

STUART GUY CONSULTING



Stage One Environmental Desk Study of 87, Moulton Chapel Road, Moulton Chapel Spalding, Lincolnshire PE12 0XD

5th March 2020

REPORT NUMBER 20-02-02

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Report number 20-02-02

Date 5th March 2020

Environmental Risk Assessment of 87, Moulton Chapel Road

Moulton Chapel, Spalding, Lincolnshire, PE12 0XD

Non - technical Summary

The site (~0.8 ha) comprises the front part of the site occupied by SNG Electrical and a small paddock to the west. Residential buildings are located to the east and west of the site along the road and a very few commercial buildings are also located on the northern side of the road. The area is flat with a ditch on the western boundary. The development plan is to construct six detached houses with small rear gardens.

The Sitecheck Data report identified three sources of potential contamination, two inactive road haulage services and one inactive garage services, but their proximity to the site and the clean appearances of all three present no significant risk of harm to this site.

The site has an untidy appearance, but none of the old electrical equipment or building materials present any risk of harm to this site. However, the cement stabilized sheeting on the building could contain asbestos fibres which would present a significant risk of harm to the site workers and to the occupiers of the houses. The cement stabilised sheeting should be sampled and analysed for the presence of asbestos fibres. If found, then the Health & Safety Executive should be notified and a specialist company employed to remove the sheeting. That company should also produce a method working statement for the Health & Safety Executive.

Other than testing for the presence of asbestos, no other site investigation is necessary.

Stage One Environmental Desk Study of 87, Moulton Chapel Road

Moulton Chapel, Spalding, Lincolnshire PE12 0XD

Planning Application No. H22-1045-17

1. Scope of the Risk Assessment

1.1 Under instructions from Darren Smith of Sennen Homes Ltd, 87 Moulton Chapel Road, , I have prepared this risk assessment based on the following:

A Sitecheck Data Report dated 28th February, 2020, reference SCD_236429410_1_1.
BGS map of the site for bedrock and superficial deposits identification
A visit to the site on 3rd March 2020

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

2 Sitecheck Data Report + Google Satellite Image + BGS data

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

2.2 The Google satellite image (Figure 1) shows that site is in a rural area with houses along the road and fields and greenhouses in close proximity.

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

2.4 Under current land use for the surrounding area, a number of sewage discharge consents are marked at about 30 m to the north, another sewage discharge consent associated with a horticultural business is marked at about 210 m to the southeast, an inactive road haulage services is noted at about 140 m to the west and at 170 m to the west and an inactive garage services is marked at about 170 m to the east.

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

2.6 Under historical land use for the surrounding area, nothing is marked

2.7 The BGS geology map shows that the site on mudstone, siltstone and sandstone bedrock which is variably permeable and the superficial deposits are clay, silt and sand which is also variably permeable. The nearest surface water feature is on the western boundary, although it is not easy to see on the map.

2.8 Radon above the action level affects < 1 % of homes and no radon protection measures are recommended.

2.9 In summary, the site is in a mainly rural setting with houses sparsely located along the road and three inactive businesses that may have potential contamination.

3 Site Visit on 3rd March 2020

3.1 The site was visited when it was mainly sunny, very cold and with broken thin cloud. The area is flat and level with few height changes except for field/road boundaries. The buildings are used by SNG Electrical Ltd and it is still operating from the site. Shaun, who manages the site, explained that he planned to utilize some of the structures and relocate the business to another site. The business installs ready built electrical components into residential buildings and does not construct any electrical installations on site. Therefore, all electrical components are stored on site and then taken to the installation residence.

3.2 The site is fairly tidy from the front (photos 1 and 2) with no rubbish or redundant equipment present. However, the rear of the building has a lot of building materials, broken equipment, plastic containers, etc (photos 3, 4, 5 and 6). A walk around in these areas found no sources of potential contamination, as no solvents or chemicals are in use. The sheeting on roof at the front and back and the sheeting on the sides at the rear appears to be cement stabilized asbestos (photos 1, 6 and 7). It appeared that all the greenhouses were derelict (photo 3 and figure 1), but that would not impact on this site.

3.3 The inactive garage was difficult to identify, but it appears to be the premises in photo 8 as that corresponds to the approximate location on the current land use map and is the only house around there that has a large shed for such use. The drive and front garden show no signs of oily contamination. The area in front of the garage was also very clean, probably because this was the family home as well as the location of the business. The nearest inactive road haulage services referenced in the sitecheck data report is a green shed (photo 9) which, according to Shaun, is used to store household and commercial items. Three lorries were still on site and were used only very infrequently to transport a few items.. The other inactive road haulage services, nearer to the roundabout, is now a car valet business (photo 10).

4. Conceptual Model

4.1 The site (~0.8 ha) is in a rural area with fields and buildings along the road. The Sitecheck Data report listed three potential sources of contamination, that of two road haulage sites and a garage services, all inactive. A walk around the area near to the site confirmed that no other sources of potential contamination appeared to exist.

