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TIER 1 PRELIMINARY RISK ASSESSMENT

RECTORY FARM

RECTORY ROAD

TYDD ST. MARY

LINCOLNSHIRE

Report Reference No. 128293

On behalf of: -

Katie Fathers
Rectory Farm
Rectory Road
Tydd St. Mary
PE13 5QJ

February 2025

KATIE FATHERS

TIER 1 PRELIMINARY RISK ASSESSMENT

FOR

RECTORY FARM

RECTORY ROAD

TYDD ST. MARY

LINCOLNSHIRE

Report Reference No. 128293 **February 2025**

INTRODUCTION

Katie Fathers, the client, intends to construct two new houses at Rectory Farm, Rectory Road, Tydd St. Mary in Lincolnshire. Details of the proposed new redevelopment are available in Planning Reference H21-0785-24.

Lucion Ground Engineering Limited was instructed by the client to carry out a Tier 1 Preliminary Risk Assessment for the site, comprising a desktop study and site walkover in order to provide a preliminary conceptual model. This report summarises the findings of the desk study and develops a preliminary conceptual model with an evaluation relating to the likelihood of ground contamination being present beneath the site. This preliminary risk assessment has been undertaken following the guidelines set out in Chapter 4 of CIRIA C552 (2001) and the Environment Agency's Land Contamination Risk Management (2023).

LOCATION, TOPOGRAPHY, GEOLOGY AND HYDROGEOLOGY

The site is located off the north-western side of Rectory Road in the village of Tydd St. Mary within the South Holland district of Lincolnshire, and some 9km north of Wisbech. The site is centred at National Grid Reference TF 44010 18430. A site location plan is presented on Page 1 of Appendix 3.

The approximately 40m wide and 70m long site has an 18m wide frontage off the north-western side of Rectory Road. The site is bounded by the Rectory Farm farmhouse to the south; The Old Coach House and its driveway to the north and east; and by a field to the west.

A site walkover was undertaken by Lucion Ground Engineering Limited on 6th February 2025. Photographs taken during the walkover are presented in Appendix 1. The site was surfaced with gravel (Plates A & B) or grass (Plate C), with an area of concrete hardstanding in the north-eastern corner, screened by hedgerows. A stockpile of demolition rubble was present in the northern part of the gravel area (Plate B). A single storey corrugated metal barn was located at the western end of the site (Plate B). The inside of the barn (Plate D) was surfaced with a concrete slab and was used for general storage, including mowers and furniture. The remains of a demolished building were present on the northern side of the barn (Plate E). A shallow tree-lined drainage ditch was present at the site's north-western corner (Plate F).

The site stands at an elevation of approximately 3mOD within the low lying Fens. Church Road stands at an elevation of 154mOD immediately to the east of the site and falls toward the south. A field boundary drain is present adjacent the north-western corner of the site, part of a drainage network connected to the South Holland Main Drain to the north and the North Level Main Drain to the south.

The 1978 geological map at 1:50,000 scale, King's Lynn and the Wash, sheet 220 with part of 129, shows the site to be covered by marine alluvium of the Terrington Beds and underlain at depth by the solid geology of the Ampthill Clay. More recent geological mapping by the British Geological Survey (B.G.S.), available online, shows the site to be covered by Tidal Flat Deposits and underlain at depth by the Ampthill Clay Formation.

Previous investigations undertaken in the locality by Lucion Ground Engineering Limited (and its precursor Ground Engineering Limited) indicate that the Tidal Flat Deposits comprise a cover of silt to approximately 1.00m depth, mantling Marine Sand, which locally contains pockets of organic silt and clay. The Marine Sand is expected to be 20.00m to 25.00m deep and underlain by glacial Boulder Clay.

The Tidal Flat Deposits and Amptill Clay Formation are designated by the Environment Agency (E.A.) as 'Unproductive' strata. Marine Sand and the glacial Boulder Clay beneath the site apparently do not have aquifer designations in this locality.

The direction of surface water and near surface groundwater flow would be toward the north and to the Wash.

HISTORY OF THE SITE

Historical maps dating from 1889 have been sourced by Lucion Ground Engineering Limited and reviewed as part of this desk study, together with aerial photographs and internet searches. Selected map extracts are reproduced in Appendix 2.

Map Extract Studied	*Description*
1889 O.S. Sheet: Lincolnshire CXLIV.10 Scale: 1:2500 **Figure A**	The site was occupied by an L-shaped farmstead and a barn, together with the northern part of an outbuilding to the rear of a building to the south (Rectory Farm). A drain formed the northern boundary of the site, extending from fields to the north and west. Houses, together with associated gardens and outbuildings, were present to the north and south of the site. A large building, the Rectory, was present to the east of the site, within landscaped gardens. Fields were present to the north-west (Bottom Field) and south-east (The Angle).
1900 O.S. Sheets: Cambridgeshire I.SW & I.SE Scale: 1:10,560 **Figure B**	The site and immediate surrounding area were shown as before. A brickworks was shown to the north-west, together with an excavation indicated within the western part of Bottom Field.
1904 O.S. Sheet: Lincolnshire CXLIV.10 Scale: 1:2500 **Figure C**	The site and surrounding area were unchanged.
1931 O.S. Sheet: Lincolnshire CXLIV.10 Scale: 1:2500 **Figure D**	The outbuilding to the west of the farmstead had been removed. The surrounding area was shown as before.
1950 O.S. Sheets: Cambridgeshire I.SW & I.SE Scale: 1:10,560 **Figure E**	The site was unchanged. The brickworks to the north-west was no longer shown.
1975-1976 O.S. Sheets: TF4318 & TF4418 Scale: 1:2500 **Figure F**	The farmstead within the site had been demolished and replaced with three new buildings, indicated as a haulage depot with hardstanding indicated between them and Rectory Road. An additional haulage depot was indicated immediately to the south of the site. Several residences to the south had been demolished along Rectory Road, and alterations had been undertaken to the nearby outbuildings. The northern part of the Rectory had been demolished. Further to the north-east a sewage works had been installed to the rear of Tydd St. Mary Church School, where a new school building had been constructed. Allotment gardens, together with associated sheds, were shown on the south-eastern side of Rectory Road.
1985 O.S. Sheet: TF4318 Scale: 1:2500 **Figure G**	The site was shown as before. More buildings had been demolished to the south of the site, and a new row of detached houses constructed along the northern side of Hix's Lane. Residential development had occurred to the north-west in the former excavation associated with the brickworks.

Map Extract Studied	*Description*
1988 Planning Record H21-1394-88	In 1988 an application for the construction of four new dwellings was made for the site. These records indicate that two sheds were present on the site, together with a portacabin office and stored materials.
1991 O.S. Sheets: TF4318 & TF4418 Scale: 1:2500 **Figure H**	One of the buildings within the site had been demolished. Three new residence shad been constructed to the south-west of the site.
1999 Aerial Photographs Groundsure Report (Page 13, Appendix 4)	The site was mainly covered by gravel and was occupied by a building in its western corner and trailers along its north-western boundary. The surrounding area comprised residences and gardens to the south; arable fields to the south-east and north; a wooded area associated with the Rectory to the east; and a field to the north-west.
2003 O.S. LandLine Map Scale: 1:1250, reproduced at 1:5000 **Figure I**	The building in the north-eastern corner of the site had been removed. A new house and detached garage had been constructed immediately to the west of the adjacent Rectory Farm.
2011-2021 Aerial Photographs Groundsure Report (Pages 9 to 12, Appendix 3)	The trailers were no longer parked on the site after 2011, when the northern half of the site appeared turfed. A new housing development was constructed to the north-west of the site before 2011.
2024 O.S. Master Map Not to Scale **Figure J**	Part of the barn in the western part of the site had been demolished, and hardstanding was indicated in the site's north-eastern corner. Alterations had been undertaken to the adjacent buildings to the north and south of the site. A new residential estate had been formed immediately to the north-west.

Summary

In summary, the site comprised a farmstead in 1889, until it was altered into a haulage depot between 1950 and 1975, when three buildings were constructed within the site. Two of these buildings were removed, one by 1991 and the other by 2003, after which the building in the western part of the site was partially demolished.

The surrounding area comprised the village of Tydd St. Mary and fields in 1889. At this time a brickworks was in operation to the north-west, but was closed in the early 20th Century. During the mid to late 20th Century and into the 21st Century the village expanded to cover the fields to the north-west.

ENVIRONMENTAL SEARCHES

Information derived from Environmental Databases for a radius of up to 250m from the site was sourced by Ground Engineering Limited and is presented at the rear of this report in Appendix 3. The information contained includes data sets held by Groundsure and contributors include the Environment Agency, Local Authority, British Geological Survey, Ordnance Survey, English Nature and the Coal Authority.

The results obtained within 250m of the site are presented in summary form in Table 1 below, together with a detailed search on selected areas of enquiry based on the summary details.

Table 1: Summary of Environmental Searches

1.-2. Historical Industrial Land Uses	**On-Site**	**0 - 250m**
Potentially Contaminative Uses (1:10,000/1:10,560 mapping)	2	2
Historical Tank Database	0	1
Historical Energy Features Database	0	0
Historical Petrol Station Database	0	0
Historical Garage Database	0	0
Historical Military Land	0	0
3. Waste & Landfill Sites	**On-Site**	**0 - 250m**
Landfill Sites	0	0
Historical Landfill and Other Waste Sites	0	0
Waste Exemptions	0	0
4. Recent Industrial Land Use	**On-Site**	**0 - 250m**
Recent Potentially Contaminative Industrial Sites	0	2
Current or Recent Petrol Stations	0	0
National Grid Oil/Gas Pipelines & Electricity Cables	0	0
Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0
Records of COMAH and NIHHS Sites	0	0
Regulated Explosive Sites	0	0
Sites Holding Environmental Permits/Authorisations	0	8
Pollution Incidents	0	0
14.-16. Geology	**On-Site**	**0 - 250m**
Artificial Ground or Made Ground records	No	
Superficial Ground and Drift Geology Records	Yes	
Solid Geology Records	Yes	
Linear Features	No	

5.-6. Hydrogeology and Hydrology	On-Site	0 - 250m
Productive strata within superficial geology beneath the site	No	
Productive strata within solid geology beneath the site	No	
Groundwater Abstraction Licences	0	0
Surface Water Abstraction Licences	0	0
Potable Water Abstraction Licences	0	0
Source Protection Zones	0	0
O.S. MasterMap Water Network entries	0	11
Surface Water Features	0	6
7.-9. Flooding		
Risk of flooding from rivers & the sea (RoFRaS) rating within 50m	Medium	
Historical Flood Events within 250m since 1946	0	
Flood defences within 250m of site	0	
Any areas benefitting from flood defences within 250m of site	None Identified	
Flood storage areas within 250m of site	None Identified	
Environment Agency indicative Zone 2 and Zone 3 floodplains within 50m	Identified	
Surface water flood risk on site	1 in 30 years, 0.3m – 1.0m	
Groundwater flood risk on site	Negligible	
10.-13. Designations	**On-Site**	**0-250m**
Environmentally Designations	1	0
Viusal and Cultural Designations	1	0
Agriculturally Designations	0	1
Habitat Designations	0	4

17. Natural Ground Subsidence (within 50m)

Hazard	Negligible	Very Low	Low	Moderate	High
Shrinking and Swelling Clay	-	-	On-site	-	-
Running Sands	-	-	-	On-site	-
Compressible Deposits	-	-	-	On-site	-
Collapsible Deposits	On-site	-	-	-	-
Landslides	-	On-site	-	-	-
Soluble Rocks	On-site	-	-	-	-

20. Radon

The property is not in a Radon Affected Area, as less than 1% of properties are above the action level.
Radon Protective Measures are not required for new properties or extensions.

18.-19. Mining, ground workings and natural cavities	On-Site	0 - 250m
BritPits	0	0
Surface Ground Workings	0	3
Underground Workings on and within 250m of site	0	0
Historical Mineral Planning areas	0	0
Non-coal mining areas	0	0
Researched mining	0	0
Coal mining areas	0	0
Natural Cavities	0	0
Mining Cavities	0	0
22. Railway Infrastructure & Projects		
Railway Infrastructure & Projects within 250m of site	0	0

Database Summary

There are two (2) historical industrial land uses recorded within the site, both for an unspecified depot. There are a further two (2) historical industrial land uses recorded within 250m of the site, both for the former brickworks to the north-west of the site.

There is a single (1) historical tank recorded within 250m of the site, for an unspecified tank 196m to the north-east.

There are two (2) recent industrial land uses recorded within 250m of the site, for a sewage works 192m to the north-east and an electricity sub-station 238m to the north-west.

There are eight (8) licence discharges to of treated or untreated effluent to controlled waters, under the Water Resources Act 1991, listed within 250m of the site. The closest is for a treated sewage discharge, 21m to the north-west, into a tributary of South Holland Drain. The remainder are for six (6) unspecified effluent types, discharging to land, between 177m and 233m west of the site; and for a treated sewage discharge to a tributary of Old Shire Drain, 178m to the north.

The site is recorded as being covered by Tidal Flat Deposits, an 'Unproductive' stratum, and underlain by the solid geology of the Amptill Clay Formation, also an 'Unproductive' stratum.

There are eleven (11) Water Network records listed for the site, all for drainage ditches and associated culverts.

The site lies within the Tydd St. Mary Conservation Area.

There is a 'moderate' on-site hazard from running sands and compressible deposits; a 'low' on-site hazard from shrinking and swelling clays; a 'very low' on-site hazard from landslides; and a 'negligible' on-site hazard from collapsible deposits and ground dissolution of soluble rocks.

There are seven (7) historical records for surface ground workings within 250m of the site, all for the former brickworks to the north-west.

PRELIMINARY RISK ASSESSMENT

In order to assess the risks associated with the presence of ground contamination the linkages between the sources and potential receptors to contamination need to be established and evaluated. This is in accordance with the Environmental Protection Act 1990, which provides a statutory definition of Contaminated Land. To fall within this definition it is necessary that, as a result of the condition of the land, substances may be present on or under the land such that;

- *Significant harm is being caused or there is a significant possibility of such harm being caused; or*
- *Pollution of controlled waters is being, or is likely to be, caused*

There are three principal factors that are assessed whilst undertaking a qualitative risk assessment for any site. These are the presence of a contamination source, the existence of migration pathways and the presence of a sensitive target(s). It should be noted that it is necessary for each element of source, pathway and target to be present in order for exposure of a human or environmental receptor to occur.

UK Government guidance on the assessment of contaminated land, requires risk to human health and the environment to be reviewed using source – pathway – target relationships. If each of these elements is present, the linkage provides a potential risk to the identified targets. ***Contaminants or potential pollutants*** identified as ***sources*** in relation to the identified previous uses are listed below in Table 2.

Table 2: Identified Potential Contaminant Sources

Contaminant Source	***Comments***
Drainage	Effluent from existing drains could provide a contaminant source.
Existing Building and demolition rubble/spoil heap	The existing building, spoil heap and demolition rubble may have asbestos containing material within them.
Soil Beneath Site	Contamination may be present within any made ground, associated with former use as a haulage yard.
Soil Gas	Potential soil gas generated from made ground or underlying natural strata.
Ground Contamination Outside Site Boundary	Ground contamination migrating from nearby sites such as the former brickworks to the north-west.

A ***Pathway*** is defined as one or more routes through which a receptor is being, or could be, exposed to, or affected by, a given contaminant.

Potential ***Target or Receptors*** fall within the categories of Human Health, Water Environment, Flora and Fauna, and Building Materials.

There are a number of possible pathways for the contaminants identified on the site to impact human and/or environmental receptors and these are summarised in Tables 3 and 4.

Table 3: Human Receptors and Pathways

Human Receptor-Mechanism	***Typical Exposure Pathway***
Human Inhalation	Breathing Dust and Fumes Breathing Gas emissions
Human Ingestion	Eating -contaminated soil, for example by small children -plants grown on contaminated soil Ingesting dust or soil on fruit or vegetables Drinking contaminated water
Human Contact	Direct skin contact with contamination Direct skin contact with contaminated liquids

Table 4: Water Receptors and Pathways

Receptor-Water Environment	***Typical Exposure Pathway***
Groundwater The site is recorded as being covered by Tidal Flat Deposits and underlain by the solid geology of the Ampthill Clay Formation, both 'Unproductive' strata.	Surface infiltration of atmospheric waters into the soils beneath the site could wash or dissolve potential contaminants and migrate to underlying groundwater. Contamination leads to restriction/prevention of use as a resource, for example, drinking water, and can have secondary impacts on other resources, which depend on it.
Surface Water/River Networks A surface drain is present immediately to the north-west of the site.	Surface infiltration of atmospheric waters into the soils beneath the site could wash or dissolve potential contaminants and laterally migrate. Contamination leads to a restriction/prevention of use: -as drinking water resource -for amenity use Effects on aquatic life

Table 5: Preliminary Conceptual Model Relative to Construction/Future Use of Site

Receptors	Pathway	Estimated Potential for Linkage with Contaminant Sources				
		Drainage	**Buildings/ Demolition Rubble and Spoil Heaps**	**Soil Beneath Site**	**Soil Gas**	**Ground Contamination Outside Site Boundary**
Human Health – construction workers	Ingestion and Inhalation of contaminated Soil, Dust and Vapour	Likely	Likely	Likely	Low likelihood	Low likelihood
Human Health – users of completed development	Ingestion and Inhalation of contaminated Soil, Dust and Vapour	Low likelihood	Low likelihood	Likely	Low likelihood	Low likelihood
Water Environment	Migration through ground into surface water or groundwater	Unlikely	Unlikely	Low likelihood	Low likelihood	Unlikely
Flora	Vegetation on site growing on contaminated soil	Unlikely	Unlikely	Low likelihood	Low likelihood	Unlikely
Building Materials	Contact with contaminated soil	Unlikely	Unlikely	Low likelihood	Low likelihood	Unlikely

Key to Table 5

Estimated Potential for Linkage with Contaminant Source	**Definition**
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term, and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

COMMENTS ON CONTAMINATION IN RELATION TO PROPOSED DEVELOPMENT

Anticipated exposure scenarios relating to the current and proposed uses of the site, in the context of the preliminary conceptual model, are discussed as follows.

It is proposed to construct two new dwellings at Rectory Farm. It is understood that the proposed redevelopment will include new private gardens and an access road. The proposed development is detailed on a plan at the rear of this report.

Potential sources of contamination present on or beneath the site relate primarily to any imported or remnant made ground soils that cover the site.

Drainage

The likelihood of leakage contamination from the site's existing drainage, if any, impacting the future redevelopment is considered to be likely. Any drainage associated with former buildings within the site should be removed and any sediment from them should not be spread across the site and should be disposed off-site. This should remove any future risk to human health and the water environment.

Existing Building/Demolition Rubble and Spoil Heap

The existing building, demolition rubble and spoil heap may contain asbestos containing materials within its construction. Suitable precautions, in line with current best practice, should be put in place to protect workers from the effects of asbestos material, during the construction phase.

Contaminated Soil

It is expected that contaminants, if present beneath the site, would primarily be within any made ground soils associated from former use as a haulage yard.

Potential contaminants associated with former use as a haulage yard would primarily relate to hydrocarbons and metals. Asbestos containing material may also be present associated with previously demolished buildings.

The proposed end use will be a residential setting. It is considered that the likelihood that contaminants affecting human health within the made ground soils covering the site area is likely.

Ground Contamination Outside Site Boundary

The soils beneath nearby sites, such as the former brickworks to the north-west, may be sources of contamination. The migration of any such contamination will depend on the nature and permeability of the underlying soils, and the direction of groundwater and surface water flow.

Based on the topography of the area, groundwater and surface water flow would be expected toward the north.

It is considered a low likelihood that contamination from off-site sources will have affected the site and underlying soils/water.

Soil Gas

The site is recorded as being covered by Tidal Flat Deposits, which can contain organic soils, and underlain by the solid geology of the Ampthill Clay Formation. The likelihood that soil gas could affect the site is a low.

The site lies within an area where less than 1% of homes are above the BRE action level for radon, and so no radon protection measures are required.

Water Environment

The site is indicated to be underlain by Tidal Flat Deposits and the Ampthill Clay Formation, both designated as 'Unproductive' strata.

