

Sitecheck Data

Land adjacent to, 355 High Road, Whaplode, SPALDING, PE12 6TG

Prepared for:

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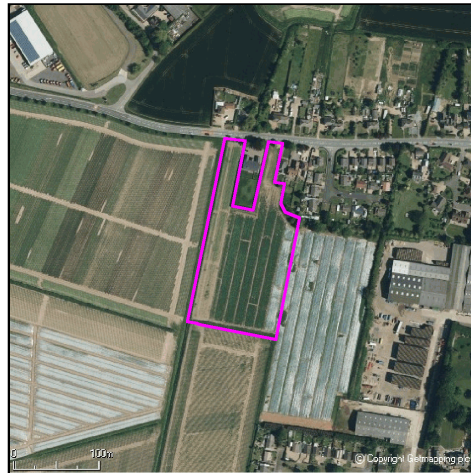
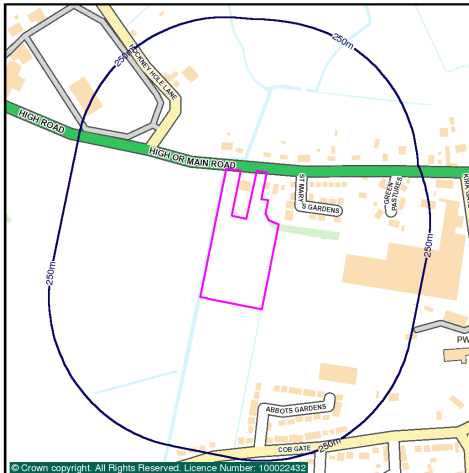
Report Reference: SCD_115933665_1_1

Report Date: 28-FEB-2017

Customer Reference: 17-02-01 Whaplode

National Grid Reference: 531990 324190

Site Area: 18449 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

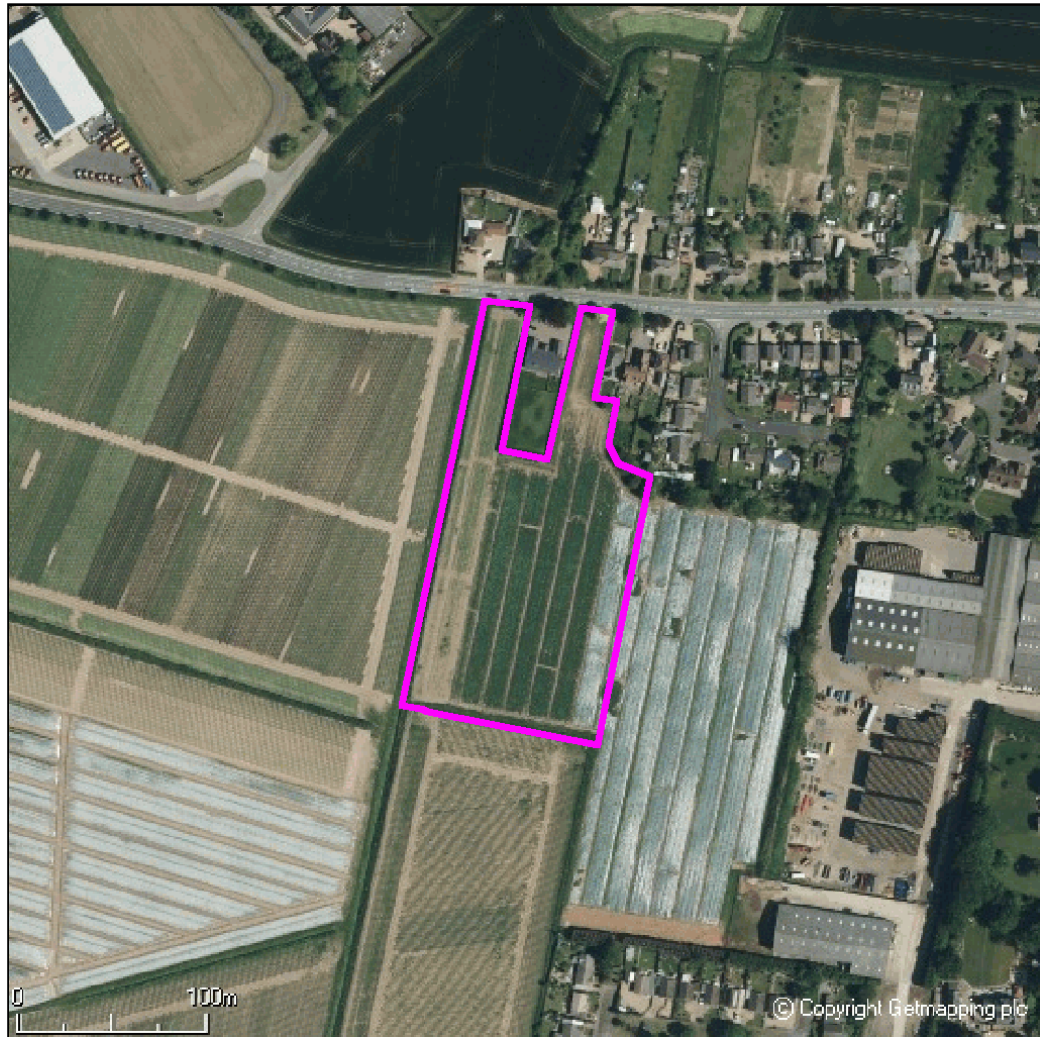
Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey 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	9
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		
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 24 North Northamptonshire, Contact Ref: 1	14	-
Extreme Flooding from Rivers or Sea without Defences		
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial/Tidal Models, Contact Ref: 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	1