4.2 The site is level and flat, the ground under the site is largely impermeable and the nearest surface water feature is the ditch near the western boundary. The development plan is to construct six detached houses, each one having direct access to the road and small rear gardens.

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

4.4 Possible pollutant linkages:

Contaminant	Pathway	Receptor
Asbestos fibres	Inhalation free fibres sized between about 2 and 10 µm	Site workers, occupiers of the houses
Hydrocarbons and metals from lorries at the road haulage businesses and from the garage services	Lateral migration of hydrocarbons and maybe metals in saturated soils	Occupiers of the houses Groundwater

5 Conclusions and Recommendations

5.1 The electrical installation services site contained a lot of broken electrical equipment and some building materials, such as tiles and bricks, but these had no potential for contamination. The only source of potential contamination on the site was the cement stabilized sheeting that may contain asbestos fibres. The risk of harm to the site workers and to the occupiers of the houses from asbestos fibres is significant and further investigation is required.

5.2 The Sitecheck Data report identified three sources of potential contamination, that of two haulage services and a garage services.

5.3 The nearest inactive haulage services are on the other side of the road and is at least 60 m into the field. The business has been closed for many years with only very occasional use of the three remaining lorries. The other inactive road haulage services is a long way from the site and is now a car valet business. All of these sites were very clean with no rubbish or oily patches on the ground.

5.4 The risk of harm to the environment and to the occupiers of the houses from potential contamination at the inactive haulage and garage services is not significant and the risk is acceptable.

6 Summary

6.1 The site (~0.8 ha) comprises the front part of the site occupied by SNG Electrical and a small paddock to the west. Residential buildings are located to the east and west of the site along the road and a very few commercial buildings are also located on the northern side of the road. The area is flat with a ditch on the western boundary. The development plan is to construct six detached houses with small rear gardens.

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6.2 The Sitecheck Data report identified three sources of potential contamination , two inactive road haulage services and one garage services, but their distances from the site and the clean appearances of all three show that they present no significant risk of harm to this site.

6.4 The site has an untidy appearance, but none of the old electrical equipment or building materials present any risk of harm to this site. However, the cement stabilized sheeting on the building could contain asbestos fibres which would present a significant risk of harm to the site workers and to the occupiers of the houses. The cement stabilised sheeting should be sampled and analysed for the presence of asbestos fibres. If asbestos fibres are identified, then the Health & Safety Executive should be notified and a specialist company employed to remove the sheeting. That company should also produce a method working statement for the Health & Safety Executive.

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

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

Figure 1 Google satellite image showing fields, houses and greenhouses near to site; construction site boundary shown in red



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Photo 1 Front of SNG Electrical building



Photo 2 Eastern end of building



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Photo 3 Large water tank, roof tiles, plastic components and derelict greenhouses



Photo 4 Appliances, brick rubble, wooden pallets, old pipes



Photo 5 Building materials and broken appliances



Photo 6 Building materials, broken appliances and electrical components



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Photo 7 Broken cement sheeting probably containing asbestos



Photo 8 Possible location of former garage services



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Photo 9 Storage shed with lorry to rear



Photo 10 Former road haulage services now a car valet service



Sitecheck Data

**S N G Group, 87, Moulton Chapel Road, Moulton Chapel, SPALDING,
PE12 0XD**

Prepared for:

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5 Willow Heights
Cradley Heath
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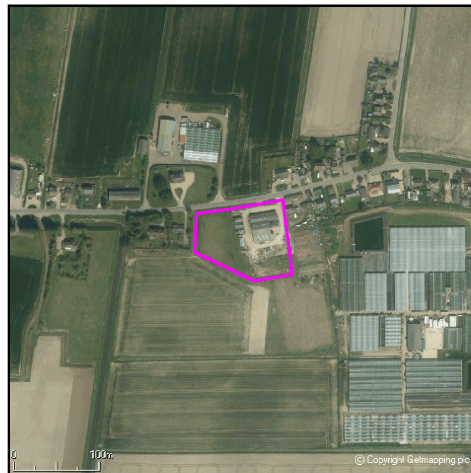
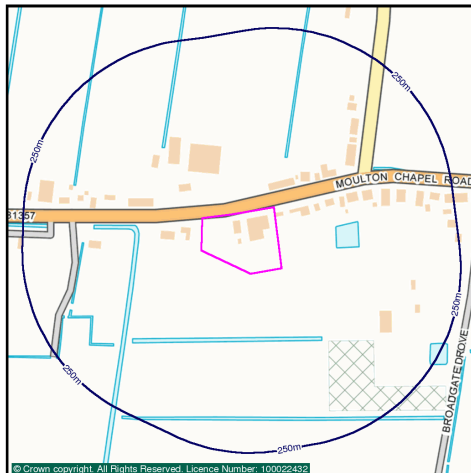
Report Reference: SCD_236429410_1_1