A drainage ditches was present immediately to the north-west of the site.

The groundwater table can be expected at shallow depth within this low lying part of the Fens.

It is considered that the likelihood that the development could adversely affect the water environment beneath the site is low.

TIER 1 ASSESSMENT CONCLUSIONS

It is proposed to construct two new residences including private gardens and a driveways. The site has historically comprised a farmstead and a haulage yard.

Although no made ground is recorded at the site, it can be expected that a cover of made ground would be present, associated with historical redevelopment. The composition of any made ground, if present, is unknown. The former use of the site as a haulage yard may have introduced contaminants into the soils beneath the site, particularly if refuelling of vehicles, changing of oil filters was undertaken. Due to the presence of made ground with an unknown composition, there is the potential for a pathway to develop that would provide an 'unacceptable risk' to the development. As such a screen should be undertaken for a broad suite of contaminants including metals, hydrocarbons and asbestos in order to quantify the risk to construction workers and future site users.

In order to determine the risk to the development from soil gases, the concentrations of methane and carbon dioxide should also be determined.

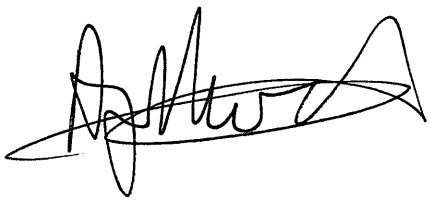
PRELIMINARY GROUND INVESTIGATION SCHEME

It is recommended that a Tier 2 risk assessment is undertaken in order to eliminate any 'unacceptable risks' that may affect the development. The ground investigation scheme could be achieved via a single day window sampling, including soil sampling and installation of gas/groundwater monitoring standpipes. The soil gas regime should be determined, by subsequent monitoring of the standpipes, in order to confirm requirements for gas protection measures.

Chemical testing of soils recovered from the exploratory holes should include a suite of tests, which should encompass a wide range of potential contaminants including metals, total petroleum hydrocarbons and asbestos containing material. Testing for potential contaminants including total petroleum hydrocarbons (total and, if found, speciated) should also be undertaken.

In-situ and laboratory geotechnical testing may also be undertaken as part of this recommended further work, to provide parameters and comments for foundation design and construction, if required.

LUCION GROUND ENGINEERING LIMITED





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APPENDIX 1

SITE WALKOVER PHOTOGRAPHS

Site Photographs



Plate A :



Plate B :



Plate C :



Plate D :



Plate E :



Plate F :

Project : Rectory Farm, Rectory Road, Tydd St. Mary

Client : Katie Fathers

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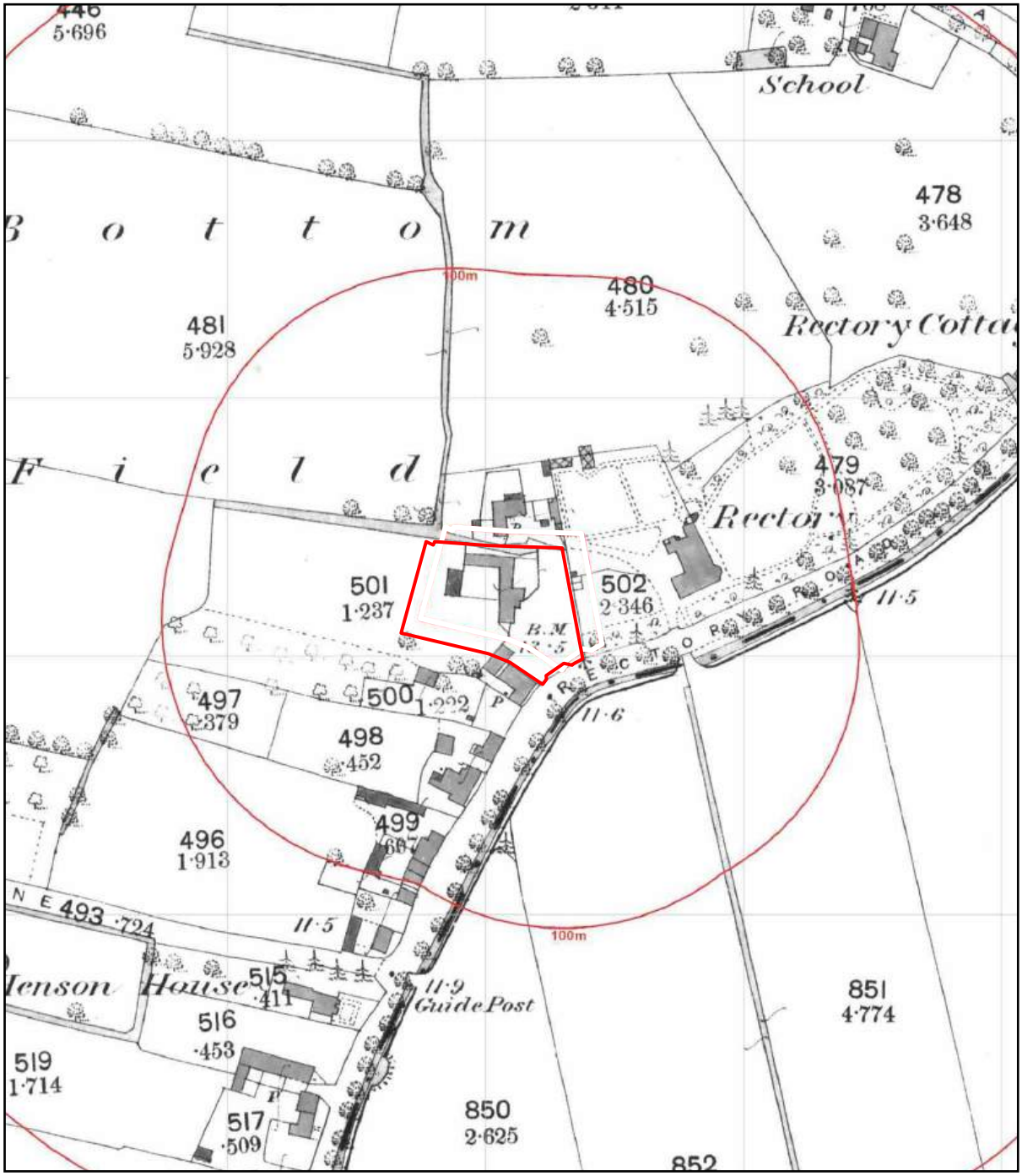
APPENDIX 2

HISTORICAL MAPS

Site History

Figure A

Reproduced from the **1889** edition Ordnance Survey sheet **Lincolnshire CXLIV.10** at **1:2500** scale



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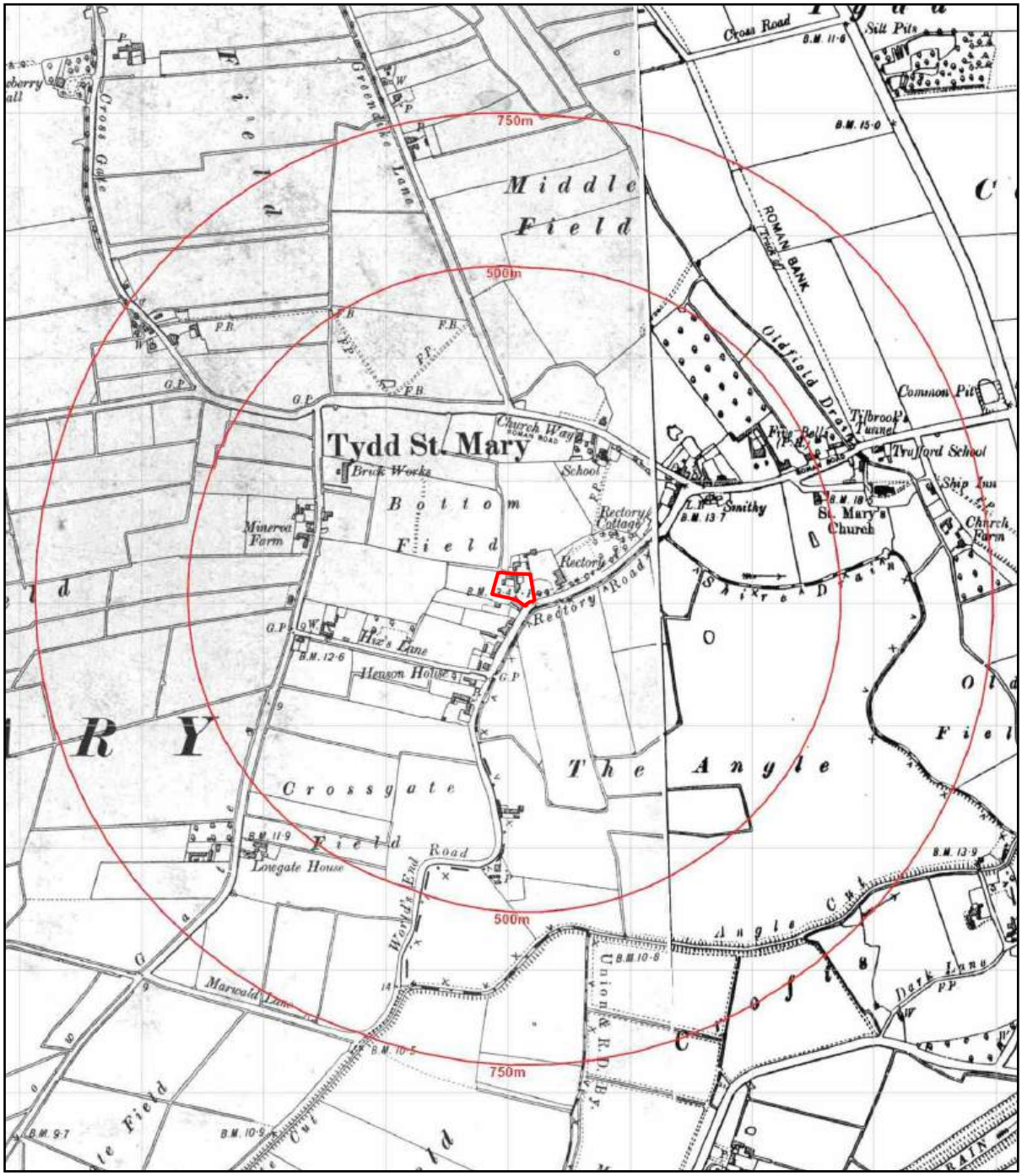
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Figure B

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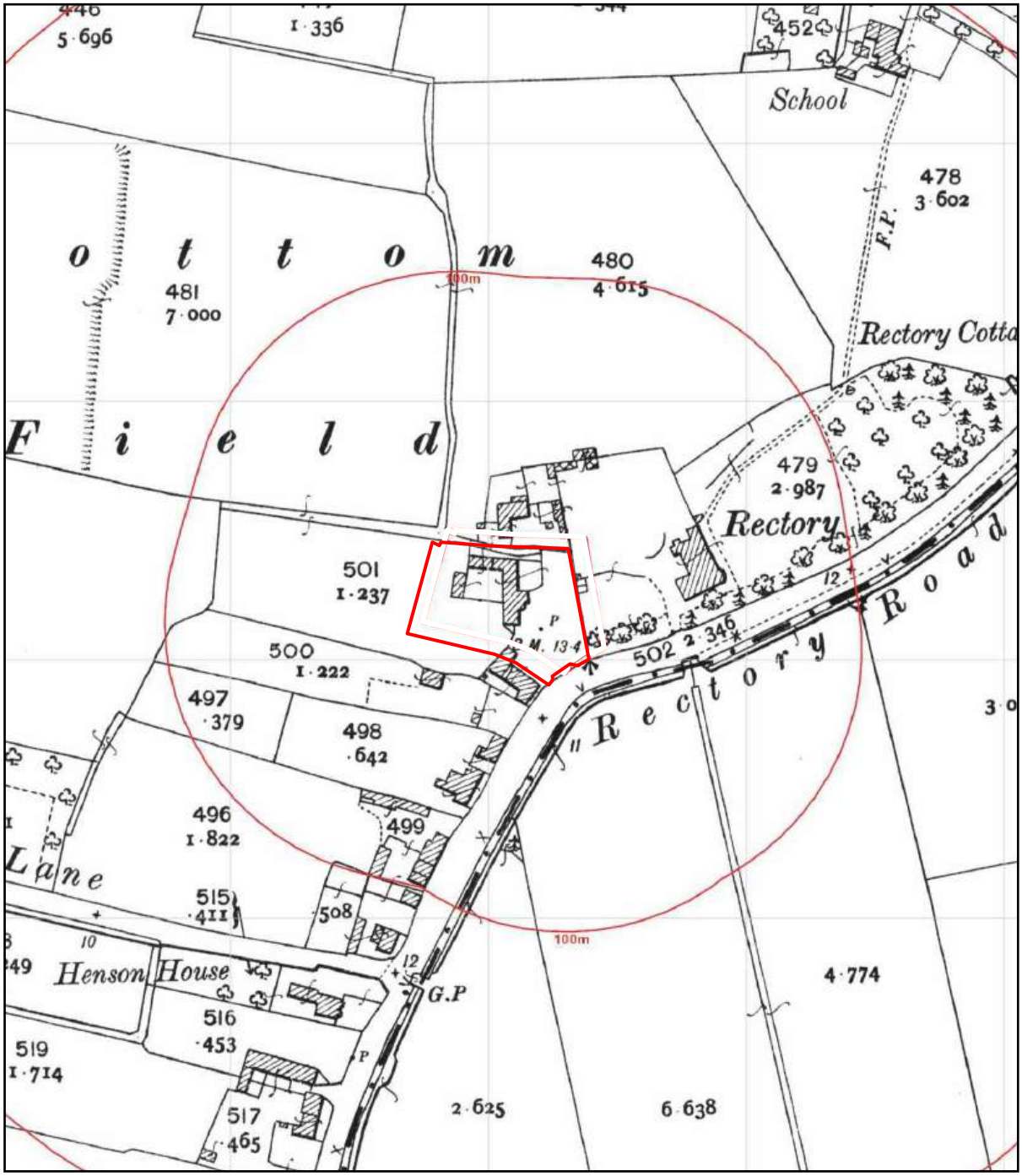
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Site History

Figure C

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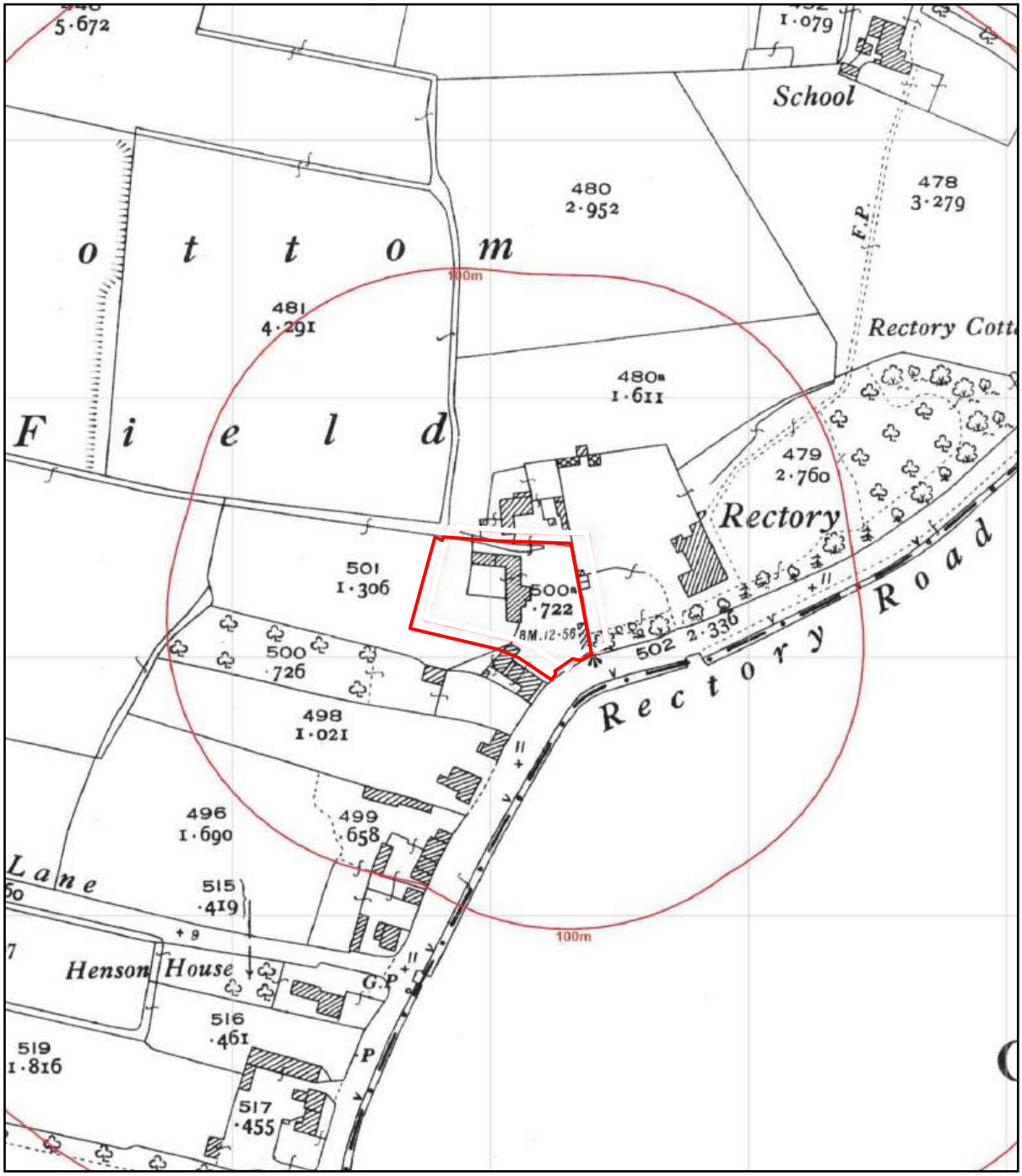
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Site History

Figure D

Reproduced from the **1931** edition Ordnance Survey sheet **Lincolnshire CXLIV.10** at **1:2500** scale



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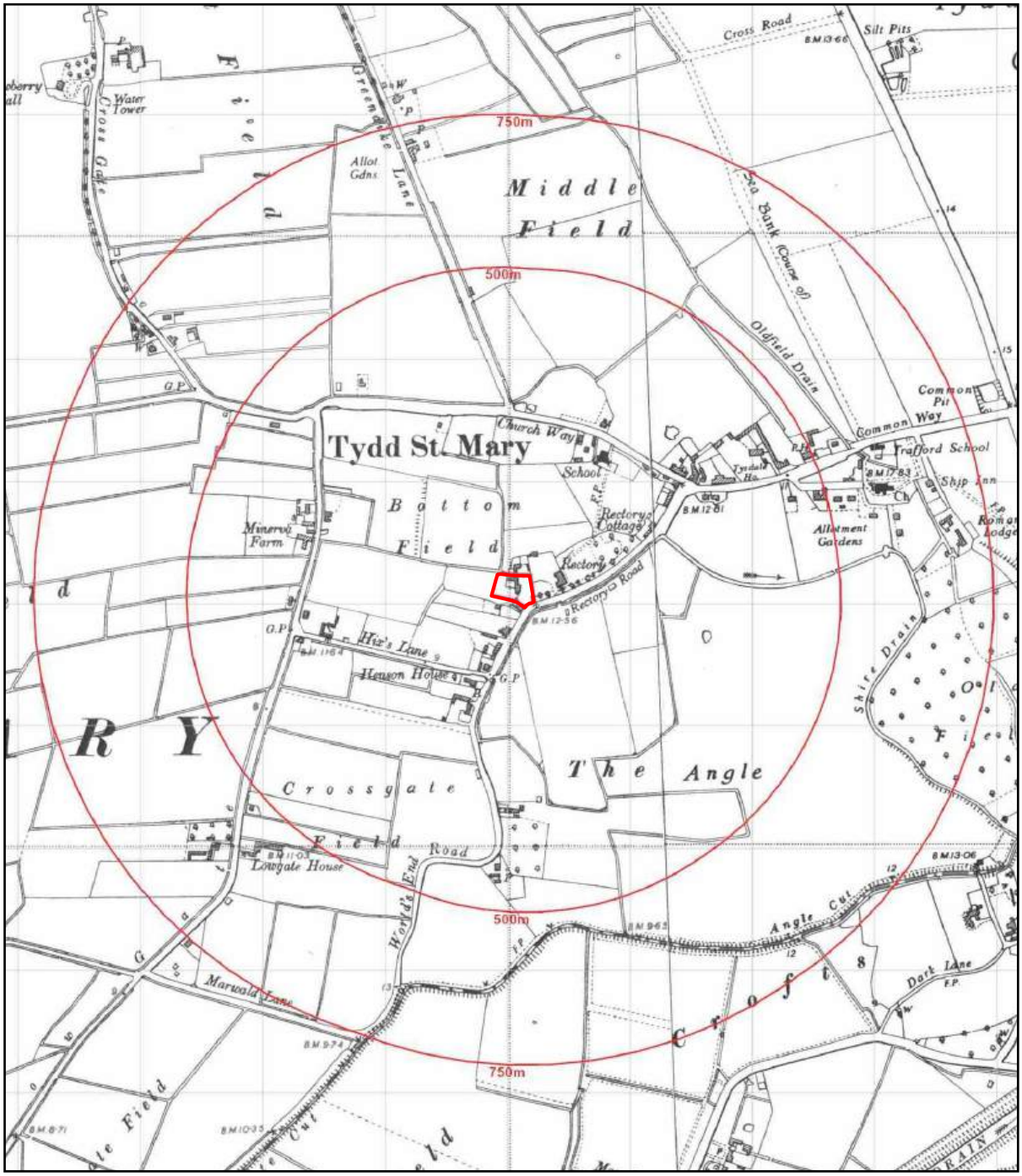
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Site History