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	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
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	-



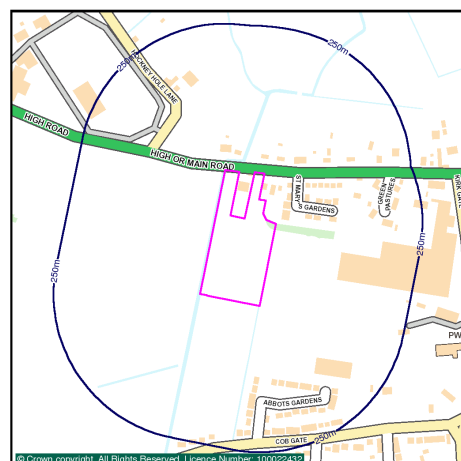
Site
Land adjacent to, 355 High Road, Whaplode, SPALDING, PE12 6TG

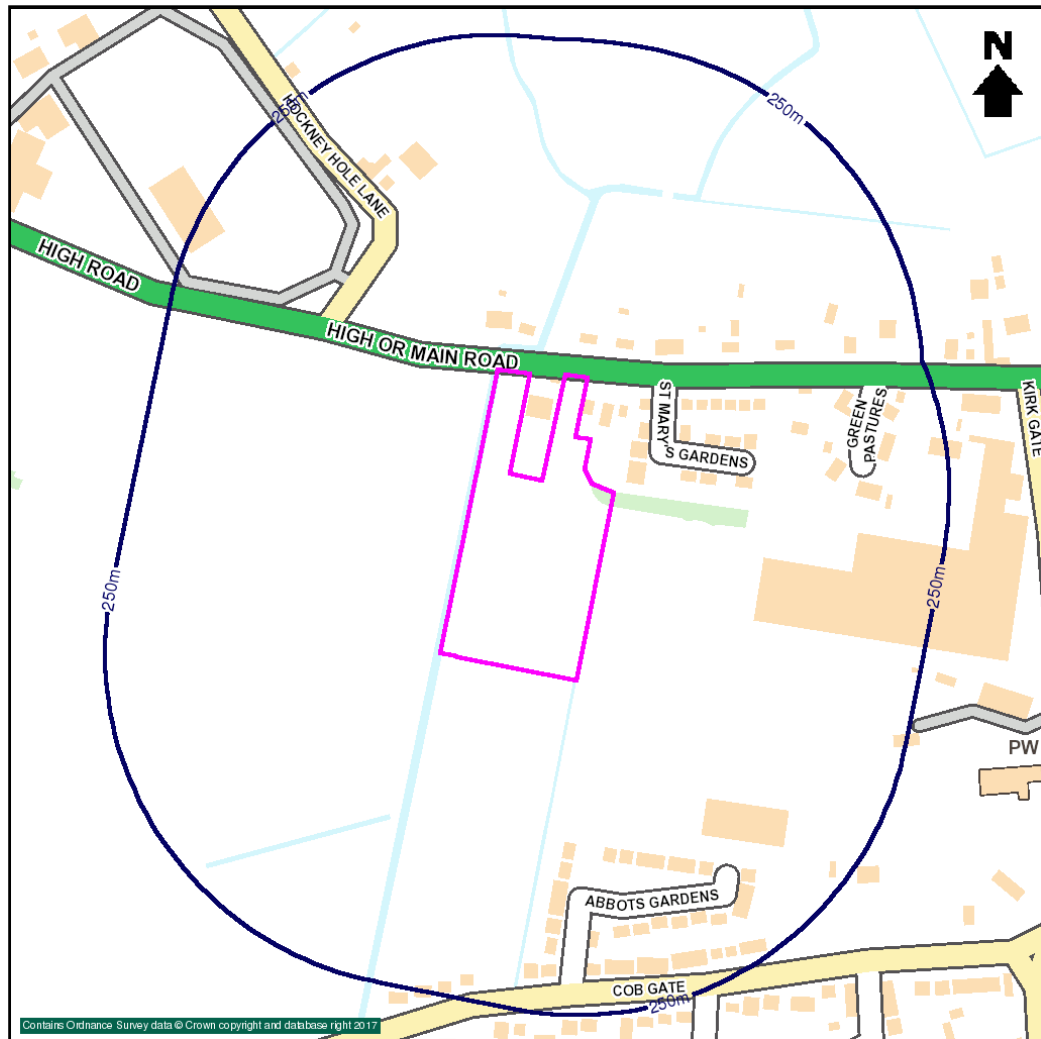
Grid Reference
531990, 324190

Report Reference
SCD_115933665_1_1

Customer Reference
17-02-01 Whaplode

Size of Site
18449 m²





Site

Land adjacent to, 355 High Road, Whaplode, SPALDING, PE12 6TG

Grid Reference

531990, 324190

Report Reference

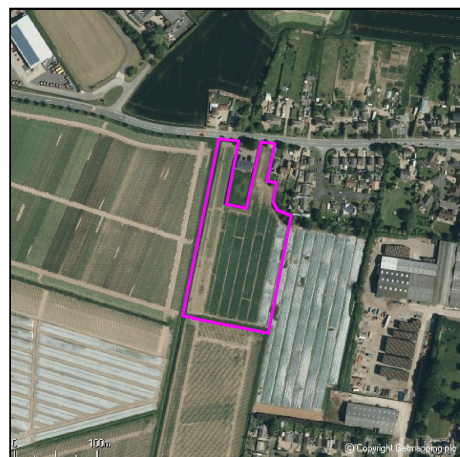
SCD_115933665_1_1

Customer Reference

17-02-01 Whaplode

Size of Site

18449 m²



Current Land Use	On Site	0-250m
Contaminants	0	3
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	3
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