Report Date: 28-FEB-2020

Customer Reference: 20-02-02

National Grid Reference: 527270 318000

Site Area: 7860 m²



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

Telephone: 0844 844 9966
Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
Website: www.sitecheck.co.uk

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	10
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	12
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	15
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	16
This section contains information which may be of use when interpreting the report.	
Useful Contacts	17
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
Extreme Flooding from Rivers or Sea without Defences		
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	14	-
Flooding from Rivers or Sea without Defences		
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	14	-

Sensitivity	Page No.	Reference Number (Map ID)
Environmentally Sensitive Receptors		
Nearest Surface Water Feature		
Distance: 0m	14	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	15	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	15	-
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	15	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	15	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	15	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	15	-



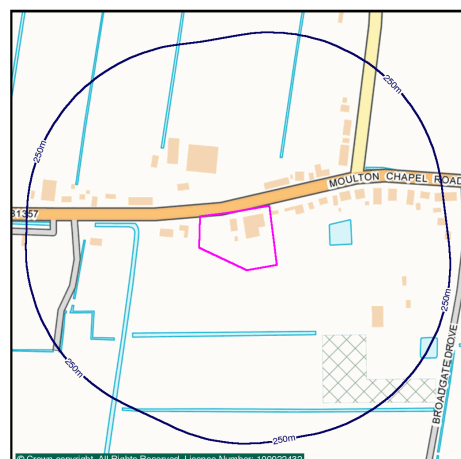
Site
S N G Group, 87, Moulton Chapel Road, Moulton
Chapel, SPALDING, PE12 0XD

