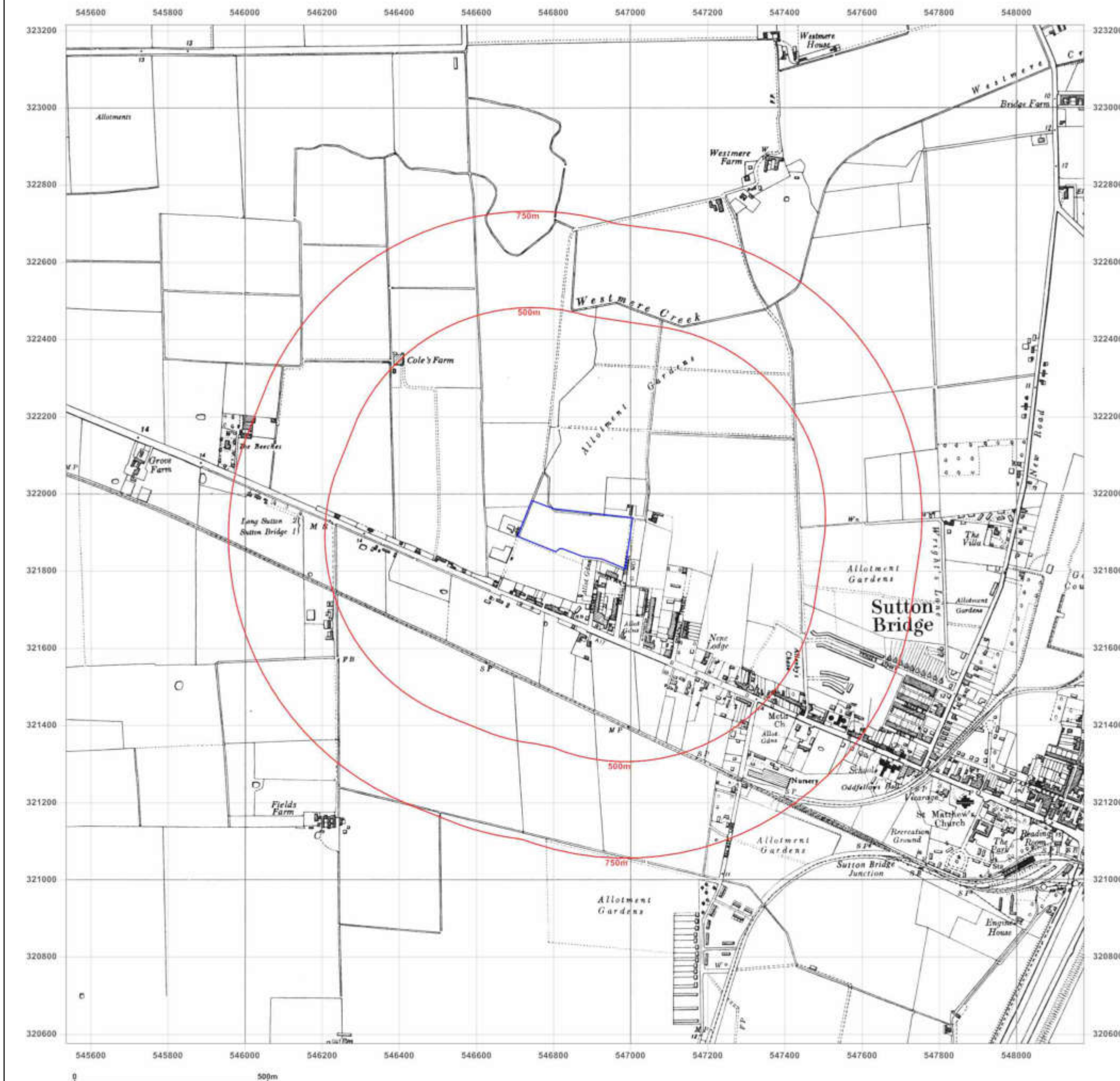


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Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: National Grid

Map date: 1974

Scale: 1:10,000

Printed at: 1:10,000



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Levelled N/A

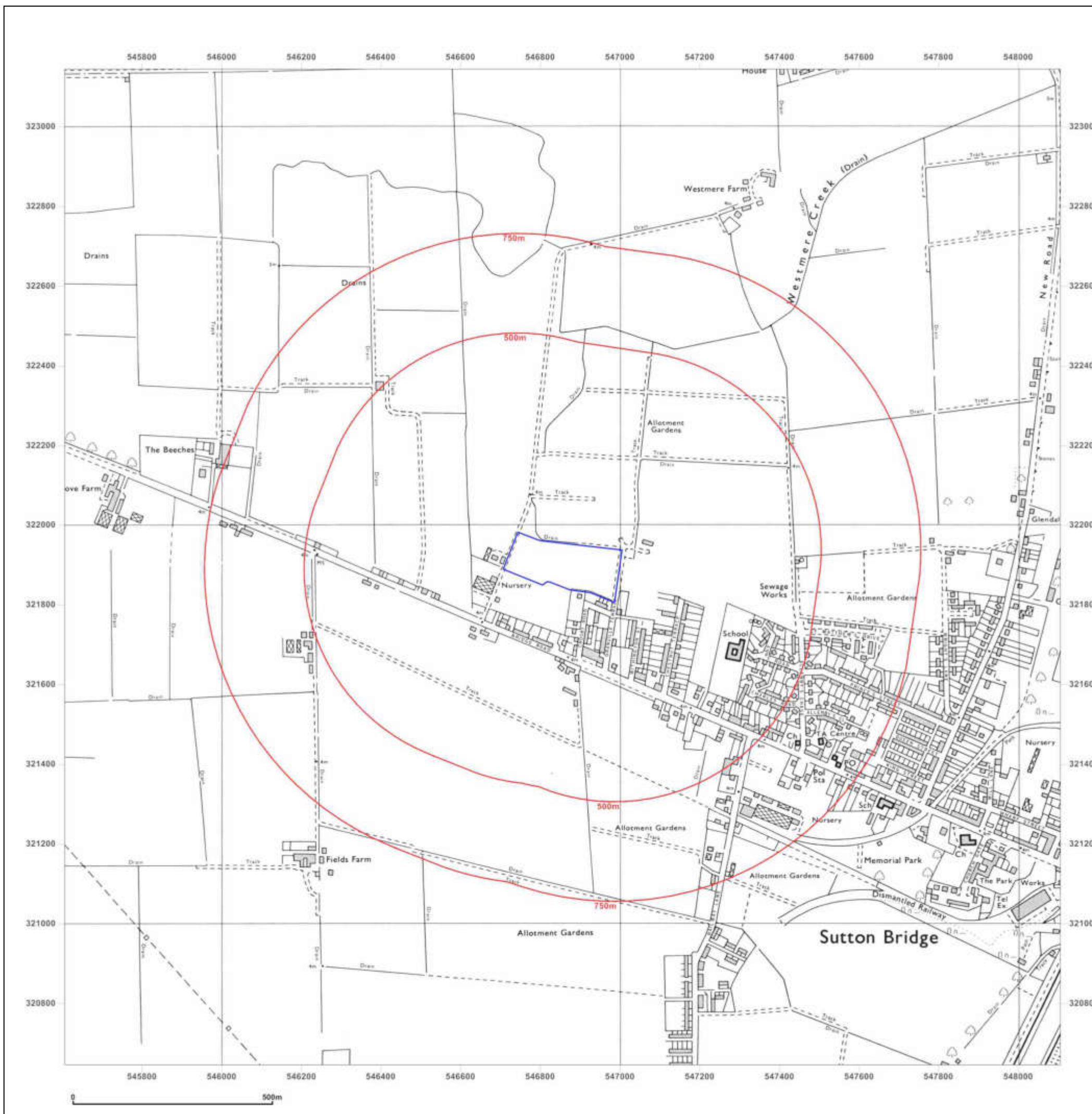


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Client Ref: A1886_Sutton_Bridge
Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1990
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Edition N/A
Copyright N/A
Levelled N/A

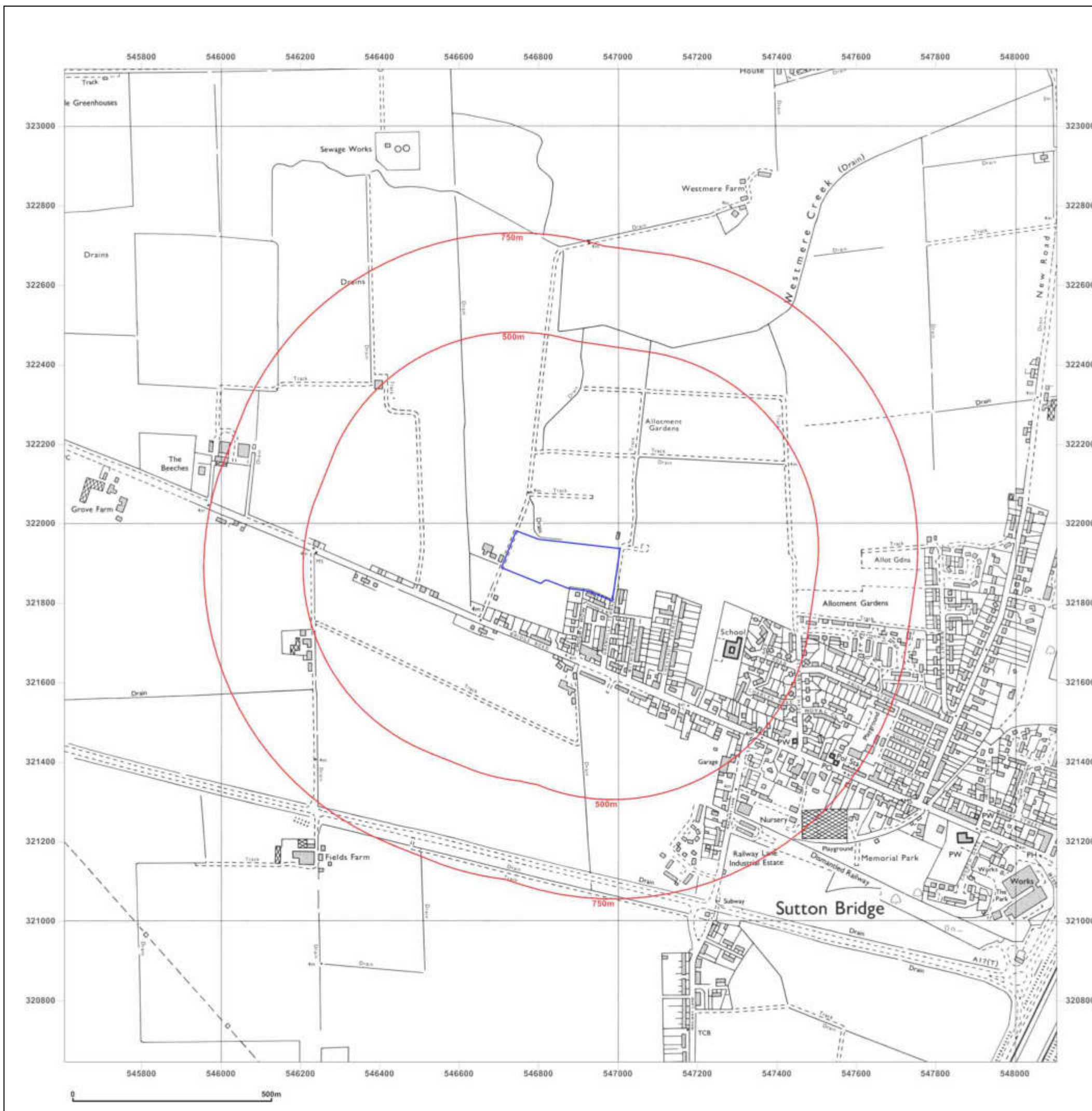


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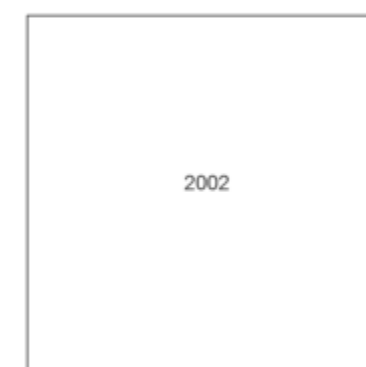
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Report Ref: GS-6078328
Grid Ref: 546855, 321894

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



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Grid Ref: 546855, 321894

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Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

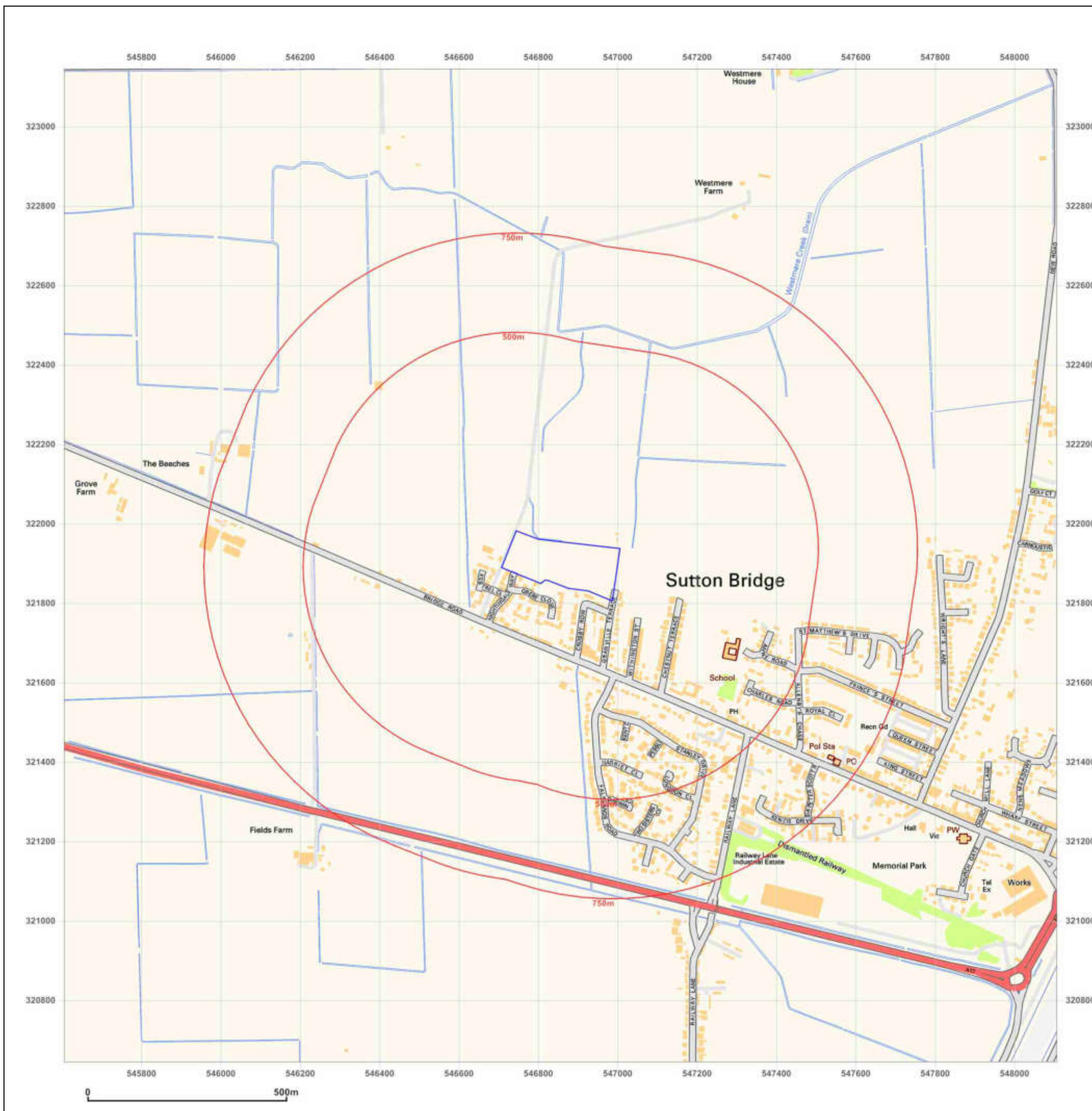


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Client Ref: A1886_Sutton_Bridge
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Grid Ref: 546855, 321894