Figure E

Reproduced from the **1950** edition Ordnance Survey sheets **Cambridgeshire I.SW & I.SE** at **1:10,560** scale



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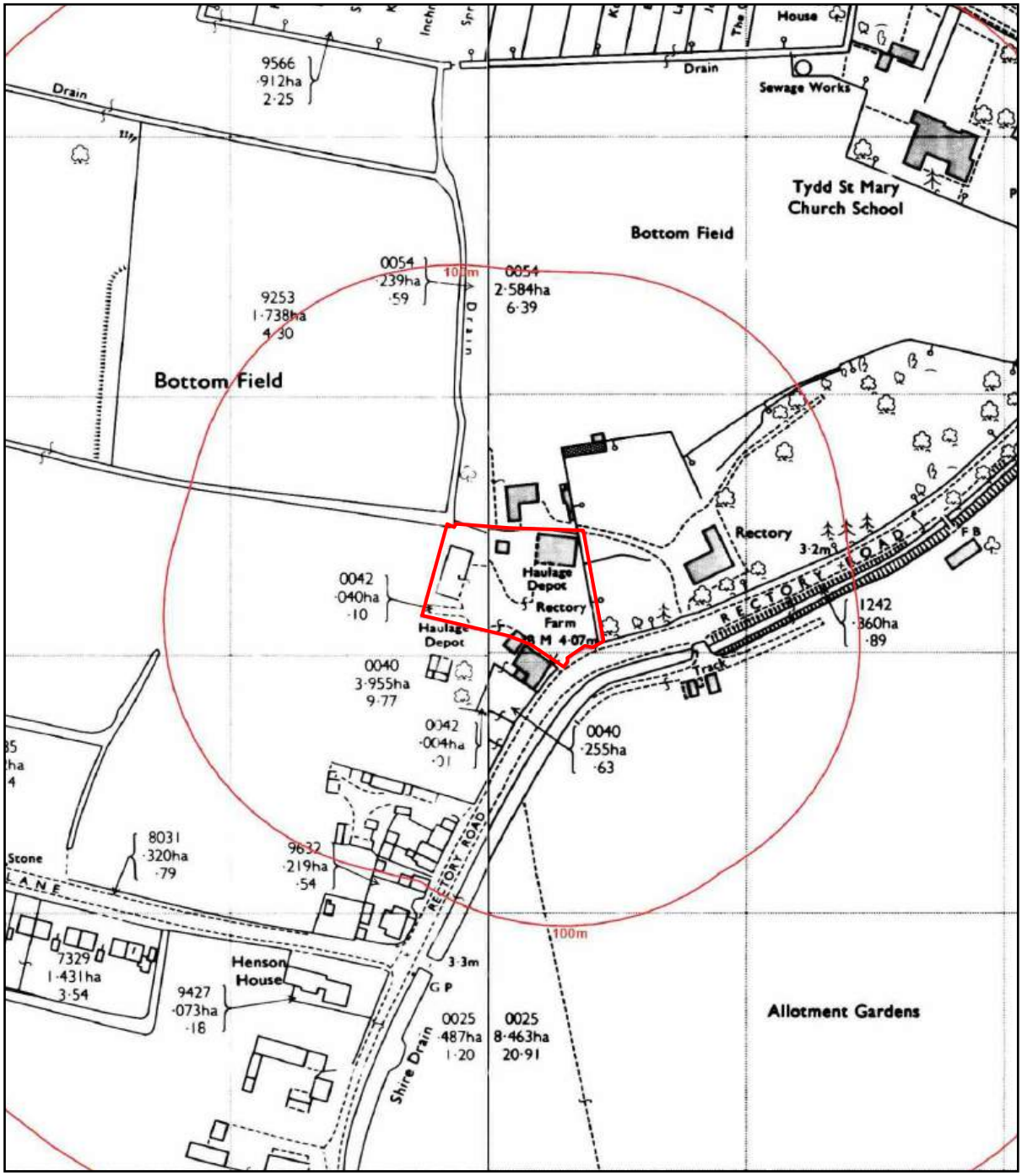
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Site History

Figure F

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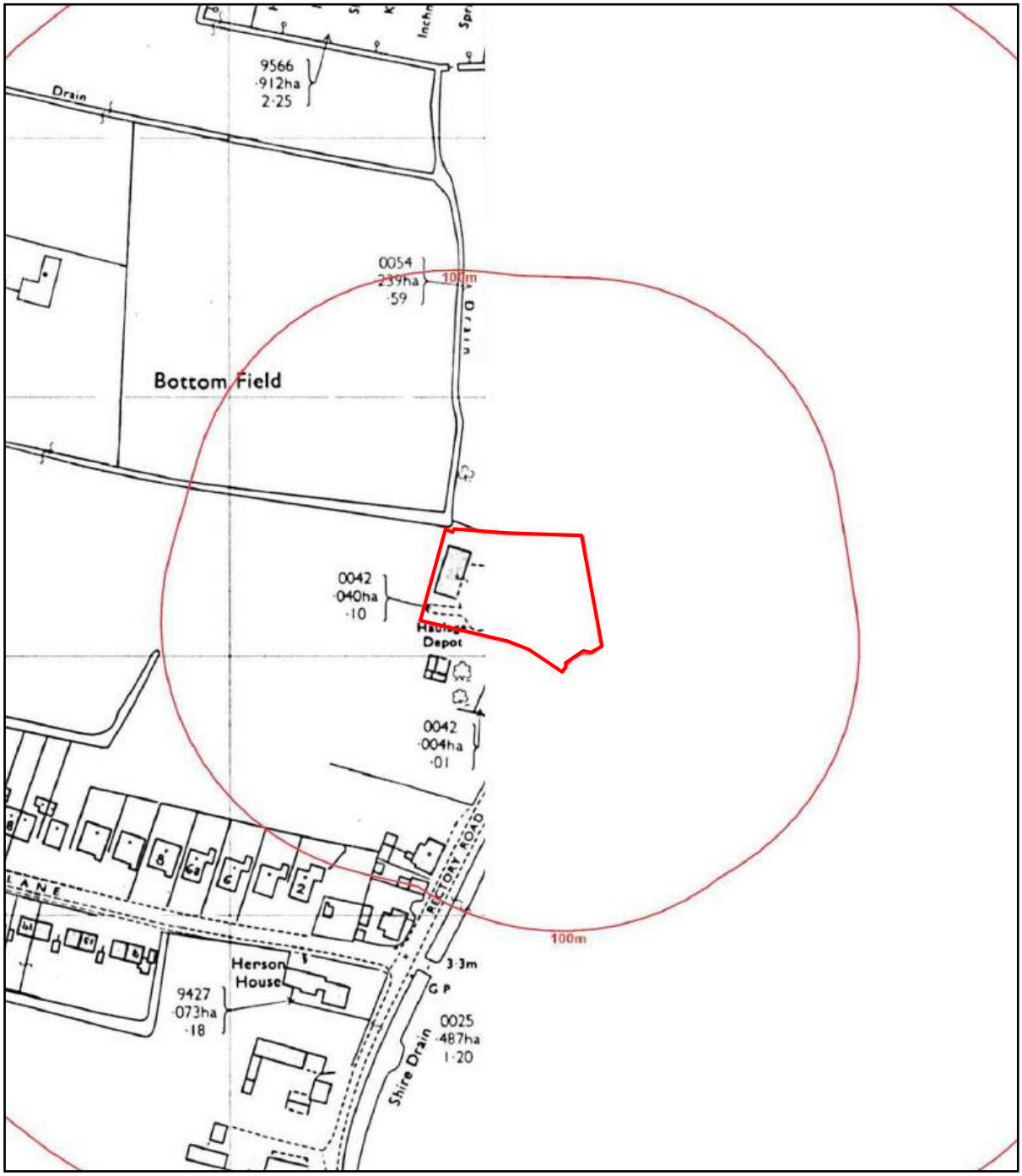
LUCION GROUND ENGINEERING LIMITED
Peterborough Tel : 01733 566566

Project No.
128293

Site History

Figure G

Reproduced from the **1987** edition Ordnance Survey sheet **TF4318** at **1:2500** scale.
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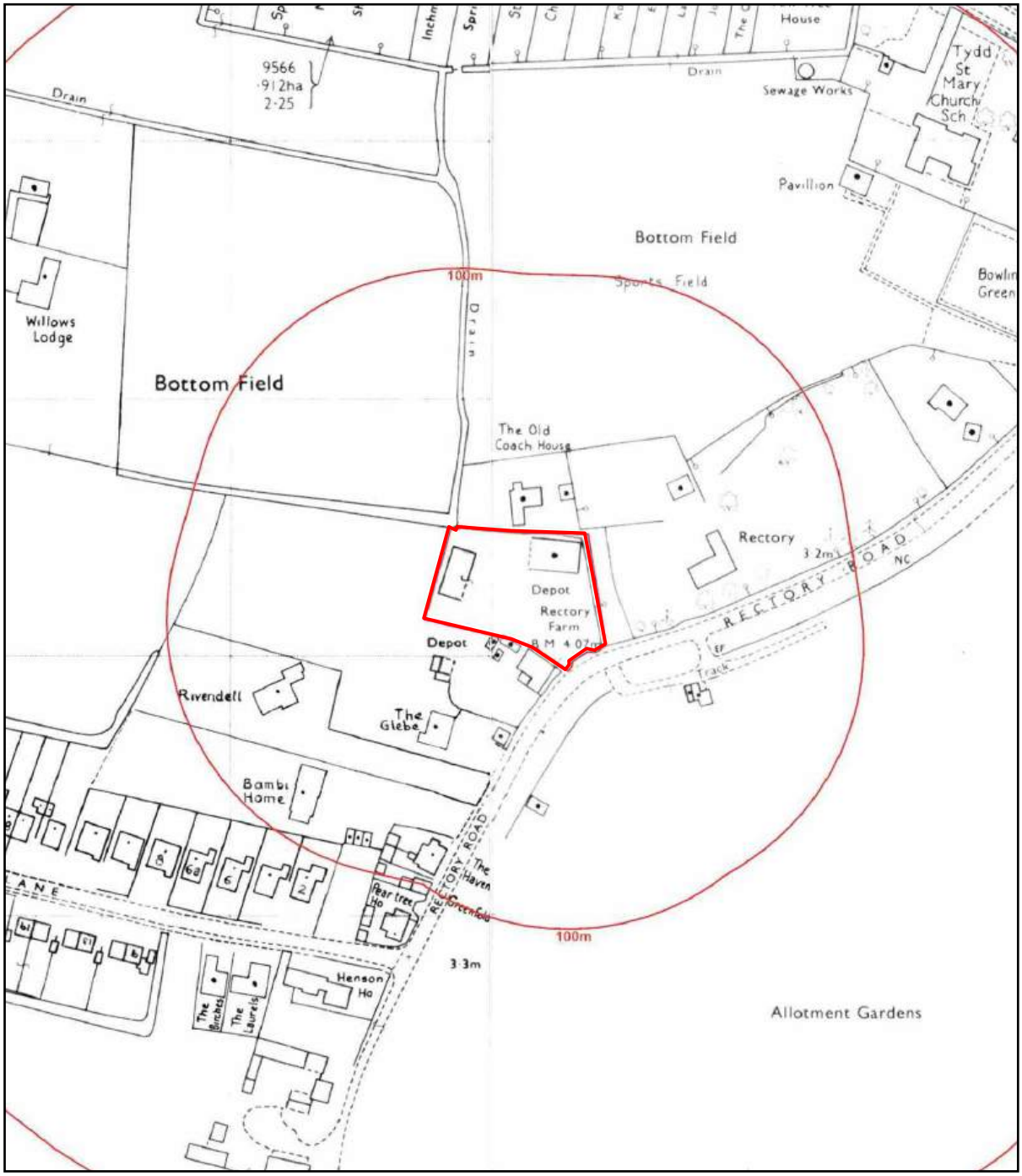
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128293

Site History

Figure H

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Site History

Figure I

Reproduced from the **2003** Ordnance Survey **LandLine Map** at **1:1250** scale
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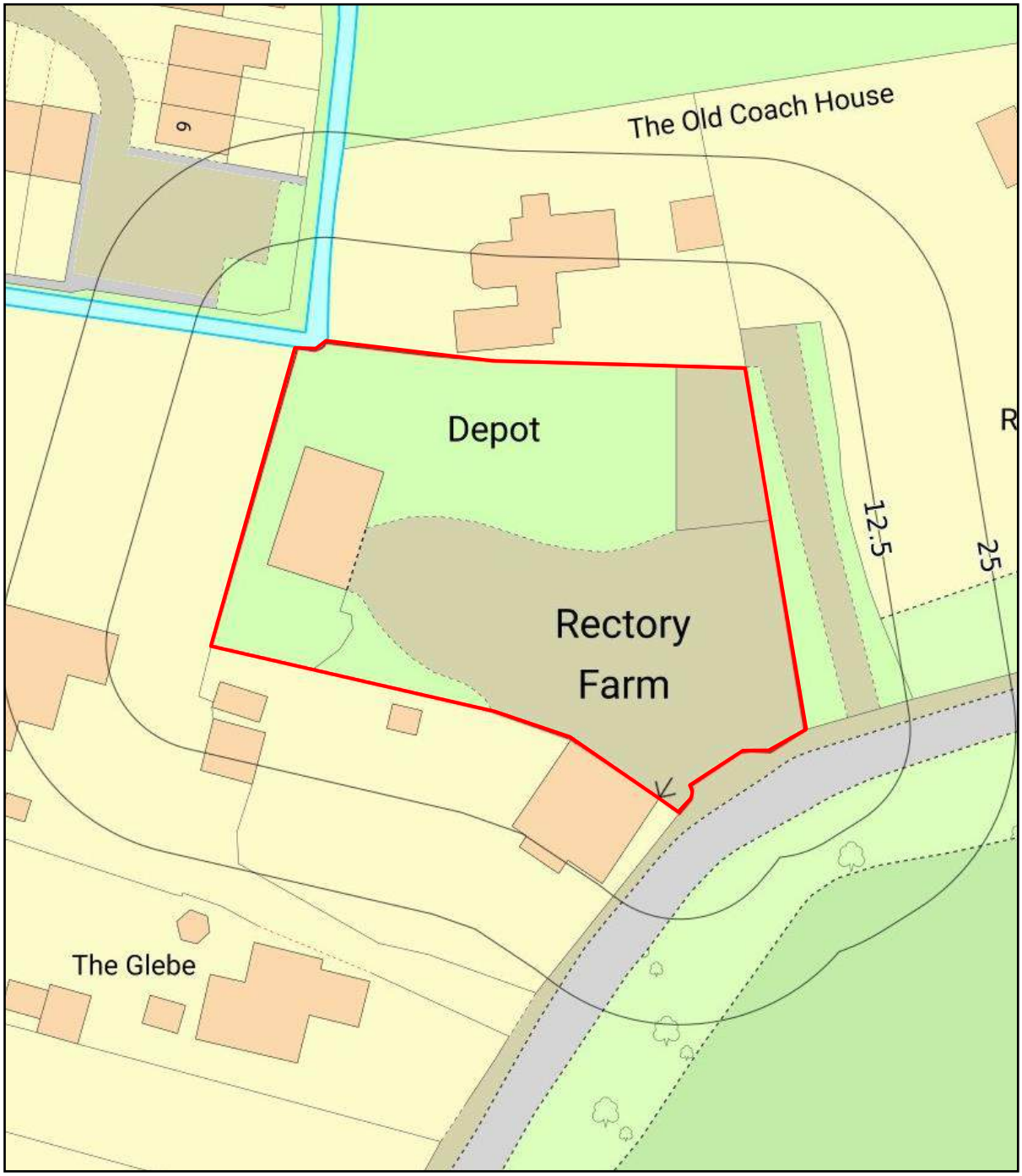
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128293

Site History

Figure J

Reproduced from the **2025** edition Ordnance Survey **MasterMap** reproduced **not to scale**
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Project No.
128293

APPENDIX 3

ENVIRONMENTAL SEARCHES

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

128293 - Rectory Farm, Tydd St. Mary

Order Details

Date: 07/02/2025

Your ref: 19682

Our Ref: GS-9BI-PRK-Z7V-CAW

Site Details

Location: 544011 318425

Area: 0.27 ha

Authority: South Holland District Council ↗



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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	2	0	2	4	-
16 >	1.2 >	Historical tanks >	0	0	1	1	-
16 >	1.3 >	Historical energy features >	0	0	0	2	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	2	0	3	5	-
19 >	2.2 >	Historical tanks >	0	0	1	2	-
19 >	2.3 >	Historical energy features >	0	0	0	2	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	0	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
25	4.2	Current or recent petrol stations	0	0	0	0	-
25	4.3	Electricity cables	0	0	0	0	-
25	4.4	Gas pipelines	0	0	0	0	-
25	4.5	Sites determined as Contaminated Land	0	0	0	0	-

25	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
26	4.7	Regulated explosive sites	0	0	0	0	-
26	4.8	Hazardous substance storage/usage	0	0	0	0	-
26	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
27	4.12	Radioactive Substance Authorisations	0	0	0	0	-
27 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	1	7	6	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
29	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
30	4.19	Pollution inventory substances	0	0	0	0	-
30	4.20	Pollution inventory waste transfers	0	0	0	0	-
30	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
31 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
32 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
33 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
34	5.5	Groundwater vulnerability- local information	None (within 0m)				
35	5.6	Groundwater abstractions	0	0	0	0	0
36 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	2
36	5.8	Potable abstractions	0	0	0	0	0
37	5.9	Source Protection Zones	0	0	0	0	-
37	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
38 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	1	10	-	-

39 >	6.2 >	Surface water features >	0	1	5	-	-
40 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
40 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
41	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	7.1 >	Risk of flooding from rivers and the sea >	Medium (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
43	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
43	7.5	Flood Storage Areas	0	0	0	-	-
44 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
45 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
46 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
48 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
49	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
49	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
49	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
49	10.4	Special Protection Areas (SPA)	0	0	0	0	0
50	10.5	National Nature Reserves (NNR)	0	0	0	0	0
50	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
50	10.7	Designated Ancient Woodland	0	0	0	0	0
50	10.8	Biosphere Reserves	0	0	0	0	0
51	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51	10.11	Green Belt	0	0	0	0	0
51	10.12	Proposed Ramsar sites	0	0	0	0	0