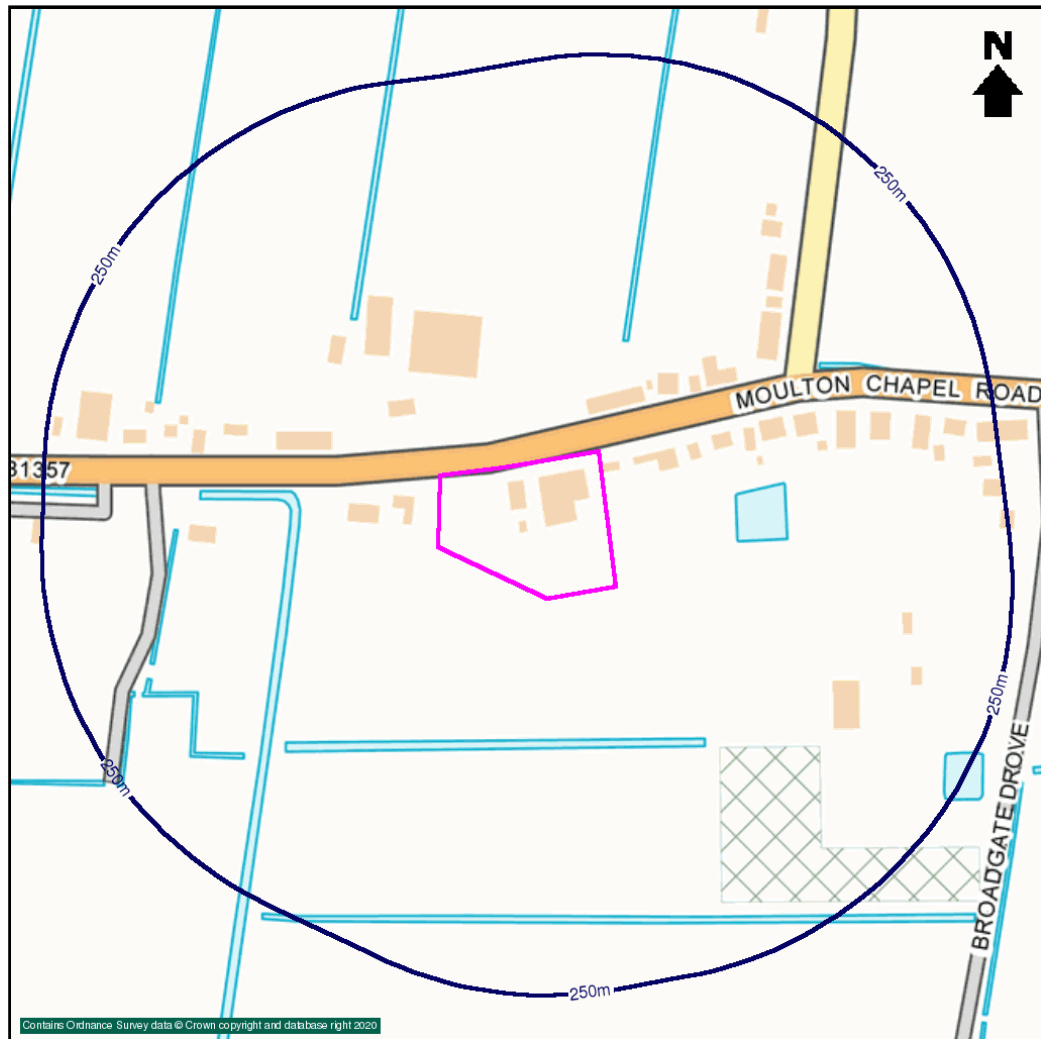
Grid Reference
527270, 318000

Report Reference
SCD_236429410_1_1

Customer Reference
20-02-02

Size of Site
7860 m²





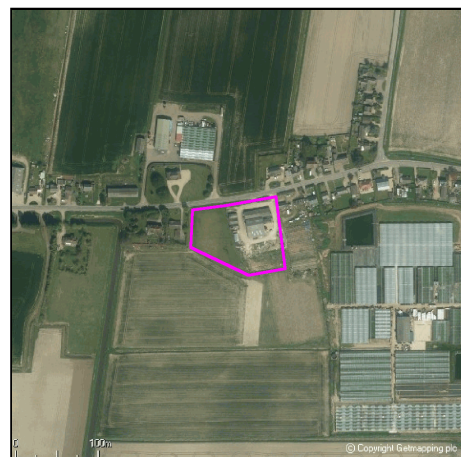
Site
S N G Group, 87, Moulton Chapel Road, Moulton
Chapel, SPALDING, PE12 0XD

Grid Reference
527270, 318000

Report Reference
SCD_236429410_1_1

Customer Reference
20-02-02

Size of Site
7860 m²



Current Land Use	On Site	0-250m
Contaminants	0	11
Waste / Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	8
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	0

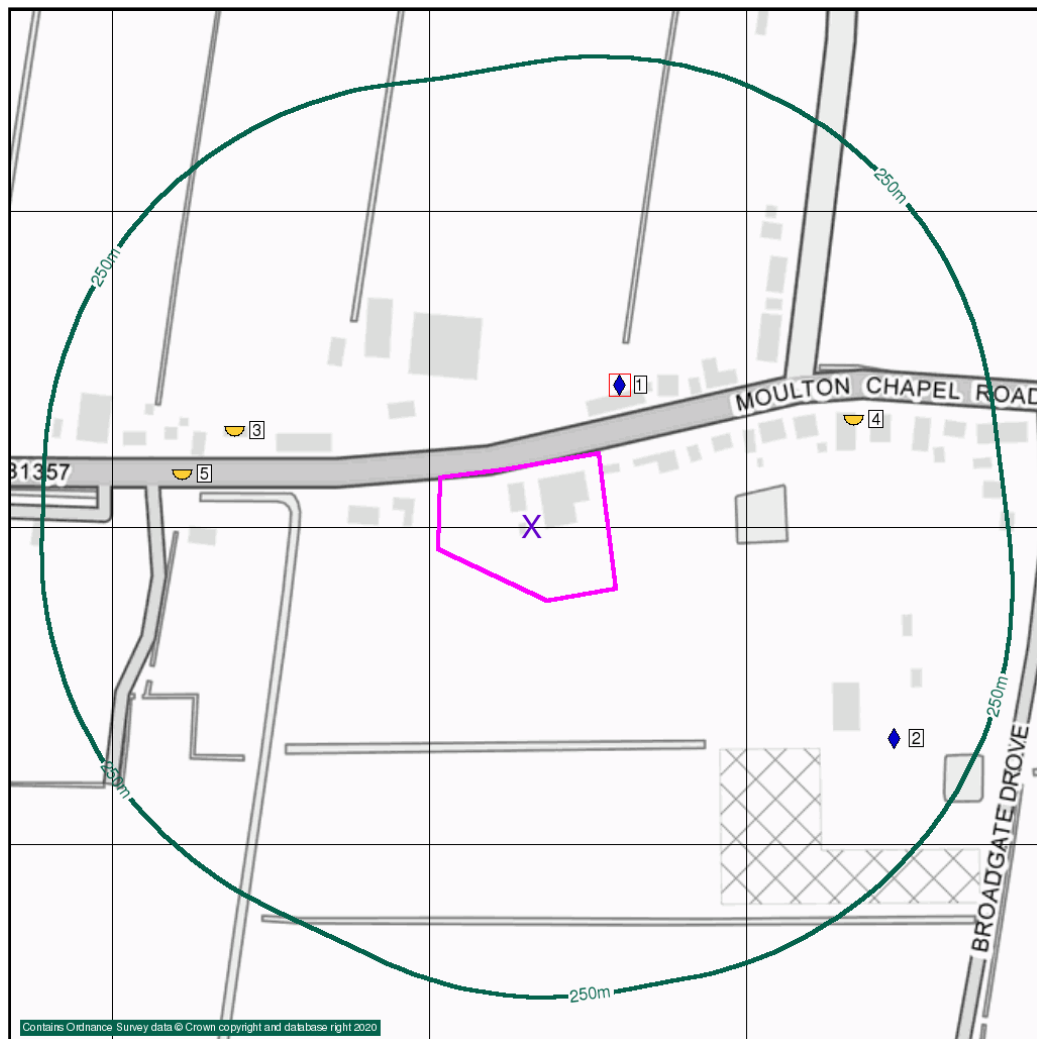
Current Land Use	On Site	0-250m
Contaminants	0	11
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	3
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0