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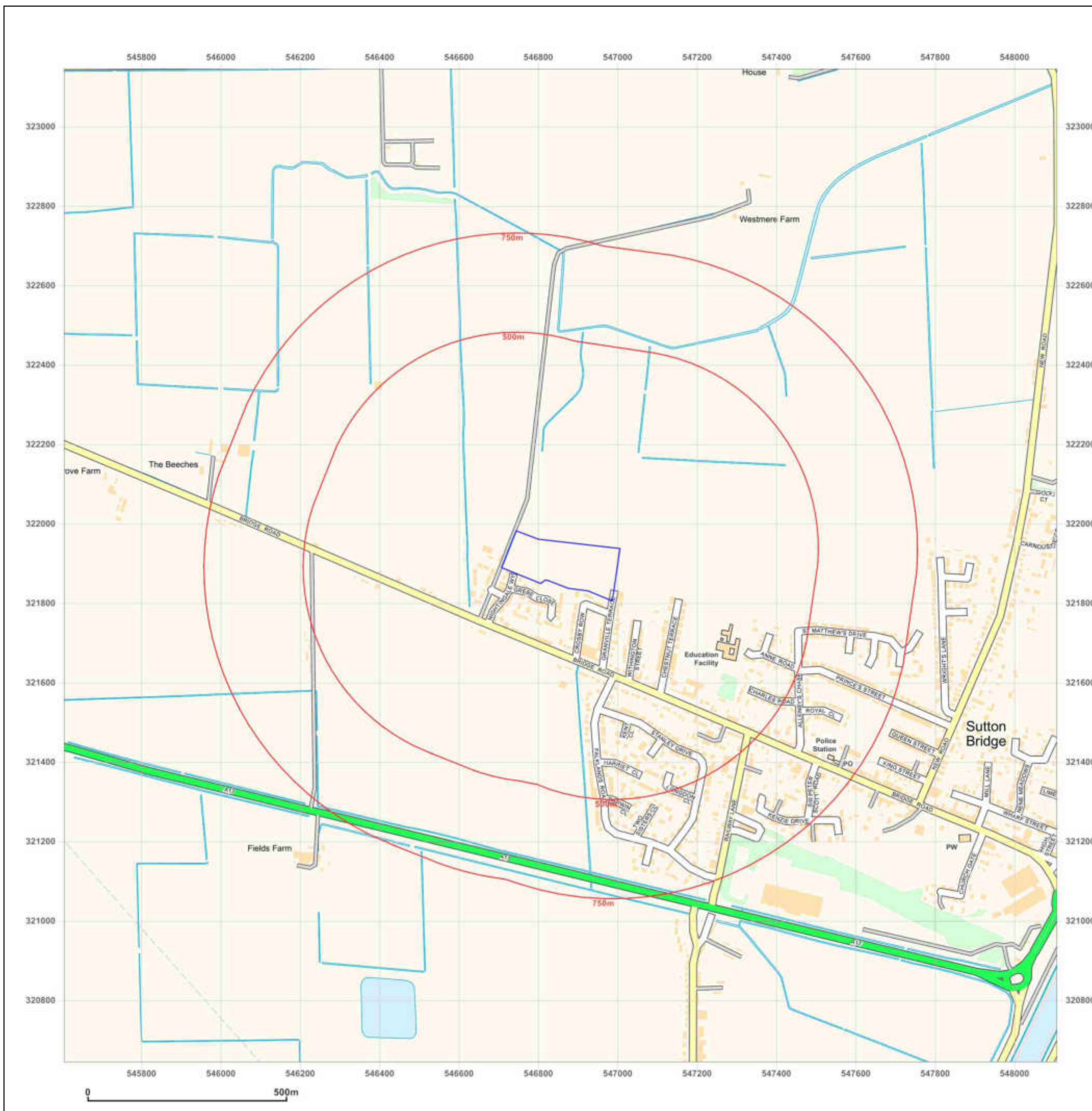


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Appendix 3

Geological Report

AGS Ground Solutions Ltd
3, Greenwith Crescent,
Truro, TR3 7LU

Groundsure Reference: GS-6078327
Your Reference: A1886_Sutton_Bridge
Report Date: 5 Jun 2019
Report Delivery Method: Email - pdf

Geo Insight

Address: ELMGARTH, CHESTNUT TERRACE, SUTTON BRIDGE, SPALDING, PE12 9SX

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geo Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
Groundsure Geo Insight

Address: ELMGARTH, CHESTNUT TERRACE, SUTTON BRIDGE, SPALDING,
PE12 9SX

Date: 5 Jun 2019

Reference: GS-6078327

Client: AGS Ground Solutions Ltd

NW N NE



SW S SE

Aerial Photograph Capture date: 05-May-2018
Grid Reference: 546852,321915
Site Size: 3.0812ha

Contents Page

Contents Page.....	3
Overview of Findings.....	5
1:10,000 Scale Availability.....	8
Availability of 1:10,000 Scale Geology Mapping.....	9
1 Geology (1:10,000 scale).....	10
1.1 Artificial Ground map (1:10,000 scale).....	10
1. Geology 1:10,000 scale.....	11
1.1 Artificial Ground.....	11
1.2 Superficial Deposits and Landslips map (1:10,000 scale).....	12
1.2 Superficial Deposits and Landslips.....	13
1.2.1 Superficial Deposits/ Drift Geology.....	13
1.2.2 Landslip.....	13
1.3 Bedrock and linear features map (1:10,000 scale).....	14
1.3 Bedrock and linear features.....	15
1.3.1 Bedrock/ Solid Geology.....	15
1.3.2 Linear features.....	15
2 Geology 1:50,000 Scale.....	16
2.1 Artificial Ground map.....	16
2. Geology 1:50,000 scale.....	17
2.1 Artificial Ground.....	17
2.1.1 Artificial/ Made Ground	17
2.1.2 Permeability of Artificial Ground.....	17
2.2 Superficial Deposits and Landslips map (1:50,000 scale).....	18
2.2 Superficial Deposits and Landslips.....	19
2.2.1 Superficial Deposits/ Drift Geology.....	19
2.2.2 Permeability of Superficial Ground	19
2.2.3 Landslip.....	19
2.2.4 Landslip Permeability.....	19
2.3 Bedrock and linear features map (1:50,000 scale).....	20
2.3 Bedrock, Solid Geology & linear features.....	21
2.3.1 Bedrock/Solid Geology.....	21
2.3.2 Permeability of Bedrock Ground.....	21
2.3.3 Linear features.....	21
3 Radon Data.....	22
3.1 Radon Affected Areas.....	22
3.2 Radon Protection.....	22
4 Ground Workings map.....	23
4 Ground Workings.....	24
4.1 Historical Surface Ground Working Features derived from Historical Mapping.....	24
4.2 Historical Underground Working Features derived from Historical Mapping.....	24
4.3 Current Ground Workings.....	24
5 Mining, Extraction & Natural Cavities.....	26
5.1 Historical Mining.....	26
5.2 Coal Mining.....	26
5.3 Johnson Poole and Bloomer.....	26
5.4 Non-Coal Mining.....	26
5.5 Non-Coal Mining Cavities.....	27
5.6 Natural Cavities.....	27
5.7 Brine Extraction.....	27
5.8 Gypsum Extraction.....	27
5.9 Tin Mining.....	27
5.10 Clay Mining.....	28
6 Natural Ground Subsidence.....	29
6.1 Shrink-Swell Clay map.....	29
6.2 Landslides map.....	30
6.3 Ground Dissolution of Soluble Rocks map.....	31
6.4 Compressible Deposits map.....	32
6.5 Collapsible Deposits map.....	33
6.6 Running Sand map.....	34

6 Natural Ground Subsidence.....	35
6.1 Shrink-Swell Clays.....	35
6.2 Landslides.....	35
6.3 Ground Dissolution of Soluble Rocks.....	36
6.4 Compressible Deposits.....	36
6.5 Collapsible Deposits.....	36
6.6 Running Sands.....	36
7 Borehole Records.....	38
8 Estimated Background Soil Chemistry.....	39
9 Railways and Tunnels map.....	40
9 Railways and Tunnels.....	41
9.1 Tunnels	41
9.2 Historical Railway and Tunnel Features	41
9.3 Historical Railways.....	42
9.4 Active Railways.....	42
9.5 Railway Projects.....	42

Overview of Findings

The Groundsure Geo Insight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 and 1:10,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Non-coal mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Geology 1:10,000 Scale

1.1 Artificial Ground	1.1 Is there any Artificial Ground/ Made Ground present beneath the study site at 1:10,000 scale?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site at 1:10,000 scale?*	No
	1.2.2 Are there any records of landslide within 500m of the study site boundary at 1:10,000 scale?	No
1.3 Bedrock, Solid Geology and linear features	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale?	No

Section 2: Geology 1:50,000 Scale

2.1 Artificial Ground	2.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	2.1.2 Are there any records relating to permeability of artificial ground within the study site*boundary?	No
2.2 Superficial Geology and Landslips	2.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	Yes
	2.2.2 Are there any records of permeability of superficial ground within 500m of the study site?	Yes
	2.2.3 Are there any records of landslide within 500m of the study site boundary?	No
	2.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No

Section 2: Geology 1:50,000 Scale

2.3 Bedrock, Solid Geology and linear features

2.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.

2.3.2 Are there any records relating to permeability of bedrock ground within the study site boundary?

Yes

2.3.3 Are there any records of linear features within 500m of the study site boundary?

No

Section 3: Radon

3. Radon

3.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

3.2 Radon Protection

No radon protective measures are necessary.

Section 4: Ground Workings

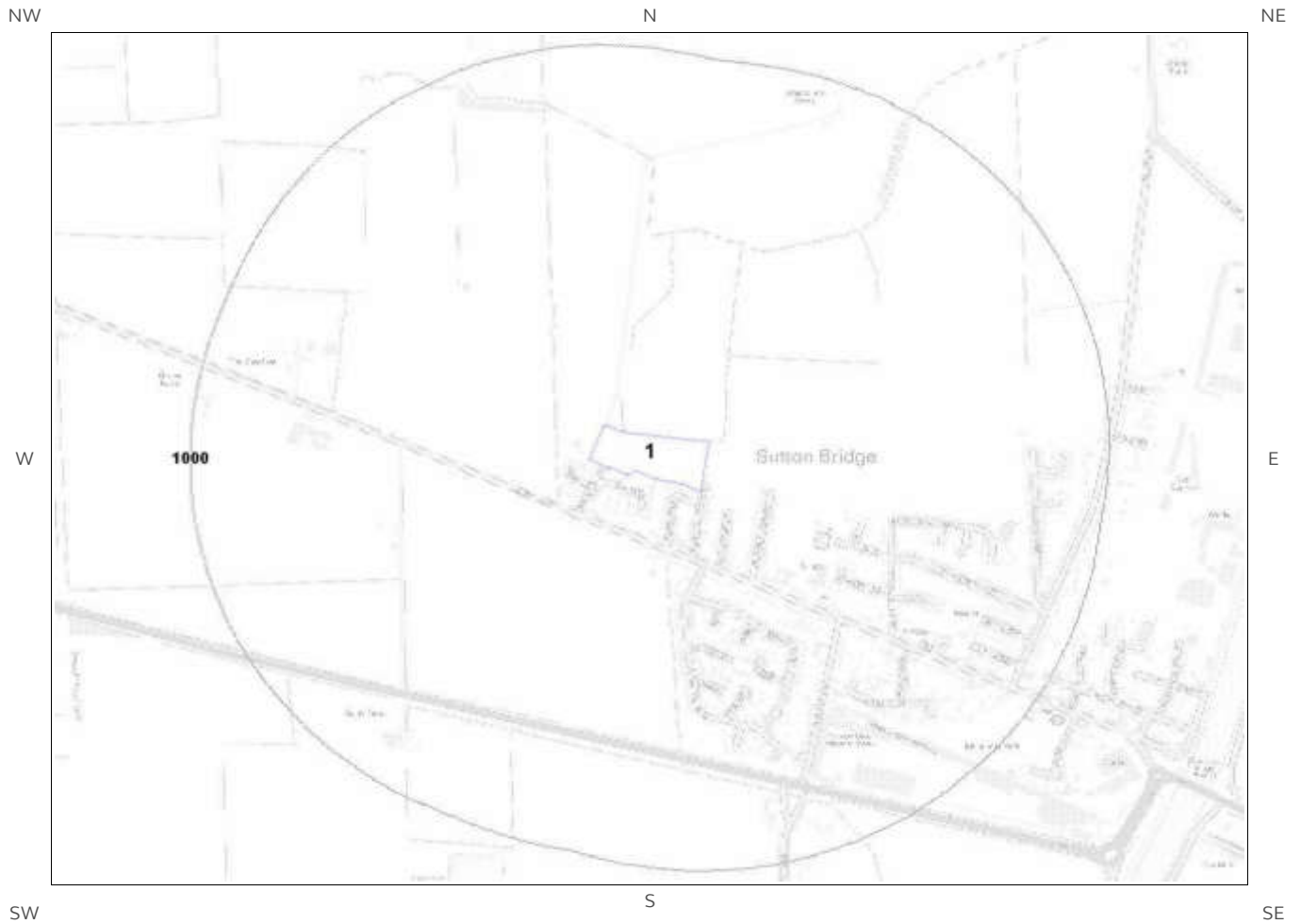
	On-site	0-50m	51-250	251-500	501-1000
4.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	0	Not Searched	Not Searched
4.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
4.3 Current Ground Workings	0	0	0	0	0

Section 5: Mining, Extraction & Natural Cavities

	On-site	0-50m	51-250	251-500	501-1000
5.1 Historical Mining	0	0	0	0	0
5.2 Coal Mining	0	0	0	0	0
5.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
5.4 Non-Coal Mining*	0	0	0	0	0
5.5 Non-Coal Mining Cavities	0	0	0	0	0
5.5 Natural Cavities	0	0	0	0	0

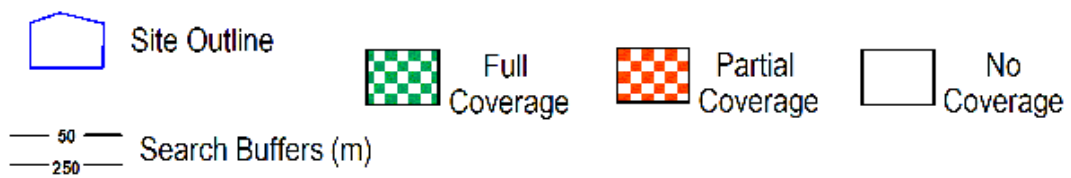
Section 5: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
5.6 Brine Extraction	0	0	0	0	0
5.7 Gypsum Extraction	0	0	0	0	0
5.8 Tin Mining	0	0	0	0	0
5.9 Clay Mining	0	0	0	0	0
Section 6: Natural Ground Subsidence	On-site				
6.1 Shrink-Swell Clay	Low				
6.2 Landslides	Very Low				
6.3 Ground Dissolution of Soluble Rocks	Negligible				
6.4 Compressible Deposits	Moderate				
6.5 Collapsible Deposits	Negligible				
6.5 Running Sand	Moderate				
Section 7: Borehole Records	On-site	0-50m	51-250		
7 BGS Recorded Boreholes	0	4	4		
Section 8: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
8 Records of Background Soil Chemistry	2	1	0		
Section 9: Railways and Tunnels	On-site	0-50m	51-250	250-500	
9.1 Tunnels	0	0	0	Not Searched	
9.2 Historical Railway and Tunnel Features	0	0	0	Not Searched	
9.3 Historical Railways	0	0	0	Not Searched	
9.4 Active Railways	0	0	0	Not Searched	
9.5 Railway Projects	0	0	0	0	

1:10,000 Scale Availability



1_10,000 Availability Legend

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Availability of 1:10,000 Scale Geology Mapping

The following information represents the availability of the key components of the 1:10,000 scale geological data.

ID	Distance	Artificial Coverage	Superficial Coverage	Bedrock Coverage	Mass Movement Coverage
1	0.0	No deposits are mapped	No coverage	No coverage	No coverage

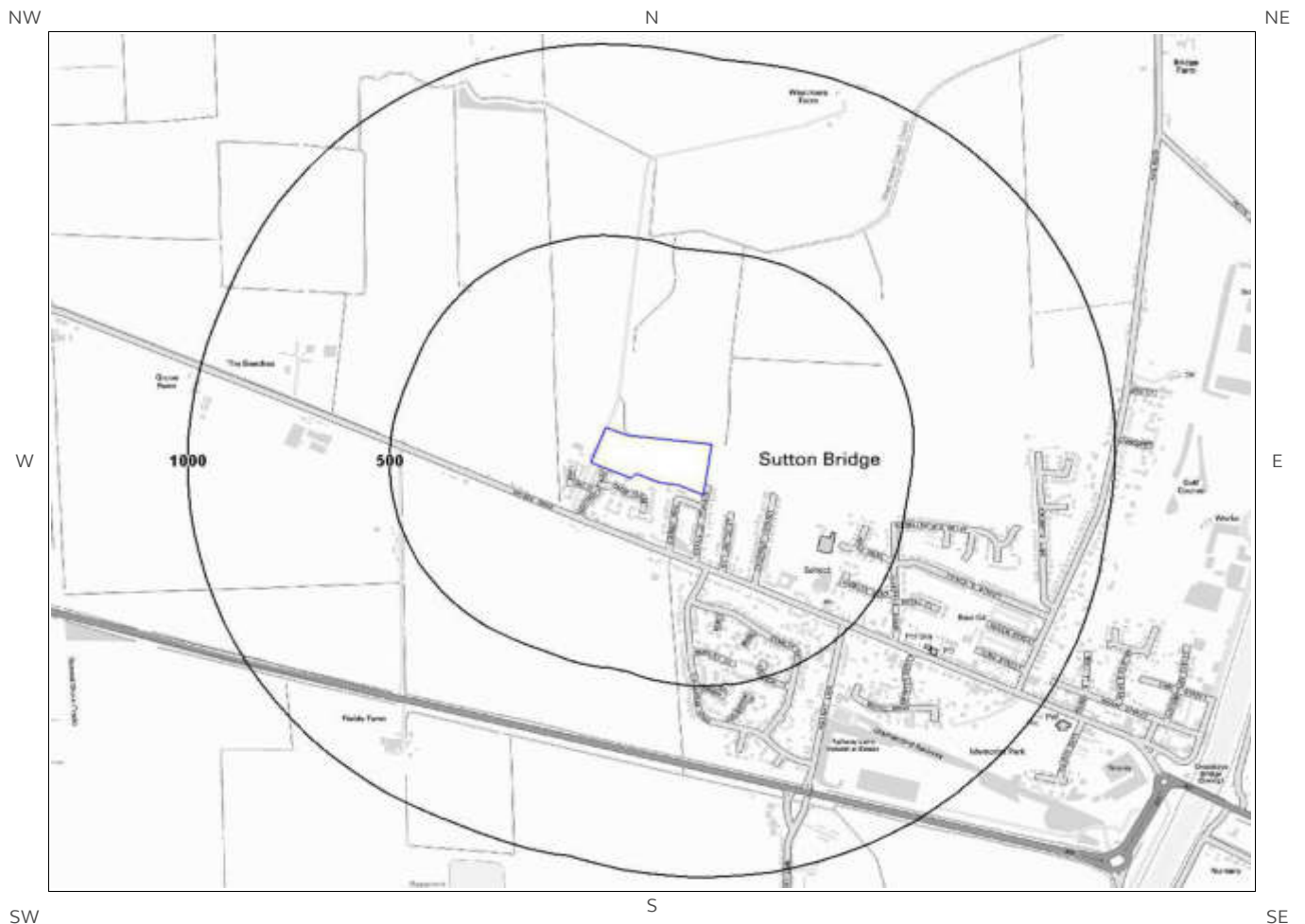
Guidance: The 1:10,000 scale geological interpretation is the most detailed generally available from BGS and is the scale at which most geological surveying is carried out in the field. The database is presented as four types of geology (artificial, mass movement, superficial and bedrock), although not all themes are mapped or available on every map sheet. Therefore a coverage layer showing the availability of the four themes is presented above.

