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ENCLOSURE 1

GROUNDSURE REPORT

ENCLOSURE 1

Groundsure Screening

Address: The Old Station Yard, Digby, Lincoln, LN4 3NF

Date: 9 Mar 2016

Order Reference: G2075899-4

Client: Anglian Water Services Limited trading as Geodesys



Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: The Old Station Yard, Digby, Lincoln, LN4 3NF

Grid Reference: 508741,354814

Size of Site: 0.87 ha

Report Reference: GEO-2811538

Executive Summary

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low-Moderate

Recommendations

None required.

Further Information

Environmental Consultancy: If you would like any further assistance regarding this report, please consult our FAQs located at <http://www.groundsure.com/help-documents/faqs>. If anything further is required contact the Groundsure Helpline to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment: If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	Groundsure has been advised by the client (or their advisers) that the property is currently used for commercial purposes.
Proposed land use	Groundsure has been advised that the property will continue to be used for commercial purposes.
On site potentially contaminative issues	Potentially contaminative historic and current land uses of minor concern have been identified at the study site.
Off site potentially contaminative issues	Potentially contaminative historic land uses and a historic landfill of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	<p>Potentially vulnerable receptors have been identified including:</p> <p>Human health: Site users</p> <p>Aquifer - Superficial: Secondary A On Site</p> <p>Aquifer - Bedrock: Secondary A On Site</p> <p>Source Protection Zones (SPZ) within 100m: None</p> <p>Confined Aquifer SPZ within 50m: None</p> <p>Abstractions - Potable (within 2000m): None</p> <p>Abstractions - Groundwater (within 200m): None</p> <p>Abstractions - Surface Water (within 200m): None</p> <p>Surface Water Features (within 50m): Digby Beck on site (partially culverted)</p> <p>Designated sites: None</p> <p>Notes: None</p>
Conclusion	Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	No issues identified.
Flooding	The property lies within 25m of an area at risk of flooding as identified in the Environment Agency RoFRaS database.
Natural Ground Subsidence	The BGS has identified a low potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.
BGS Non-Coal Mining	The BGS has identified that past underground mining is not known to be present in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	1-3% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.
Radon Protection	No issues identified.
Coal Mining	No issues identified.

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Issue	Guidance
Unexploded Ordnance (UXO)	The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2007.

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

Geodesys on (T) 0845 070 9109, (F) 01480 323 890, web: www.geodesys.com email: customer.services@geodesys.com

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	10	8	12	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	0 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	1*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	1	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-

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3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	1	0	0	0
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	0	0	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	1	0	0	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0	-	-
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0		

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 114	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000														
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes																
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes																
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	3	-														
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	1	-														
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0														
6.6 Are there any Source Protection Zones within 500m of the study site?					No															
6.7 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?					No															
6.8 River Quality	<table border="1"> <thead> <tr> <th></th> <th>on-site</th> <th>0-50</th> <th>51-250</th> <th>251-500</th> <th>501-1000</th> <th>1001-1500</th> </tr> </thead> <tbody> <tr> <td>Is there any Environment Agency information on river quality within 1500m of the study site?</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> </tr> </tbody> </table>							on-site	0-50	51-250	251-500	501-1000	1001-1500	Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
	on-site	0-50	51-250	251-500	501-1000	1001-1500														
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No														
6.9 Detailed River Network entries within 500m of the site	2	1	10	4	-	-														
6.10 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-														

7. Flooding

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7.1 What is the risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	High
7.2 Are there any Flood Defences within 250m of the study site?	No
7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.4 Are there any areas used for Flood Storage within 250m of the study site?	No
7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at surface
7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Green Belt land	0	0	0	0	0	0
8.12 Records of Ancient Woodland	0	0	0	0	0	0

9. Additional Information	on-site	0-50	51-250	250-500
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	0	n/a
9.2 Mobile Phone Mast Planning Records	0	0	0	n/a
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Low
10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
11.3 Are there any brine affected areas within 75m of the study site?	No

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Using this Report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Additional Information

Provides information on records of Ofcom-registered mobile phone masts, mobile mast planning records and overhead transmission lines up to 500m.