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

Sensitivity	On Site	0-250m
Pathways and Receptors	3	0
Pathways		
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	1	0
Flooding from Rivers or Sea without Defences	1	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0

Sensitivity	On Site	0-250m
Pathways and Receptors	3	0
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	1	0
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	0
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

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

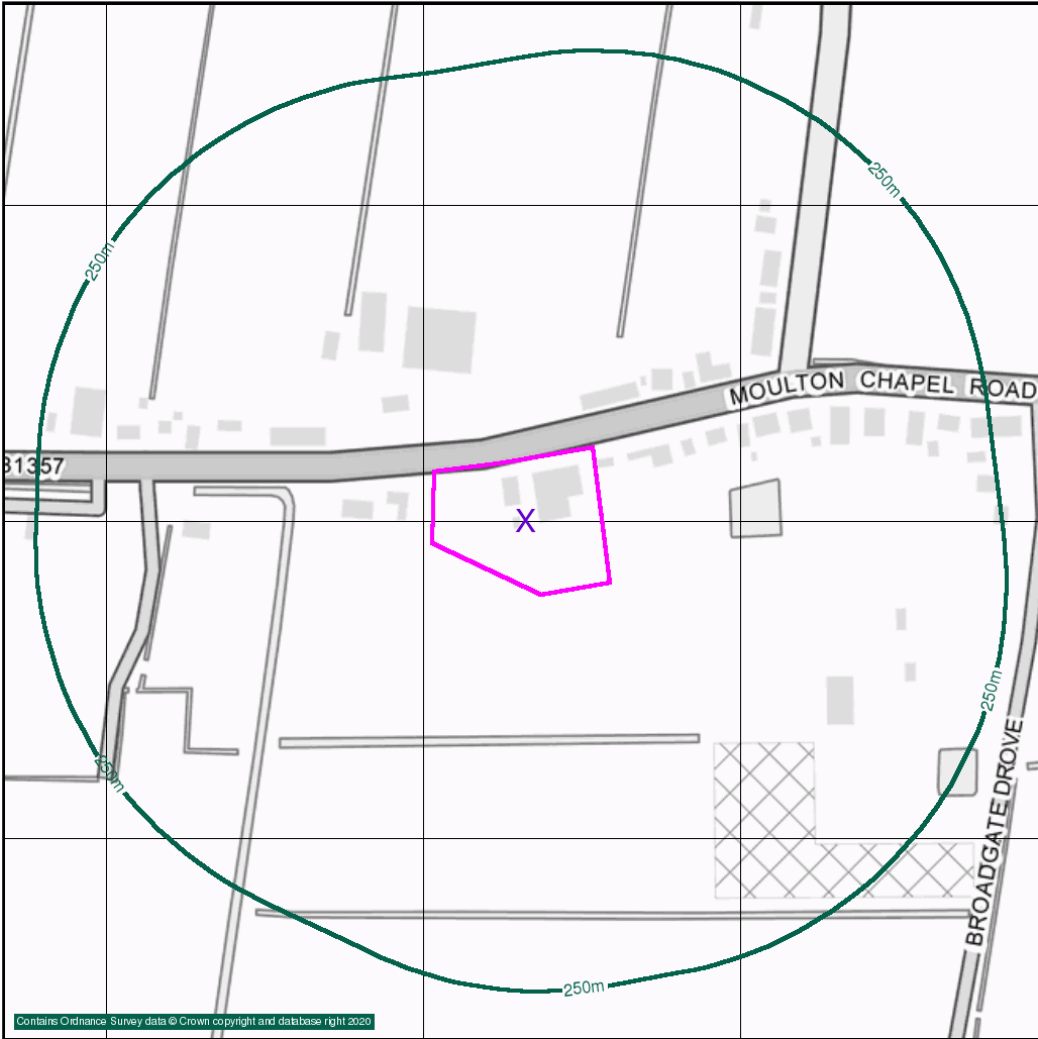


General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
- Site Boundary - Search Buffer - Bearing Reference Point - Reference Number	- BGS Recorded Landfill Site - Licensed Waste Management Facilities (Landfill) - Local Authority Recorded Landfill Site - Registered Waste Transfer Site - Registered Waste Treatment or Disposal Site - Registered Landfill Site - Point Location of Registered Landfill Site	- BGS Recorded Landfill Site (Point) - Licensed Waste Management Facilities (Location) - Local Authority Recorded Landfill Site (Point) - Registered Waste Transfer Site (Point) - Registered Waste Treatment or Disposal Site (Point) - Registered Landfill Site (Point) - Registered Landfill Site Potential Landfill Buffer	- Local Authority Pollution Prevention and Control - Planning Hazardous Substance Consent - Explosive Site - NHHS - Integrated Pollution Control - Integrated Pollution Prevention Control - Integrated Pollution Control Registered Waste Site - Local Authority Integrated Pollution Prevention and Control	- Local Authority Pollution Prevention and Control - Contaminated Land Register Entry or Notice (Point) - Contaminated Land Register Entry or Notice - Registered Radioactive Substance - Discharge Consents - Discharge Consent - Water Industry Act Referral
- Miscellaneous - BGS Recorded Mineral Site - Potentially Contaminative Use	- Registered Waste Transfer Site - Registered Waste Treatment or Disposal Site - Registered Landfill Site - Point Location of Registered Landfill Site	- Local Authority Pollution Prevention and Control Enforcement - Planning Hazardous Substance Enforcement - Prosecution Relating to Authorised Processes - Enforcement and Prohibition Notice - Substantiated Pollution Incident Register - Prosecution Relating to Controlled Waters	- COMAH - Planning Hazardous Substance Consent - Explosive Site - NHHS - Integrated Pollution Control - Integrated Pollution Prevention Control - Integrated Pollution Control Registered Waste Site - Local Authority Integrated Pollution Prevention and Control	- Local Authority Pollution Prevention and Control - Contaminated Land Register Entry or Notice (Point) - Contaminated Land Register Entry or Notice - Registered Radioactive Substance - Discharge Consents - Discharge Consent - Water Industry Act Referral