The definitions of coverage are as follows:

Geology	Full Coverage	Partial Coverage	No Coverage
Bedrock	The whole tile has been mapped	Some but not all the tile has been mapped	No coverage
Superficial	The whole tile has been mapped	Some but not all of the tile has been mapped	No coverage
Artificial	Some deposits are mapped on this tile	-	No deposits are mapped
Mass Movement	Some deposits are mapped on this tile	-	No coverage

1 Geology (1:10,000 scale).

1.1 Artificial Ground map (1:10,000 scale)



Artificial Ground Legend

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1. Geology 1:10,000 scale

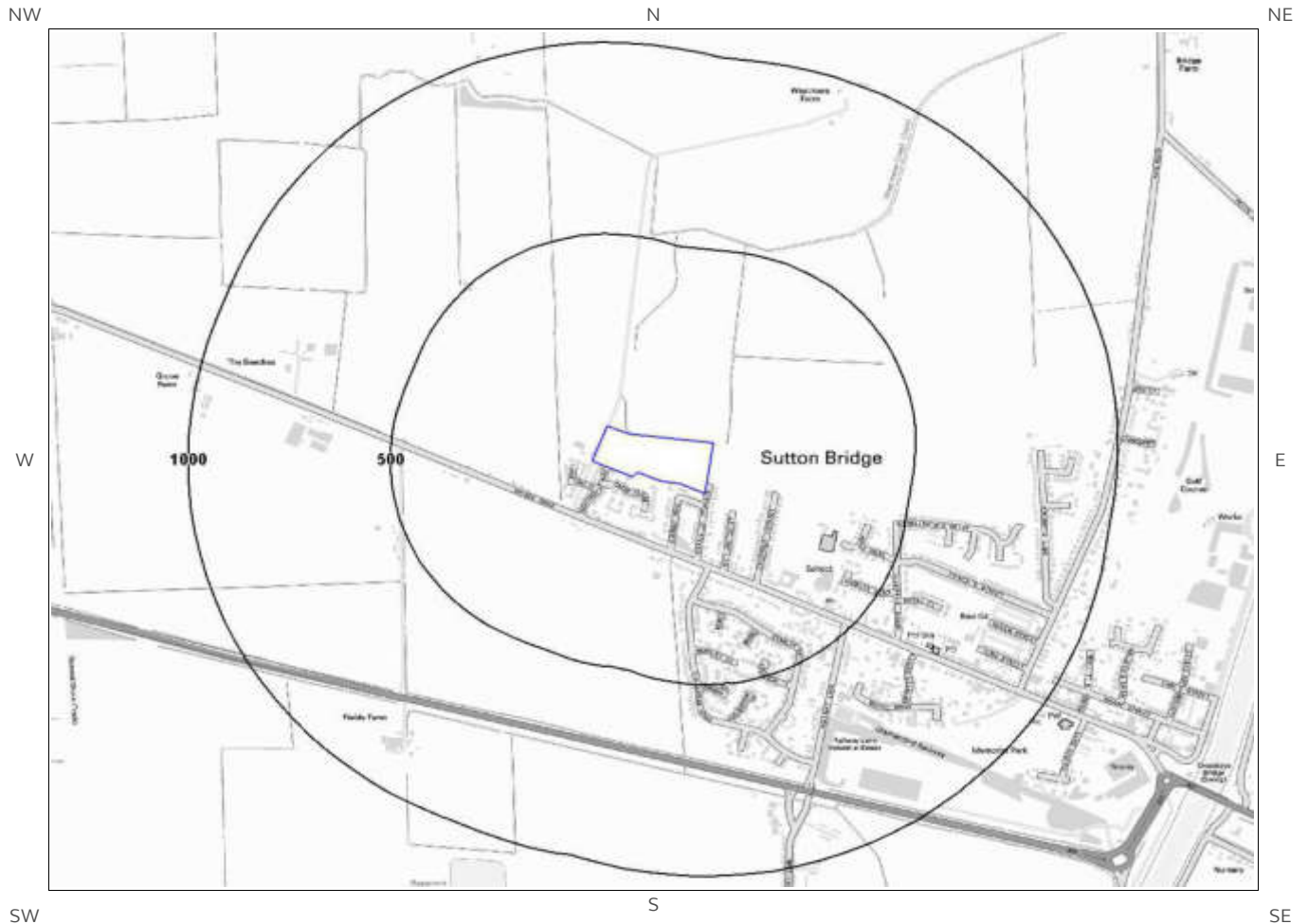
1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

Are there any records of Artificial/ Made Ground within 500m of the study site boundary at 1:10,000 scale? No

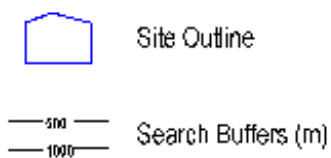
Database searched and no data found.

1.2 Superficial Deposits and Landslips map (1:10,000 scale)



Artificial Ground Legend

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1.2 Superficial Deposits and Landslips

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found.

1.2.2 Landslip

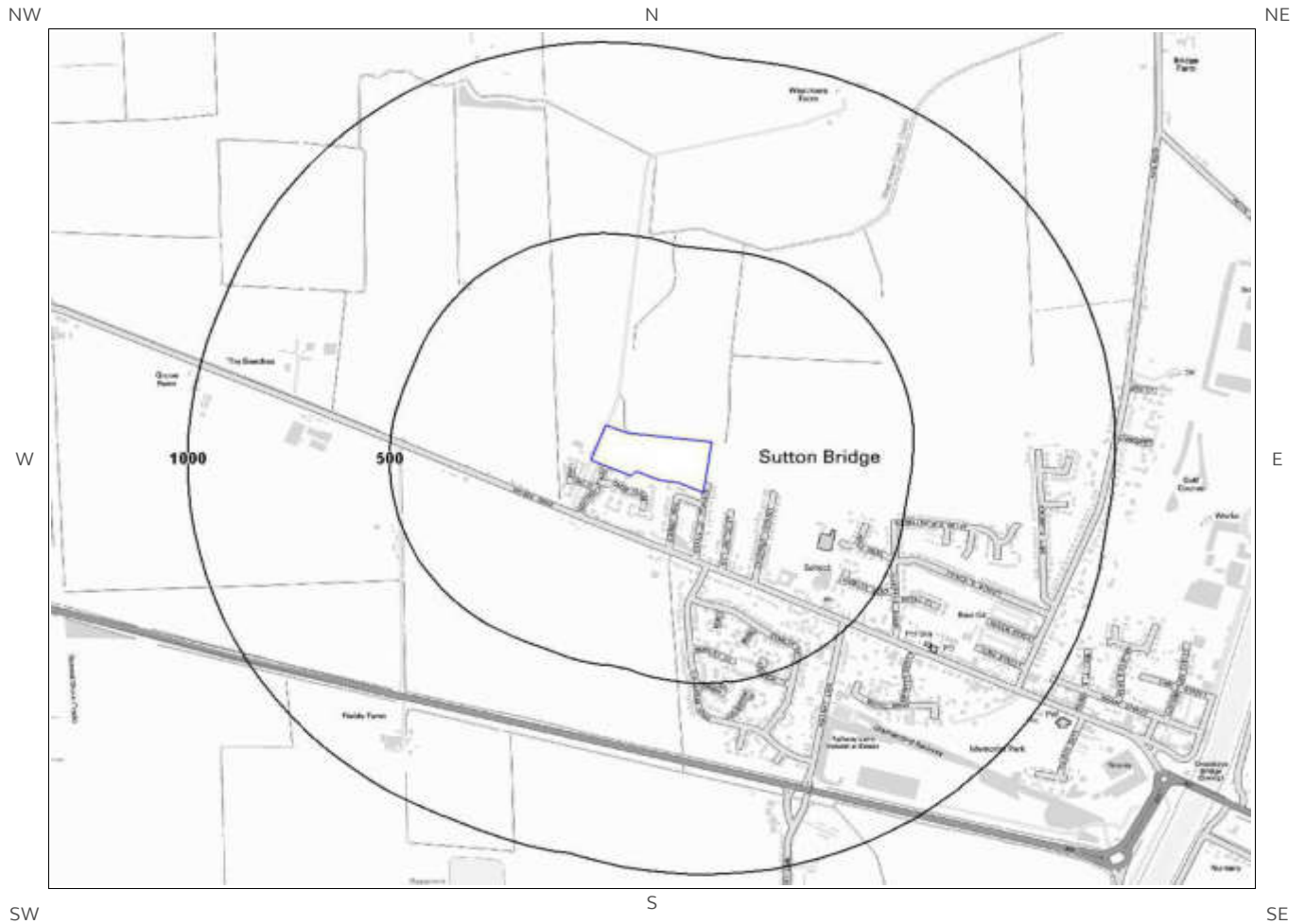
Are there any records of Landslip within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:10,000 scale

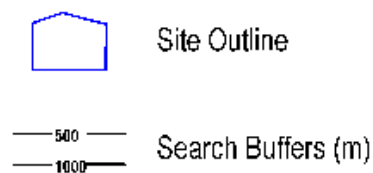
This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.3 Bedrock and linear features map (1:10,000 scale)



Bedrock and linear features Legend

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1.3 Bedrock and linear features

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary at 1:10,000 scale.

Database searched and no data found at this scale.

1.3.2 Linear features

Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale? No

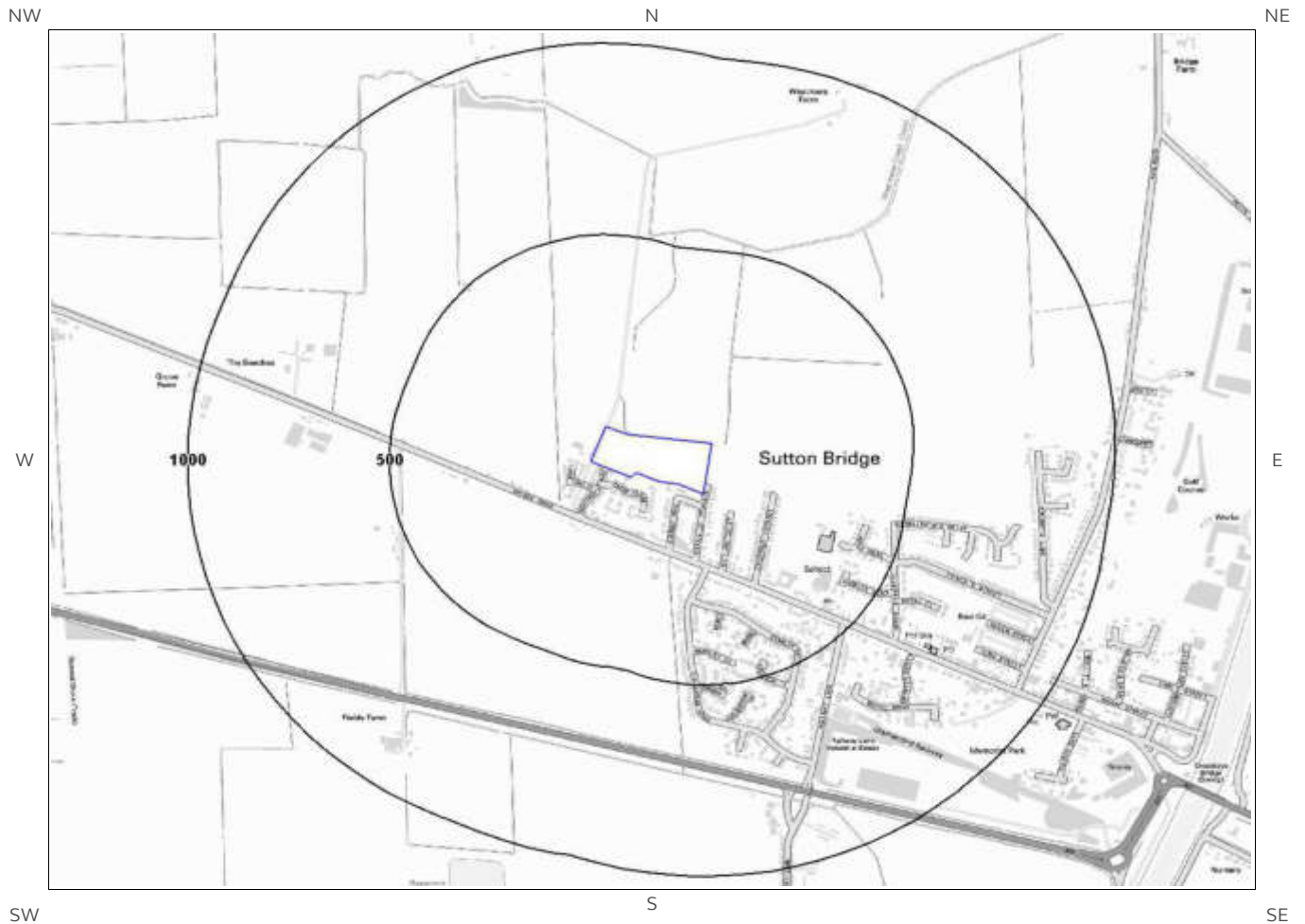
Database searched and no data found at this scale.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of great Britain at 1:10,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

2 Geology 1:50,000 Scale

2.1 Artificial Ground map



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2. Geology 1:50,000 scale

2.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 145

2.1.1 Artificial/ Made Ground

Are there any records of Artificial/ Made Ground within 500m of the study site boundary? No

Database searched and no data found.

2.1.2 Permeability of Artificial Ground

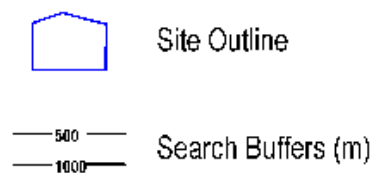
Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

2.2 Superficial Deposits and Landslips map (1:50,000 scale)



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2.2 Superficial Deposits and Landslips

2.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	TFD-XCZ	TIDAL FLAT DEPOSITS	CLAY AND SILT

2.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	Low	Very Low

2.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, there are: Artificial/ Made Ground, Superficial/ Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

2.2.4 Landslip Permeability

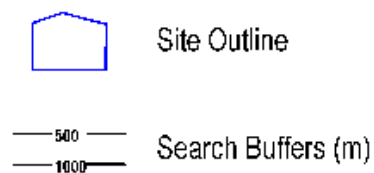
Are there any records relating to permeability of landslips within the study site boundary? No

Database searched and no data found.

2.3 Bedrock and linear features map (1:50,000 scale)



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2.3 Bedrock, Solid Geology & linear features

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 145

2.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	AMC-MDST	AMPTHILL CLAY FORMATION - MUDSTONE	OXFORDIAN

2.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site boundary? Yes

Distance	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Low	Very Low

2.3.3 Linear features

Are there any records of linear features within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nation wide coverage.

3 Radon Data

3.1 Radon Affected Areas

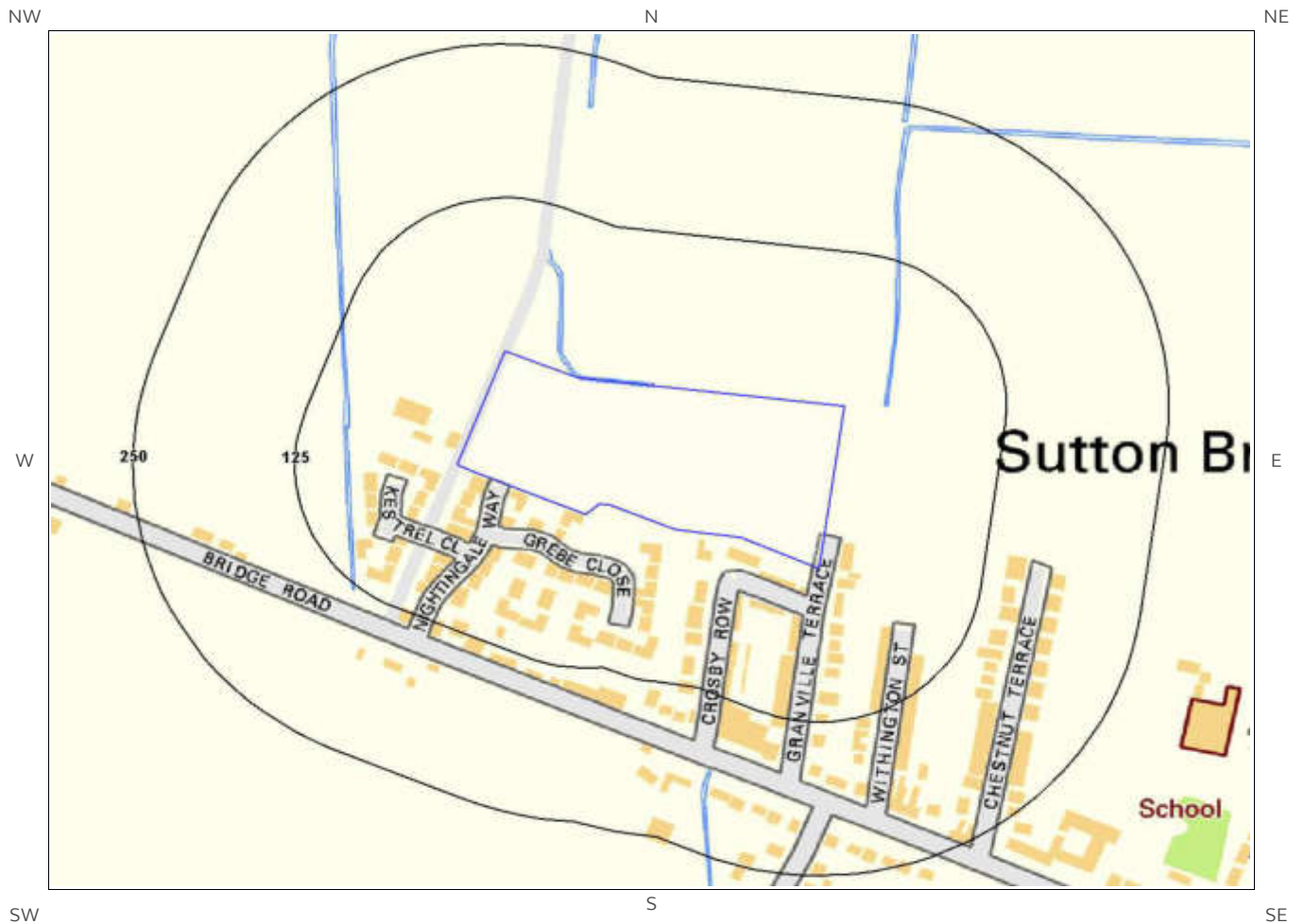
Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

3.2 Radon Protection

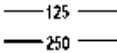
Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

4 Ground Workings map



Ground Workings Legend

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- | | | | |
|---|--------------------|---|----------------------------------|
|  | Site Outline |  | Historic Surface Ground Workings |
|  | Search Buffers (m) |  | Historic Underground Workings |
| | |  | Current Ground Workings |

4 Ground Workings

4.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? No

Database searched and no data found.