51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
52	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
53 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
54	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
56	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
56	11.3	National Parks	0	0	0	-	-
56	11.4	Listed Buildings	0	0	0	-	-
56 >	**11.5 >**	**Conservation Areas >**	1	0	0	-	-
57	11.6	Scheduled Ancient Monuments	0	0	0	-	-
57	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
58 >	**12.1 >**	**Agricultural Land Classification >**	Grade 1 (within 250m)				
59 >	**12.2 >**	**Open Access Land >**	0	1	0	-	-
59	12.3	Tree Felling Licences	0	0	0	-	-
59	12.4	Environmental Stewardship Schemes	0	0	0	-	-
59	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
60 >	**13.1 >**	**Priority Habitat Inventory >**	0	2	2	-	-
61	13.2	Habitat Networks	0	0	0	-	-
61	13.3	Open Mosaic Habitat	0	0	0	-	-
61	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
62 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
63	14.2	Artificial and made ground (10k)	0	0	0	0	-
64	14.3	Superficial geology (10k)	0	0	0	0	-

64	14.4	Landslip (10k)	0	0	0	0	-
65	14.5	Bedrock geology (10k)	0	0	0	0	-
65	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
66 >	15.1 >	**50k Availability >**	Identified (within 500m)				
67	15.2	Artificial and made ground (50k)	0	0	0	0	-
67	15.3	Artificial ground permeability (50k)	0	0	-	-	-
68 >	15.4 >	**Superficial geology (50k) >**	1	0	0	0	-
69 >	15.5 >	**Superficial permeability (50k) >**	Identified (within 50m)				
69	15.6	Landslip (50k)	0	0	0	0	-
69	15.7	Landslip permeability (50k)	None (within 50m)				
70 >	15.8 >	**Bedrock geology (50k) >**	1	0	0	0	-
71 >	15.9 >	**Bedrock permeability (50k) >**	Identified (within 50m)				
71	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	**Boreholes >**	On site	0-50m	50-250m	250-500m	500-2000m
72 >	16.1 >	**BGS Boreholes >**	0	0	10	-	-
Page	Section	**Natural ground subsidence >**					
74 >	17.1 >	**Shrink swell clays >**	Low (within 50m)				
75 >	17.2 >	**Running sands >**	Moderate (within 50m)				
76 >	17.3 >	**Compressible deposits >**	Moderate (within 50m)				
77 >	17.4 >	**Collapsible deposits >**	Negligible (within 50m)				
78 >	17.5 >	**Landslides >**	Very low (within 50m)				
79 >	17.6 >	**Ground dissolution of soluble rocks >**	Negligible (within 50m)				
Page	Section	**Mining and ground workings >**	On site	0-50m	50-250m	250-500m	500-2000m
81 >	18.1 >	**BritPits >**	0	0	0	1	-
82 >	18.2 >	**Surface ground workings >**	0	0	3	-	-
82 >	18.3 >	**Underground workings >**	0	0	0	0	2
83	18.4	Underground mining extents	0	0	0	0	-
83	18.5	Historical Mineral Planning Areas	0	0	0	0	-

83	18.6	Non-coal mining	0	0	0	0	0
83	18.7	JPB mining areas	None (within 0m)				
83	18.8	The Coal Authority non-coal mining	0	0	0	0	-
84	18.9	Researched mining	0	0	0	0	-
84	18.10	Mining record office plans	0	0	0	0	-
84	18.11	BGS mine plans	0	0	0	0	-
84	18.12	Coal mining	None (within 0m)				
85	18.13	Brine areas	None (within 0m)				
85	18.14	Gypsum areas	None (within 0m)				
85	18.15	Tin mining	None (within 0m)				
85	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
86	19.1	Natural cavities	0	0	0	0	-
86	19.2	Mining cavities	0	0	0	0	0
86	19.3	Reported recent incidents	0	0	0	0	-
86	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon** >					
88 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	2	1	-	-	-
90	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
90	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
91	22.1	Underground railways (London)	0	0	0	-	-
91	22.2	Underground railways (Non-London)	0	0	0	-	-
91	22.3	Railway tunnels	0	0	0	-	-
91	22.4	Historical railway and tunnel features	0	0	0	-	-
91	22.5	Royal Mail tunnels	0	0	0	-	-
92	22.6	Historical railways	0	0	0	-	-

92	22.7	Railways	0	0	0	-	-
92	22.8	Crossrail 2	0	0	0	0	-
92	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 02/05/2021

Site Area: 0.27ha

Recent site history - 2019 aerial photograph



Capture Date: 24/05/2019

Site Area: 0.27ha

Recent site history - 2015 aerial photograph



Capture Date: 06/04/2015

Site Area: 0.27ha

Recent site history - 2011 aerial photograph



Capture Date: 29/09/2011

Site Area: 0.27ha

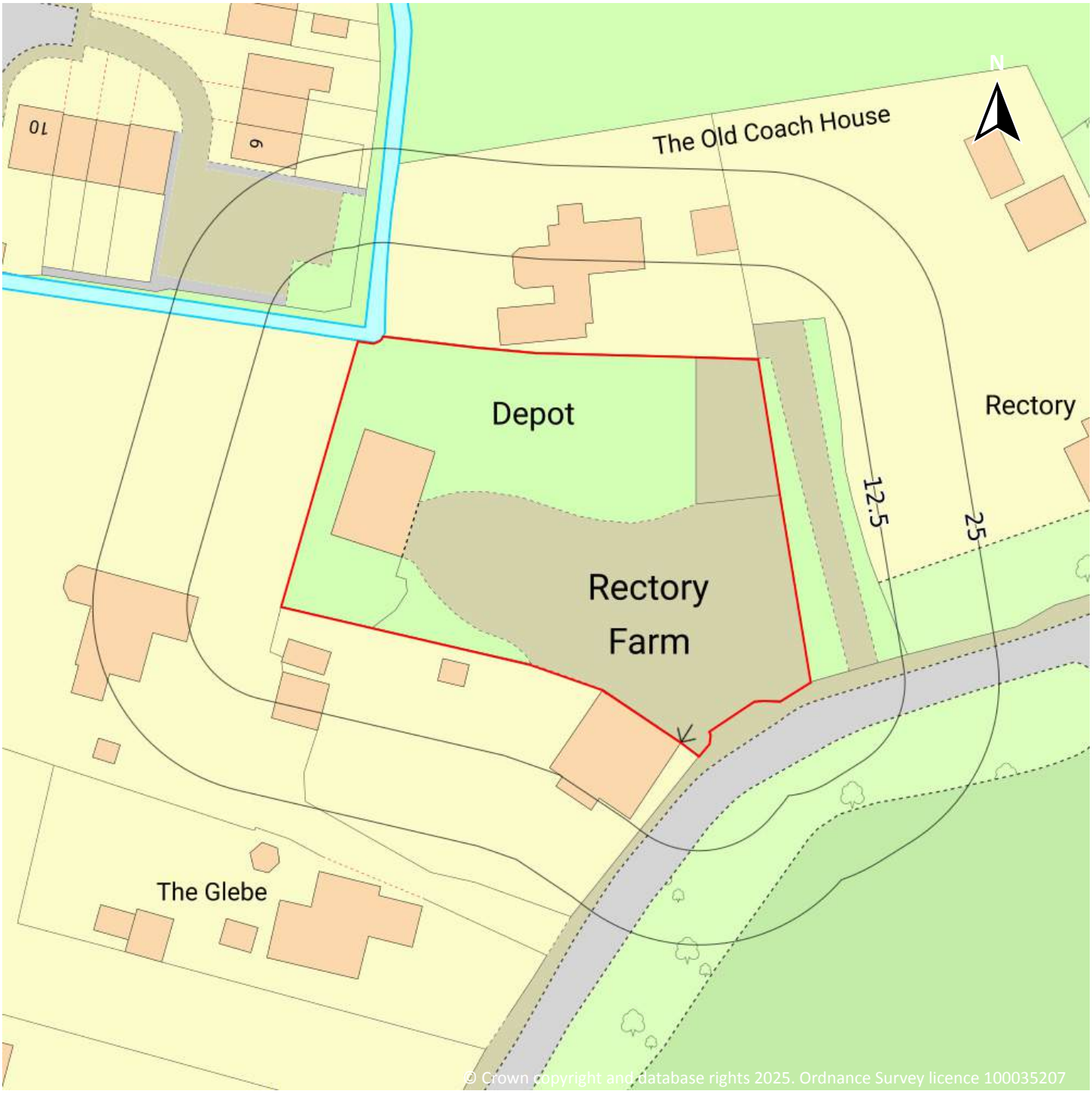
Recent site history - 1999 aerial photograph



Capture Date: 25/06/1999

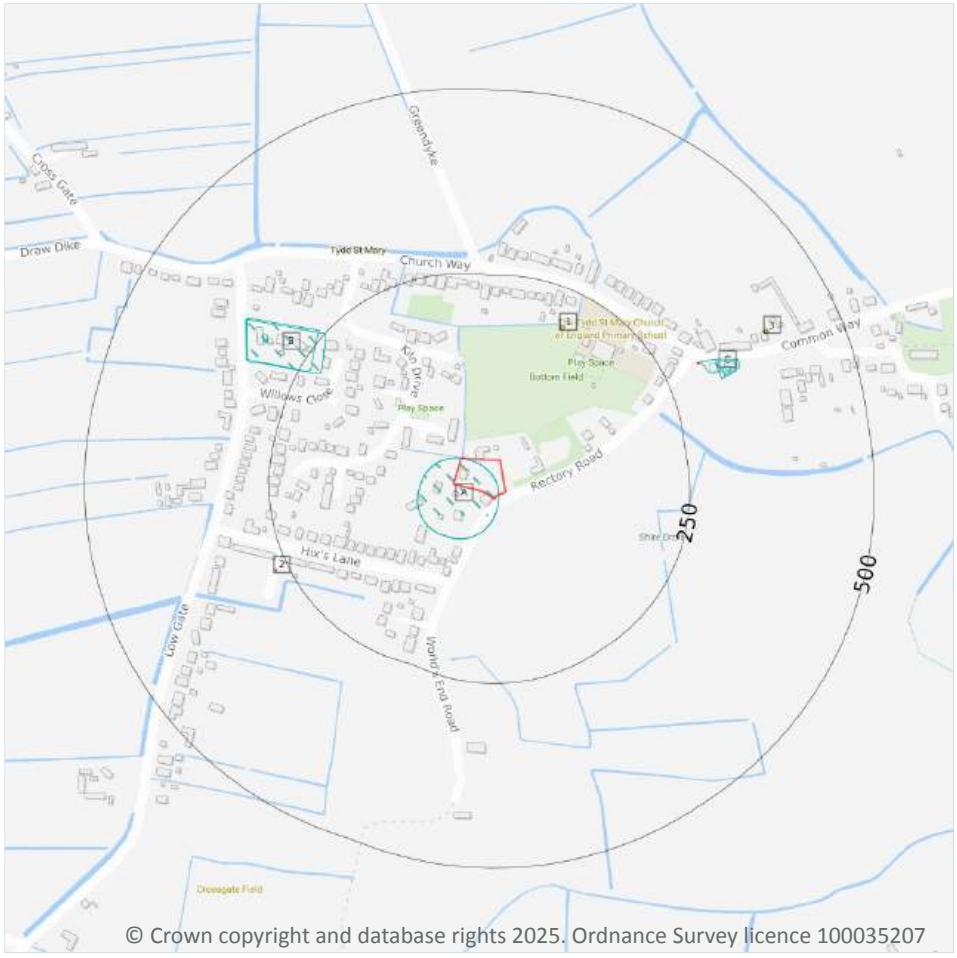
Site Area: 0.27ha

OS MasterMap site plan



Site Area: 0.27ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	8

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Depot**	**1992**	**2049133**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Depot**	**1980**	**2066440**
B	222m NW	Brick Works	1887	2059796
B	237m NW	Brick Works	1900	2059636
C	302m NE	Smithy	1900	2051579
B	307m NW	Unspecified Kiln	1887	2043052
C	318m NE	Smithy	1887 - 1900	2043916
C	325m NE	Smithy	1900	2058246

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**2**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	196m NE	Unspecified Tank	1991	354897
3	397m NE	Unspecified Tank	1889 - 1904	356824

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**2**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
2	265m SW	Electricity Substation	1991	244220
C	298m NE	Electricity Substation	1991	244221

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

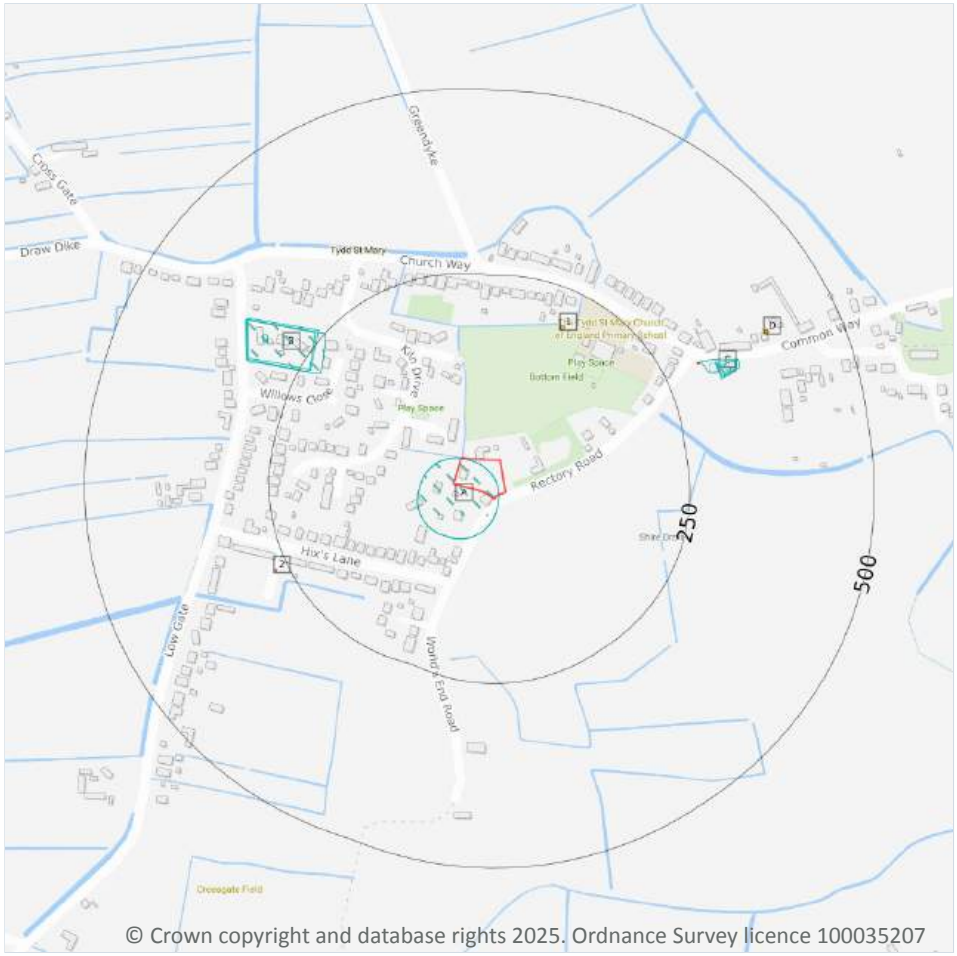
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	10

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

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Depot**	**1992**	**2049133**
A	**On site**	**Unspecified Depot**	**1980**	**2066440**
B	222m NW	Brick Works	1887	2059796

ID	Location	Land Use	Date	Group ID
B	237m NW	Brick Works	1900	2059636
B	237m NW	Brick Works	1900	2059636
C	302m NE	Smithy	1900	2051579
B	307m NW	Unspecified Kiln	1887	2043052
C	318m NE	Smithy	1900	2043916
C	320m NE	Smithy	1887	2043916
C	325m NE	Smithy	1900	2058246

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**3**

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

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
1	196m NE	Unspecified Tank	1991	354897
D	397m NE	Unspecified Tank	1889	356824
D	397m NE	Unspecified Tank	1904	356824

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**2**

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

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
2	265m SW	Electricity Substation	1991	244220

ID	Location	Land Use	Date	Group ID
C	298m NE	Electricity Substation	1991	244221

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	2

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

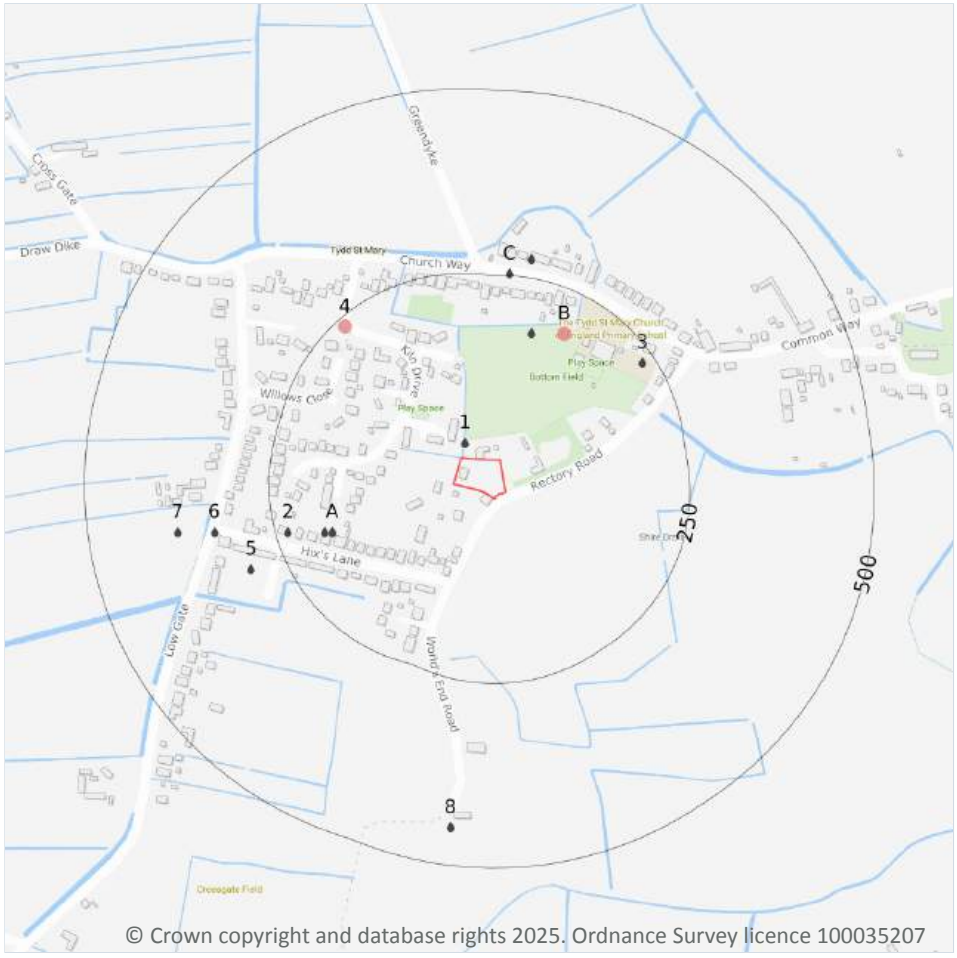
Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	493m SW	Roma Lowgate Wisbech Cambridgeshire Pe13 5pf	EPR/AE5681TS/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open

ID	Location	Site	Reference	Category	Sub-Category	Description
A	494m SW	Roma, Lowgate, Tydd St. Mary, Wisbech, Pe13 5pf	WEX076489	Disposing of waste exemption	On a farm	Burning waste in the open

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

4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m	2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 24 >**

ID	Location	Company	Address	Activity	Category
B	192m NE	Sewage Works	Lincolnshire, PE13	Waste Storage, Processing and Disposal	Infrastructure and Facilities
4	238m NW	Electricity Sub Station	Lincolnshire, PE13	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	14