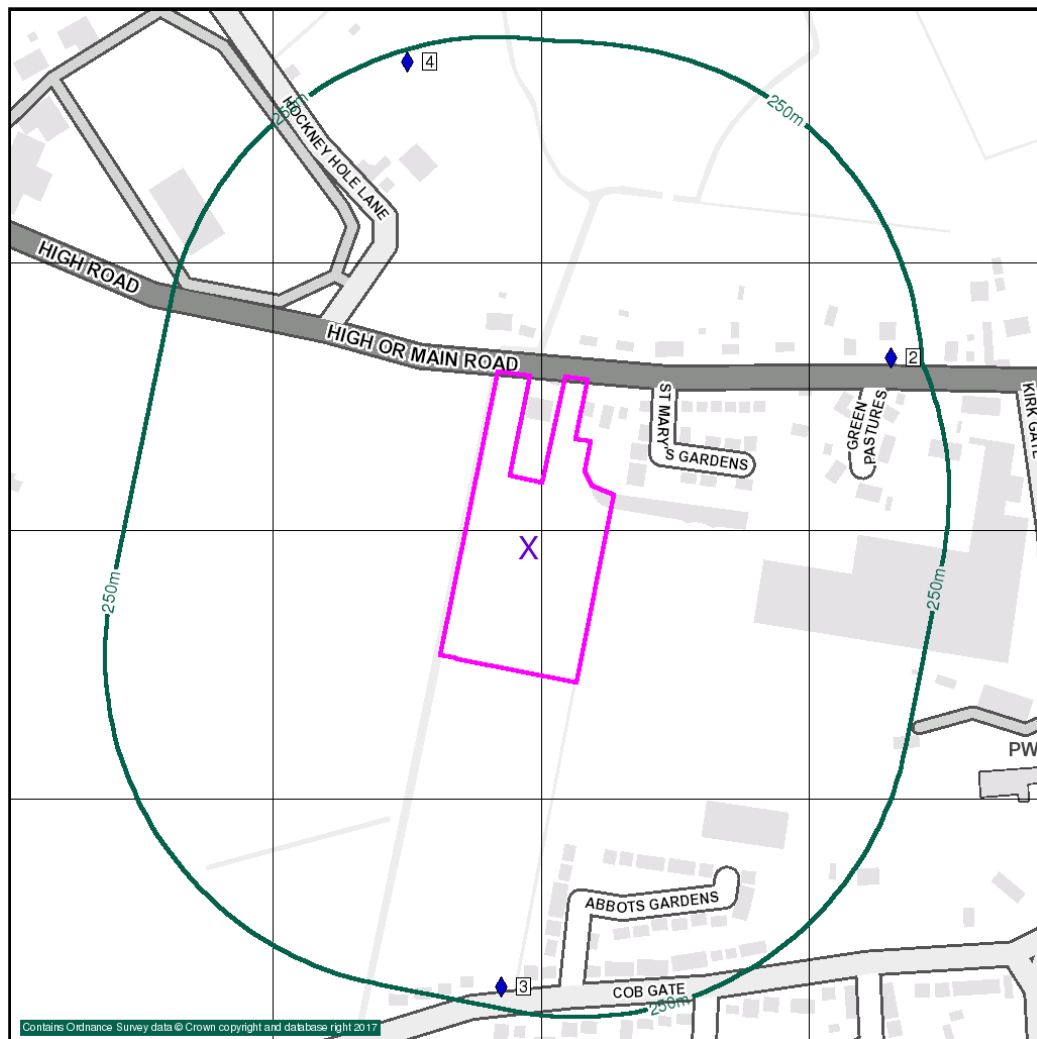
Current Land Use	On Site	0-250m
Contaminants	0	3
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	0
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0

Historical Land Use	On Site	0-250m
Contaminants	0	5
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	0	1
Potentially Contaminative Industrial Uses (Past Land Use)	0	2
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	2

Sensitivity	On Site	0-250m
Pathways and Receptors	4	0
Pathways		
Groundwater Vulnerability	1	n/a
Drift Deposits	0	n/a
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	4	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		- 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		

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	N
Name: Lincolnshire County Council, - Had landfill data but passed it to the relevant environment agency, Contact Ref: 3	-	On Site	N

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Anglian Water Services Limited, High Rd Moulton Ps High Road, Whaplode, Spalding, Lincs, Pe12 6tg, Sewage Discharge, Reference: Aw5nf2105, 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	2	0-250m	NE
Anglian Water Services Limited, Cobgate Moulton Ps Cobgate, Whaplode, Spalding, Lincs, Pe12 6ul, Sewage Discharge, Reference: Aw5nf2104, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	3	0-250m	S
Roy I Congreve, Hockley House Hockley Lane, Whaplode, Spalding, Lincs, Pe12 6th, Trade Discharge, Reference: Gwnlf40409, Version: 1, Status: Deemed Groundwater Regulations Authorisation, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	4	0-250m	N



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		

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1988	5	0-250m	NW
Potentially Contaminative Industrial Uses (Past Land Use)			
Factory or works - use not specified, Date of Mapping: 1992	6	0-250m	E
Road haulage, Date of Mapping: 1992	7	0-250m	SE

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1958	8	0-250m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1958	9	0-250m	SE