4.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

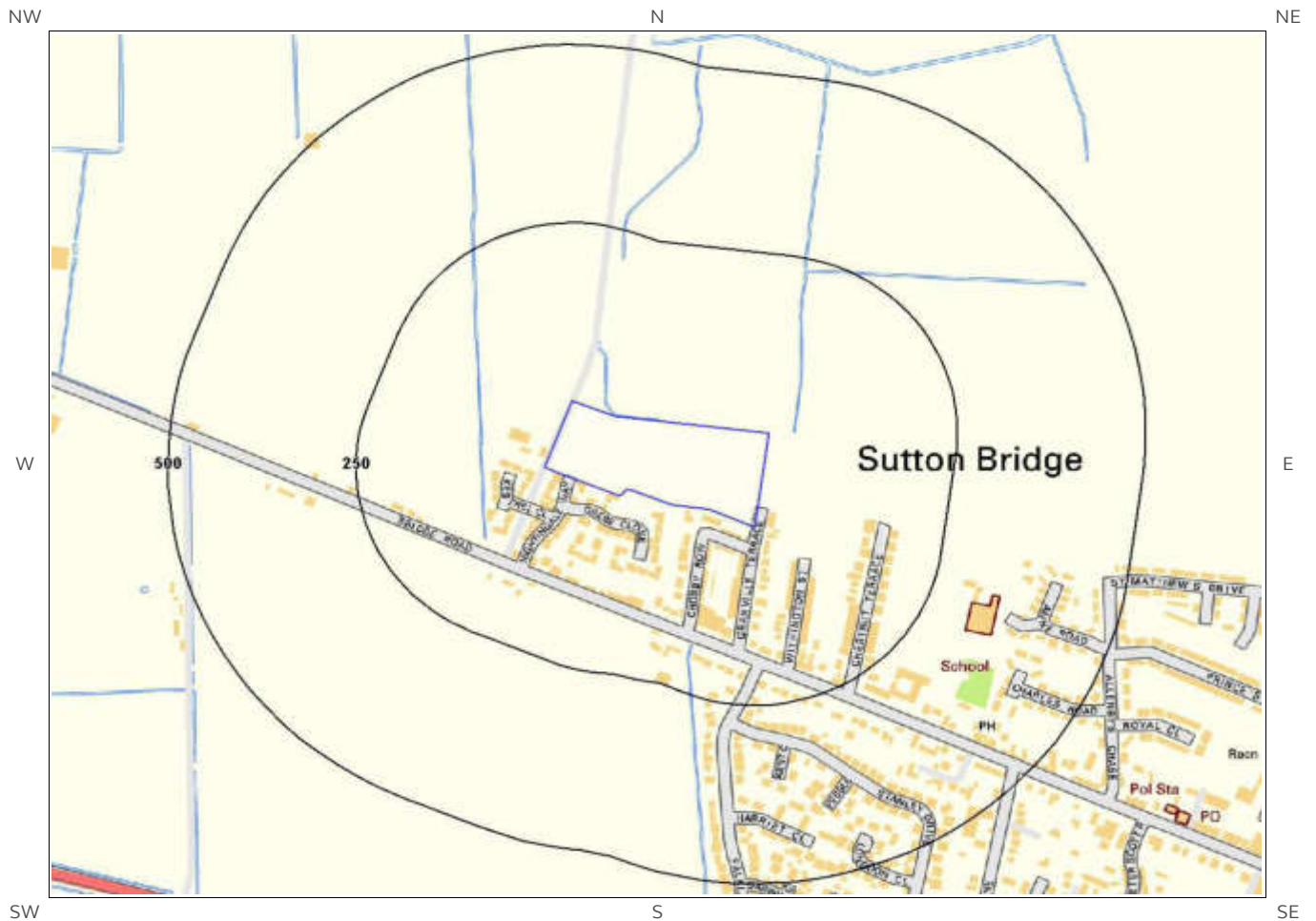
4.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? No

Database searched and no data found.

5 Mining, Extraction & Natural Cavities map



Mining, Extraction and Natural Cavities Legend

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5 Mining, Extraction & Natural Cavities

5.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

5.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled “Review of mining instability in Great Britain, 1990” PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

5.6 Natural Cavities

This dataset provides information based on the Peter Brett Associates natural cavities database. The dataset is made up of points and polygons. Where polygons are used these represent an area in which it is expected the cavities could be found. It does not indicate that cavities are present everywhere within the polygon, and caution should be used in the interpretation of this data.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

5.7 Brine Extraction

This data provides information from the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level..

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

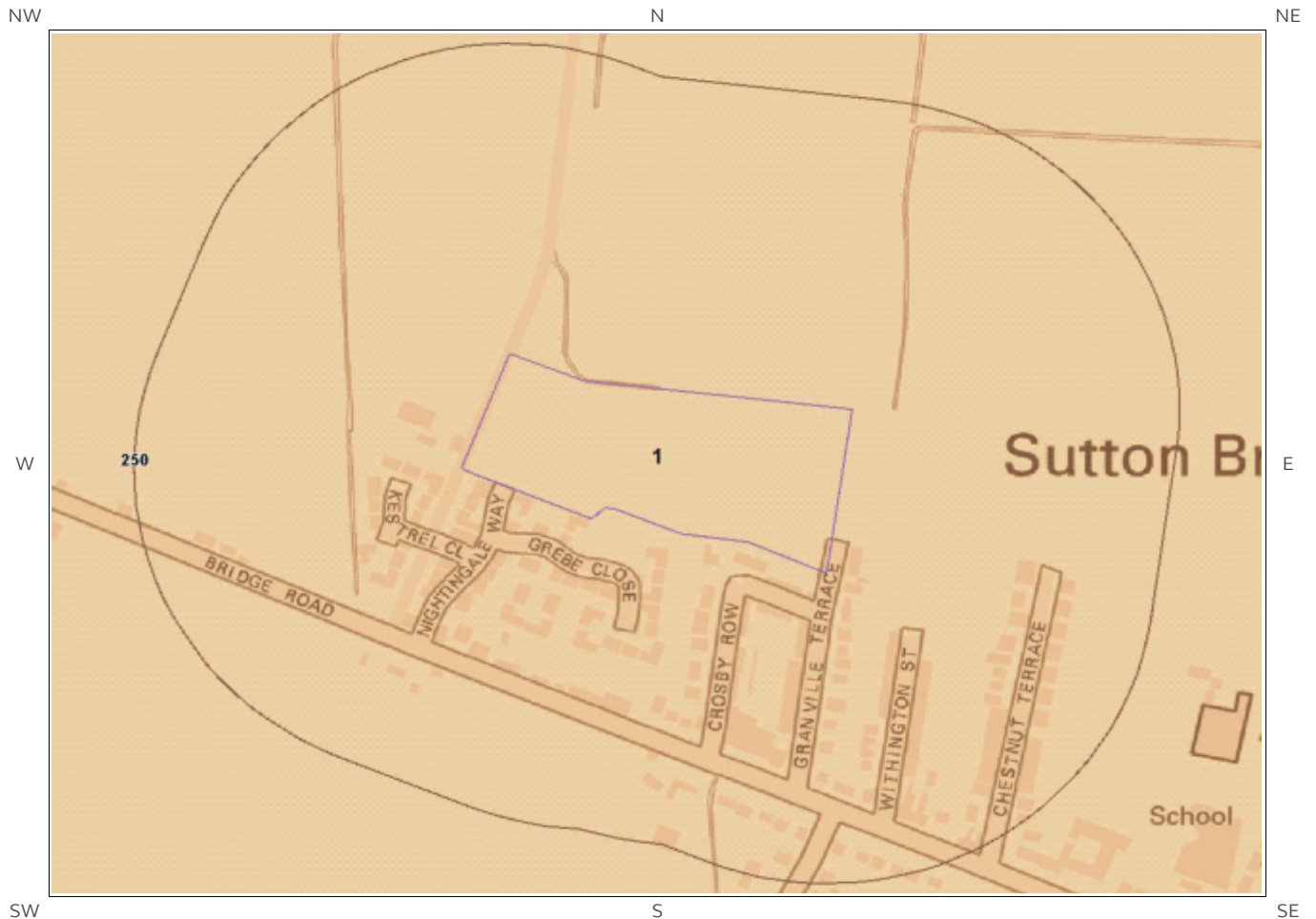
Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