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10. Natural Hazards

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

11. Mining

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

12. Contacts

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

Note: Maps

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

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

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

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Groundsure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF), however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

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Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

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

Records of sites with a potentially contaminative past land use within 250m of the search centre: 30

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Railway Buildings	1947
0.0	On Site	Goods Shed	1947
0.0	On Site	Railway Sidings	1947
0.0	On Site	Goods Shed	1906
0.0	On Site	Goods Shed	1887
0.0	On Site	Railway Sidings	1887
0.0	On Site	Railway Sidings	1906
0.0	On Site	Railway Buildings	1951
0.0	On Site	Goods Shed	1951
0.0	On Site	Railway Sidings	1951
1.0	N	Railway Buildings	1947
4.0	S	Railway Building	1951
6.0	S	Railway Building	1947
8.0	E	Railway Building	1906
20.0	N	Railway Station	1887
21.0	N	Railway Station	1947
22.0	N	Railway Station	1906
22.0	N	Railway Station	1951
62.0	S	Cuttings	1887
62.0	S	Railway Sidings	1887
66.0	S	Railway Sidings	1904
66.0	S	Railway Sidings	1947
110.0	N	Gravel Pits	1887
111.0	NW	Unspecified Pit	1906
111.0	NW	Unspecified Pit	1906
112.0	NW	Unspecified Pit	1951
112.0	NW	Unspecified Pit	1947
116.0	NW	Gravel Pits	1887
174.0	N	Gravel Pits	1887
183.0	N	Cuttings	1887

1.2 Additional Information – Historical Tank Database

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

Records of historical tanks within 100m of the search centre: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

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

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Records of historical energy features within 100m of the search centre: **0**

Database searched and no data found.

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 100m of the search centre: **0**

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 100m of the search centre: **0**

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: **1**

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

Distance [m]	Direction	Use	Date
62.0	S	Cuttings	1887

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2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

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- | | | | | | |
|--|------------------------|--|-------------------------------|--|--|
| | Site Outline | | Recorded Pollution Incident | | Radioactive Consents (Lower Risk) |
| | 250 Search Buffers (m) | | Dangerous Substances (List 1) | | Part A(1) Authorised Processes & Historic IPC Authorisations |
| | 500 Search Buffers (m) | | Dangerous Substances (List 2) | | Part A(2) and Part B Authorisations |
| | | | Water Industry Referrals | | Sites Determined as Contaminated Land |
| | | | Licensed Discharge Consents | | COMAH / NIHHS Sites |
| | | | Red List Discharge Consents | | Hazardous Substance Consents & Enforcements |

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2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0

Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 1

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

ID	Distance [m]	Direction	NGR	Details
1	290.0	W	508427, 354784	<p>Address: SPS NO 1 DIGBY, BECK STREET, DIGBY, LINCOLN, LN4 3NQ</p> <p>Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY</p> <p>Permit Number: AW3NFF695 Permit Version: 1</p> <p>Receiving Water: Digby Beck Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 30/05/1968 Effective Date: 30-May-1968 Revocation Date: -</p>

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

Database searched and no data found.

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

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0

Database searched and no data found.







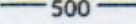


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3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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- | | | | | | |
|---|------------------------|---|---------------------------|---|---|
|  | Site Outline |  | E.A. Active Landfill |  | Historic and Planned Waste Sites |
|  | 250 Search Buffers (m) |  | E.A. Historic Landfill |  | E.A. Licensed Waste Site |
|  | 500 Search Buffers (m) |  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records |

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If you would like any further assistance regarding this report then please contact Geodesys on (T) 0845 070 9109, (F) 01480 323 890, web: www.geodesys.com email: customer.services@geodesys.com