Map Details

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

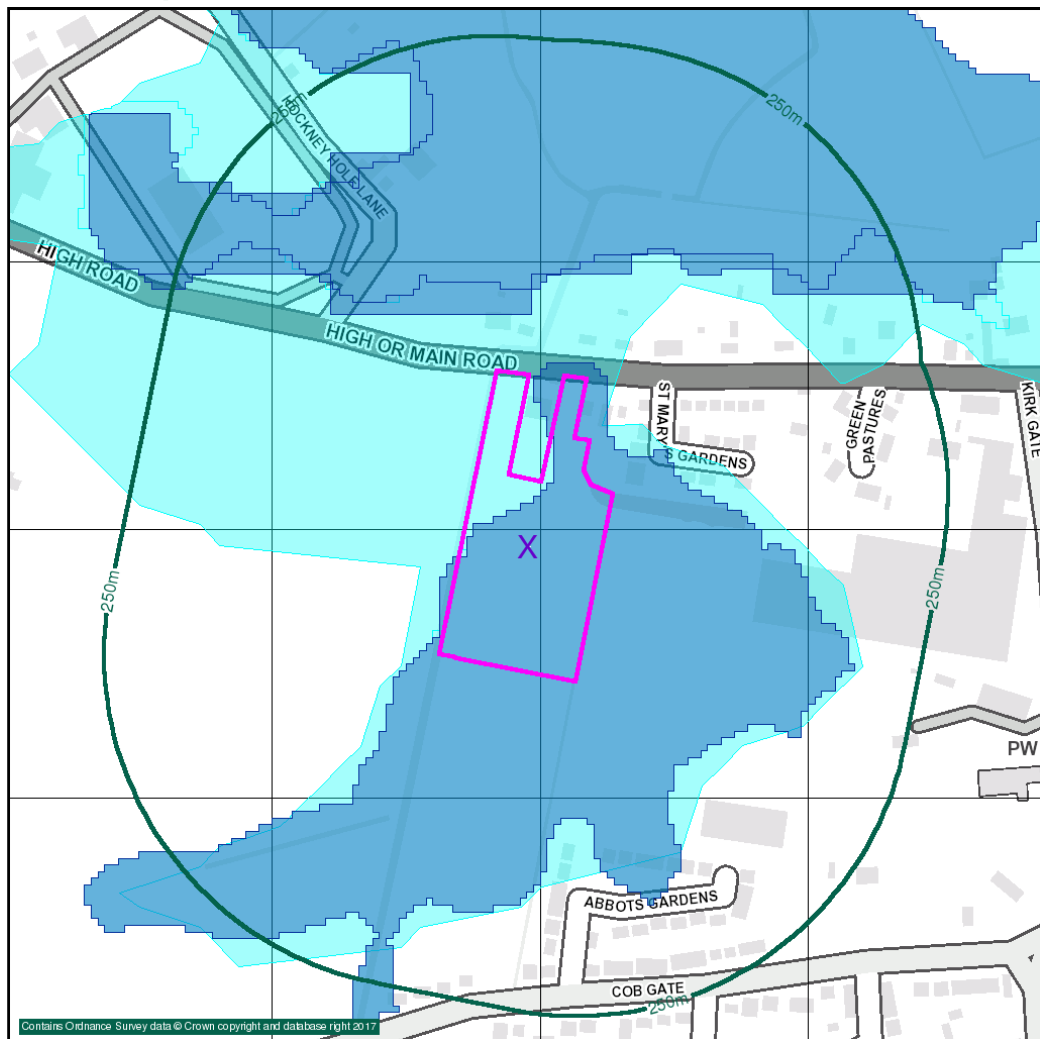
1:2,500	Mapsheet	Published
Ordnance Survey Plan	TF3124	1968
Ordnance Survey Plan	TF3224	1970
Ordnance Survey Plan	TF3124	1988

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

1:10,000	Mapsheet	Published
Ordnance Survey Plan	TF32SW	1992

1:10,560	Mapsheet	Published
Lincolnshire	135_SW	1889
Lincolnshire	135_SW	1906
Lincolnshire	135_SW	1932
Lincolnshire	135_SW	1938
Ordnance Survey Plan	TF32SW	1958