6 Natural Ground Subsidence

6.1 Shrink-Swell Clay map

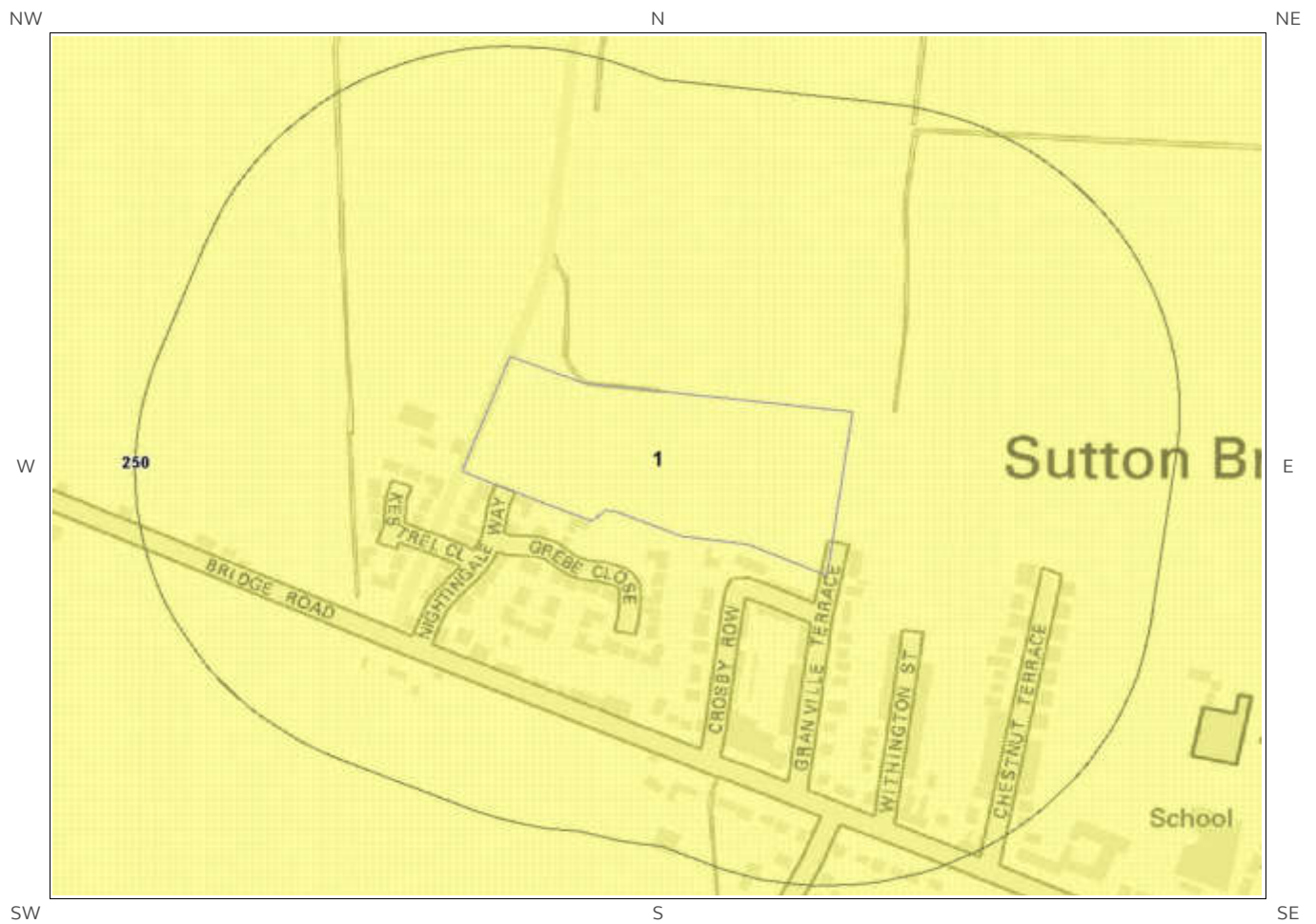


Shrink Swell Clay Legend

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6.2 Landslides map

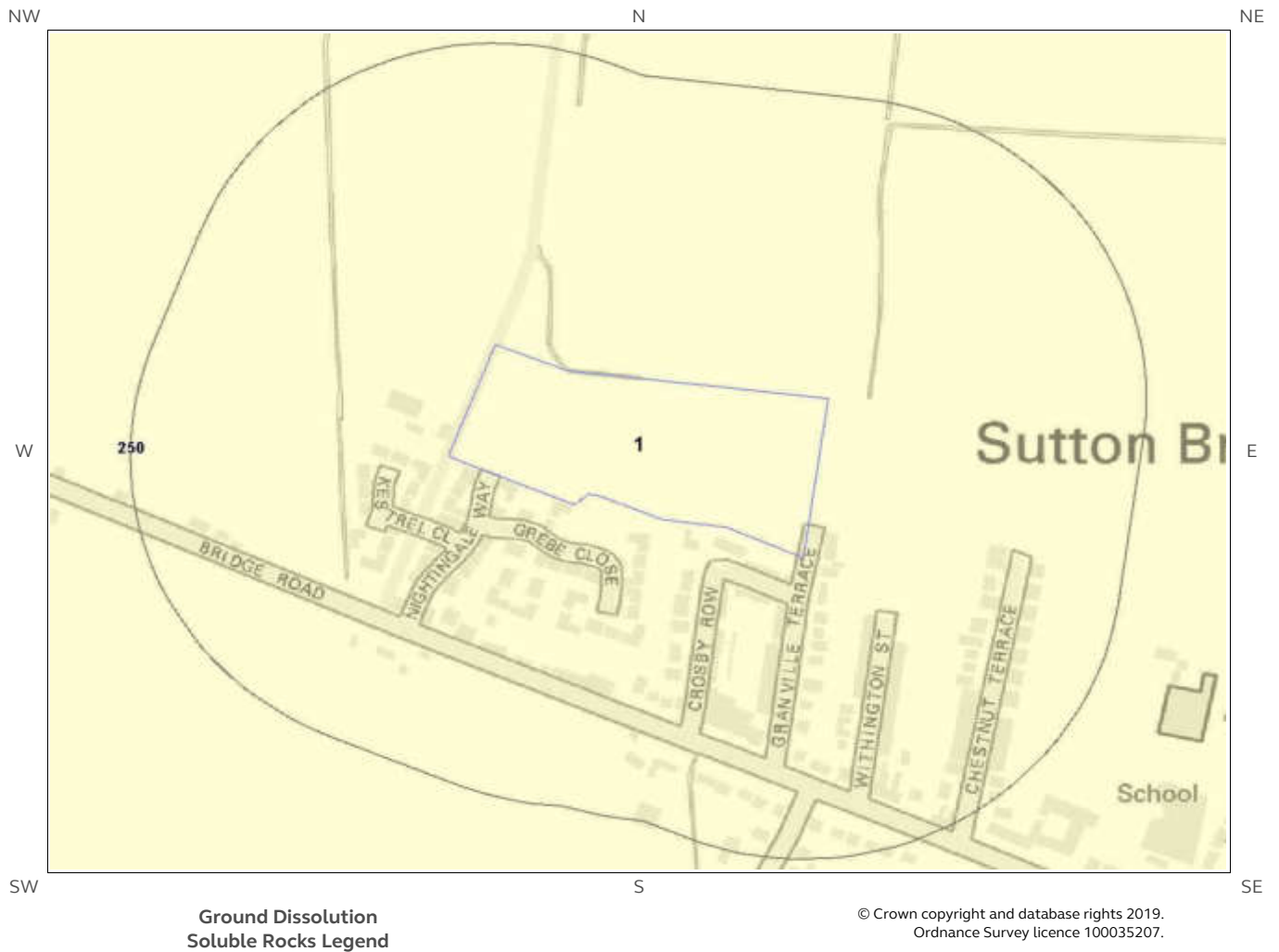


Landslides Legend

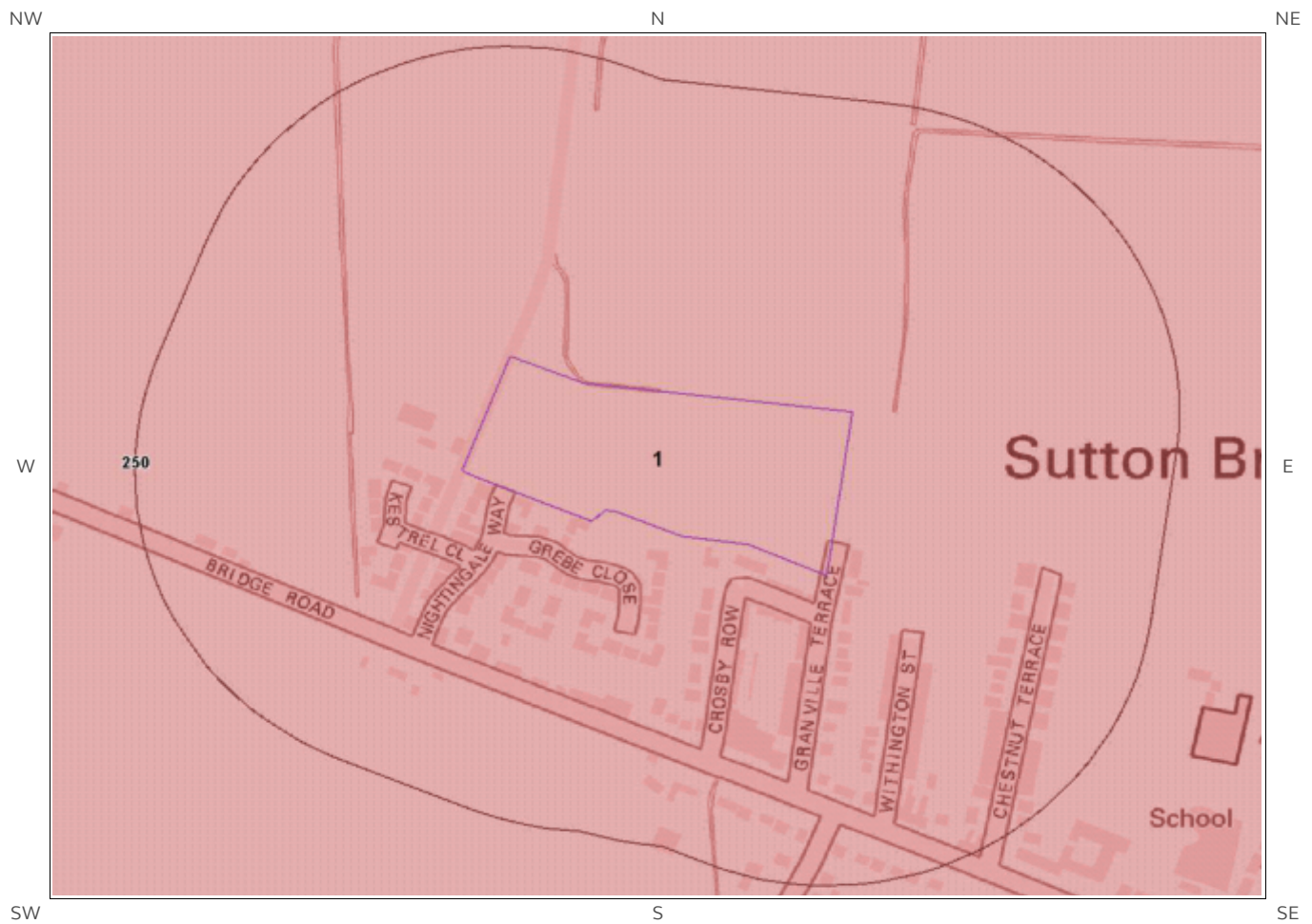
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6.3 Ground Dissolution of Soluble Rocks map



6.4 Compressible Deposits map

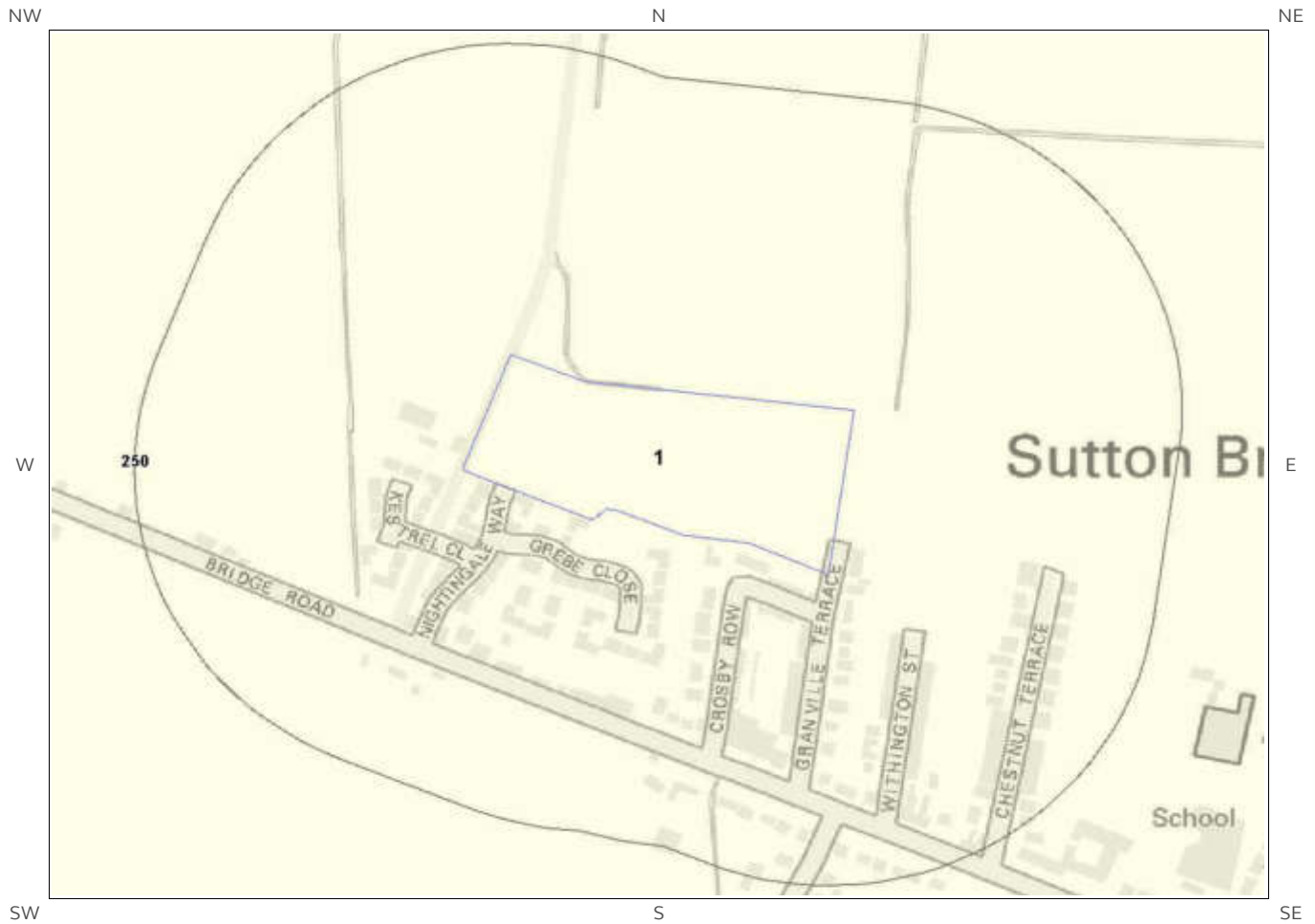


Compressible Deposits Legend

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6.5 Collapsible Deposits map

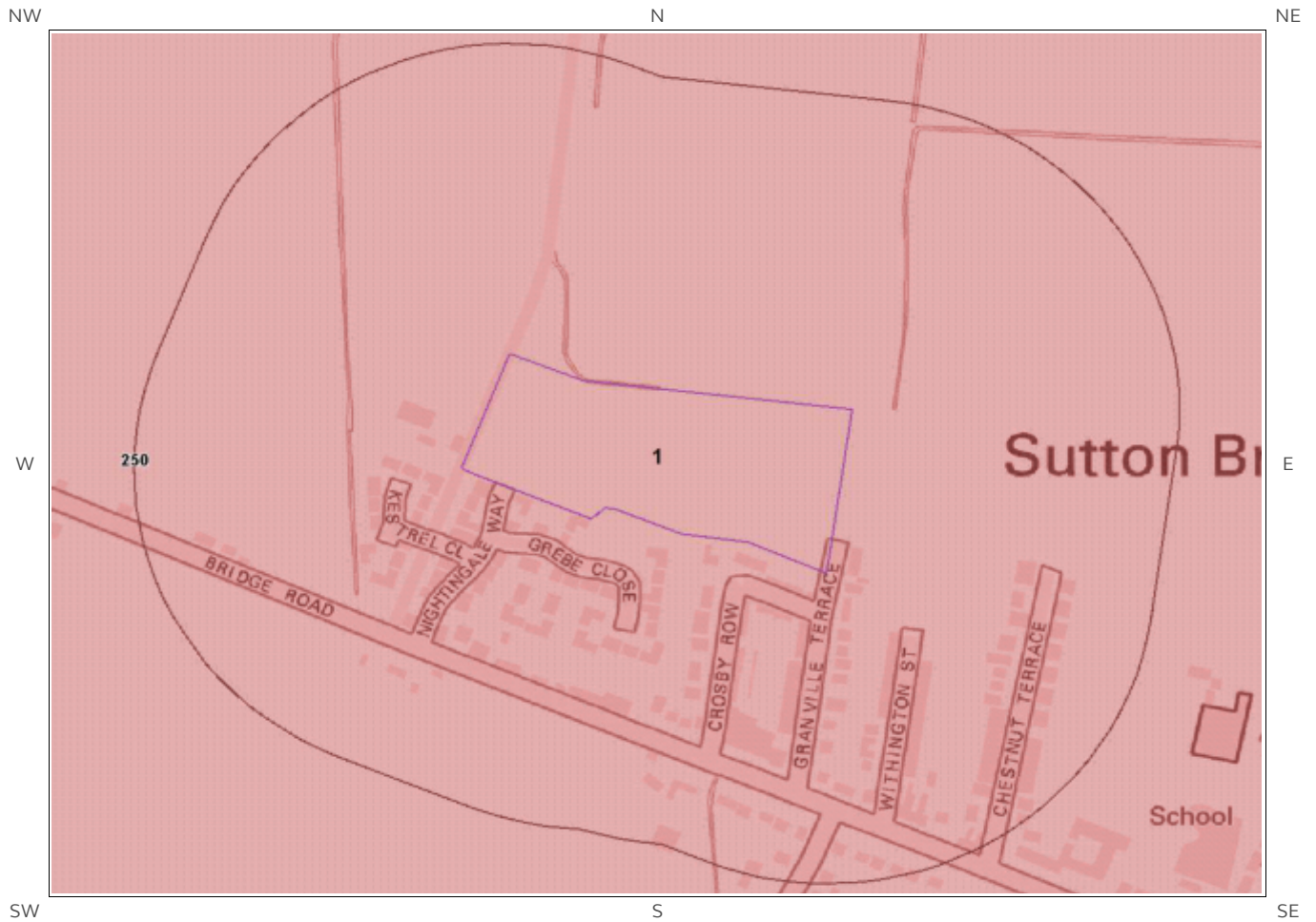


Collapsible Deposits Legend

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6.6 Running Sand map



Running Sand Legend

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6 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site* boundary? Moderate

6.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Low	Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

6.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

* This includes an automatically generated 50m buffer zone around the site

6.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

6.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build - consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property - possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

6.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

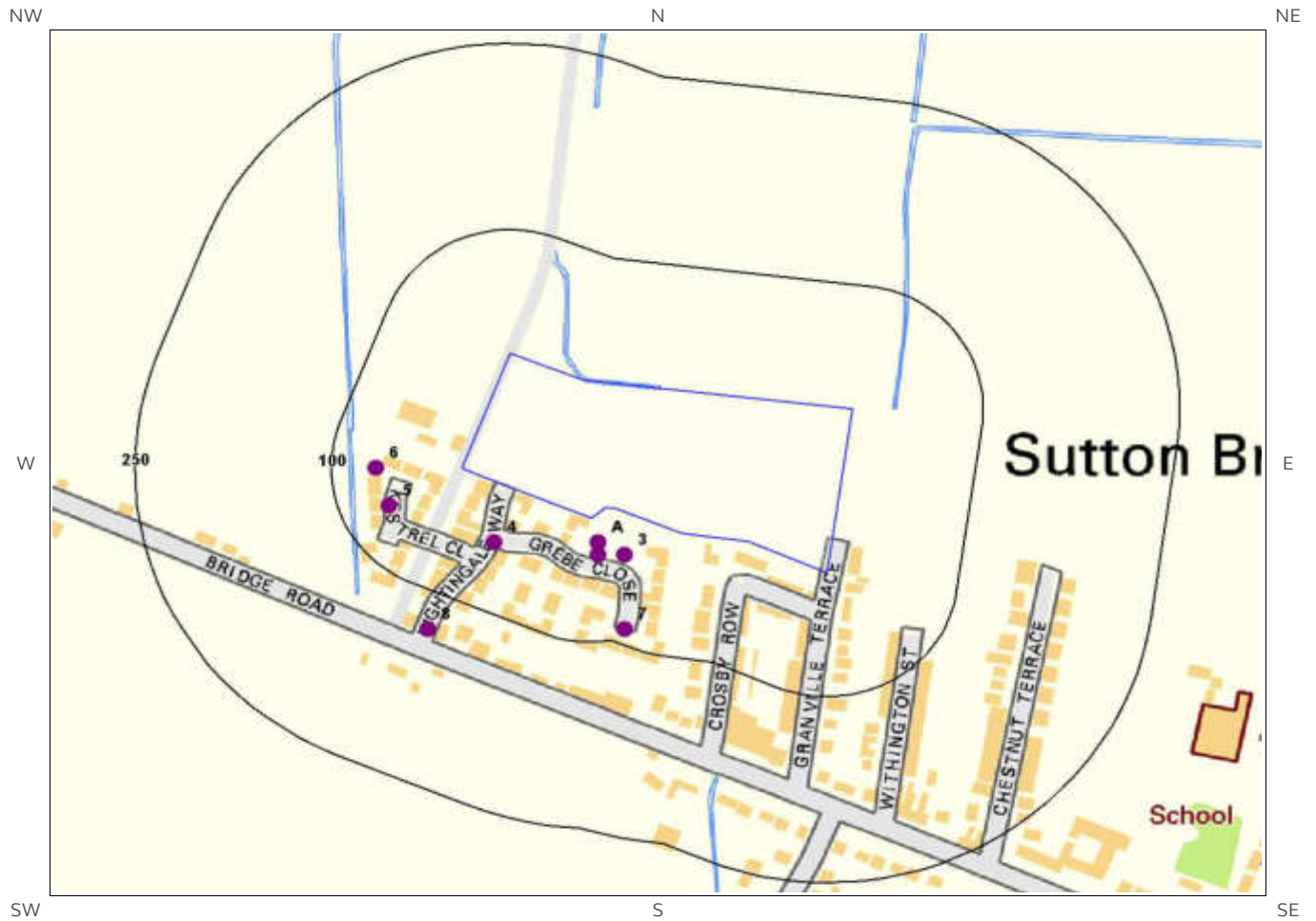
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

6.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

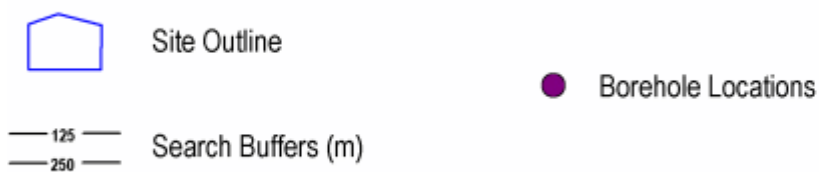
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Significant potential for running sand problems with relatively small changes in ground conditions. Avoid large amounts of water entering the ground (for example through pipe leakage or soak-aways). Do not dig (deep) holes into saturated ground near the property without technical advice. For new build - consider the consequences of soil and groundwater conditions during and after construction. For existing property - possible increase in insurance risk from running sand, for example, due to water leakage, high rainfall events or flooding.