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: South Holland District Council, - Has no landfill data to supply, Contact Ref: 4	-	On Site	SE
Name: Lincolnshire County Council, - Had landfill data but passed it to the relevant environment agency, Contact Ref: 3	-	On Site	SE

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Anglian Water Services Limited, Cowbit Stw, Cowbit, Spalding, Broadgate, Bgate Weston, Pe12 0xw, Sewage Discharge, Reference: Aw5nf807, Version: 5, Status: Revised by Notice, at direction of Secretary of State (Section 37(2)), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	1	0-250m	NE
Anglian Water Services Limited, Cowbit Stw, Cowbit, Spalding, Broadgate, Bgate Weston, Pe12 0xw, Sewage Discharge, Reference: Aw5nf807, Version: 6, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	1	0-250m	NE
Anglian Water Services Ltd, Chapel Road, MOULTON, Sewerage Discharge, Reference: AW5NF/584, Version: Not Supplied, Status: Not Supplied, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	1	0-250m	NE
Anglian Water Services Limited, Cowbit Stw, Cowbit, Spalding, Broadgate, Bgate Weston, Pe12 0xw, Sewage Discharge, Reference: Aw5nf807, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	1	0-250m	NE
Anglian Water Services Limited, Cowbit Stw, Cowbit, Spalding, Broadgate, Bgate Weston, Pe12 0xw, Sewage Discharge, Reference: Aw5nf807, Version: 2, Status: Revised by Notice, at direction of Secretary of State (Section 37(2)), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	1	0-250m	NE
Anglian Water Services Limited, Cowbit Stw, Cowbit, Spalding, Broadgate, Bgate Weston, Pe12 0xw, Sewage Discharge, Reference: Aw5nf807, Version: 3, Status: Revised by Notice, at direction of Secretary of State (Section 37(2)), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	1	0-250m	NE
Anglian Water Services Limited, Cowbit Stw, Cowbit, Spalding, Broadgate, Bgate Weston, Pe12 0xw, Sewage Discharge, Reference: Aw5nf807, Version: 4, Status: Revised by Notice, at direction of Secretary of State (Section 37(2)), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	1	0-250m	NE
Lucksbridge Horticulture Limited, Broadgate Drove, Moulton Chapel, Lincolnshire, Pe12 0xu, Sewage Discharge, Reference: Npswqd007777, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	2	0-250m	SE

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Michaels Transport, 50, Moulton Chapel Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XD, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	3	0-250m	W
Derek Clarkson, 105, Moulton Chapel Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XB, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4	0-250m	E
M & D Traction, Moulton Chapel Rd, Moulton Chapel, Spalding, Lincolnshire, PE12 0XD, Road Haulage Services, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	5	0-250m	W



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General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number		