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

Features are displayed on the Current industrial land use map on **page 24 >**

ID	Location	Address	Details	
1	21m NW	OLDCOACHHOUSECONVERTIONUNIT,RECTORYROAD,TYDDSTMARY,WISBECH,CAMBRIDGESHIRE,PE135QL	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRTB3890NH Permit Version: 1 Receiving Water: TRIB OF SOUTH HOLLAND DRAIN	Status: NEW ISSUED UNDER EPR 2010 Issue date: 15/08/2013 Effective Date: 15/08/2013 Revocation Date: -
A	177m W	HIXSLANENO14,TYDDSTMARY,WISBECH,CAMBS,PE135QW	Effluent Type: UNSPECIFIED Permit Number: PR5LF5150 Permit Version: 1 Receiving Water: land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 15/04/1986 Effective Date: 15/04/1986 Revocation Date: 16/09/1997
A	177m W	HIXSLANENO14,TYDDSTMARY,WISBECH,CAMBS,PE135QW	Effluent Type: UNSPECIFIED Permit Number: PR5LF3481 Permit Version: 1 Receiving Water: land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/02/1978 Effective Date: 20/02/1978 Revocation Date: 01/10/1996
B	178m N	PRIMRYSCHTYDDSTMARY,TYDDSTMARY,WISBECH,PE13	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR5NF436 Permit Version: 1 Receiving Water: Trib Old Shire Drain	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 21/05/1968 Effective Date: 21/05/1968 Revocation Date: 27/06/1996

ID	Location	Address	Details	
A	186m W	PLOTS27HIXSLANE,TYDDSTMAR, WISBECH,PE135QW	Effluent Type: UNSPECIFIED Permit Number: PR5LF3483 Permit Version: 1 Receiving Water: land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/02/1978 Effective Date: 20/02/1978 Revocation Date: 01/10/1996
A	186m W	PLOTS27HIXSLANE,TYDDSTMAR, WISBECH,PE135QW	Effluent Type: UNSPECIFIED Permit Number: PR5LF3791 Permit Version: 1 Receiving Water: Land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 02/09/1981 Effective Date: 02/09/1981 Revocation Date: 09/09/1997
2	233m W	HIXSLANENO30,HIXSLANE,TYDDST MARY,WISBECH,CAMBS,PE135RN	Effluent Type: UNSPECIFIED Permit Number: PR5LF3482 Permit Version: 1 Receiving Water: land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/02/1978 Effective Date: 20/02/1978 Revocation Date: 28/08/1997
3	234m NE	DWELLINGATRECTORYROAD,TYD DSTMARY	Effluent Type: UNSPECIFIED Permit Number: PR5LF3359 Permit Version: 1 Receiving Water: land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 16/09/1976 Effective Date: 16/09/1976 Revocation Date: 22/08/1997
C	253m N	CHURCHWAYBUNGALOW,TYDDST MARY,WISBECH,PE135QY	Effluent Type: UNSPECIFIED Permit Number: PR5LF3569 Permit Version: 1 Receiving Water: Land#	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 16/01/1979 Effective Date: 16/01/1979 Revocation Date: 01/10/1996
C	276m N	BUNGALOWATTYDDSTMARY,WIS BECH,CAMBS	Effluent Type: UNSPECIFIED Permit Number: PR5LF3404 Permit Version: 1 Receiving Water: land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 17/03/1977 Effective Date: 17/03/1977 Revocation Date: 01/10/1996
5	297m W	TYDDSTMARY,HIXSLANESTW,WIS BECH,CAMBS,PE135QW	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR5NF157 Permit Version: 1 Receiving Water: Unknown Trib	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/02/1960 Effective Date: 26/02/1960 Revocation Date: 10/04/1992

ID	Location	Address	Details	
6	331m W	LOWGATEPLOT2,LOWGATE,TYDDSTMARY,WISBECH,PE135QP	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PRNLF02174 Permit Version: 1 Receiving Water: land	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 19/01/1990 Effective Date: 19/01/1990 Revocation Date: 01/10/1996
7	380m W	PLOT1,LOWGATE,TYDDSTMARY,WISBECH,PE135QP	Effluent Type: UNSPECIFIED Permit Number: PRNLF02175 Permit Version: 1 Receiving Water: land	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 19/01/1990 Effective Date: 19/01/1990 Revocation Date: 01/10/1996
8	449m S	WORLDSENDCOTTAGE,TYDDSTMARY,WISBECH,CAMBS,PE135QN	Effluent Type: UNSPECIFIED Permit Number: PR5LF3350 Permit Version: 1 Receiving Water: land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 11/08/1976 Effective Date: 11/08/1976 Revocation Date: 01/10/1996

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

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

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	1

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 31 >**

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

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	1

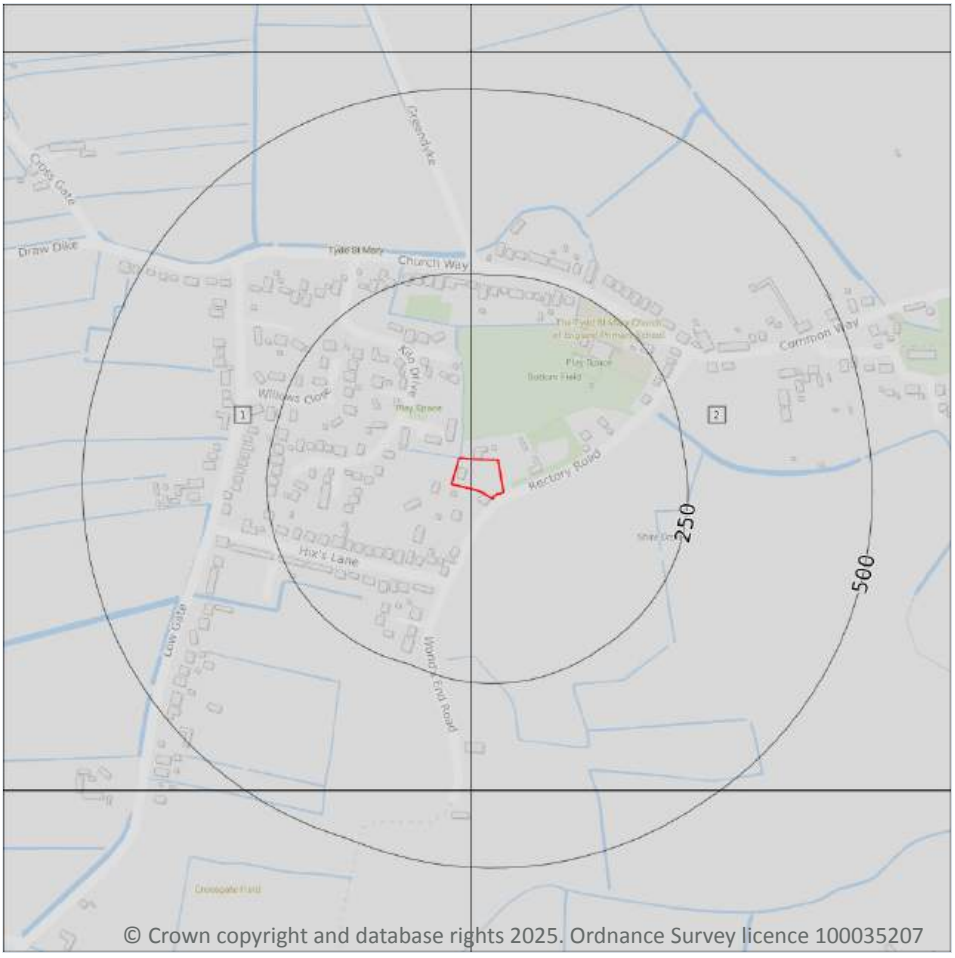
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 32 >**

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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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

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

Features are displayed on the Groundwater vulnerability map on **page 33 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

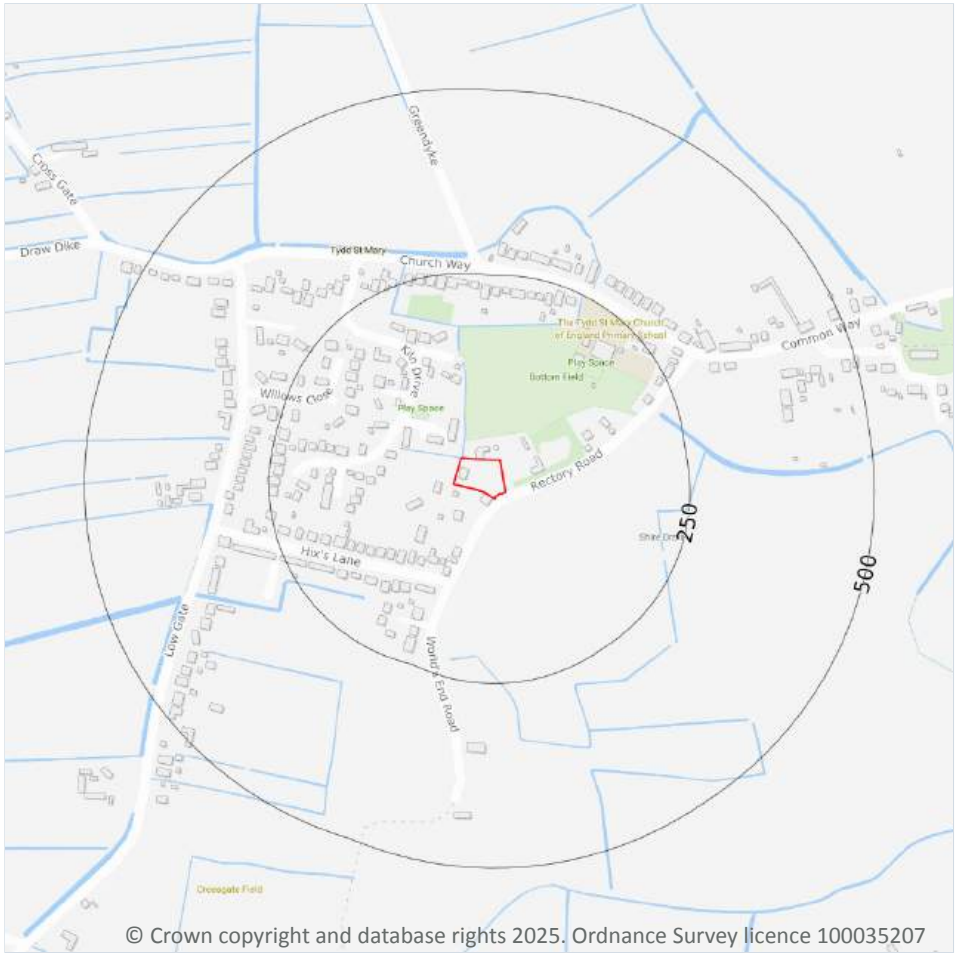
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	0

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

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

5.7 Surface water abstractions

Records within 2000m	2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 35 >**

ID	Location	Details	
-	1490m SW	Status: Historical Licence No: 5/32/11/*S/0151 Details: Make-Up Or Top Up Water Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: SHIRE DRAIN - TYDD ST GILES Data Type: Point Name: TYDD ST GILES GOLF & LEISURE COMPLEX LTD Easting: 543220 Northing: 317130	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 20/09/2001 Expiry Date: 14/09/2021 Issue No: 2 Version Start Date: 01/04/2016 Version End Date: -
-	1835m S	Status: Historical Licence No: 5/32/11/*S/0151 Details: Make-Up Or Top Up Water Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: NORTH LEVEL MAIN DRAIN AT TYDD ST GILES Data Type: Point Name: TYDD ST GILES GOLF & LEISURE COMPLEX LTD Easting: 543649 Northing: 316600	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 20/09/2001 Expiry Date: 14/09/2021 Issue No: 2 Version Start Date: 01/04/2016 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

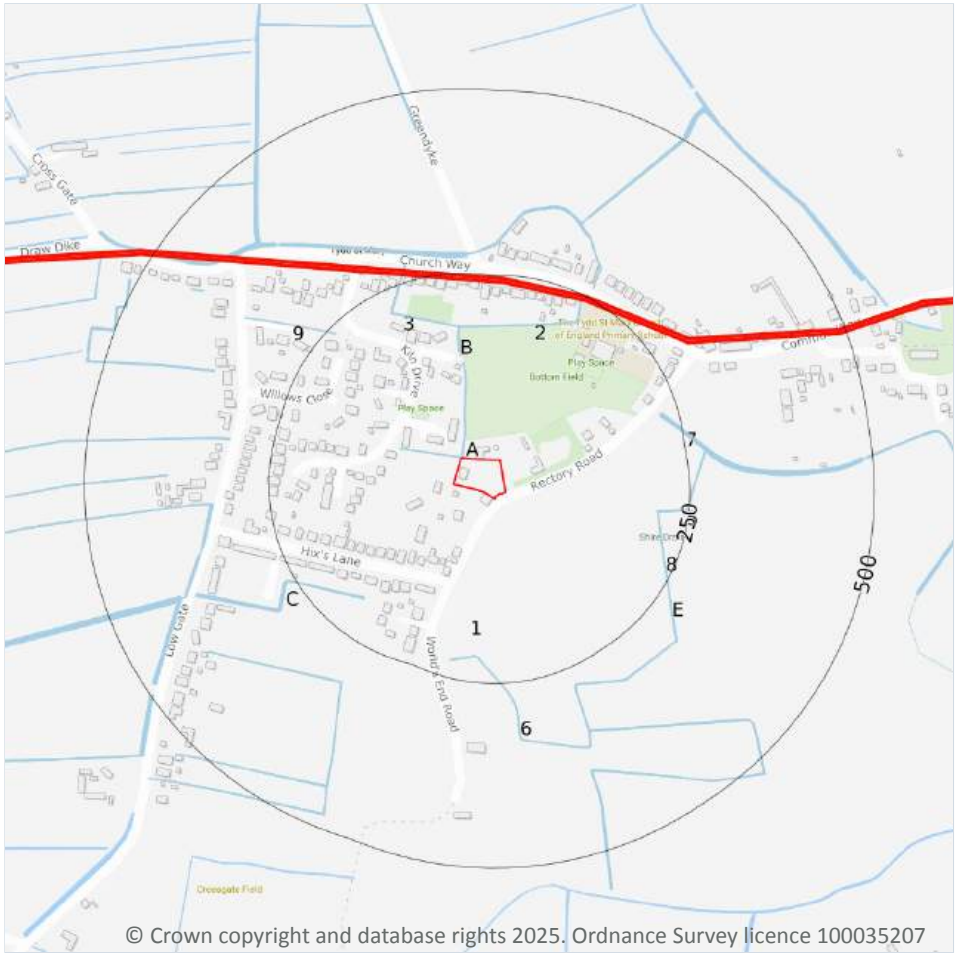
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



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Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	11

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 38 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	1m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	143m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	178m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	178m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	196m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	209m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shire Drain
6	215m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	226m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	228m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Shire Drain
E	235m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shire Drain
9	238m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**6**

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

Features are displayed on the Hydrology map on **page 38 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 38 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**North Level Main Drain**	**GB205032050395**	**Nene Lower**	**Nene**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 38 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1149m SE	River	North Level Main Drain	GB205032050395 ↗	Moderate	Fail	Moderate	2019

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

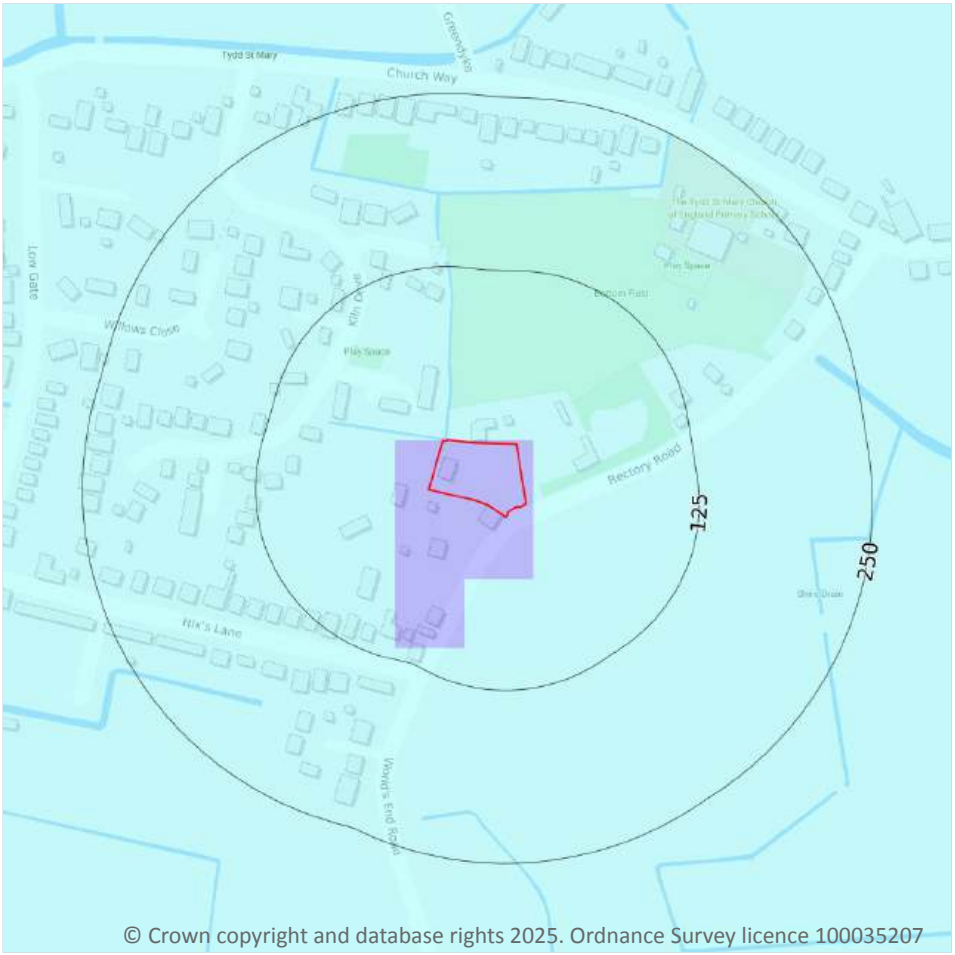
6.5 WFD Groundwater bodies

Records on site	0

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

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

7 River and coastal flooding



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Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	2