7 Borehole Records map



Borehole Records Legend

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7 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

8

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1A	21.0	S	546810 321830	TF42SE59	Not available	BRIDGE ROAD SUTTON BRIDGE Lincs TPS2
2A	30.0	S	546810 321820	TF42SE55	Not available	BRIDGE ROAD SUTTON BRIDGE Lincs TP3
3	33.0	S	546830 321820	TF42SE60	Not available	BRIDGE ROAD SUTTON BRIDGE Lincs TPS3
4	47.0	S	546730 321830	TF42SE57	Not available	BRIDGE ROAD SUTTON BRIDGE Lincs TP5
5	64.0	SW	546650 321860	TF42SE53	Not available	BRIDGE ROAD SUTTON BRIDGE Lincs TP1
6	66.0	W	546640 321890	TF42SE58	Not available	BRIDGE ROAD SUTTON BRIDGE Lincs TPS1
7	89.0	S	546830 321760	TF42SE56	Not available	BRIDGE ROAD SUTTON BRIDGE Lincs TP4
8	130.0	S	546680 321760	TF42SE54	Not available	BRIDGE ROAD SUTTON BRIDGE Lincs TP2

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

8 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

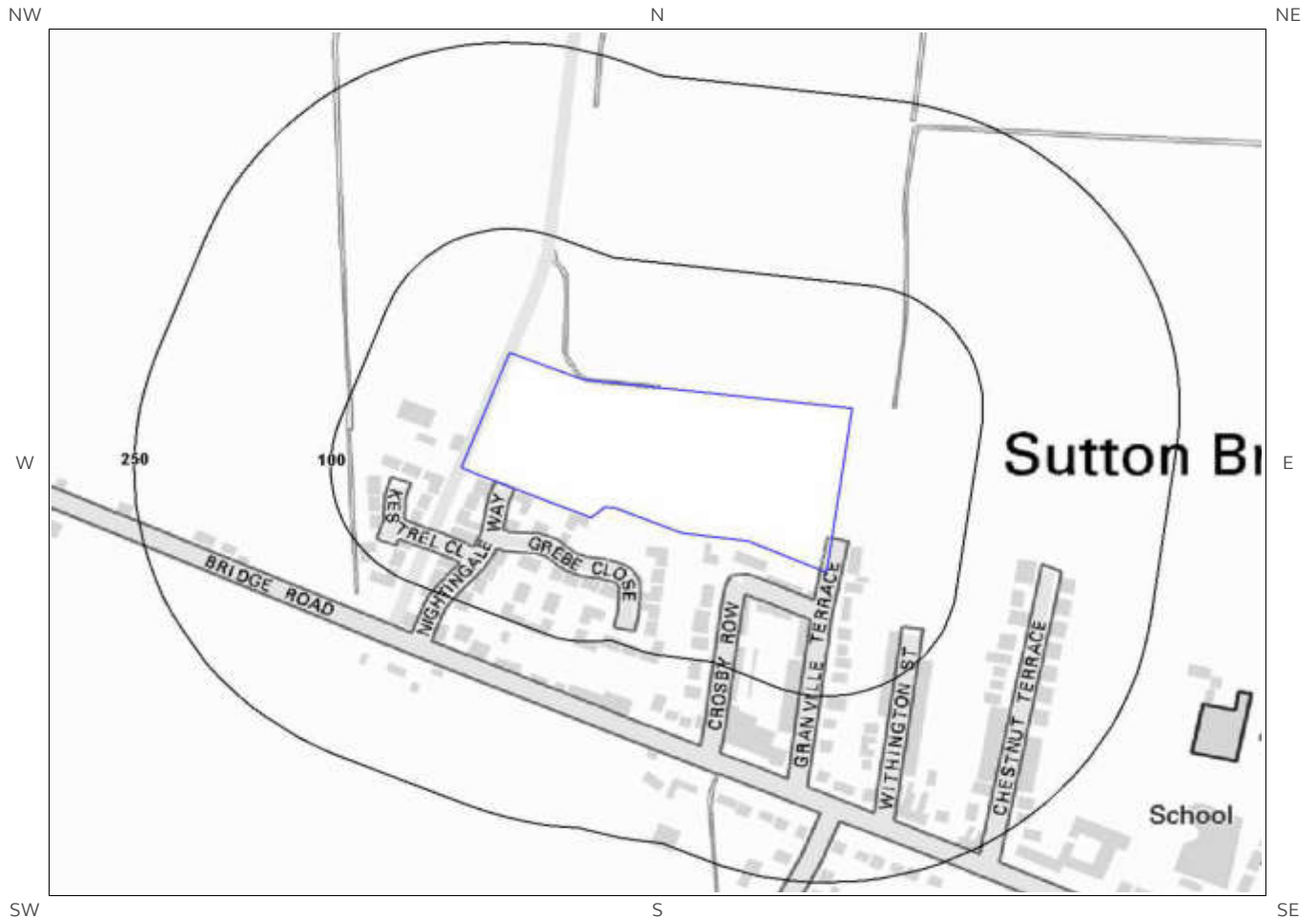
3

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geo Insight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
17.0	N	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg

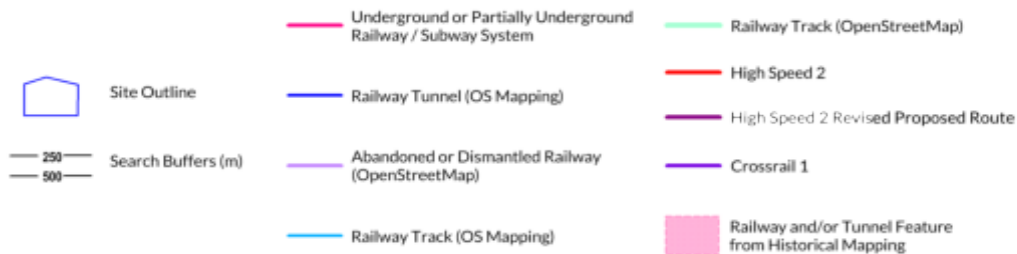
*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

9 Railways and Tunnels map



Railways and Tunnels Legend

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9 Railways and Tunnels

9.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? No

Is the study site within 500m of the route of the Crossrail 1 rail project? No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

Contact Details

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Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk



BGS Geological Hazards Reports and general geological enquiries

British Gypsum

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The Coal Authority

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Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
<https://www.groundsure.com/terms-and-conditions-feb11-2019>

Appendix 4

Environmental Report



AGS Ground Solutions Ltd
3, Greenwith Crescent,
Truro, TR3 7LU

Groundsure Reference: GS-6078326
Your Reference: A1886_Sutton_Bridge
Report Date 5 Jun 2019
Report Delivery Method: Email - pdf

Enviro Insight

Address: ELMGARTH, CHESTNUT TERRACE, SUTTON BRIDGE, SPALDING, PE12 9SX

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Address: ELMGARTH, CHESTNUT TERRACE, SUTTON BRIDGE, SPALDING, PE12 9SX
Date: 5 Jun 2019
Reference: GS-6078326
Client: AGS Ground Solutions Ltd



Aerial Photograph Capture date: 05-May-2018
Grid Reference: 546852,321915
Site Size: 3.0812ha

Report Reference: GS-6078326
Client Reference: A1886_Sutton_Bridge

Contents Page

Contents Page	3
Overview of Findings	6
Using this report	10
1. Historical Land Use	11
1. Historical Industrial Sites	12
1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping	12
1.2 Additional Information – Historical Tank Database	12
1.3 Additional Information – Historical Energy Features Database	12
1.4 Additional Information – Historical Petrol and Fuel Site Database	13
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	13
1.6 Historical military sites	14
1.7 Potentially Infilled Land	14
2. Environmental Permits, Incidents and Registers Map	15
2. Environmental Permits, Incidents and Registers	16
2.1 Industrial Sites Holding Licences and/or Authorisations	16
2.1.1 Records of historic IPC Authorisations within 500m of the study site	16
2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site	16
2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site	16
2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site	16
2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site	16
2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site	17
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	17
2.1.8 Records of Licensed Discharge Consents within 500m of the study site	17
2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site	17
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	18
2.2 Dangerous or Hazardous Sites	18
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents	18
2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site	18
2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site	18
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	18
3. Landfill and Other Waste Sites Map	19
3. Landfill and Other Waste Sites	20
3.1 Landfill Sites	20
3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site	20
3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site	20
3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site	20
3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site	20
3.2 Other Waste Sites	20
3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site	20
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site	21
4. Current Land Use Map	22
4. Current Land Uses	23
4.1 Current Industrial Data	23
4.2 Petrol and Fuel Sites	23
4.3 National Grid High Voltage Underground Electricity Transmission Cables	23
4.4 National Grid High Pressure Gas Transmission Pipelines	24

5. Geology	25
5.1 Artificial Ground and Made Ground.....	25
5.2 Superficial Ground and Drift Geology	25
5.3 Bedrock and Solid Geology	25
6 Hydrogeology and Hydrology	26
6a. Aquifer Within Superficial Geology	26
6b. Aquifer Within Bedrock Geology and Abstraction Licences	27
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences	28
6d. Hydrogeology – Source Protection Zones within confined aquifer	29
6e. Hydrology – Watercourse Network and River Quality	30
6.Hydrogeology and Hydrology	31
6.1 Aquifer within Superficial Deposits.....	31
6.2 Aquifer within Bedrock Deposits.....	31
6.3 Groundwater Abstraction Licences.....	31
6.4 Surface Water Abstraction Licences.....	32
6.5 Potable Water Abstraction Licences.....	32
6.6 Source Protection Zones.....	32
6.7 Source Protection Zones within Confined Aquifer.....	32
6.8 Groundwater Vulnerability and Soil Leaching Potential.....	32
6.9 River Quality.....	33
6.9.1 Biological Quality:.....	33
6.9.2 Chemical Quality:.....	33
6.10 Ordnance Survey MasterMap Water Network.....	33
6.11 Surface Water Features.....	36
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)	37
7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS)	38
Map	38
7 Flooding	39
7.1 River and Coastal Zone 2 Flooding.....	39
7.2 River and Coastal Zone 3 Flooding.....	39
7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating.....	40
7.4 Flood Defences.....	40
7.5 Areas benefiting from Flood Defences.....	40
7.6 Areas benefiting from Flood Storage.....	40
7.7 Groundwater Flooding Susceptibility Areas.....	40
7.8 Groundwater Flooding Confidence Areas.....	41
8. Designated Environmentally Sensitive Sites Map	42
8. Designated Environmentally Sensitive Sites	43
8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:.....	43
8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:.....	43
8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:.....	43
8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:.....	43
8.5 Records of Ramsar sites within 2000m of the study site:.....	43
8.6 Records of Ancient Woodland within 2000m of the study site:	44
8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:.....	44
8.8 Records of World Heritage Sites within 2000m of the study site:.....	44
8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:	44
8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:	44
8.11 Records of National Parks (NP) within 2000m of the study site:	44
8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:.....	44
8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:.....	45

8.14 Records of Green Belt land within 2000m of the study site:.....	45
9. Natural Hazards Findings.....	46
9.1 Detailed BGS GeoSure Data.....	46
9.1.1 Shrink Swell.....	46
9.1.2 Landslides.....	46
9.1.3 Soluble Rocks.....	46
9.1.4 Compressible Ground.....	47
9.1.5 Collapsible Rocks.....	47
9.1.6 Running Sand.....	47
9.2 Radon.....	48
9.2.1 Radon Affected Areas.....	48
9.2.2 Radon Protection.....	48
10. Mining.....	49
10.1 Coal Mining.....	49
10.2 Non-Coal Mining.....	49
10.3 Brine Affected Areas	49
Contact Details.....	50
Standard Terms and Conditions.....	52

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	1	2	6
1.2 Additional Information – Historical Tank Database	0	0	0	8
1.3 Additional Information – Historical Energy Features Database	0	0	0	5
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	3	9
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	0	0	3
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	1
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	1	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	1

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	1	1	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	1	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site	Identified					
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site	Identified					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	1	0	0
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	0	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology	0-500m					
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	No
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	2	14	18	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding						
7.1 Environment Agency Zone 2 floodplains within 250m of the study site	Identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	Identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Not Prone					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Not Applicable					

Section 8: Designated Environmentally Sensitive Sites						
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards	
9.1 Maximum risk of natural ground subsidence	Moderate
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Low
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Moderate
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Negligible
9.1.6 Maximum Running Sand hazard rating identified on the study site	Moderate
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining	
10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

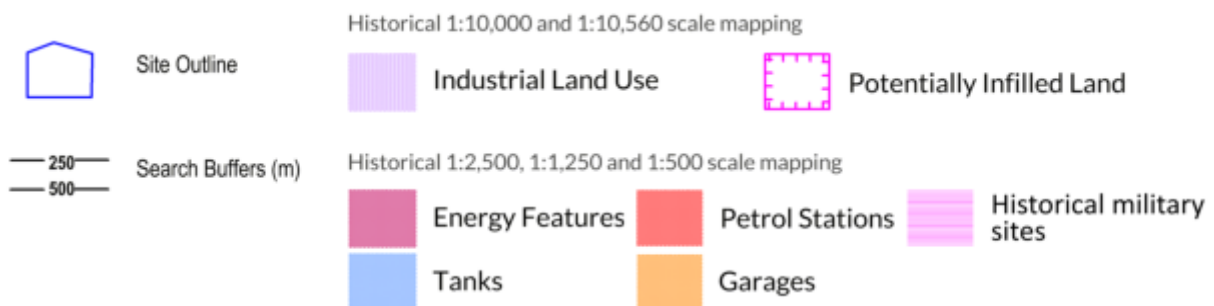
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 9

ID	Distance [m]	Direction	Use	Date
1	4	W	Nursery	1974
2	163	S	Unspecified Pump	1929
3	182	SW	Unspecified Pump	1929
4B	341	E	Unspecified Tanks	1974
5	349	W	Unspecified Pump	1929
6A	433	E	Sewage Works	1974
7A	446	E	Unspecified Tank	1974
8E	478	SE	Garage	1991
9	494	NW	Unspecified Pump	1929

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 8

ID	Distance (m)	Direction	Use	Date
10B	341	E	Unspecified Tank	1965
11B	344	E	Unspecified Tank	1971
12B	352	E	Tanks	1965
13B	354	E	Tanks	1971
14A	444	E	Unspecified Tank	1965
15A	444	E	Unspecified Tank	1984
16A	444	E	Unspecified Tank	1987
17A	448	E	Unspecified Tank	1971

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

5

ID	Distance (m)	Direction	Use	Date
18C	483	E	Electricity Substation	1992
19C	483	E	Electricity Substation	1993
20C	483	E	Electricity Substation	1991
21C	485	E	Electricity Substation	1990
22C	487	E	Electricity Substation	1996

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary:

0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary:

12

ID	Distance (m)	Direction	Use	Date
23D	77	SW	Garage	1990
24D	77	SW	Garage	1971
25D	127	SW	Garage	1990
26E	476	SE	Garage	1991
27E	476	SE	Garage	1984
28E	476	SE	Garage	1987
29E	476	SE	Garage	1965
30E	476	SE	Garage	1993
31E	476	SE	Garage	1992
32E	477	SE	Garage	1990
33E	477	SE	Garage	1971
34E	481	SE	Garage	1996

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

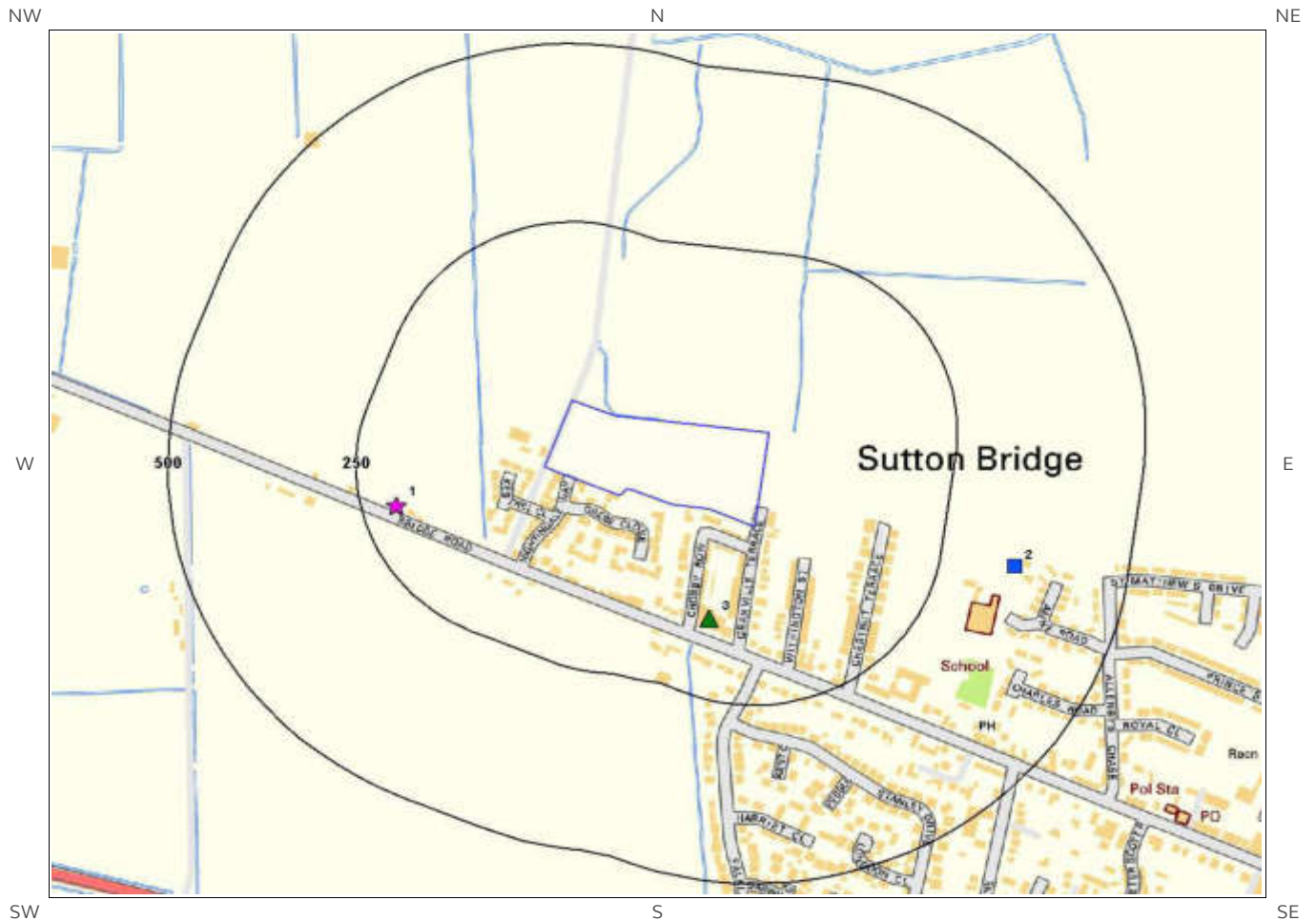
1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 3

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
35F	375	SE	Ponds	1887
36F	381	SE	Ponds	1887
37A	433	E	Sewage Works	1974

2. Environmental Permits, Incidents and Registers Map



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- | | | | | | |
|---|--------------------|---|-------------------------------|---|--|
|  | Site Outline |  | Recorded Pollution Incident |  | RAS 3 & 4 Authorisations |
|  | Search Buffers (m) |  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | |  | Dangerous Substances (List 2) |  | Part A(2) and Part B Authorised Processes |
| | |  | Water Industry Referrals |  | COMAH / NIHHS Sites |
| | |  | Licensed Discharge Consents |  | Sites Determined as Contaminated Land |
| | |  | Red List Discharge Consents |  | Hazardous Substance Consents and Enforcements |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