Flood Map



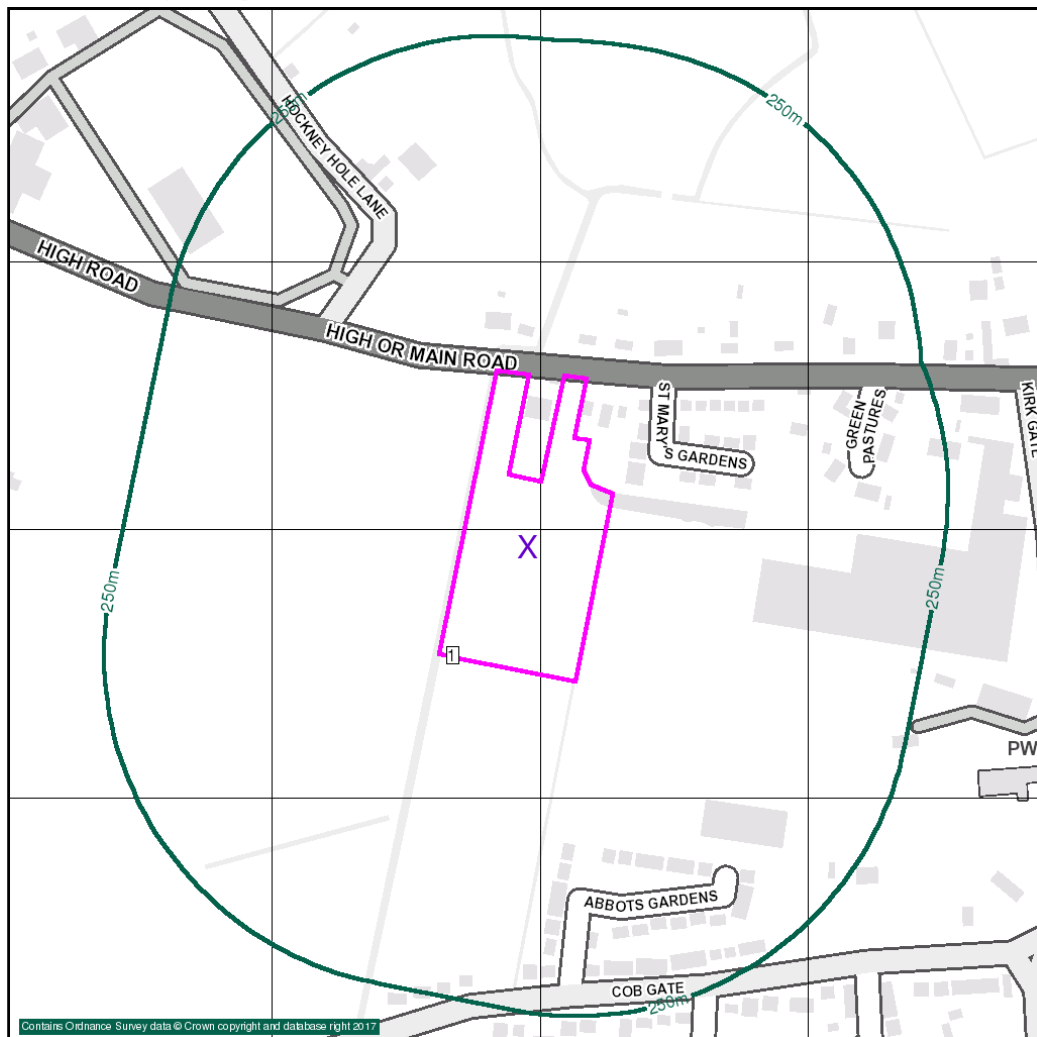
General

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

Area of Floodplain

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

Sensitivity Map



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

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 24 North Northamptonshire, Contact Ref: 1	-	On Site	N
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial/Tidal Models, Contact Ref: 1	-	On Site	N
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	N
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	1	On Site	SW

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	N
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	N
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 2	On Site	N
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	On Site	N
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	N
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	N
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Moderate Contact Ref: 2	On Site	N
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low Contact Ref: 2	On Site	N

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.

Mining Instability Data

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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
Kingsley Dunham 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
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Spalding
Lincolnshire
PE11 2XE

www.sholland.gov.uk

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
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- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
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- Monitor their compliance with the Code.

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

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

TPOs Contact Details:

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

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

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Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to:

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

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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

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

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<http://www.landmarkinfo.co.uk/Terms/Show/515>