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

Features are displayed on the River and coastal flooding map on **page 42 >**

Distance	Flood risk category
On site	**Medium**
0 - 50m	Medium

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

7.2 Historical Flood Events

Records within 250m	**0**

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

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

7.3 Flood Defences

Records within 250m	**0**

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

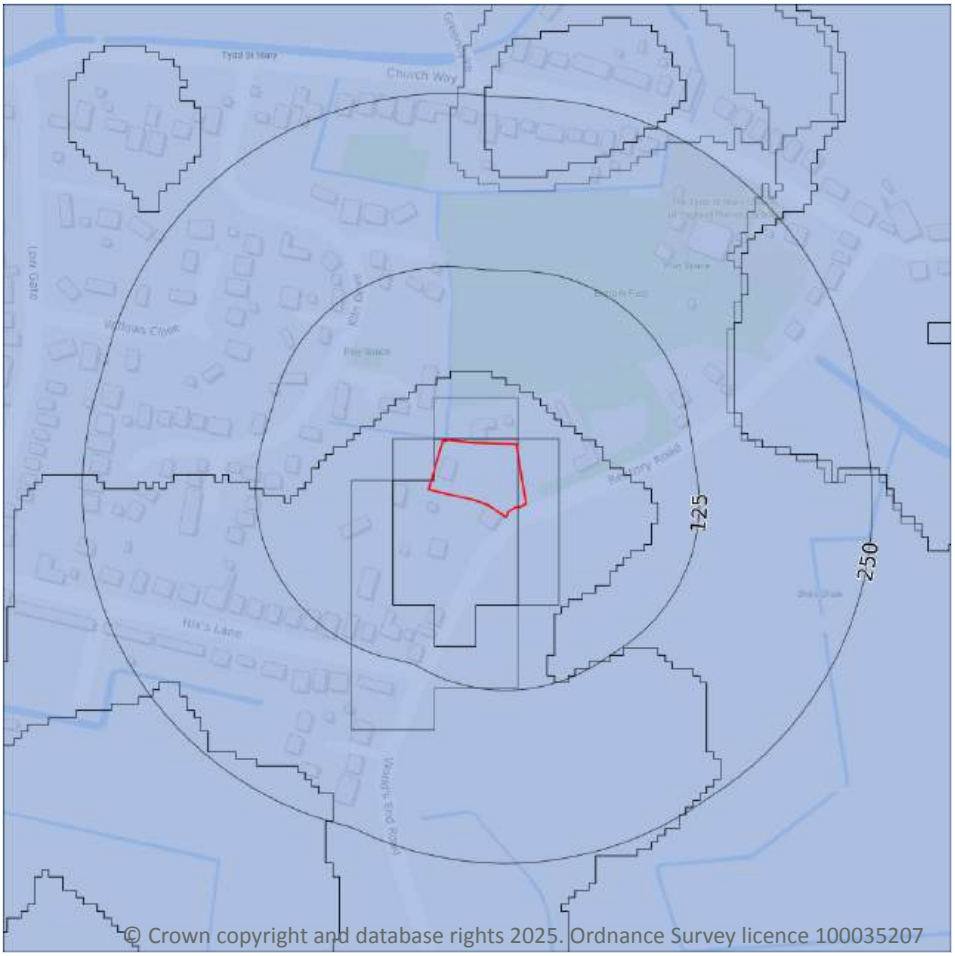
7.5 Flood Storage Areas

Records within 250m	**0**

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

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

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 42 >**

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

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

7.7 Flood Zone 3

Records within 50m	1

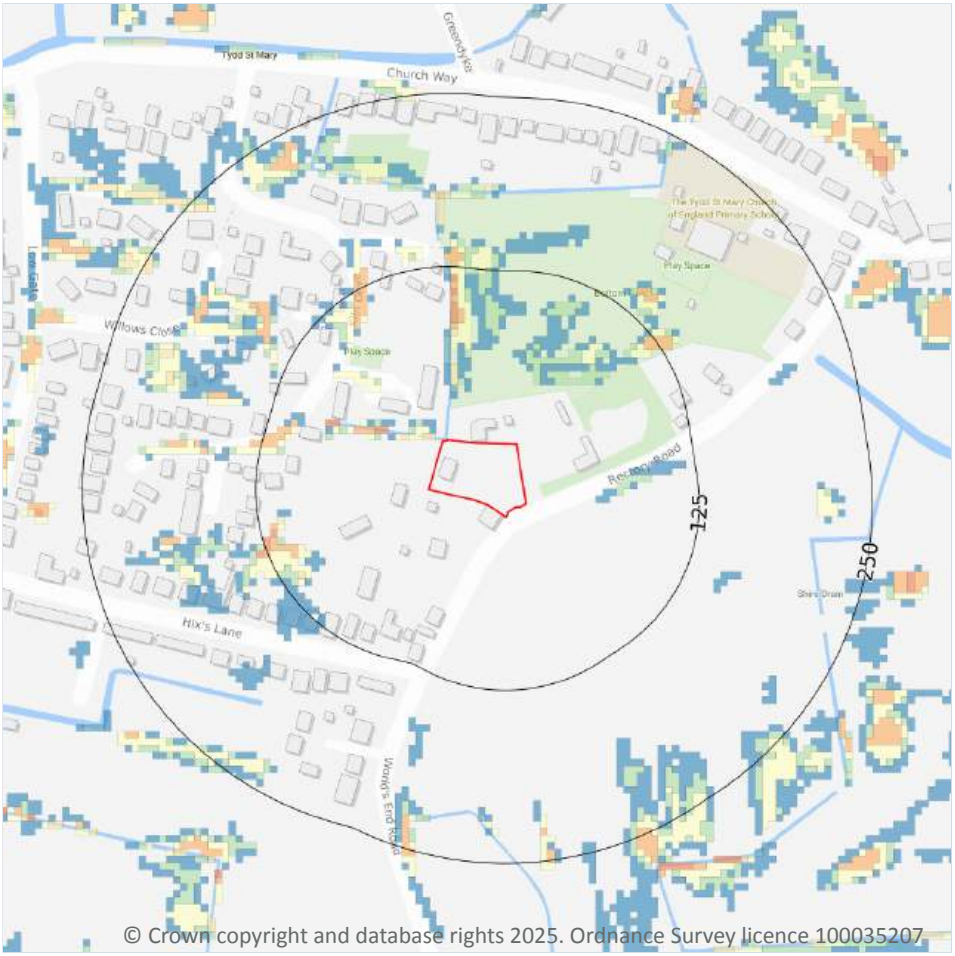
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 42 >**

Location	Type
On site	**Zone 3 - (Fluvial Models)**

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 46 >**

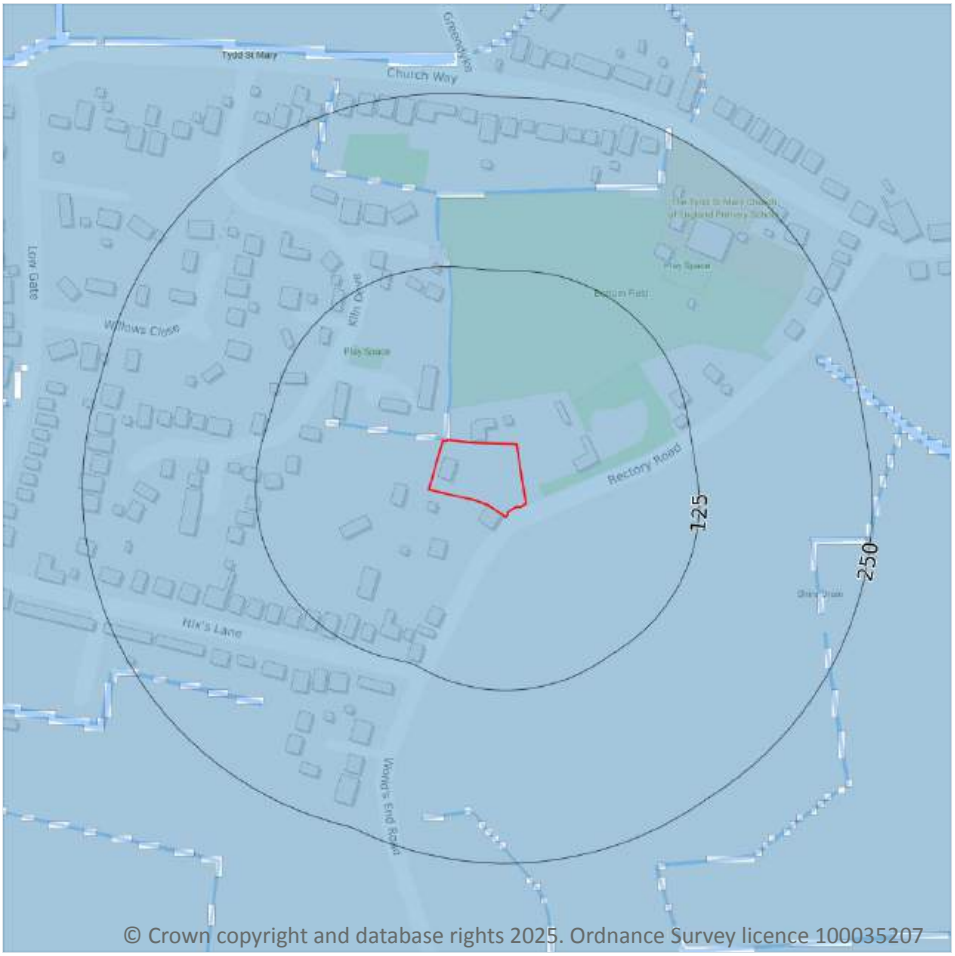
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 48 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

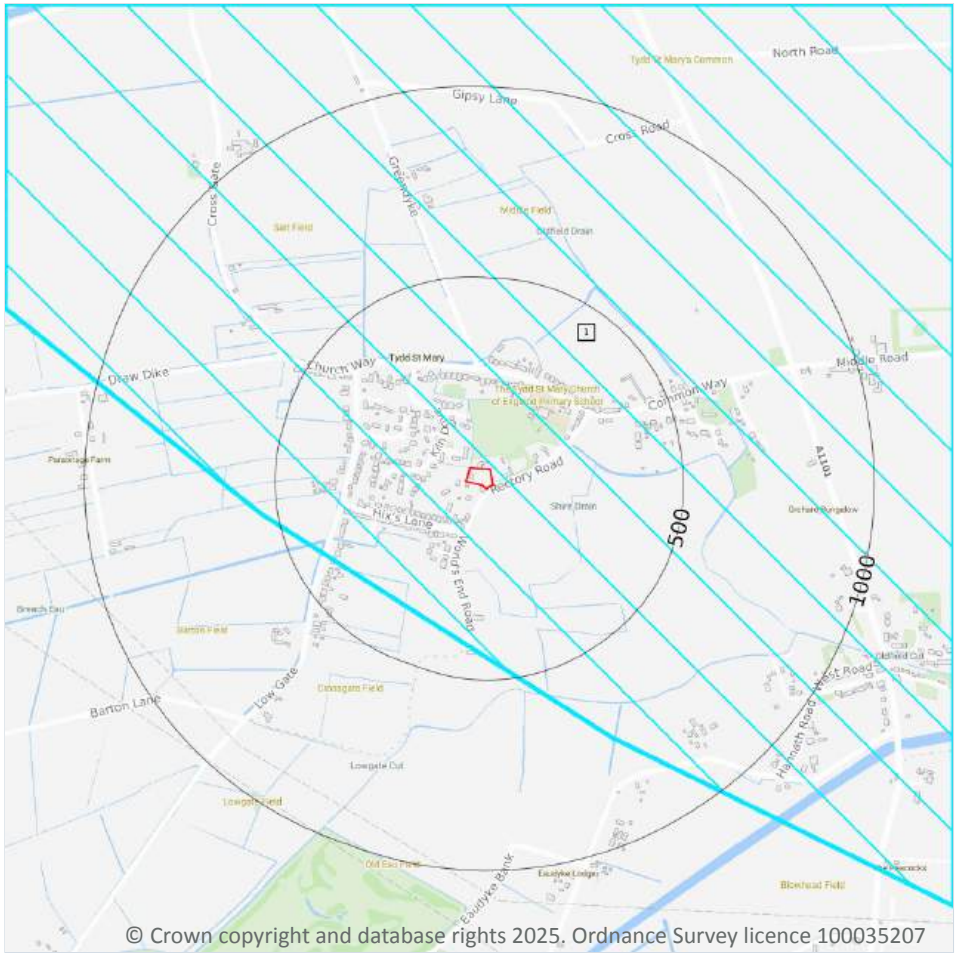
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



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Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 53 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.**

This data is sourced from Natural England.

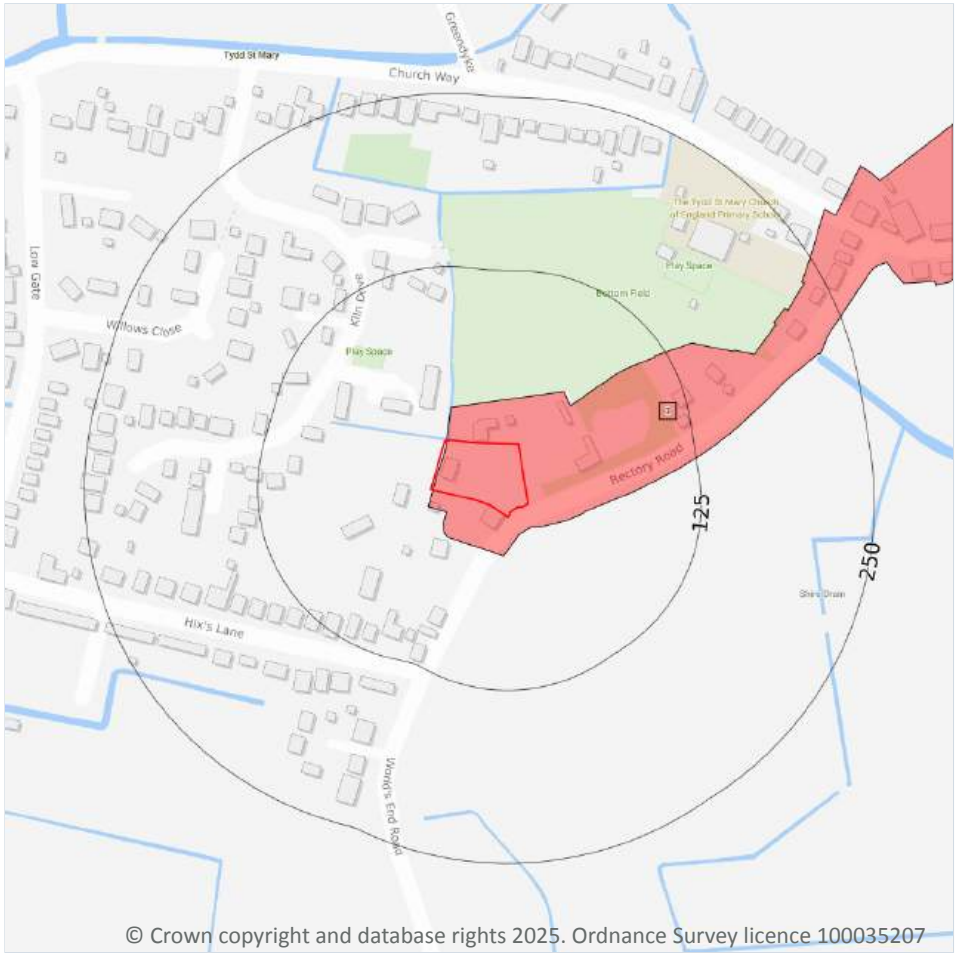
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 55 >**

ID	Location	Name	District	Date of designation
1	**On site**	**Tydd St Mary**	**South Holland**	**1970**

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

11.6 Scheduled Ancient Monuments

Records within 250m	**0**

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

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

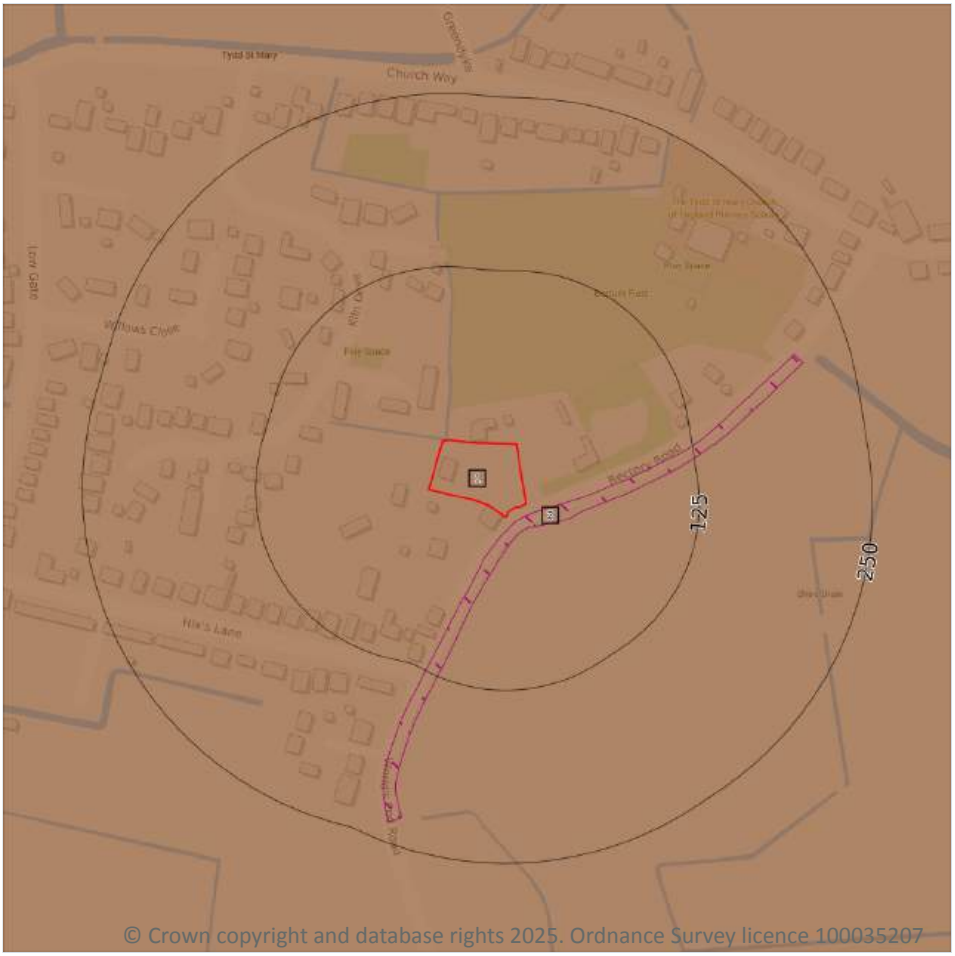
11.7 Registered Parks and Gardens

Records within 250m	**0**

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 58 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 58 >**

ID	Location	Name	Classification	Other relevant legislation
2	8m SE	Dyke (Holland)	Section 4 Conclusive Registered Common Land	-

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

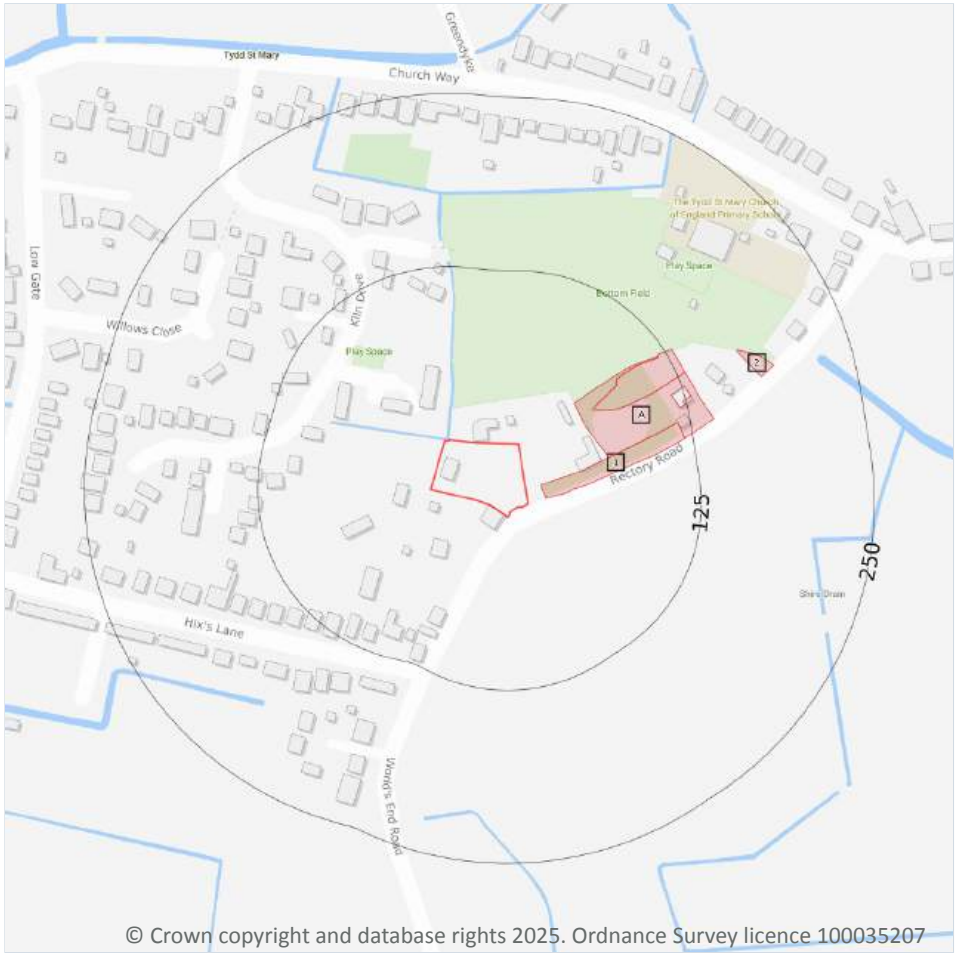
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	4

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

Features are displayed on the Habitat designations map on **page 60 >**

ID	Location	Main Habitat	Other habitats
1	11m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	49m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	59m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	171m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

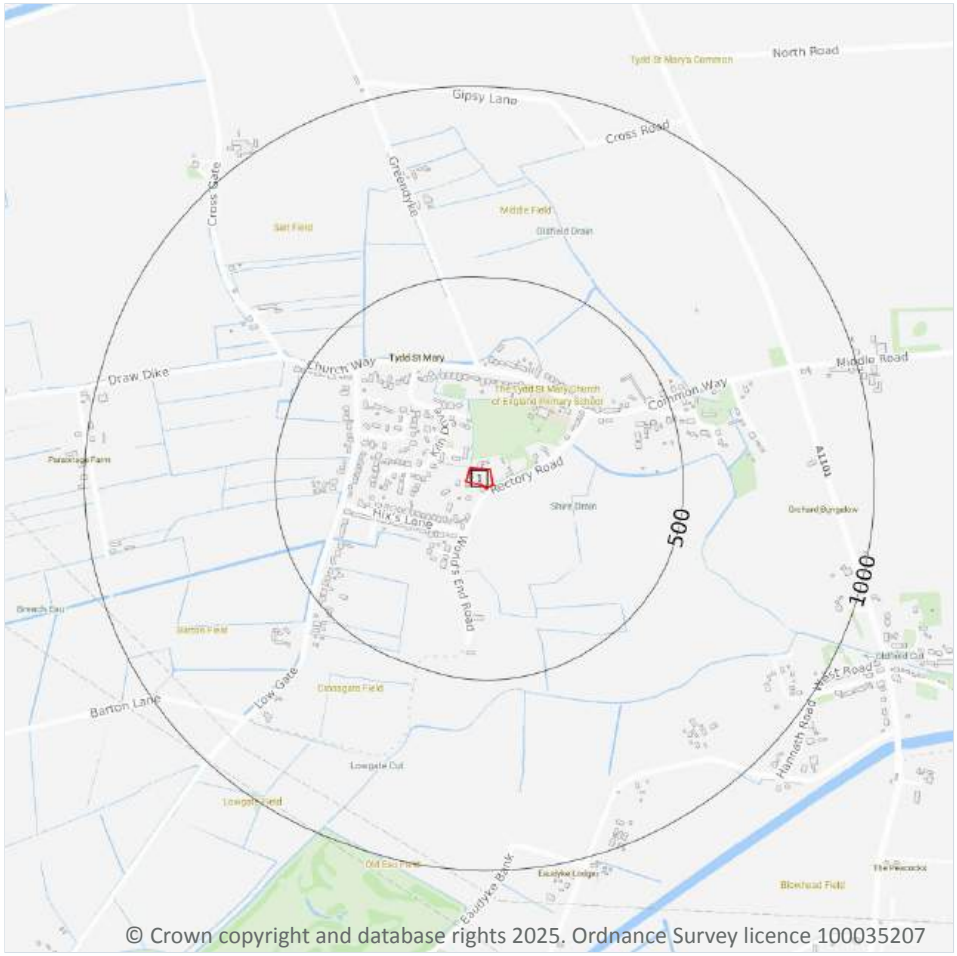
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 62 >**

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

This data is sourced from the British Geological Survey.