1

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
3	144	SW	546924 321675	Address: Tears Of Sutton Bridge, 262 Bridge Road, Sutton Bridge, Spalding, PE12 9SH Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

1

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
2	349	E	547330 321750	Address: PREMISES AT ZIMBABWE, ANNE RD, SUTTON BRIDGE, SPALDING, Lincs, PE12 9TB Effluent Type: UNSPECIFIED Permit Number: PRNLF01841 Permit Version: 1 Receiving Water: land Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 26/09/1989 Effective Date: 26-Sep-1989 Revocation Date: 15/07/1997

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

1

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	206	W	546508.0 321835.0	Incident Date: 14-Nov-2002 Incident Identification: 120701.0 Pollutant: Oils and Fuel Pollutant Description: Diesel Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

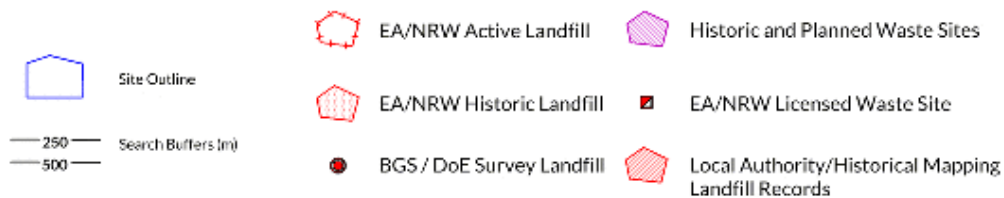
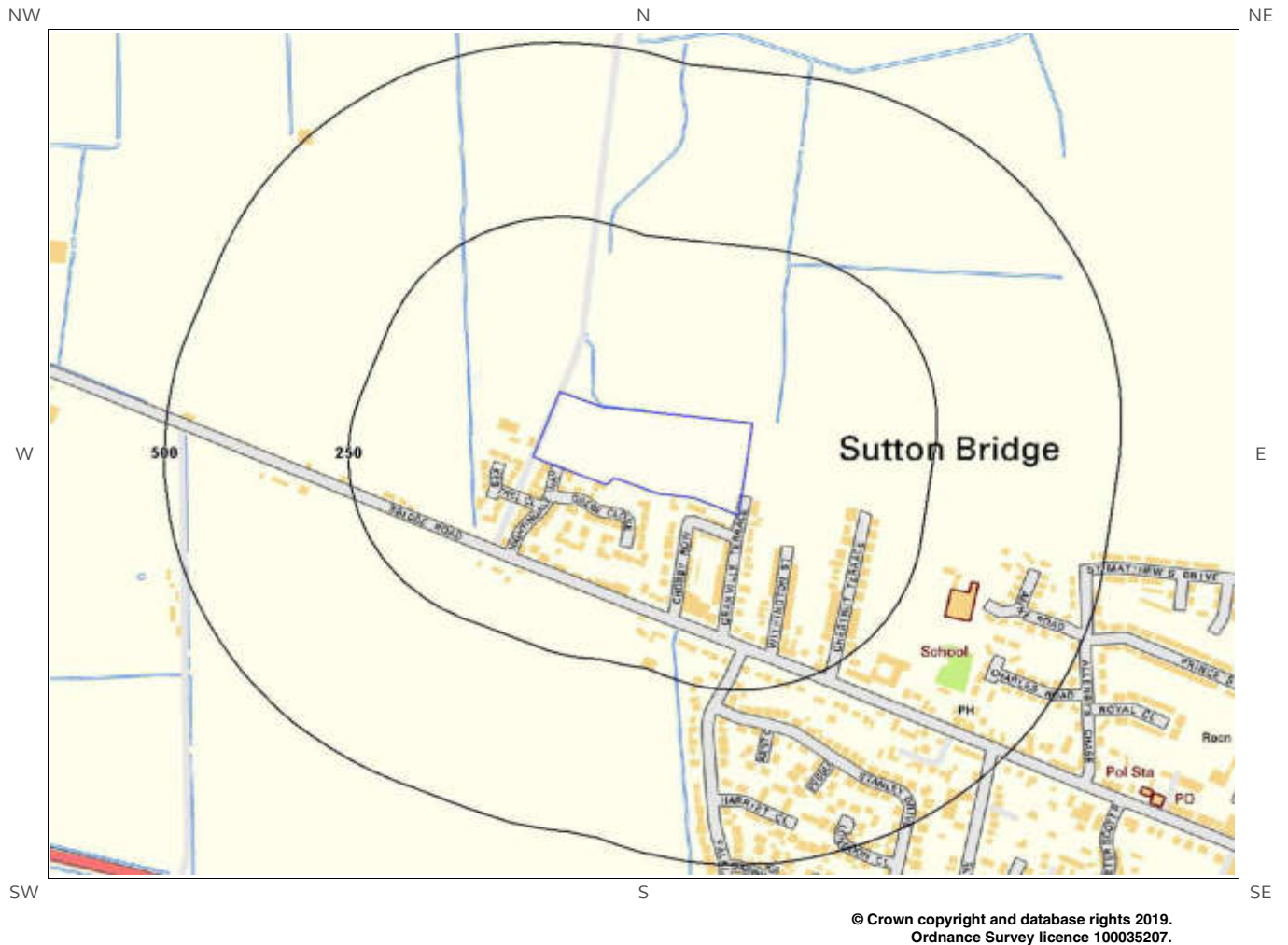
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

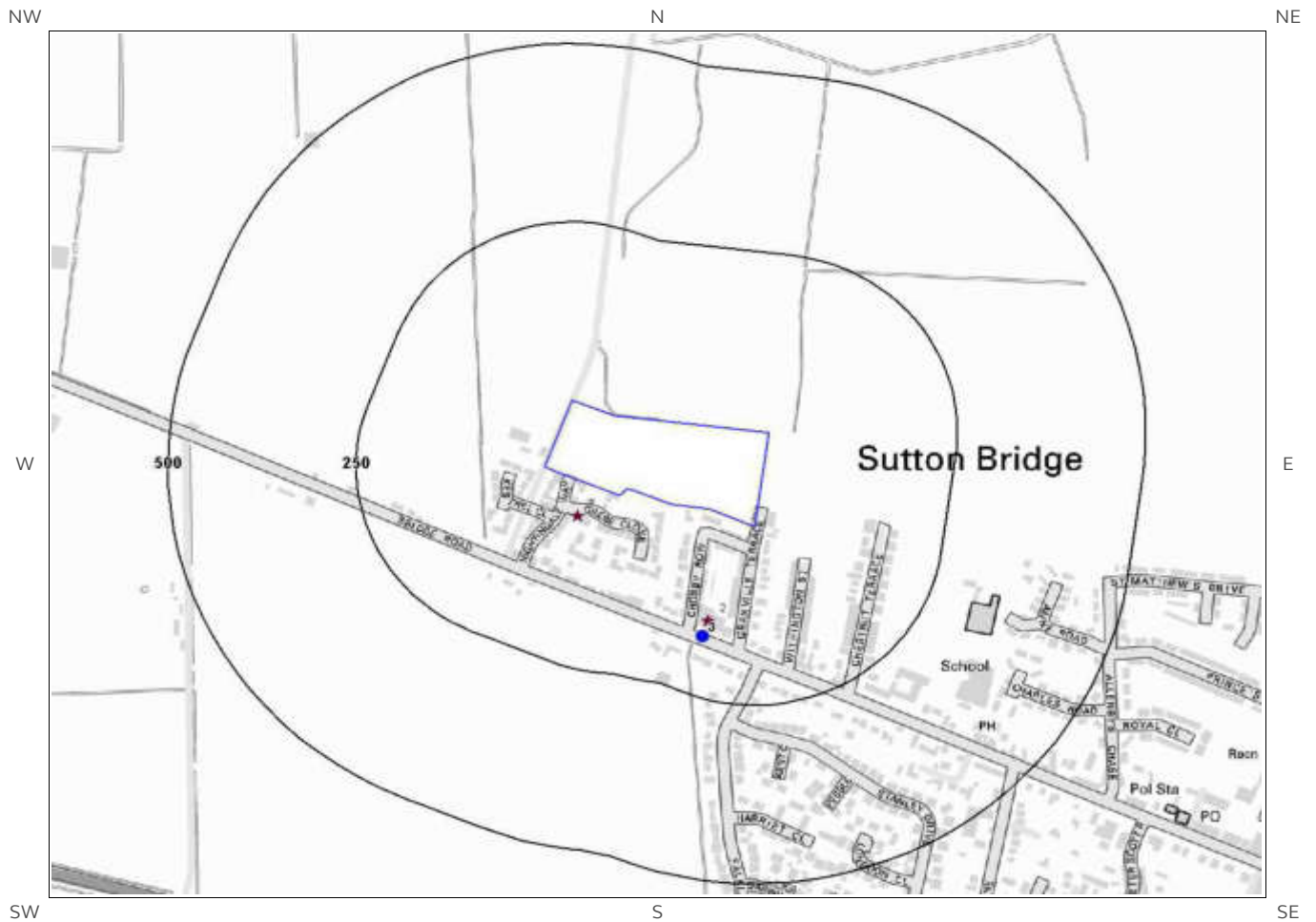
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

1

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1493	E	548478 322176	Site Address: Port Sutton Bridge, West Bank, Sutton Bridge, Spalding, Lincolnshire, PE12 9QR Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CRO135 EPR reference: EA/EPR/CB3807GE/A001 Operator: C. R O Ports Sutton Bridge Limited Waste Management licence No: 402342 Annual Tonnage: 8499.0 Issue Date: 29/04/2016 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: C. R O Ports Sutton Bridge Correspondence Address: -

4. Current Land Use Map



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4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

2

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	46	S	Electricity Sub Station	546750 321822	Lincolnshire, PE12	Electrical Features	Infrastructure and Facilities
2	145	SW	Tears Recovery	546923 321675	262, Bridge Road, Sutton Bridge, Spalding, Lincolnshire, PE12 9SH	Vehicle Breakdown and Recovery Services	Personal, Consumer and Other Services

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
3	169	SW	546916 321652	UNBRANDED	262 Bridge Road, Crosby Row, Sutton Bridge, Spalding, Lincolnshire, PE12 9SH	Not Applicable	Obsolete

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

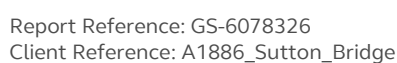
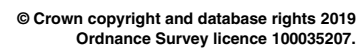
Lex Code	Description	Rock Type
TFD-XCZ	TIDAL FLAT DEPOSITS	CLAY AND SILT

5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
AMC-MDST	AMPTHILL CLAY FORMATION	MUDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

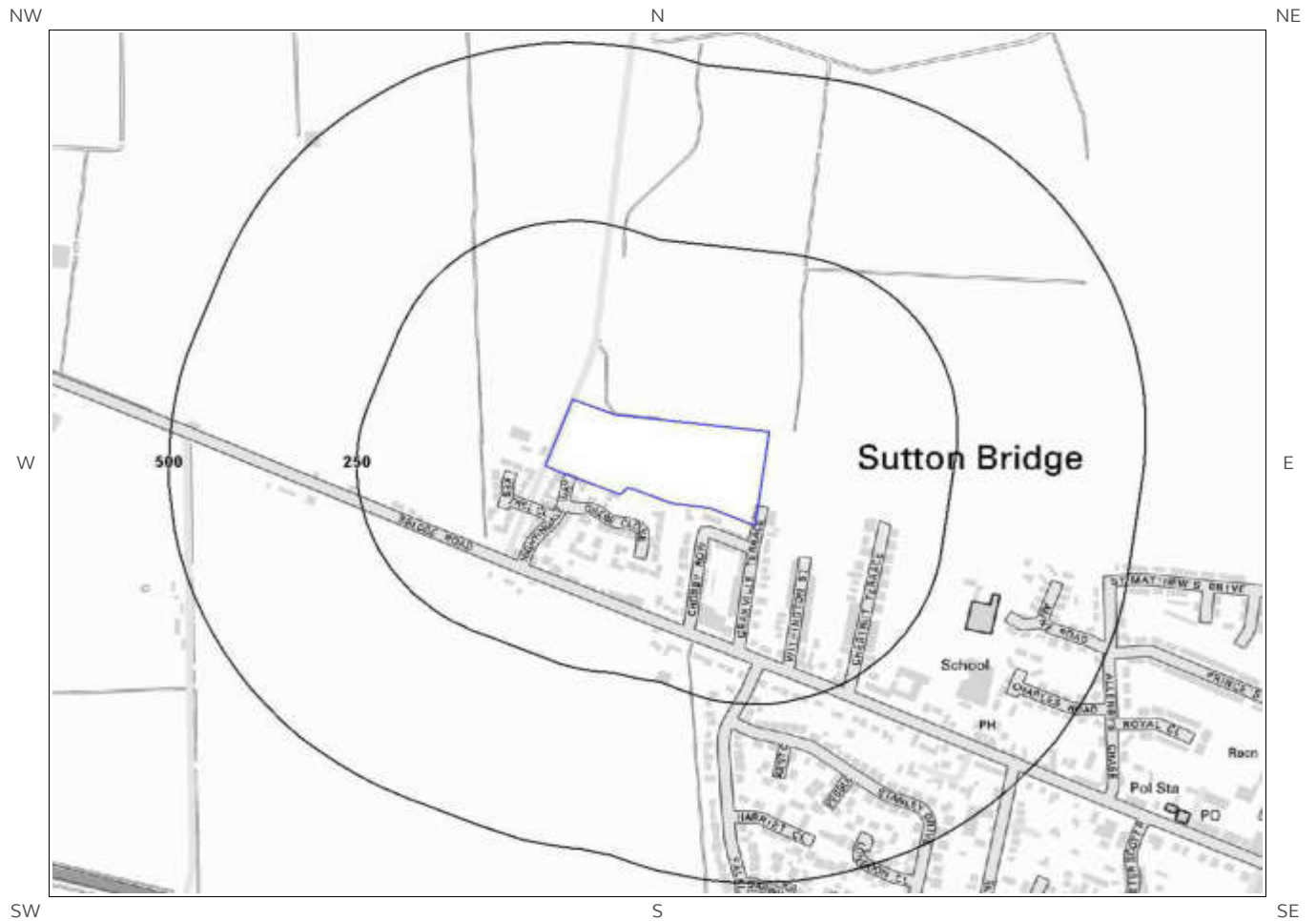


6b. Aquifer Within Bedrock Geology and Abstraction Licences

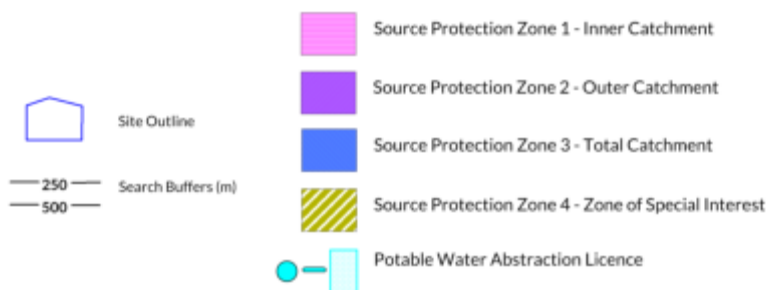


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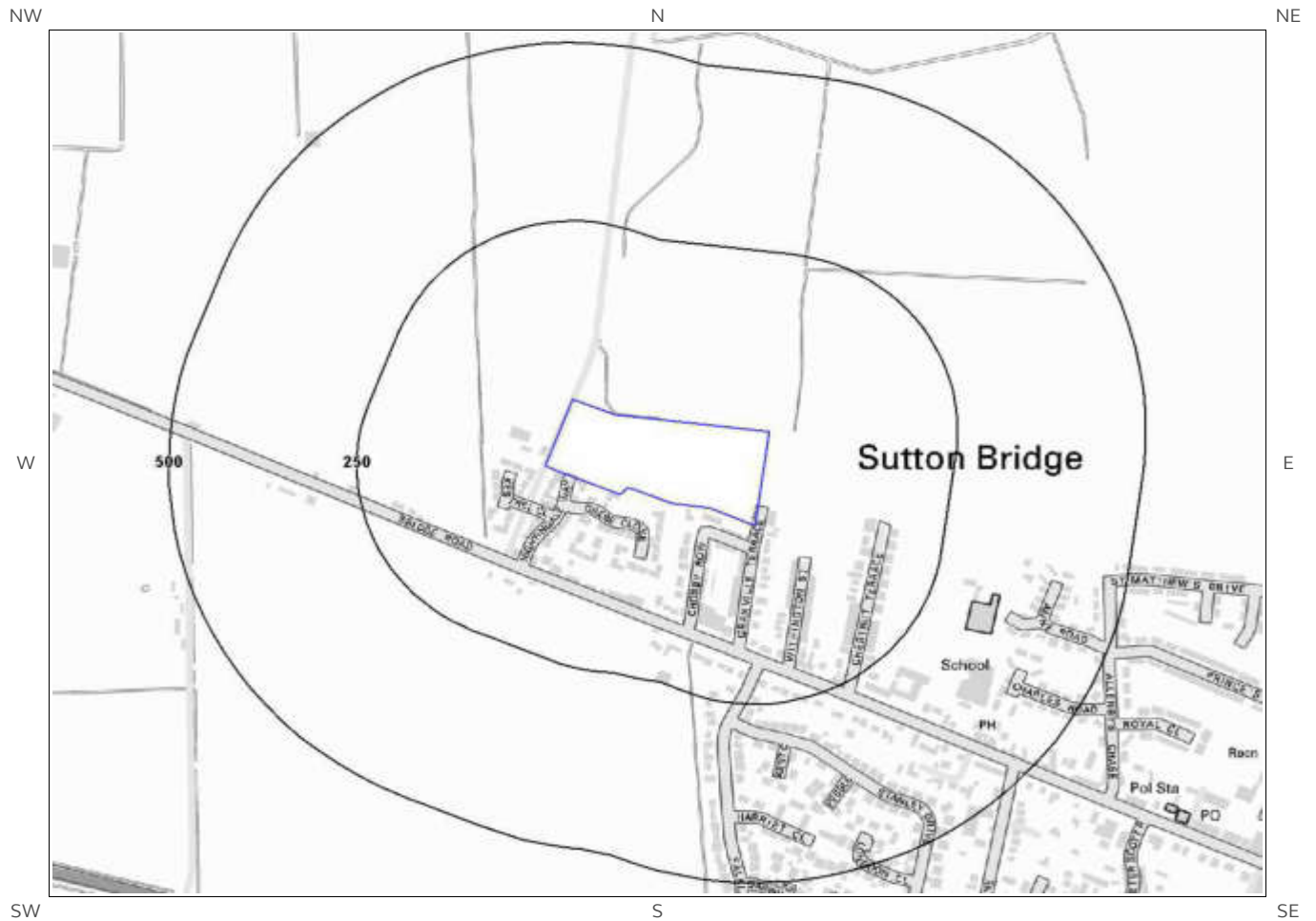
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