Map Details

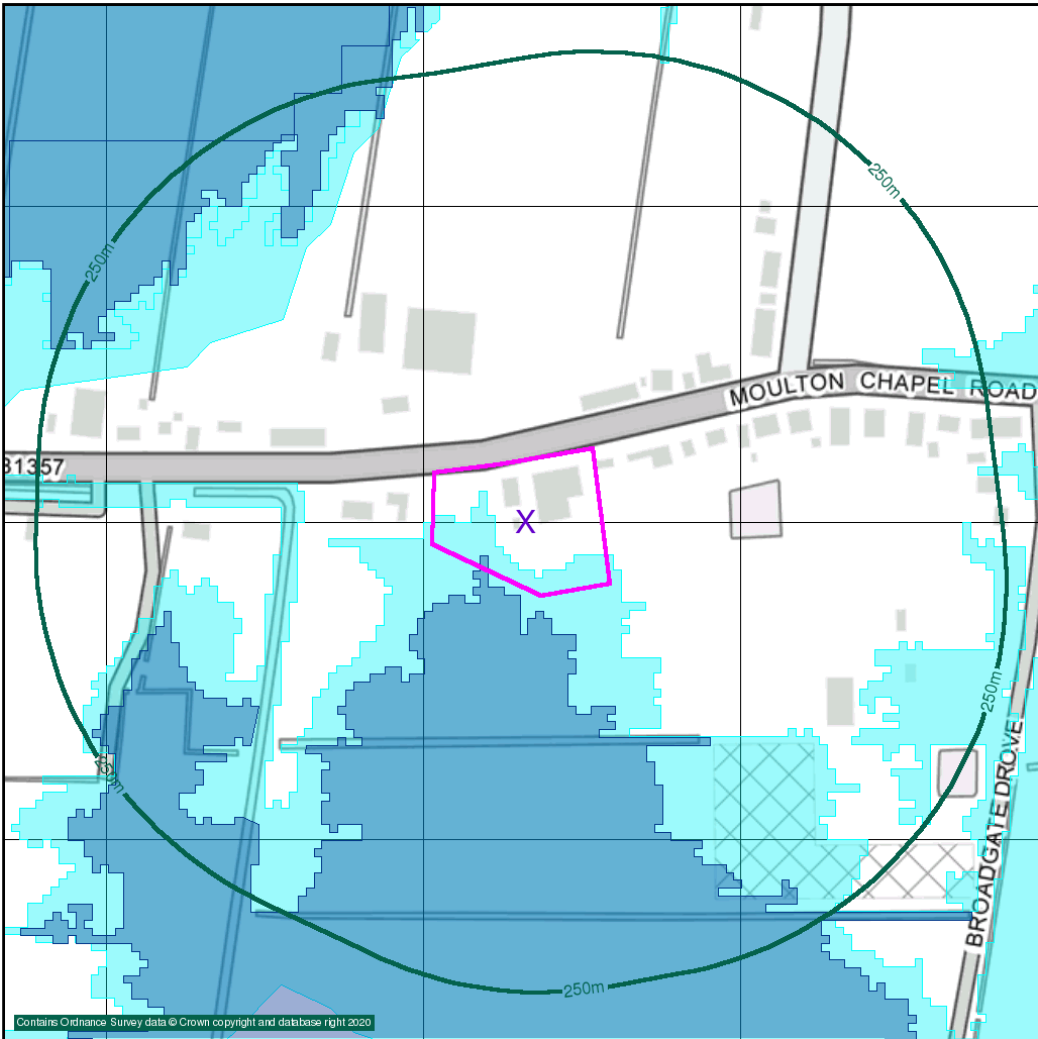
The following maps have been analysed for Historical Tanks and Energy Facilities

1:2,500	Mapsheet	Published
Ordnance Survey Plan	TF2718	1969
Ordnance Survey Plan	TF2717	1976