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

14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

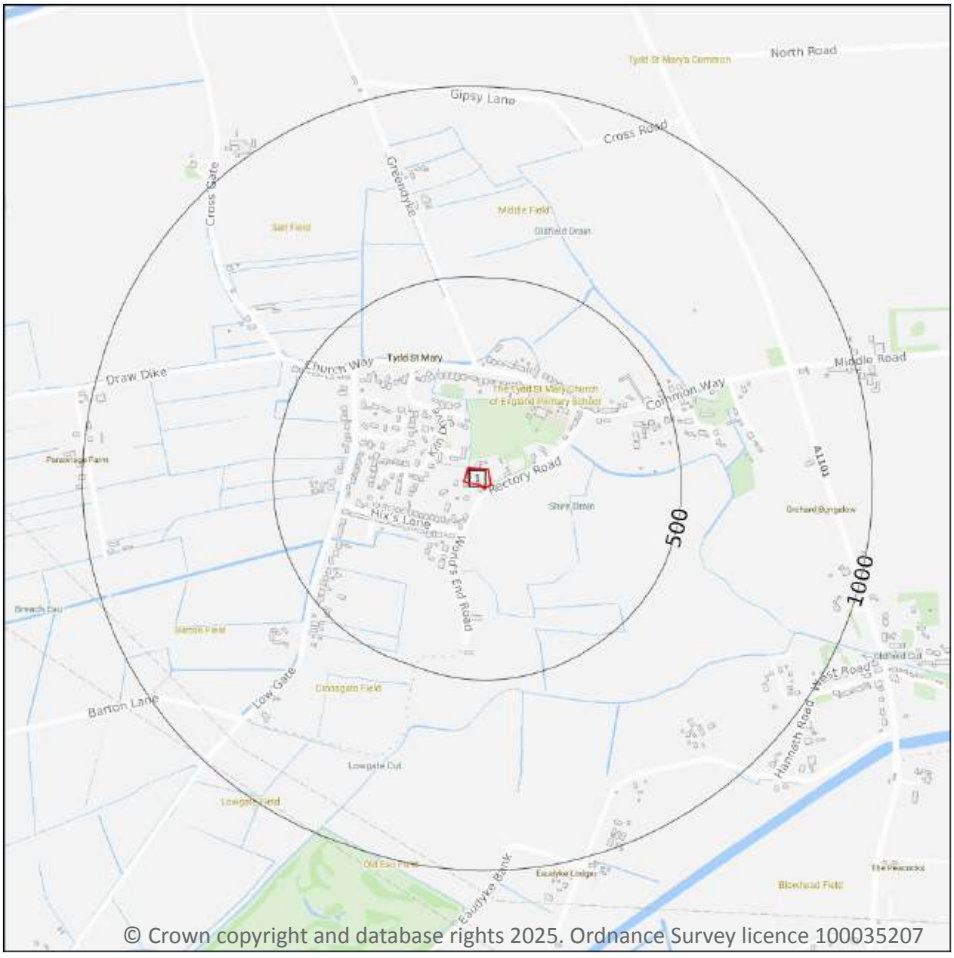
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 66 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW145_kings_lynn_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

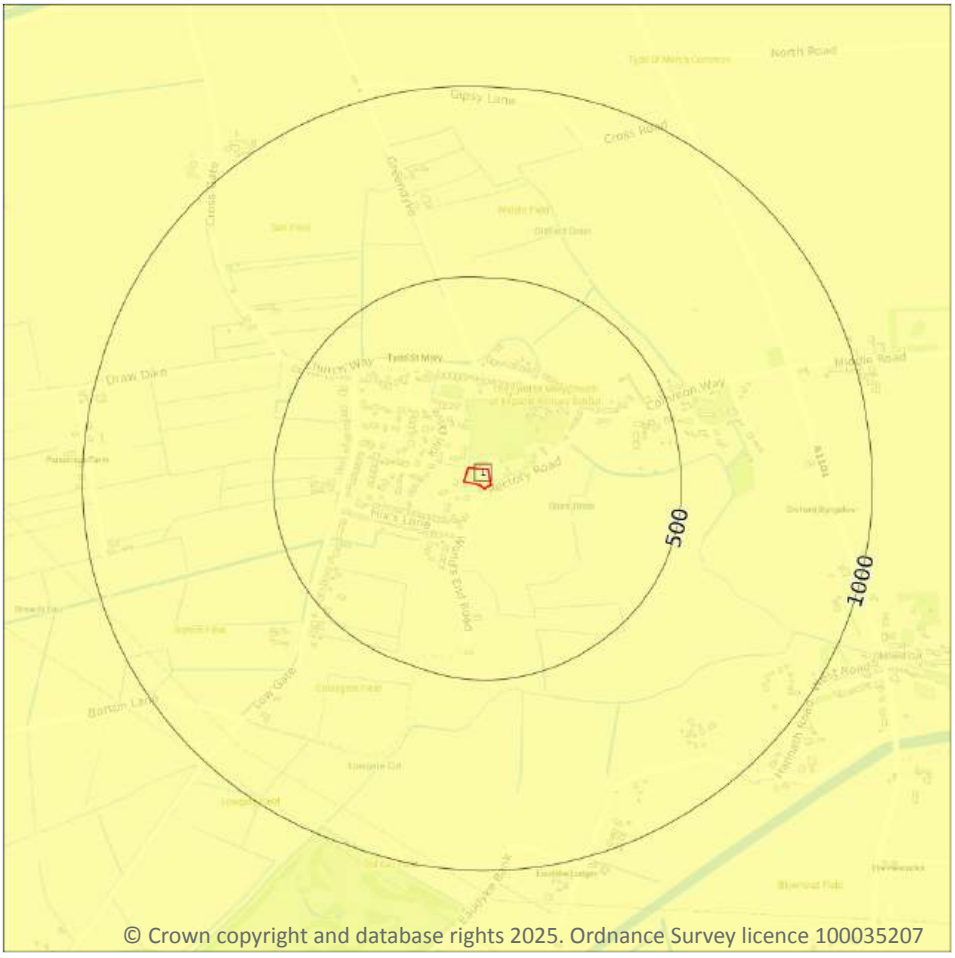
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 68 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TFD-XCZ**	**TIDAL FLAT DEPOSITS**	**CLAY AND SILT**

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Low**	**Very Low**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

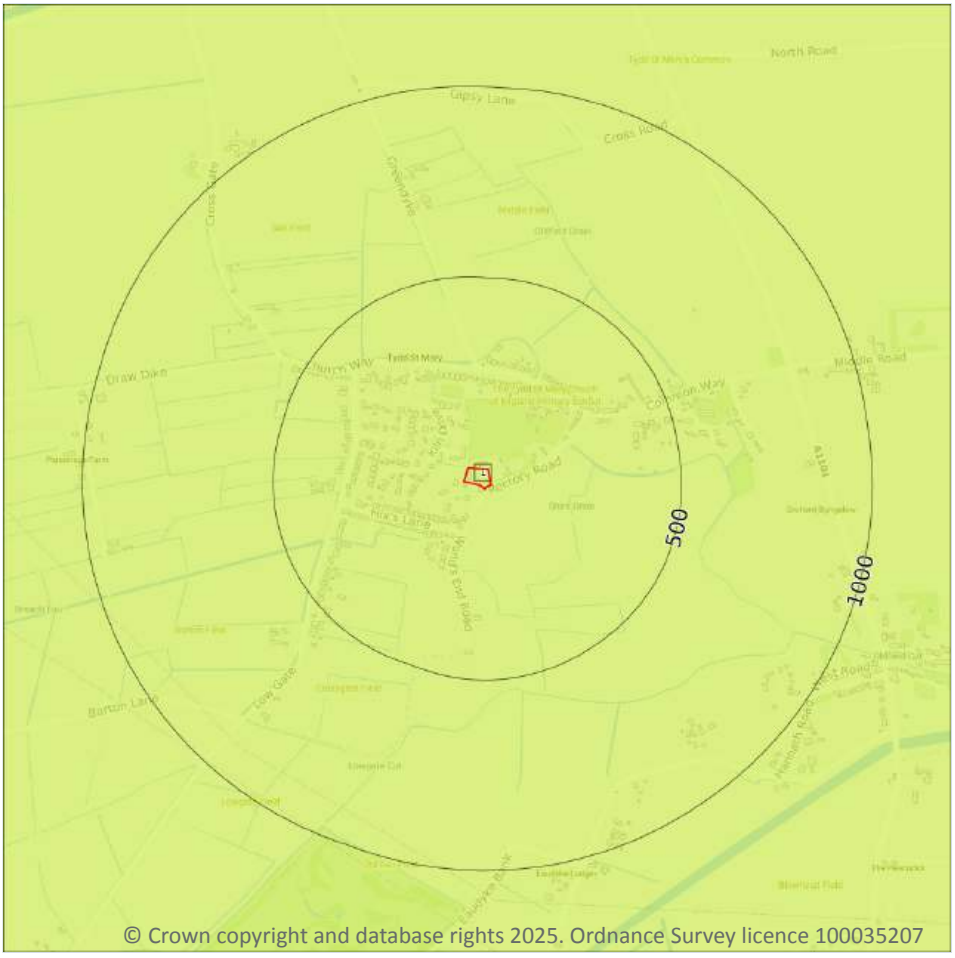
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 70 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**AMC-MDST**	**AMPTHILL CLAY FORMATION - MUDSTONE**	**OXFORDIAN**

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Very Low**

This data is sourced from the British Geological Survey.

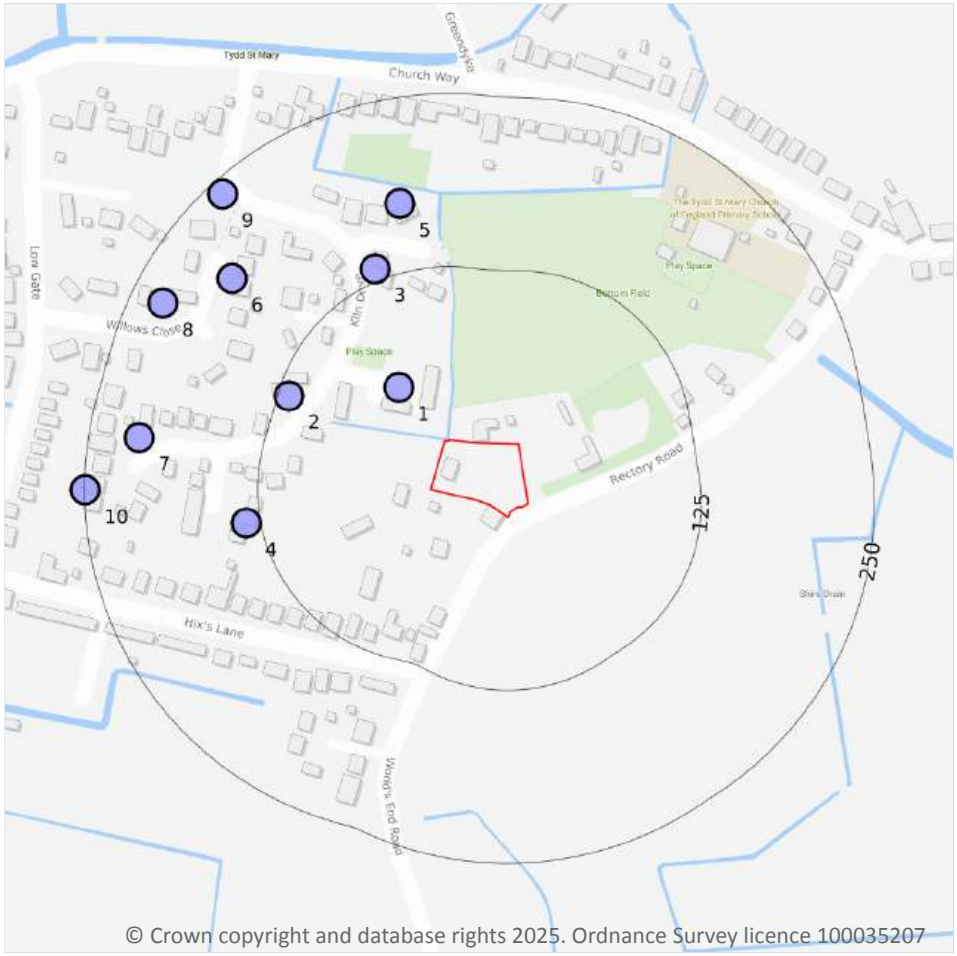
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



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Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	10

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

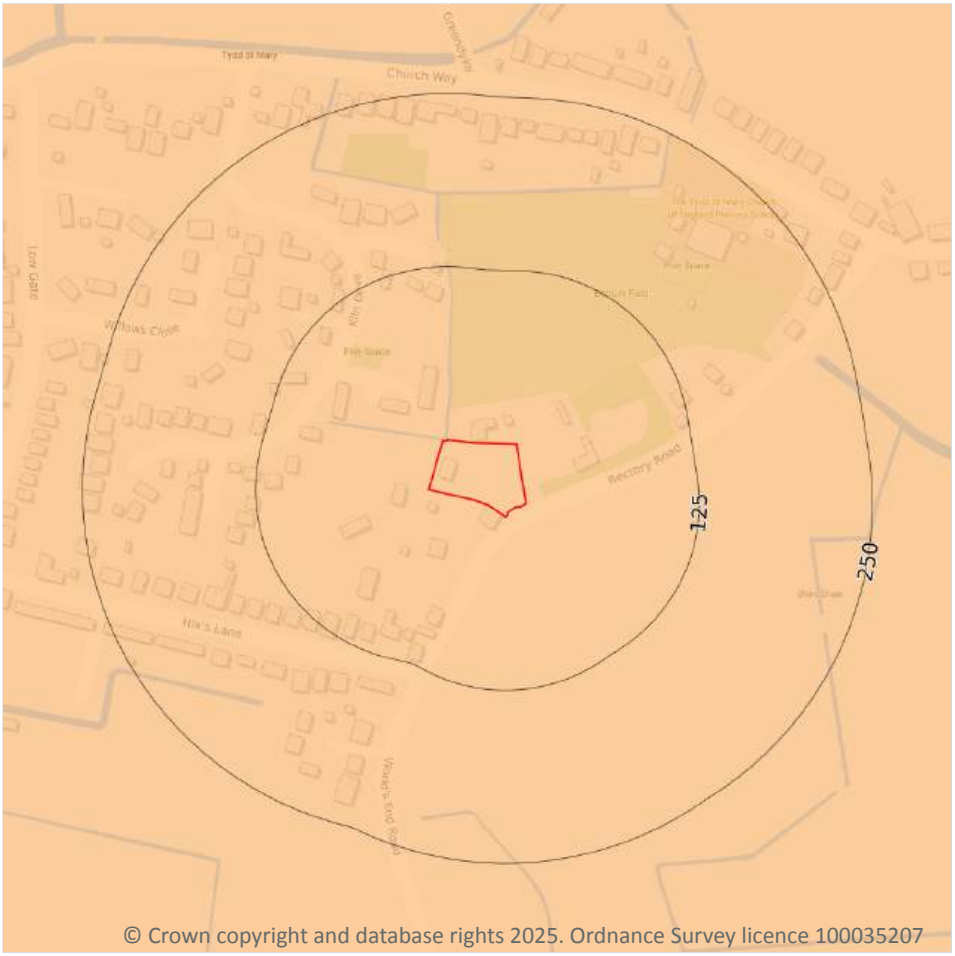
Features are displayed on the Boreholes map on **page 72 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	51m NW	543951 318488	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 8	2.8	N	18117993 ↗
2	117m W	543872 318482	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 6	3.35	N	18117989 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	134m NW	543934 318574	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 7	2.85	N	18117992 ↗
4	136m W	543841 318390	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 9	2.9	N	18117994 ↗
5	174m N	543952 318621	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 3	3.0	N	18117986 ↗
6	193m NW	543831 318567	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 5	2.85	N	18117988 ↗
7	214m W	543764 318452	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 11	2.9	N	18117996 ↗
8	226m NW	543781 318549	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 4	2.85	N	18117987 ↗
9	240m NW	543824 318628	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 2	2.0	N	18117984 ↗
10	249m W	543725 318414	CHURCH WAY TYDD ST MARY LINCOLNSHIRE TP 10	3.1	N	18117995 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

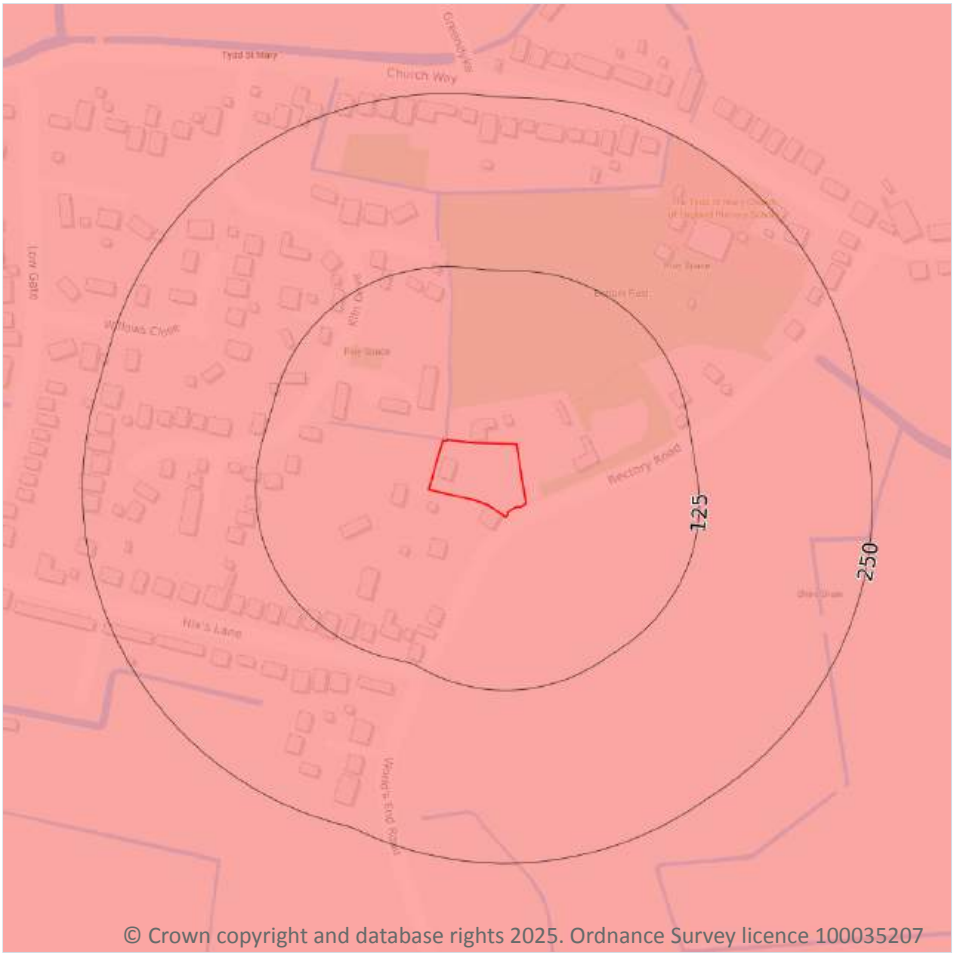
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 74 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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17.2 Running sands