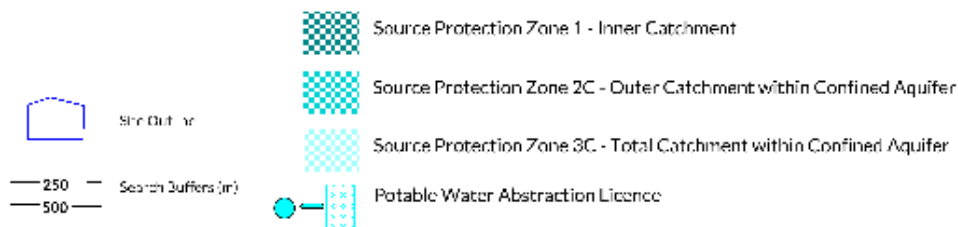
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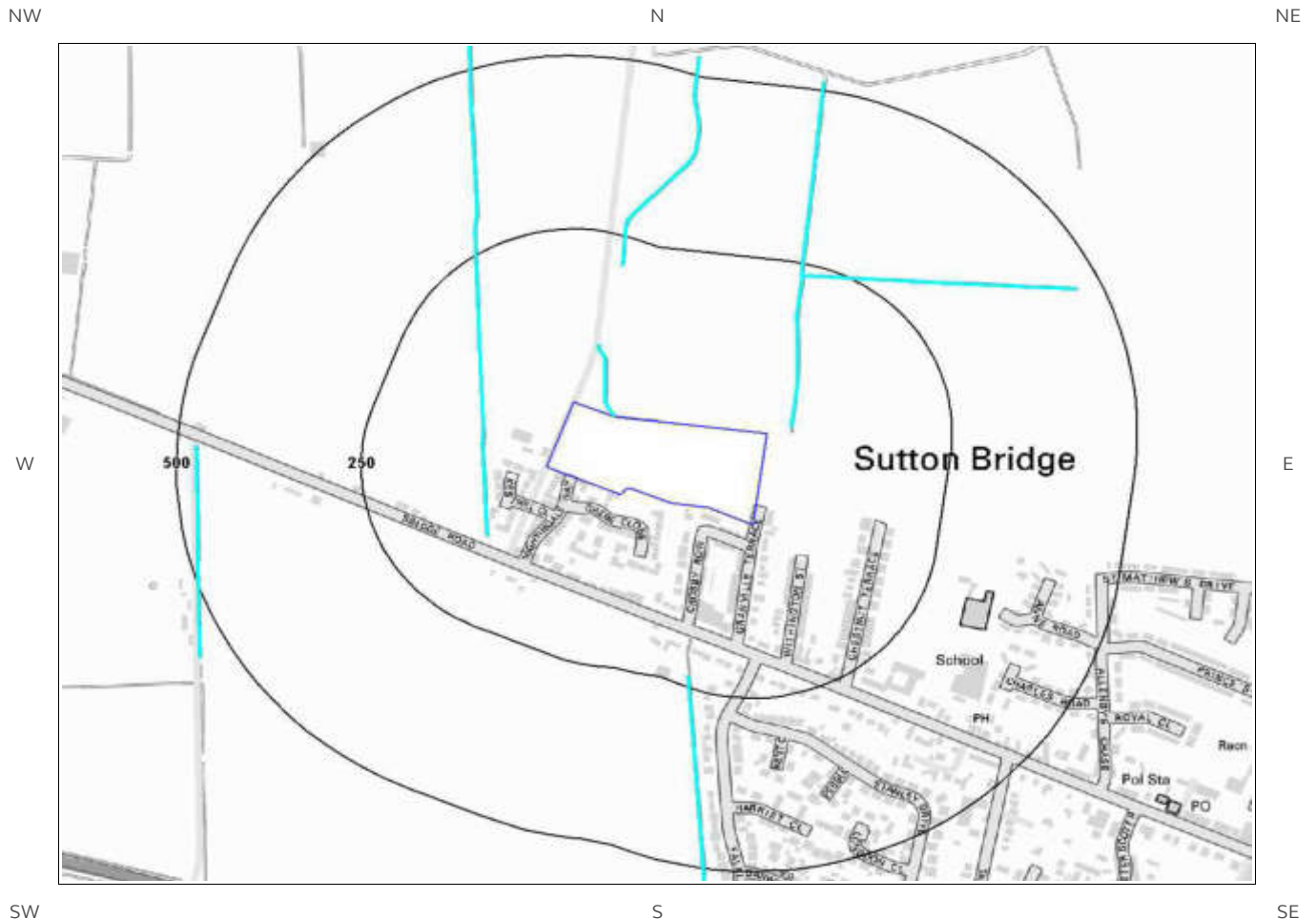
6d. Hydrogeology – Source Protection Zones within confined aquifer



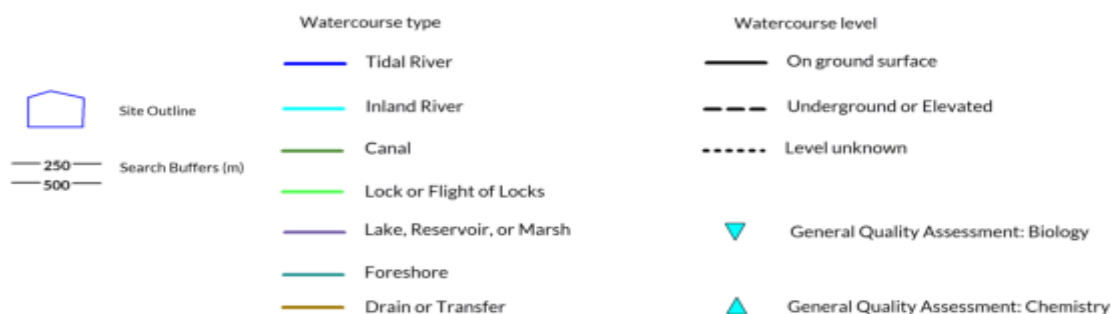
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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
2	444	SE	547250 321450	Status: Historical Licence No: 5/32/11/*G/0031 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT BRIDGE ROAD Data Type: Point Name: HAYES Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/02/1966 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site None identified

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site None identified

Database searched and no data found.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site None identified

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
1	1 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.4
13	1 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.4
2	33 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.2
14	33 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.2
3	84 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions)

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				conditions) Average Width in Watercourse Section (m): 2.7
15	84 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.7
4	207 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.7
16	207 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.7
5	231 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
6	231 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
17	231 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
18	231 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
7	234 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.6
8	234 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.1
19	234 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.6
20	234 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.1
9	245 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.0

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
21	245 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.0
10	392 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	392 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
11	404 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.1
Not shown	404 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.1
12	472 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
13	472 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.0
Not shown	472 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	472 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.0
14	473 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.9
Not shown	473 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.9
15	486 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	486	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
	W			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
16	488 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.8
Not shown	488 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.8
17	490 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	490 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
18	496 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.8
Not shown	496 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Nene Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.8

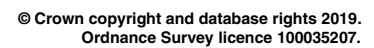
6.11 Surface Water Features

Surface water features within 250m of the study site

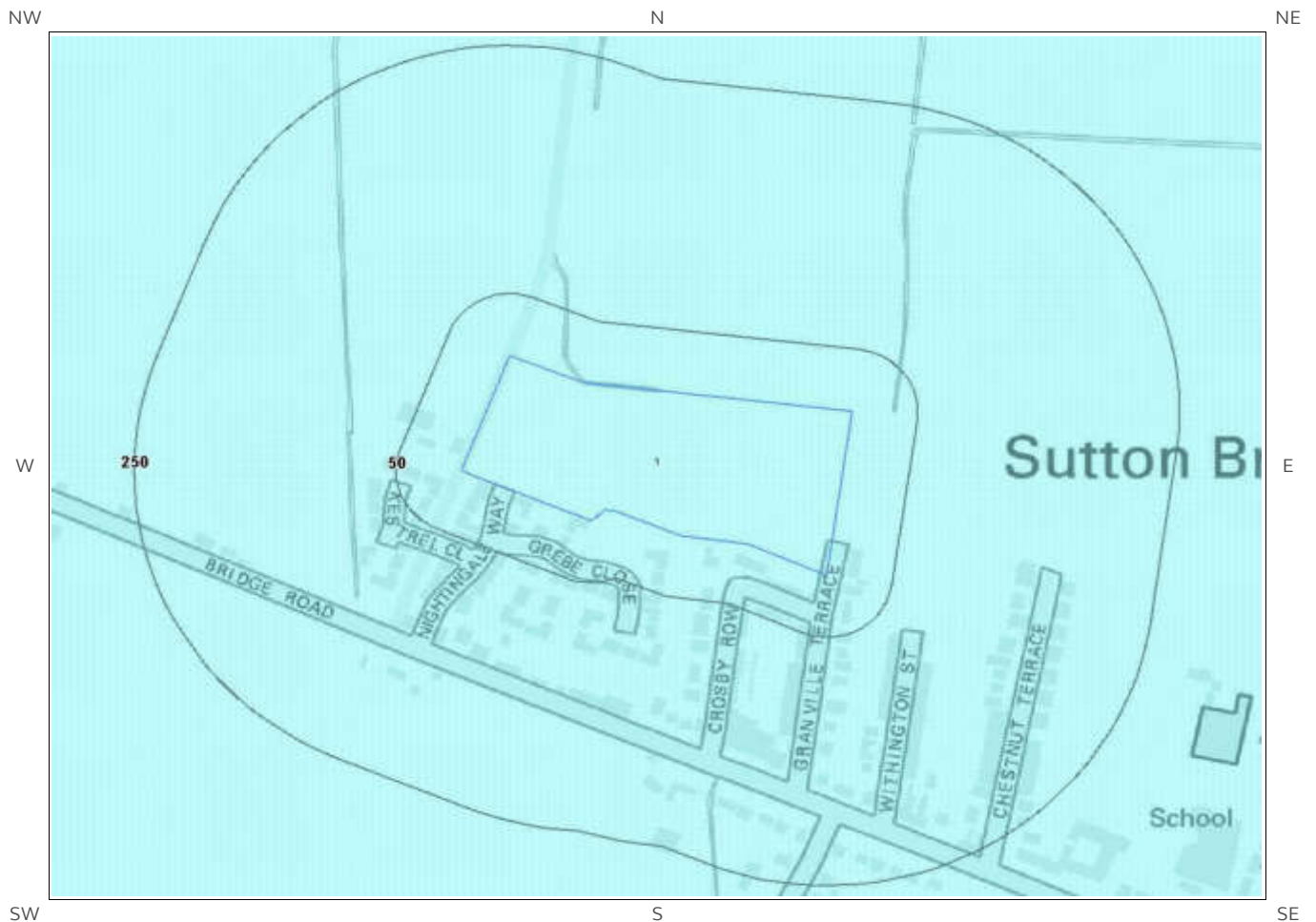
Identified

The following surface water records are not represented on mapping:

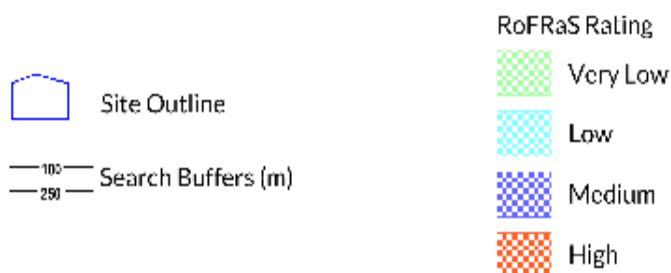
Distance (m)	Direction
31	E
84	W
181	SW
210	N
237	N



7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m

Identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	0	On Site	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)
2	0	On Site	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)
3	0	On Site	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)
4	0	On Site	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)
5	33	N	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)
6	152	S	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)
7	188	N	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)
8	215	W	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m

Identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

ID	Distance (m)	Direction	Update	Type
1	0	On Site	21-Feb-2019	Zone 3 - (Fluvial /Tidal Models)
2	0	On Site	21-Feb-2019	Zone 3 - (Fluvial /Tidal Models)
3	152	S	21-Feb-2019	Zone 3 - (Fluvial /Tidal Models)

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite

Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS flood Risk
1	0.0	On Site	Low

7.4 Flood Defences

Flood Defences within 250m of the study site

None identified

Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site

None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site

None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site

None identified

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Not Prone

The area is not considered to be prone to groundwater flooding based on rock type.

7.8 Groundwater Flooding Confidence Areas

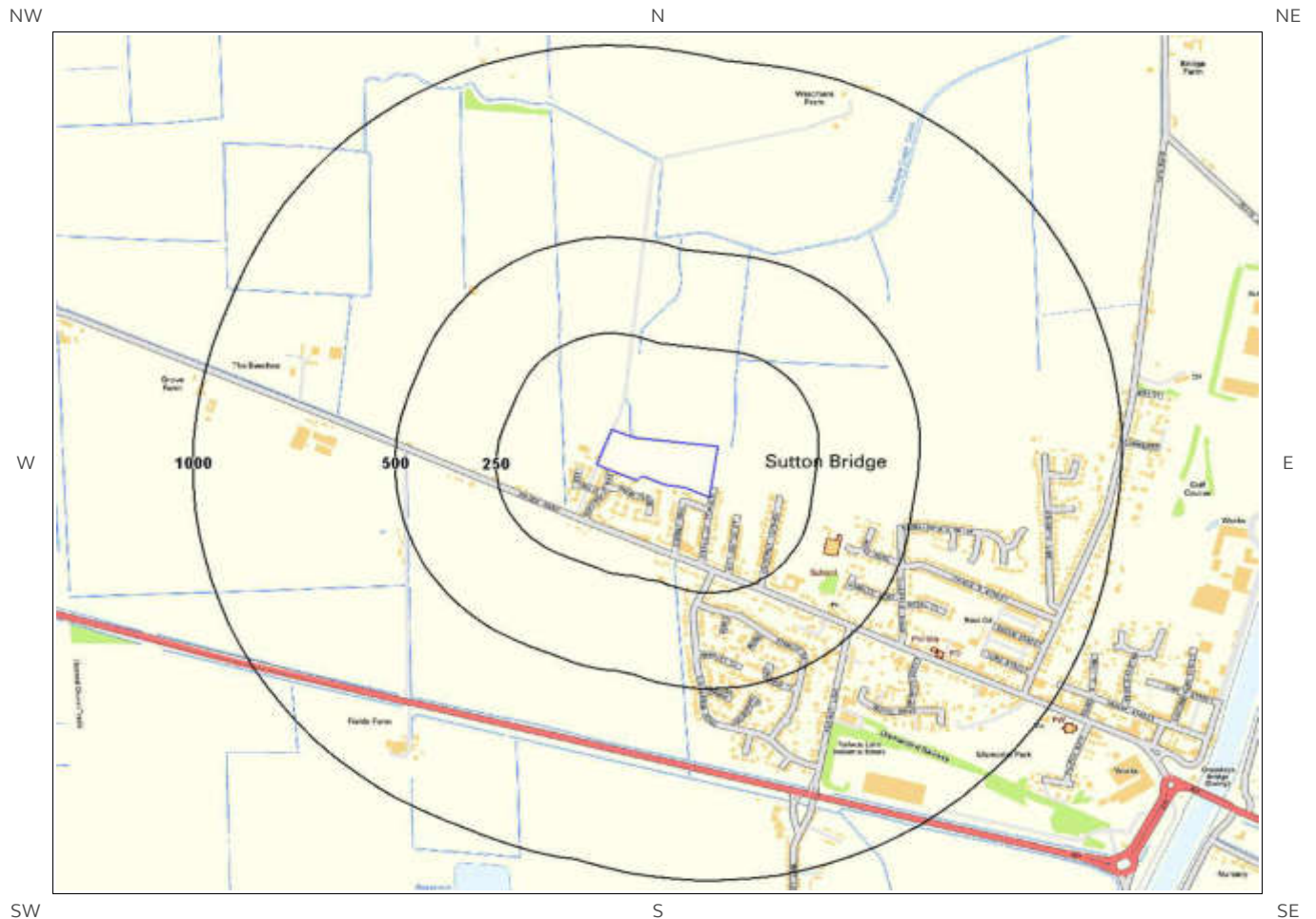
British Geological Survey confidence rating in this result

Not Applicable

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site
None identified

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our **website**. The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell** hazard rating identified on the study site Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site

Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant potential for running sand problems with relatively small changes in ground conditions. Avoid large amounts of water entering the ground (for example through pipe leakage or soak-aways). Do not dig (deep) holes into saturated ground near the property without technical advice. For new build consider the consequences of soil and groundwater conditions during and after construction. For existing property possible increase in insurance risk from running sand, for example, due to water leakage, high rainfall events or flooding.

* This indicates an automatically generated 50m buffer and site.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

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