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

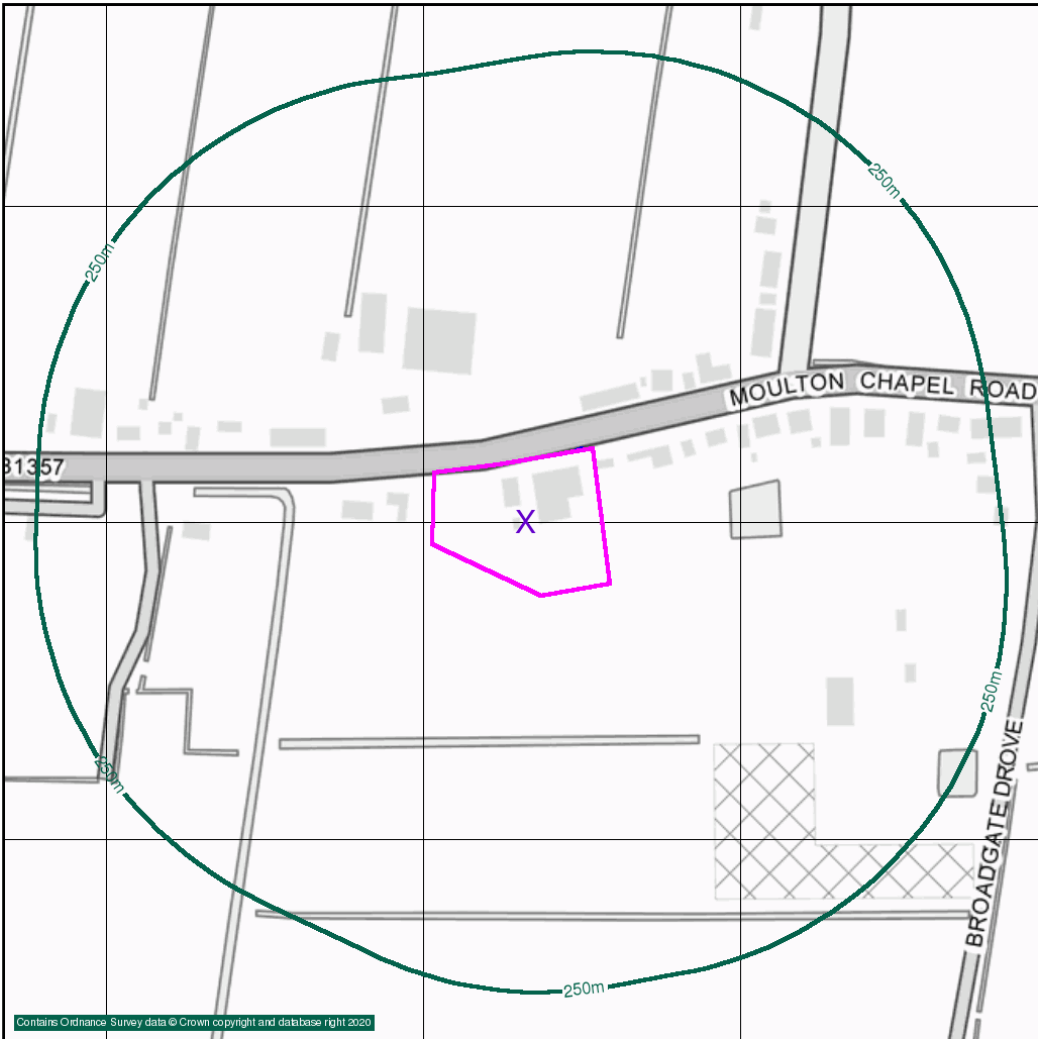
1:10,000	Mapsheet	Published
Ordnance Survey Plan	TF21NE	1991
1:10,560	Mapsheet	Published
Lincolnshire	142_SE	1891
Lincolnshire	142_SE	1906
Lincolnshire	142_SE	1938
Ordnance Survey Plan	TF21NE	1959

Flood Map



General		Area of Floodplain	
Site Boundary	Areas Benefitting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	
Search Buffer	Flood Water Storage Areas	Flooding from Rivers or Sea without Defences (Zone 3)	
Bearing Reference Point	Flood Defences		
Reference Number			

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Site of Special Scientific Interest
Search Buffer	Environmentally Sensitive Area	Special Area of Conservation
Bearing Reference Point	Local Nature Reserve	Special Protection Area
Reference Number	Marine Nature Reserve	Nearest Surface Water Feature
	National Nature Reserve	Water Abstractions
	Ramsar Site	Forest Park
		National Park
		National Scenic Area

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Extreme Flooding from Rivers or Sea without Defences			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	On Site	W
Flooding from Rivers or Sea without Defences			
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	On Site	SW
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 0m	-	On Site	NE

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
No Hazard		-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	SE
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	SE
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 2	On Site	SE
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	On Site	SE
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	SE
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	SE
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Moderate Contact Ref: 2	On Site	SE
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low Contact Ref: 2	On Site	SE

Registered Landfill Sites

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

Local Authority Recorded Landfill Sites

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

Flooding

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

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The Sitecheck Data User guide is available free of charge from our website www.sitecheck.co.uk
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Contact Names and Addresses

1 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 03708 506 506

enquiries@environment-agency.gov.uk

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

2 British Geological Survey Enquiry Service

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

Telephone 0115 936 3143
Fax 0115 936 3276

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

3 Lincolnshire County Council

4th Floor
City Hall
Lincoln
Lincolnshire
LN1 1DN

Telephone 01522 552222
Fax 01522 552288

PublicRelations@lincolnshire.gov.uk
www.lincolnshire.gov.uk

4 South Holland District Council Environmental Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

www.sholland.gov.uk

Other Contacts

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Consumer Protection

Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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- The standards can be seen here: www.conveyinfoexec.com

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TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Consumer Protection

Landmark Complaints Procedure

If you want to make a complaint to Landmark, we will:

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

Complaints should be sent to:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306
Email: admin@tpos.co.uk

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

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