Records within 50m	1

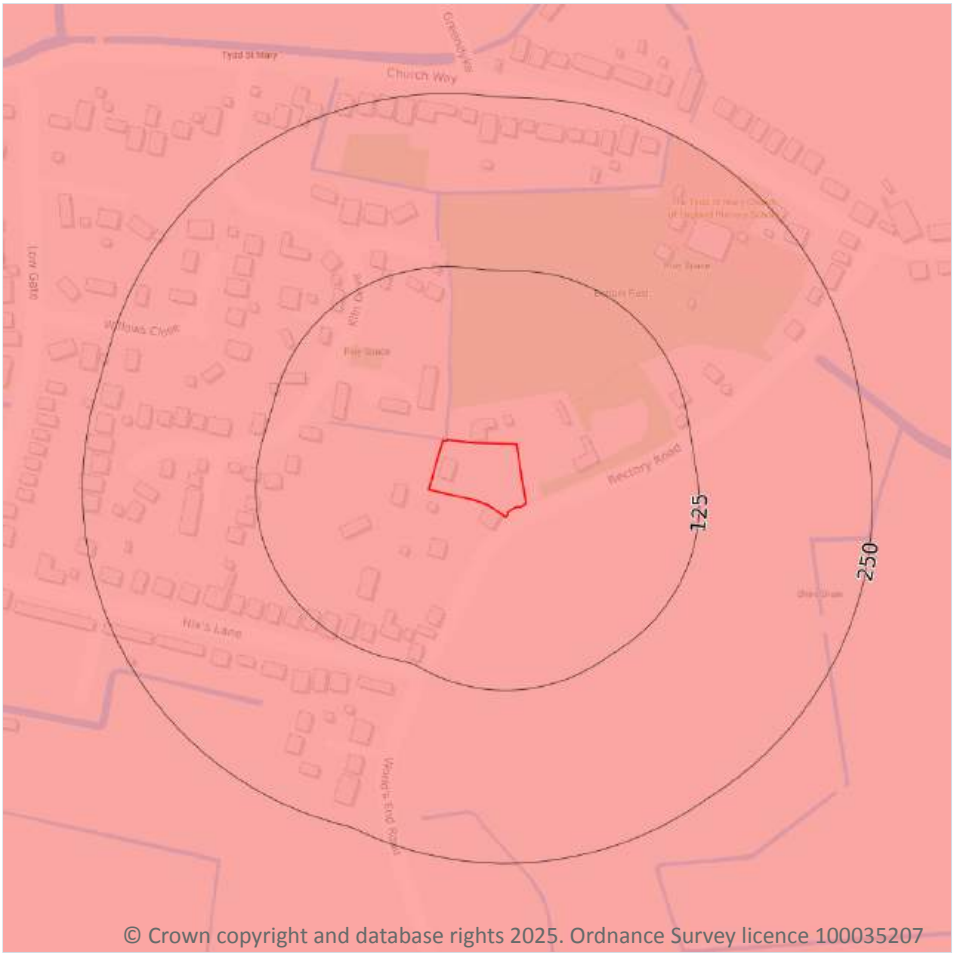
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 75 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

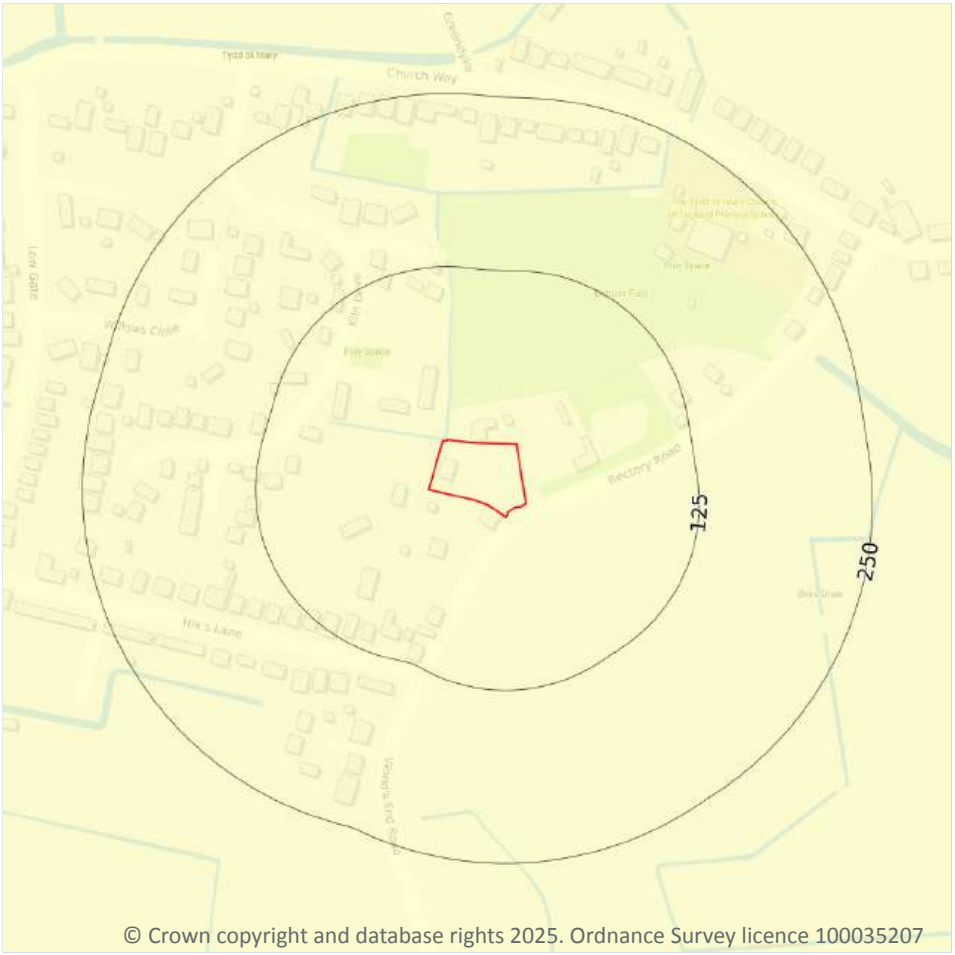
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 76 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

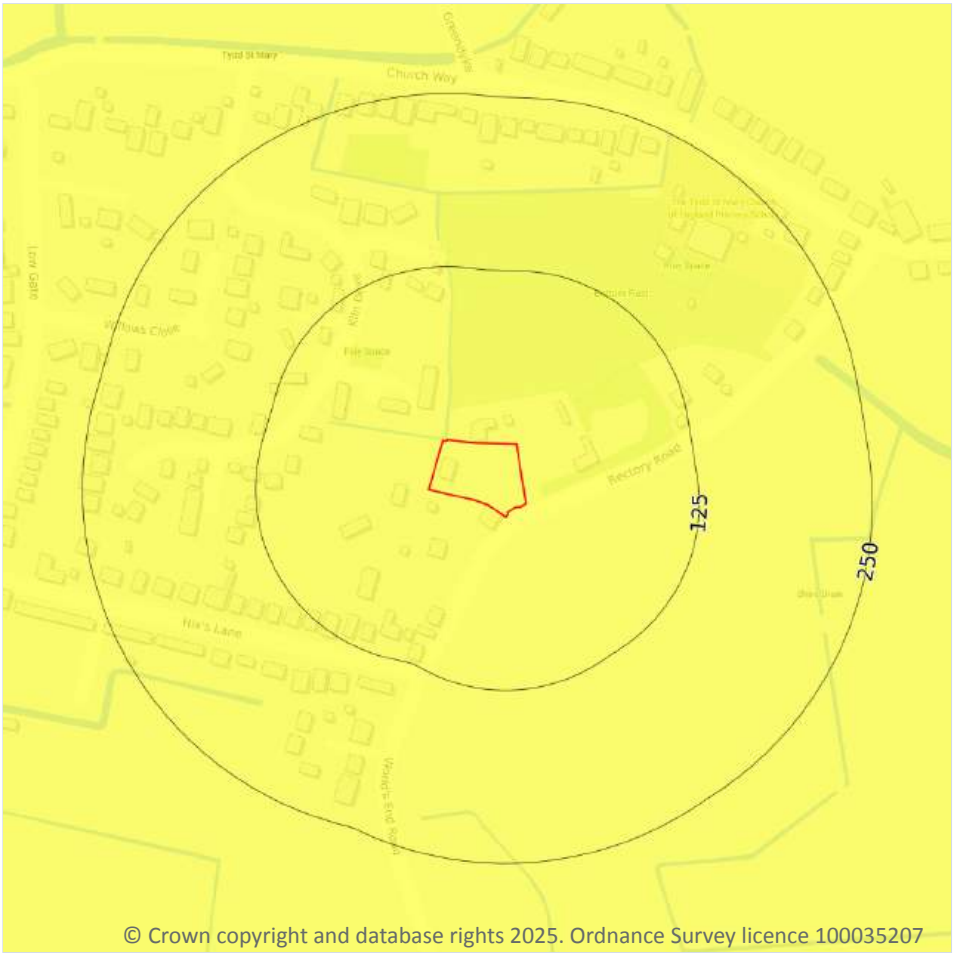
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 77 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

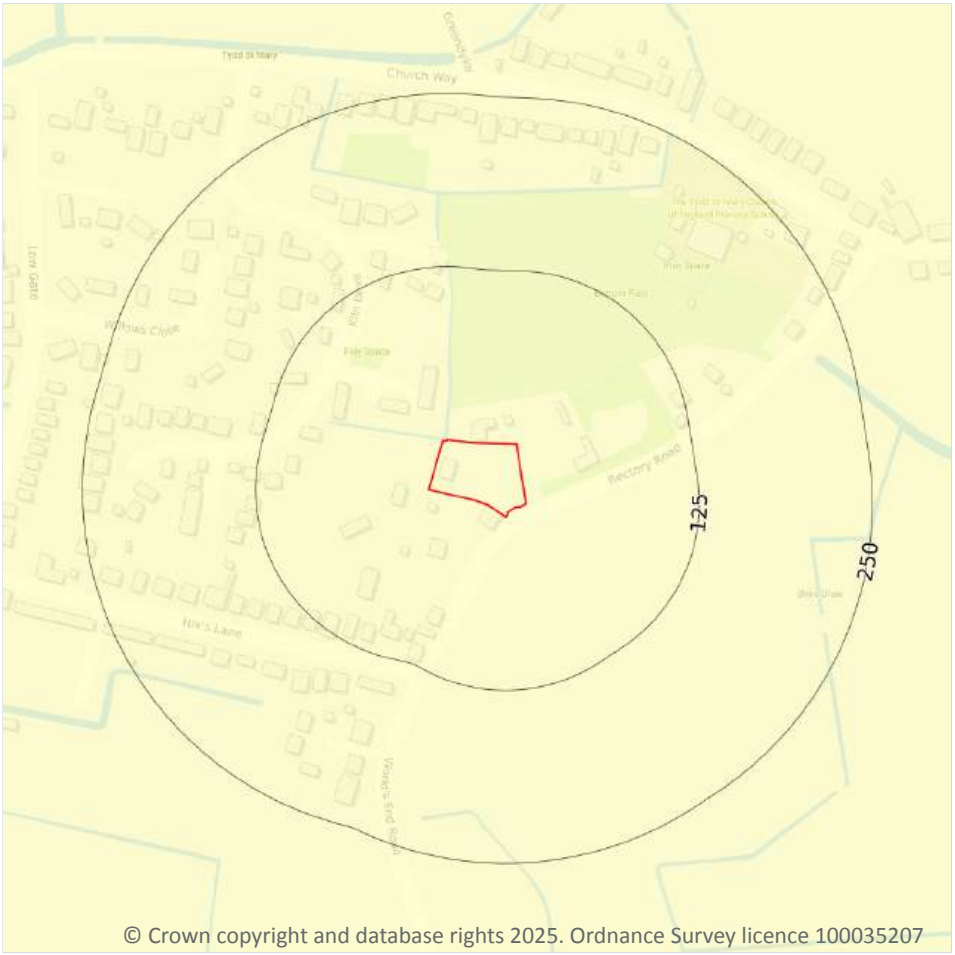
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 78 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

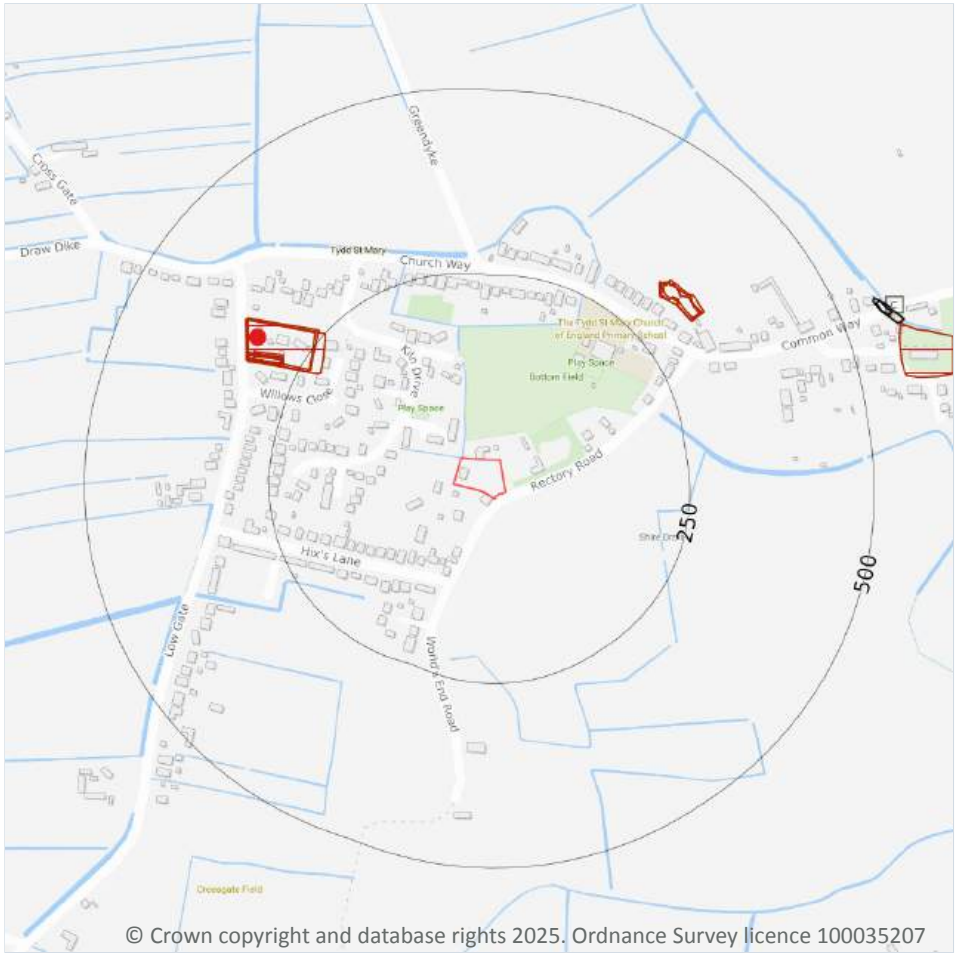
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 79 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on **page 81 >**

ID	Location	Details	Description
A	321m NW	Name: Tydd St Mary Brick Works Address: Tydd St Mary, WISBECH, Lincolnshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	**3**

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

Features are displayed on the Mining and ground workings map on **page 81 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	222m NW	Brick Works	1887	1:10560
A	237m NW	Brick Works	1900	1:10560
A	237m NW	Brick Works	1900	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	**2**

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

Features are displayed on the Mining and ground workings map on **page 81 >**

ID	Location	Land Use	Year of mapping	Mapping scale
C	549m NE	Tunnel	1900	1:10560
C	552m NE	Tunnel	1887	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

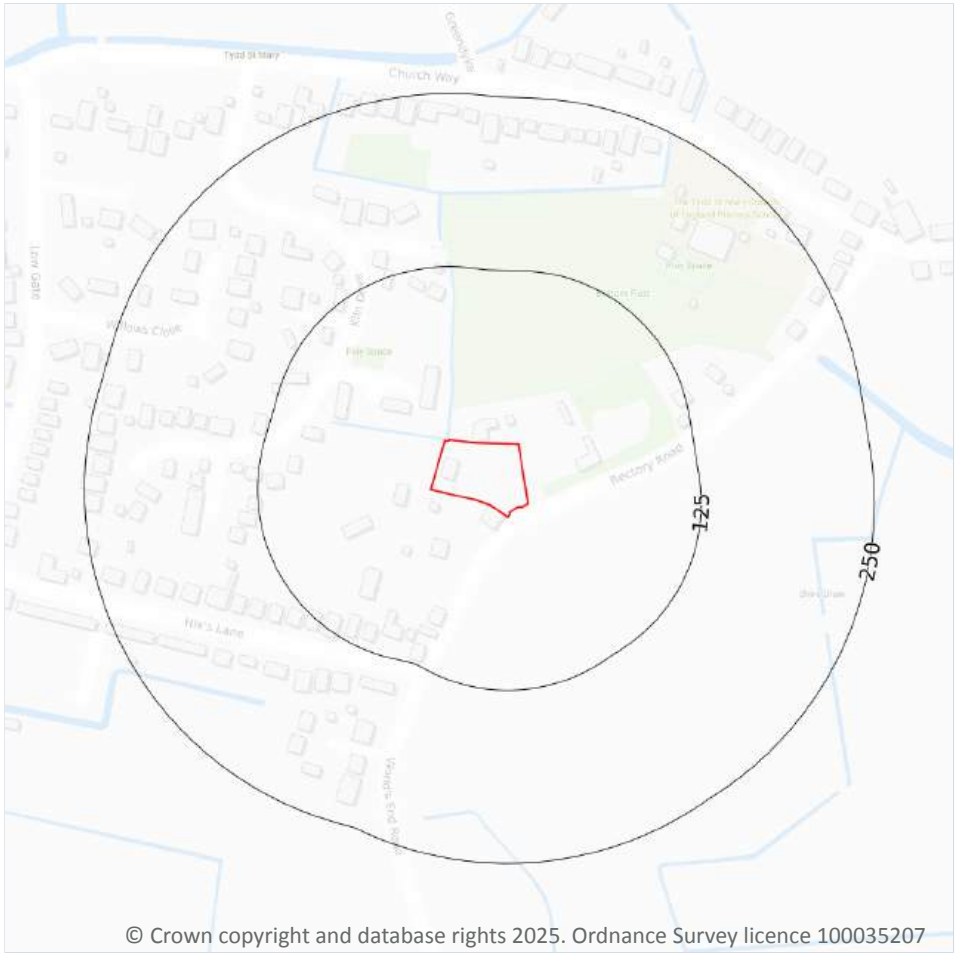
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



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Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 88 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
50m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

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